

**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 SPECIAL 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 SPECIAL MEETING OF THE BOARD OF ADJUSTMENT OF THE CITY OF SOCORRO, TEXAS WILL BE HELD ON THURSDAY THE 8TH DAY OF MAY 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 MAY 8, 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 special meeting of the Board of Adjustment of the City of Socorro, Texas will be held **May 8, 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 April 24, 2025.
7. **Consider and Take Action** on the variance request from the Municipal Code Section 46-415.  
– *Area Requirements (Subsection 3-B)* to allow a reduced front setback of 50'-0" instead of the 55'-0" setback requirement for all properties facing minor arterials and a variance request from *Section 46-415.- Area Requirements (Subsection 2)* to allow a reduced rear setback of 10'-0" instead of the 25'-0" setback requirement at 200 Horizon Blvd., Socorro, TX., to allow for a proposed commercial development.

### **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.

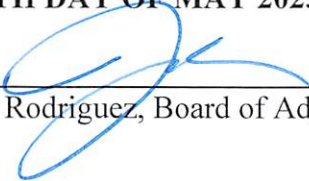
Section 551.071	CONSULTATION WITH ATTORNEY
Section 551.072	DELIBERATION REGARDING REAL PROPERTY
Section 551.073	DELIBERATION REGARDING PROSPECTIVE GIFT
Section 551.074	PERSONNEL MATTERS
Section 551.075	DELIBERATION REGARDING SECURITY
Section 551.076	DELIBERATION REGARDING SECURITY
Section 551.087	DELIBERATION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

Approved by: 

**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.


**DATED 5TH DAY OF MAY 2025.**

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

**DATE & TIME POSTED:** 5/5/2025 @ 1:15 **BY:** JR.

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

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

Approved by: 

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**Adriana Rodarte**  
City Manager

## CITY OF SOCORRO BOARD OF ADJUSTMENT

### **Regular Meeting Minutes** **April 24, 2025**

Members Present	Member Absent	Staff Present	Others Present
Jesus Ruiz David Oropeza Albert Lagunas Victor Espinoza	Miriam Cruz	Lorraine Quimiro, <i>City Planner Director of Development.</i> Jose Botello, <i>Planner</i> Judith Rodriguez, <i>Planning Clerk</i> Myrian Apodaca, <i>Planning Clerk</i>	Merwan Bhatti, <i>City Attorney</i> Alfredo Ferando, <i>IT Technician</i>

#### **Items for discussion and action:**

**1. Call to order:**

Chairman Mr. Ruiz allowed a ten-minute wait to ensure a full quorum was present. He then called the meeting to order at 6:07 p.m.

**2. Establishment of quorum:**

The quorum was established with *four (4)* members present.

**3. Excuse absent commission members:**

A motion was made by David Oropeza and seconded by Jesus Ruiz *to excuse absent commission member.* Motion carried.

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

Nays:

Abstain:

Absent: Miriam Cruz

**4. Reading of the Board of Adjustment Statement.**

Chairman Mr. Ruiz read the statement out loud.

**5. Swearing of all persons giving testimony.**

The Applicant was sworn in by Chairman Mr. Ruiz.

- 6. Consider and Take Action** on the approval of the meeting minutes for October 24, 2024, previously tabled at the January 23, 2025, meeting.

A motion was made by Jesus Ruiz and seconded by David Oropeza *to approve Item Six (6)*  
Motion carried.

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

Nays:

Abstain:

Absent: Miriam Cruz

- 7. Consider and Take Action** on the approval of meeting minutes for February 27, 2025.

A motion was made by Jesus Ruiz and seconded by Albert Lagunas *to approve Item Seven (7)* Motion carried.

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

Nays:

Abstain:

Absent: Miriam Cruz,

- 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.

Speaker: Jorge Loya, Architect of the project was sworn in before the explanation of his project.

A motion was made by Jesus Ruiz and seconded by David Oropeza *to approve Item Eight (8)*. Motion carried.

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

Nays:

Abstain:

Absent: Miriam Cruz

- 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.

A motion was made by David Oropeza and seconded by Albert Lagunas *to approve Item Nine (9)* Motion carried.

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

Nays:  
Abstain:  
Absent: Miriam Cruz

**10. Consider and Take Action** on the Election of 2<sup>nd</sup> Vice-Chair Officer for the Board of Adjustments.

A motion was made by Jesus Ruiz and seconded by David Oropeza *to appoint Victor Espinoza as 2<sup>nd</sup> Vice-Chair*. Motion carried.

