

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 ESTACIONAMIENTOS 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 28TH OF AUGUST 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 323610 BY 5:30 PM MOUNTAIN STANDARD TIME (MST) ON AUGUST 28, 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 **August 28, 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: 49

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 June 26, 2025.
7. **Consider and Take Action** on the proposed variance request from the Municipal Code Section 46-238 – *Area Requirements (Subsection 2A, 2B, and 2D)* to allow a reduced front yard setback of 5'-0" instead of the 25'-0" setback requirement, a reduced rear yard setback of 0'-0" instead of the 25'-0" setback requirement and reduced side yard setbacks of 0'-0" instead of the 5'-0" setback requirement on Lot 9, Block 2, Aldama Estates Subdivision located at 11033 Sunny Brook Ln., Socorro, TX. for a proposed replat.

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

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 25TH DAY OF AUGUST 2025.

BY: _____
Judith Rodriguez, Board of Adjustments Secretary.

DATE & TIME POSTED: 8/25/2025@4:06 **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 **June 26, 2025**

Members Present	Member Absent	Staff Present	Others Present
Jesus Ruiz Miriam Cruz Albert Lagunas Victor Espinoza	David Oropeza	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 Zamarano

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.

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, Albert Lagunas, and Victor Espinoza.

Nays:

Abstain: Miriam Cruz

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 May 8, 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, and Victor Espinoza.

Nays:

Abstain:

Absent: David Oropeza

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.

Speaker: Applicant, Ms. Irene Gameros and Gina Cordero.

1st. Motion

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

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

Nays:

Abstain: Miriam Cruz

Absent: David Oropeza

2nd. Motion

A motion was made by Miriam Cruz and seconded by Albert Lagunas *to approve Item Seven (7), with the condition that the approval is tied to this specific mobile home and to the ownership of the applicant, Ms. Irene Gameros*. **Motion carried.**

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

Nays:

Abstain:

Absent: David Oropeza

8. **Adjournment**

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

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

Nays:

Abstain:

Absent: David Oropeza

Meeting adjourned at **6:40 PM.**

Jesus Ruiz, Chairman

Date minutes were approved

Judith Rodriguez, Secretary

Date minutes were approved.



CITY OF SOCORRO
BOARD OF ADJUSTMENTS MEETING
MEETING DATE: AUGUST 28, 2025

VARIANCE REQUEST
STAFF REPORT

SUBJECT:

VARIANCE REQUEST FROM THE MUNICIPAL CODE SECTION 46-238 - AREA REQUIREMENTS - SUBSECTION 2A, 2B, and 2D, TO ALLOW A REDUCED FRONT YARD SETBACK OF 5' - 0" INSTEAD OF THE 25' - 0" SETBACK REQUIREMENT, A REDUCED REAR YARD SETBACK OF 0' - 0" INSTEAD OF THE 25' - 0" SETBACK REQUIREMENT, AND REDUCED SIDE YARD SETBACKS OF 0' - 0" INSTEAD OF THE 5' - 0" SETBACK REQUIREMENTS ON LOT 9, BLOCK 2, ALDAMA ESTATES SUBDIVISION LOCATED AT 11033 SUNNY BROOK LN., SOCORRO, TX. FOR A PROPOSED REPLAT.

PROPERTY ADDRESS: 11033 SUNNY BROOK LN.

PROPERTY LEGAL DESCRIPTION: LOT 9, BLOCK 2, ALDAMA ESTATES SUBDIVISION

PROPERTY OWNER: JOSEFINA CONTRERAS

PROPERTY AREA: 40,215 S.F.

CURRENT ZONING: R-1 (SINGLE FAMILY RESIDENTIAL)

SUMMARY: The applicant is requesting a variance to allow the encroachment of existing structures from the front, rear, and side yard setbacks for a proposed replat of the property.

BACKGROUND: The applicant is considering replatting his property to create two lots from the current single lot. Based on the shape and existing conditions of the second lot, the applicant would require the approval of a variance request to allow the encroachment of the front, rear, and side yard setbacks to proceed with the proposed replat.

STATEMENT OF THE ISSUE: *Section 46-238. - Area requirements SubSection 2A, 2B, and 2D* outline the area requirements for properties zoned R-1 which detail the applicable distance for the minimum yard setbacks. The proposed new lot will have redefined setbacks that will conflict with existing structures.

