

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 26TH DAY OF JUNE 2025 AT 6:00 P.M. AT THE RIO VISTA RECREATION CENTER, 901 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 JUNE 26, 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 **June 26, 2025**, at 6:00 p.m. at the Rio Vista Recreation Center 901 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 May 8, 2025.
7. **Consider and Take Action** on the variance request from the Municipal Code Section 46-238 – *Area Requirements (Subsection 2-D)* to allow a reduced rear yard setback of 19'-0" instead of the 25'-0" setback requirement at 10245 Kendrick Cir., Socorro, TX., to allow for the replacement of a mobile home.

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.

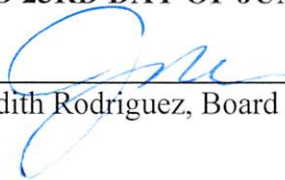
Section 551.071	CONSULTATION WITH ATTORNEY
Section 551.072	DELIBERATION REGARDING REAL PROPERTY
Section 551.073	DELIBERATION REGARDING PROSPECTIVE GIFT
Section 551.074	PERSONNEL MATTERS
Section 551.075	DELIBERATION REGARDING SECURITY
Section 551.076	DELIBERATION REGARDING SECURITY
Section 551.087	DELIBERATION 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 the Rio Vista Recreation Center, 901 N. Rio Vista, Socorro, Texas.


DATED 23RD DAY OF JUNE 2025.

BY: .
Judith Rodriguez, Board of Adjustments Secretary.

DATE & TIME POSTED: 6/23/2025 @ 1:00 PM **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
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Adriana Rodarte
City Manager

CITY OF SOCORRO BOARD OF ADJUSTMENT

Special Meeting Minutes **May 8, 2025**

Members Present	Member Absent	Staff Present	Others Present
Jesus Ruiz Miriam Cruz David Oropeza. Albert Lagunas Victor Espinoza		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 called the meeting to order at 6:00 p.m.

2. Establishment of quorum:

A quorum was established with four (4) members present at the time of the roll call. Mr. Oropeza joined the meeting shortly after, at 6:03 p.m., bringing the total to five (5) members.

3. Excuse absent commission members:

A motion was made by Jesus Ruiz and seconded by Albert Lagunas *to excuse the absent commission member under Item Three (3).* Motion carried.

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

Nays:

Abstain:

Absent: David Oropeza

4. Reading of the Board of Adjustment Statement.

Chairman Mr. Ruiz read the statement out loud.

5. Swearing of all people giving testimony.

The Applicant was sworn in by Chairman Mr. Ruiz.

6. Consider and Take Action on the approval of meeting minutes for April 24, 2025.

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

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

Nays:

Abstain:

Absent:

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.

Speaker: Applicant, Mr. De Stefano.

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

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

Nays:

Abstain:

Absent:

8. Adjournment

A motion was made by Miriam Cruz and seconded by David Oropeza *to adjourn the meeting under Item Eight (8)*. Motion carried.

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

Nays:

Abstain:

Absent:

Meeting adjourned at **6:19 PM.**

Jesus Ruiz, Chairman

Date minutes were approved

Judith Rodriguez, Secretary

Date minutes were approved.



CITY OF SOCORRO
BOARD OF ADJUSTMENTS MEETING
MEETING DATE: JUNE 26, 2025

VARIANCE REQUEST
STAFF REPORT

SUBJECT: VARIANCE REQUEST FROM THE MUNICIPAL CODE SECTION 46-238 - AREA REQUIREMENTS (SUB-SECTION 2-D) TO ALLOW A REDUCED REAR YARD SETBACK OF 19' - 0" INSTEAD OF THE 25' - 0" SETBACK REQUIREMENT AT 10245 KENDRICK CIR., SOCORRO, TX., TO ALLOW FOR THE REPLACEMENT OF A MOBILE HOME.

PROPERTY ADDRESS: 10245 KENDRICK CIRCLE

PROPERTY LEGAL DESCRIPTION: LOT 37, BLOCK 1, RIO VISTA ADDITION SUBDIVISION

PROPERTY OWNER: MARIA CORDERO

PROPERTY AREA: 9,000 S.F.

CURRENT ZONING: R-1 (SINGLE FAMILY RESIDENTIAL)

SUMMARY: The applicant is requesting a variance to allow the encroachment of the rear yard setback to replace a mobile home.

BACKGROUND: The applicant is purchasing a new mobile home with dimensions that will require the encroachment of the rear setback in order to fit the structure on the property.

STATEMENT OF THE ISSUE: *Section 46-238. - Area requirements (2)* provides the minimum yard setback requirements for properties zoned R-1. The rear yard setback requirement would currently not allow mobile home being purchased due to the 6'-0" encroachment.

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the variance request from the Municipal Code *Section 46-238. - Area requirements (Sub-Section 2-D)* to allow a reduced rear yard setback of 19' - 0" instead of the 25' - 0" setback requirement at 10245 Kendrick Cir., Socorro, TX to allow for the replacement of a mobile home as literal enforcement of the code would create a hardship and substantial justice would be made as stated on the application.