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

**11. Adjourn**

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

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

Meeting adjourned at **6:34 PM**.

\_\_\_\_\_  
Jesus Ruiz, Chairman

\_\_\_\_\_  
Date minutes were approved

\_\_\_\_\_  
Judith Rodriguez, Secretary

\_\_\_\_\_  
Date minutes were approved.





**CITY OF SOCORRO**  
**BOARD OF ADJUSTMENTS SPECIAL MEETING**  
**MEETING DATE: MAY 8, 2025**  
**VARIANCE REQUEST**  
**STAFF REPORT**

**SUBJECT: VARIANCE REQUEST FROM THE MUNICIPAL CODE SECTION 46-415. - AREA REQUIREMENTS (SUBSECTION 3-B) TO ALLOW A REDUCED FRONT SETBACK OF 50' - 0" INSTEAD OF THE 55' - 0" SETBACK REQUIREMENT FOR ALL PROPERTIES FACING MINOR ARTERIALS AND A VARIANCE REQUEST FROM SECTION 46-415. - AREA REQUIREMENTS (SUBSECTION 2) TO ALLOW A REDUCED REAR SETBACK OF 10' - 0" INSTEAD OF THE 25' - 0" SETBACK REQUIREMENT AT 200 HORIZON BLVD., SOCORRO, TX., TO ALLOW FOR A PROPOSED COMMERCIAL DEVELOPMENT.**

**PROPERTY ADDRESS:** 200 HORIZON BLVD.

**PROPERTY LEGAL DESCRIPTION:** LOT 2, BLOCK 1, HORIZONE SUBDIVISION

**PROPERTY OWNER:** HORIZONE PROPERTIES, L.L.C

**PROPERTY AREA:** 28,232 S.F.

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

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

**BACKGROUND:** N/A

**STATEMENT OF THE ISSUE:** *Section 46-415. - Area requirements (Subsections 2 and 3b) 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 (subsection 3) Minimum front setbacks for all properties facing:*  
*(B.) Minor Arterials: 55 ft, to allow a reduced front setback of 50' - 0" instead of the 55' - 0" setback requirement and recommends*  
**APPROVAL** of the variance request from *Section 46-415. - Area Requirements (subsection 2)* to allow a reduced rear setback of 10' - 0" instead of the 25' - 0" rear setback requirement as the request would serve a public interest, enforcement of the code would create a hardship, and the request meets the spirit of the code as stated on the application.

# APPLICATION



## BOARD OF ADJUSTMENT APPLICATION

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

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

PROPERTY LOCATION\*: 200 Horizon Blvd.  
(Street address)

Subdivision: Horizon Subdivision Lot: 2 Block: 1  
(Name) (Address) (City, State, & Zip Code)

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

Property Owner: Horizon Properties LLC 4529 OSBORNE DR EL PASO TX 79922  
(Name) (Address) (City, State, & Zip Code)

[REDACTED]  
(Email) (Phone)

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

Property Owner Printed Name: Luis R. De Stefano Property Owner Signature: [Signature]  
(Name) (Address) (City, State, & Zip Code)

Applicant: 4529 Osborne Dr El Paso 79922  
(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	<u>60</u>	<u>50</u>	<u>10</u>
Rear Yard	<u>25</u>	<u>10</u>	<u>15</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:

To FIT propose commercial development.

IF THE BUILDING IS SMALLER THAN 6,000 Sq Feet, THE INVESTMENT IS NOT PROFITABLE.

Planning & Zoning Department

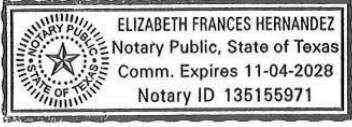
860 N. Rio Vista Rd. • Socorro, Texas 79927 • Tel: (915) 872-8531 • Fax (915) 872-8746