STAFF RECOMMENDATION: Continued on next page...



CITY OF SOCORRO BOARD OF ADJUSTMENTS MEETING MEETING DATE: AUGUST 28, 2025

VARIANCE REQUEST STAFF REPORT

STAFF RECOMMENDATION: (CONTINUED)

Staff recommends **APPROVAL** of the variance request from the Municipal Code *Section 46-238. - Area requirements (2A)* to allow a reduced front yard setback of 5' - 0" instead of the 25' - 0" setback requirement and;

Staff recommends **APPROVAL** of the variance request from the Municipal Code *Section 46-238. - Area requirements (2B)* to allow reduced side yard setbacks of 0' - 0" instead of the 5' - 0" setback requirement and;

Staff recommends **APPROVAL** of the variance request from the Municipal Code *Section 46-238. - Area requirements (2D)* to allow reduced rear yard setback of 0' - 0" instead of the 25' - 0" setback requirement at 11033 Sunny Brook Ln., Socorro, TX to allow a proposed replat with the condition that new development (ie: replacing mobile home, addition, or proposed new structure) be compliant with any and all zoning regulations including setback requirements as literal 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



BOARD OF ADJUSTMENT APPLICATION

APPEAL ☐ SPECIAL EXCEPTION ☐ VARIANCE ☐ TODAY'S DATE: 08/07/2025

CONTACT INFORMATION

PROPERTY LOCATION*: 11033 SUNNY BROOK LANE

Subdivision: ALDAMA ESTATES (Street address)

Lot: 9

Block: 2

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

Property Owner: JOSEFINA CONTRERAS 11033 SUNNY BROOK LANE, SOCORRO, TX 79927

(Name)

(Address)

(City, State, & Zip Code)

(Email)

(Phone)

Property Owner is giving GRV INTEGRATED ENGINEERING SOLUTIONS authority to represent him/her at meeting.

(Applicant Name)

Property Owner Printed Name: Josefina Contreras

Property Owner Signature:

Applicant:

(Name)

(Address)

(City, State, & Zip Code)

(Email)

(Phone)

REQUEST

Please list types requested:

Description	Ordinance Requirements	Requested Dimensions	Variance from Ordinance
Lot Size	8,500 SF w/Ponding, 10,000 SF w/o Public Ponding	40,215 SF	
Lot Width		165'	
Lot Depth		244'	
Side Yard	5'	0'	0'
Side Yard	5'	0'	0'
Side at Corner			
Front Yard	25'	0'	Car port located at ROW
Rear Yard	25'	0'	Canopy at 0'
Driveway			
Other	Setbacks: Front & Back 25', Sides (Interior & Exterior) 5'		

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:

Petition is based on pre-existing accessory structures on property permitted when constructed, carport, storage, and overhead canopies were constructed in early 1990's. It has been in its current condition for the past 30 years.

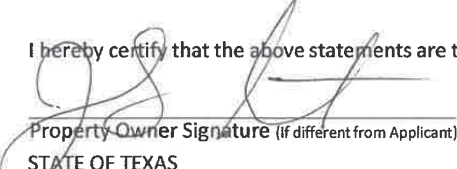
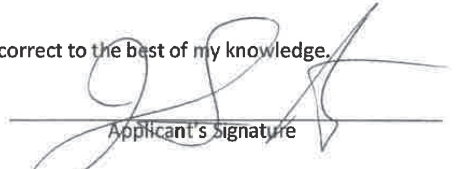
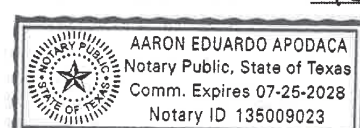