APPLICATION



BOARD OF ADJUSTMENT APPLICATION

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

CONTACT INFORMATION

PROPERTY LOCATION*: 10245 Kendrick circle
(Street address)

Subdivision: Rio Vista Lot: 37 Block: 1
*Application not applicable in the ETJ (Extra Territorial Jurisdiction)

Property Owner: Maria Cordero 348 melendez Socorro Tx 79927
(Name) (Address) (City, State, & Zip Code)

(Email) (Phone)

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

Property Owner Printed Name: Maria Cordero Property Owner Signature: [Signature]

Applicant: Irene Gameros 636 Richardson, Socorro, TX 79927
(Name) (Address) (City, State, & Zip Code)

(Email) (Phone)

REQUEST

Please list types requested:

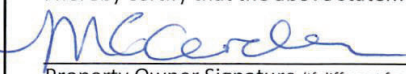
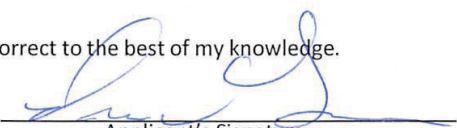
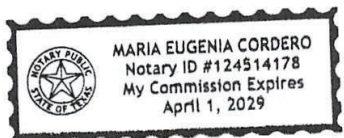
Description	Ordinance Requirements	Requested Dimensions	Variance from Ordinance
Lot Size			
Lot Width			
Lot Depth			
Side Yard			
Side Yard			
Side at Corner			
Front Yard			
Rear Yard		<u>16 ft.</u>	
Driveway			
Other			

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.

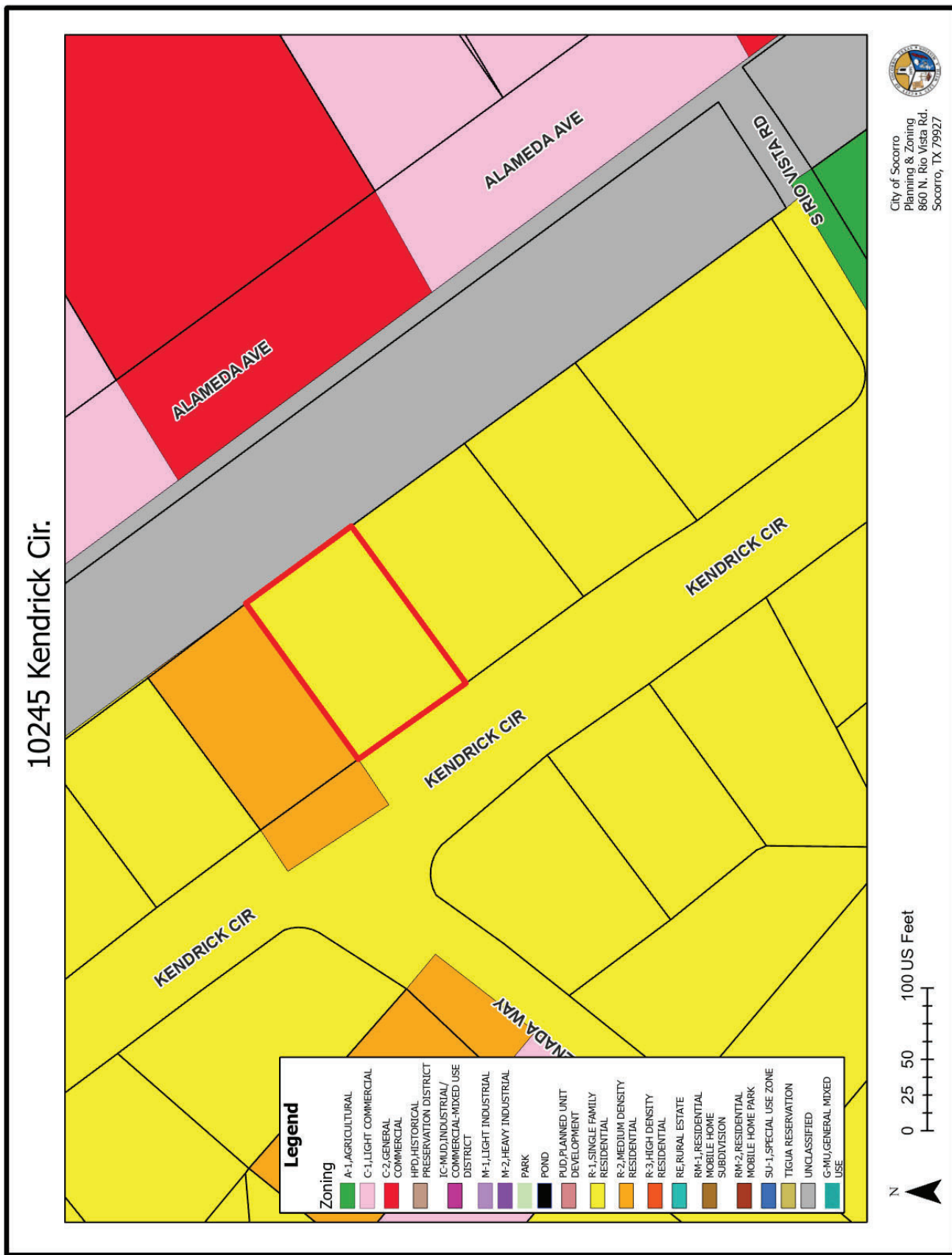
REASON FOR PETITION:

I moved a single mobile home due to it being old mobile home. I will replace with a 2025 mobile home single trailer. This would be my homestead. I am a resident of Socorro for over 50 yrs.