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

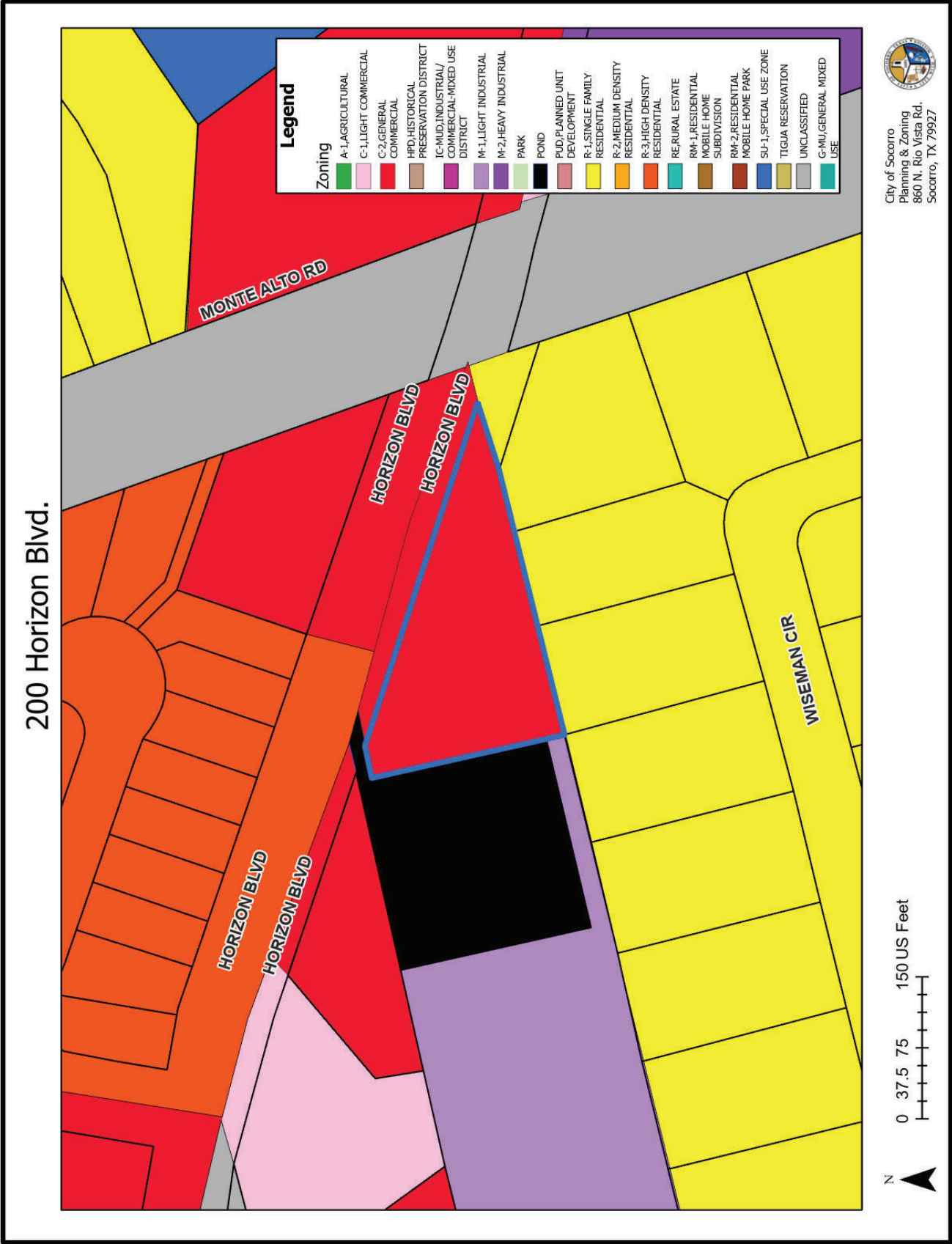
Updated: 9/16/2020



# APPLICATION

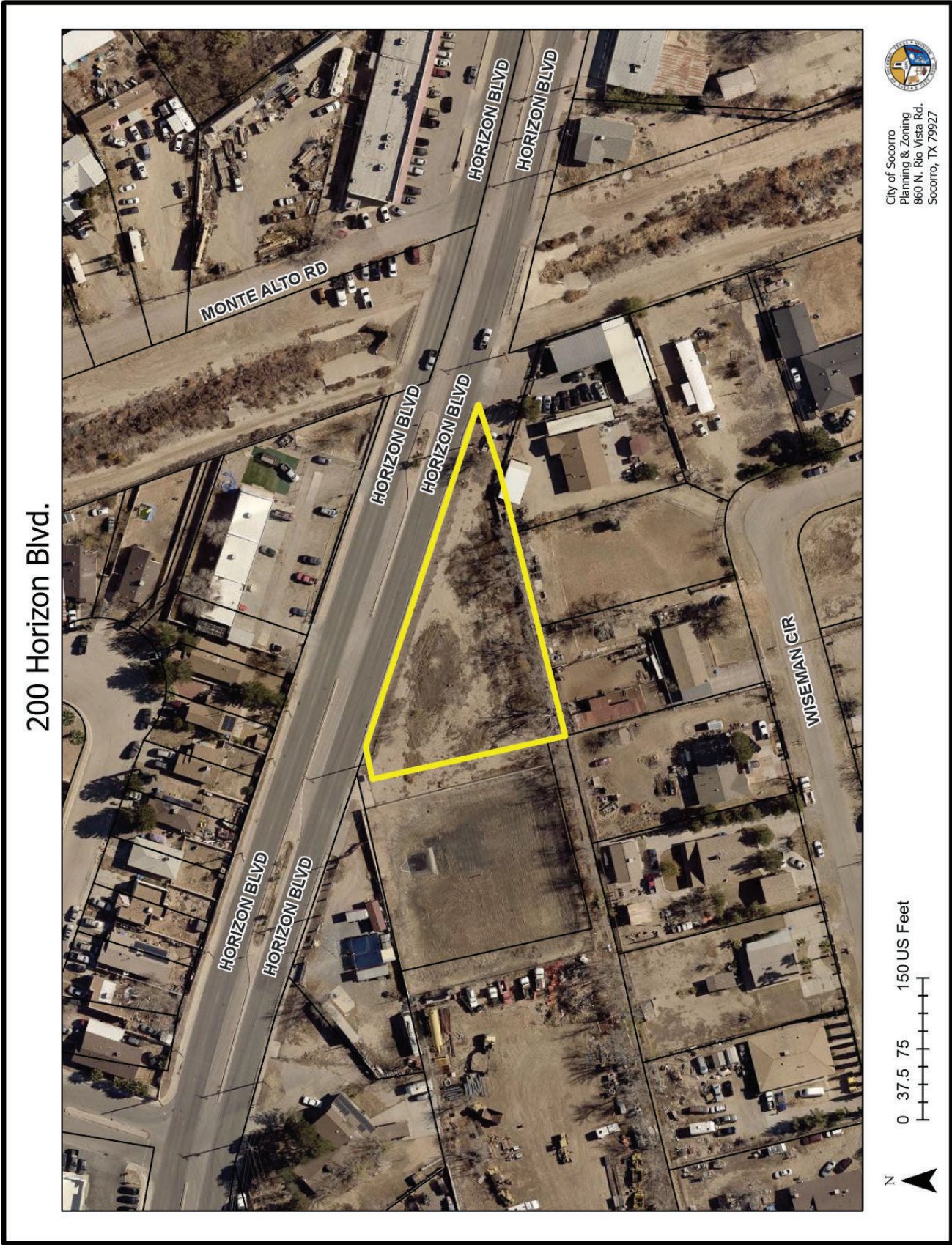
WILL THIS REQUEST SERVE A PUBLIC INTEREST?	
THIS DEVELOPMENT WILL GENERATE LOSS FOR THE CITY	
WILL LITERAL ENFORCEMENT OF THE CODE CREATE A HARDSHIP?	
YES, A DENIAL WILL REDUCE THE SIDES OF THE DEVELOPMENT. DEVELOPMENT	
DOES THIS REQUEST MEET THE SPIRIT OF THE CODE?	
YES	
WILL SUBSTANTIAL JUSTICE BE 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 type="checkbox"/>	
I hereby certify that the above statements are true and correct to the best of my knowledge.	
<u>1285</u> Property Owner Signature (if different from Applicant)	<u>1285</u> Applicant's Signature
STATE OF TEXAS	
COUNTY OF <u>EL PASO</u>	
Subscribed and sworn to before me this <u>24</u> day of <u>April</u> , 20 <u>25</u>	
	<u>926</u> Notary Public
(seal)	My Commission expires: <u>11-04-2028</u>
NOTICE: 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:	
BOA Number:	TOTAL FEE DUE: \$ (non-refundable)
Received by:	Signature: Date:

# ZONING MAP





# AERIAL IMAGE





# SITE PICTURES



View of property from Horizon Blvd.



# SUPPLEMENTAL DOCUMENT - SITE PLAN