Planning & Zoning Department

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

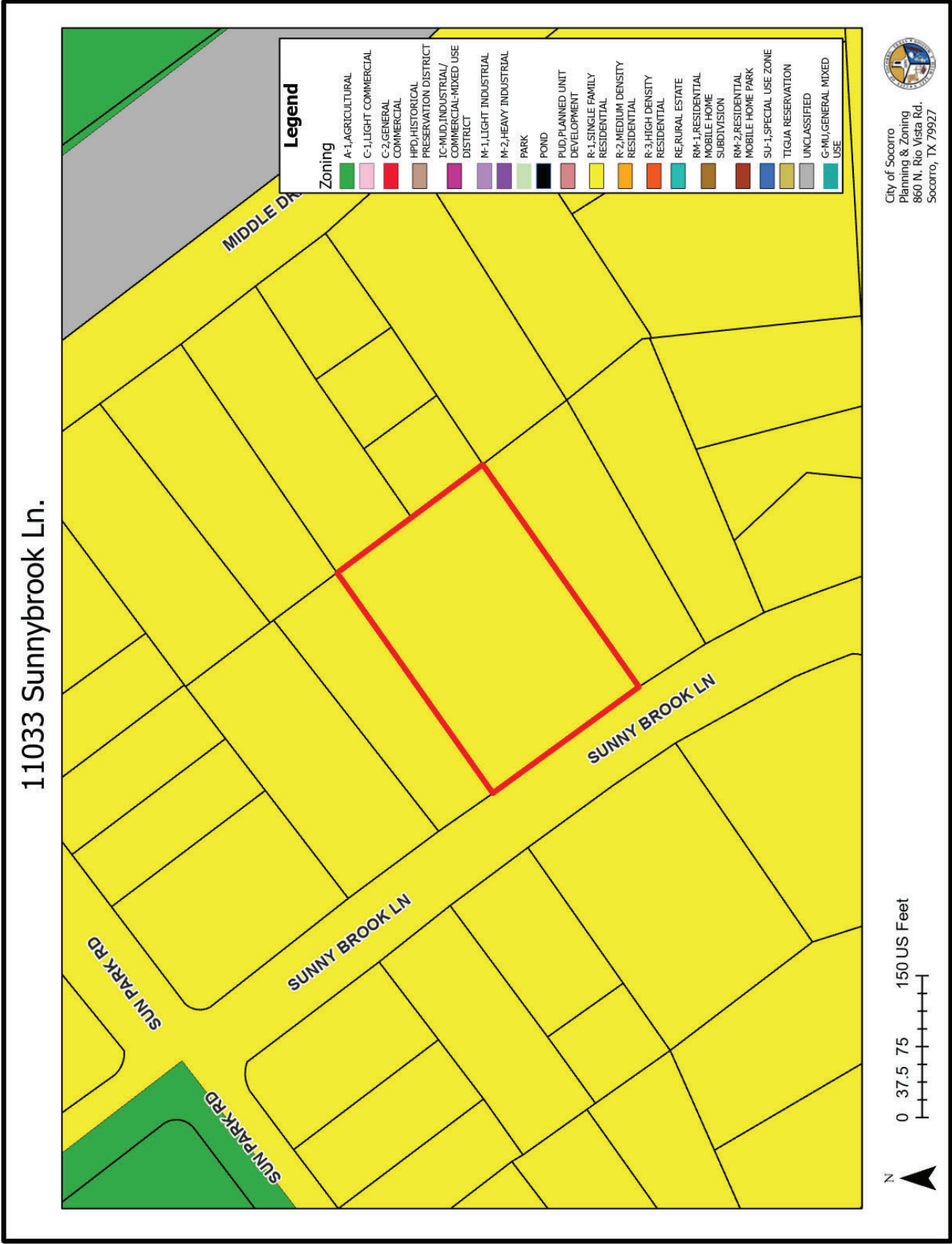
Website: <https://costx.us/>

Updated: 9/16/2020

APPLICATION

WILL THIS REQUEST SERVE A PUBLIC INTEREST? No, it will be only for the private residential use of the resident of the new subdivided lot.	
WILL LITERAL ENFORCEMENT OF THE CODE CREATE A HARDSHIP? Yes, resident of the new subdivided lot is an elderly senior citizen who cannot perform major additional alterations or modifications to the existing state of the property.	
DOES THIS REQUEST MEET THE SPIRIT OF THE CODE? Yes, but existing condition has been historically existed for many years.	
WILL SUBSTANTIAL JUSTICE BE MADE WITH THIS REQUEST? Yes, it would remove the burden of the owner to demolish existing structures.	
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>August</u> , 20 <u>25</u>	
 (seal) NOTICE:	 Notary Public
My Commission expires: <u>07/25/28</u>	
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