APPLICATION

WILL THIS REQUEST SERVE A PUBLIC INTEREST?	
No	
WILL LITERAL ENFORCEMENT OF THE CODE CREATE A HARDSHIP?	
Yes, cause I need left to place mobile home	
DOES THIS REQUEST MEET THE SPIRIT OF THE CODE?	
No	
WILL SUBSTANTIAL JUSTICE BE MADE WITH THIS REQUEST?	
Yes	
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)	 Applicant's Signature
STATE OF TEXAS	
COUNTY OF <u>El Paso</u>	
Subscribed and sworn to before me this <u>12th</u> day of <u>June</u> , 20 <u>25</u>	
(seal)	 My Commission expires: <u>04/01/2029</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



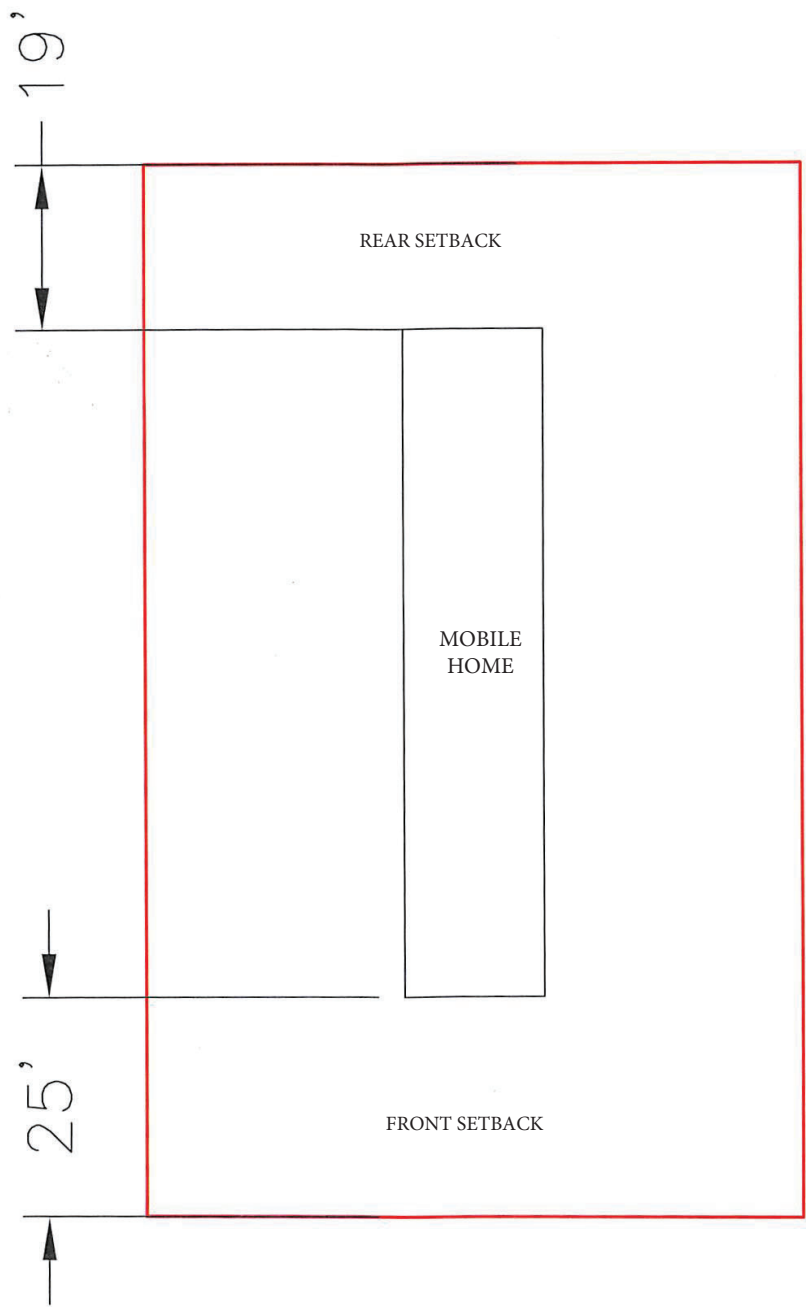
SITE PICTURES



View of property from Kendrick Circle.



SITE PLAN



KENDRICK CIRCLE