11033 Sunnybrook Ln.



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

0 37.5 75 150 US Feet



SITE PICTURES

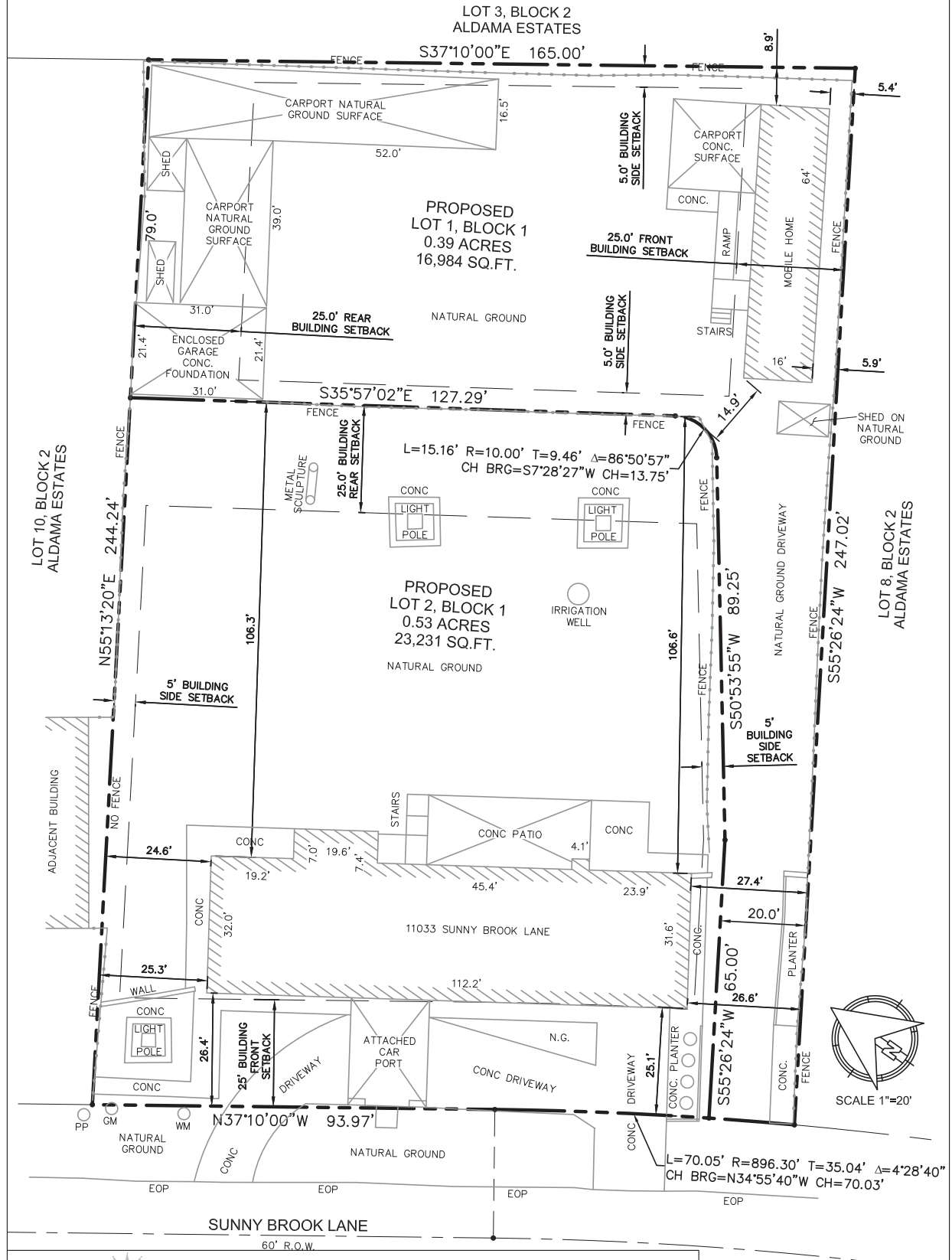


View of property from Sunny Brook Ln.



SUPPLEMENTAL DOCUMENT - SITE PLAN

11033 SUNNY BROOK LANE - LOT 9, BLOCK 2, ALDAMA ESTATES VARIANCE REQUEST LOT SPLIT EXHIBIT FOR THE PROPOSED ALDAMA ESTATES REPLAT D



SUPPLEMENTAL DOCUMENT - LETTER



11385 James Watt Dr., Suite B-13
El Paso, Texas 79936
915-351-6701
Fax: 915-243-6010
www.integratedengineeringsolutions.com
TBPELS Firm #15313, #10194278

July 15, 2025

City of Socorro
Planning Department
860 Rio Vista Rd
Socorro, TX 79927
(915) 872-8531

Attn: Ms. Lorraine Quimiro/Mr. Jose Botello

Reference: Setback Variance Request for 11033 Sunny Brook Lane (Lot 9, Block 2, Aldama Estates)

1. Per City of Socorro's Code of Ordinances Chapter 14, Article II, Division 2, 14-50 Variance procedures (j) (2) & (l), we request approval of setback variance in preparation of planned lot subdivision. We understand that this property was constructed prior to the City of Socorro, Texas's incorporation date.

2. In regard to paragraph (j) (2), we believe our request is good and with sufficient cause in that the property was built in or around early 1980's and there is no new construction planned by this subdivision. By structurally remaining as-is it will not result in increased flood heights, additional threats to public safety, public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances. Furthermore, failure to grant the variance would result in exceptional hardship to the applicant.

3. In regard to paragraph (l), we reiterate that no new-construction is planned in regards to this subdivision, thereby the current methods that minimize flood damages during the base flood will not be affected by subdivision. Subdividing the lot will not create any additional threats to public safety.

4. As per Section 46-238 Area Requirements, and discussed with the City of Socorro Planning Department Staff during our July 8th, 2025 meeting, this subdivision variance request pertains to the 25' front and back variance requirements, as well to the 5' side setback requirements. Structures have been in place since initially constructed and no new development is planned. Our Existing and Proposed Layouts on the attached exhibit and next page highlight that there is no planned new on-site construction related to this subdivision. Use of panhandle and traffic access to 2nd lot will likewise remain as-is (no additional traffic to the lot is expected) to the Proposed Aldama Estates Subdivision.

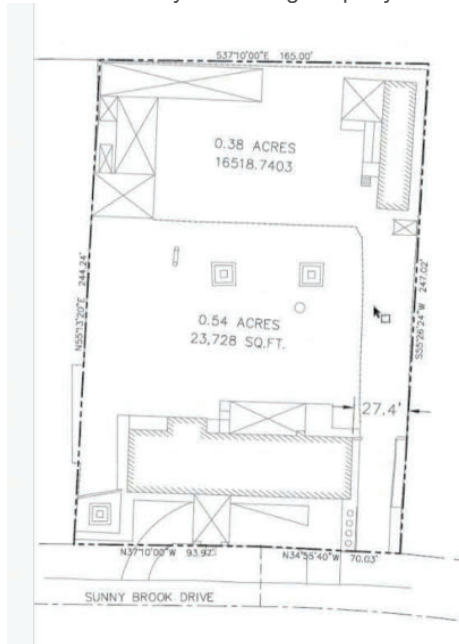
SUPPLEMENTAL DOCUMENT - LETTER



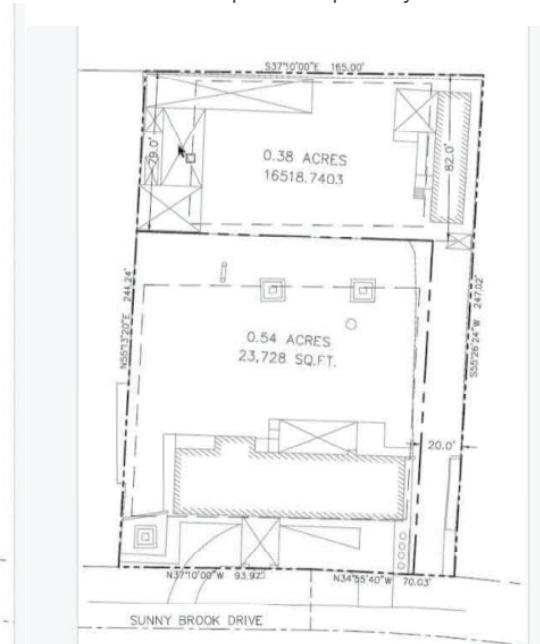
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Proposed Aldama Estates Replat D,

Surveyed Existing Property



Proposed Replat Layout



Aerial of Existing Property Conditions



5. Please contact us for any questions or concerns in relation to this request. Our contact information is located on our letterhead. Thank you for your support.

Maria G. Robles

Maria G. Robles
President