

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 25TH OF SEPTEMBER 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 SEPTEMBER 25, 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 **September 25, 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 August 28, 2025.
7. **Consider and Take Action** on the proposed variance request from the Municipal Code Section 46-236. – *Permitted uses- Subsection 7 and 7a to allow a single wide manufactured home older than eight years, from the manufactured date at 725 Campeche Rd., Socorro TX., and being Lot 30, Block 1, El Campestre Subdivision.*

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.

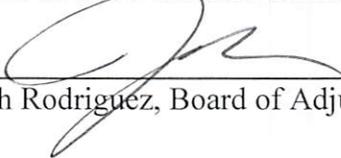
Section 551.071	CONSULTATION WITH ATTORNEY
Section 551.072	DELIBERATION REGARDING REAL PROPERTY
Section 551.073	DELIBERATION REGARDING PROSPECTIVE GIFT
Section 551.074	PERSONNEL MATTERS
Section 551.075	DELIBERATION REGARDING SECURITY
Section 551.076	DELIBERATION REGARDING SECURITY
Section 551.087	DELIBERATION 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 22ND DAY OF SEPTEMBER 2025.

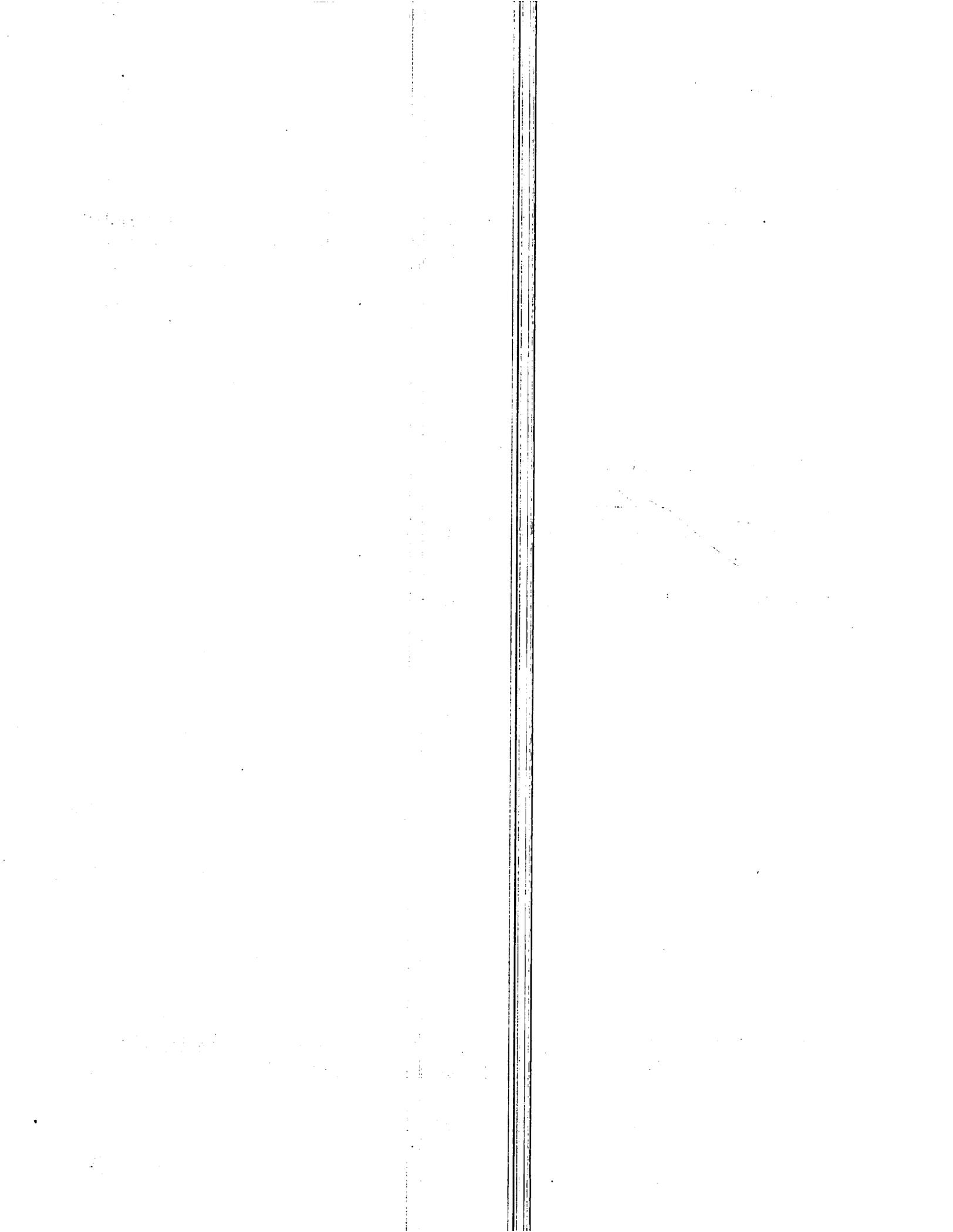
BY: 
Judith Rodriguez, Board of Adjustments Secretary.

DATE & TIME POSTED: 9/22/2025@5pm **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

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City Manager

CITY OF SOCORRO BOARD OF ADJUSTMENT

Regular Meeting Minutes August 28, 2025

Members Present	Member Absent	Staff Present	Others Present
Miriam Cruz Albert Lagunas David Oropeza Victor Espinoza		Jose Botello, <i>Planner</i> Judith Rodriguez, <i>Planner</i> Myrian Apodaca, <i>Planning Clerk</i>	Merwan Bhatti, <i>City Attorney-ZOOM</i> Alfredo Ferando, <i>IT Technician</i>

Items for discussion and action:

1. Call to order:

Chair Ms. Miriam Cruz 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.

3. Excuse absent commission members:

A motion was made by Miriam Cruz and seconded by Albert Lagunas, *to cancel Item Three (3) as no Commission members were absent. Motion carried.*

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

Nays:

Abstain:

Absent:

4. Reading of the Board of Adjustment Statement.

Chair Ms. Cruz read the statement out loud.

5. Swearing of all people giving testimony.

The Applicant was sworn in by Chair Ms. Miriam Cruz.

6. Consider and Take Action on the approval of meeting minutes for June 26, 2025.

A motion was made by Miriam Cruz and seconded by David Oropeza *to approve meeting*

minutes for June 26, 2025, Item Six (6). **Motion carried.**

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

Nays:

Abstain:

Absent:

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.

Presentation was given by Mr. Botello.

Chair Ms. Cruz administered the oath to property owner Josefina Contreras, who would be responding to questions.

Speakers: Lydia Jaime and Armando Contreras.

A motion was made by Miriam Cruz and seconded by David Oropeza *to approve Item Seven (7) with staff’s recommendation, with the condition that the site plan be followed as submitted and that no additional variances be permitted other than those presented today as part of the site plan.* **Motion carried.**

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

Nays:

Abstain:

Absent:

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

Nays:

Abstain:

Absent:

Meeting adjourned at **6:39 PM.**

Miriam Cruz, Chair

Date minutes were approved

Judith Rodriguez, Secretary

Date minutes were approved.



**CITY OF SOCORRO
BOARD OF ADJUSTMENTS MEETING
MEETING DATE: SEPTEMBER 25, 2025**

**VARIANCE REQUEST
STAFF REPORT**

SUBJECT:

VARIANCE REQUEST FROM THE MUNICIPAL CODE SECTION 46-236 - PERMITTED USES- SUBSECTION 7 AND 7A TO ALLOW A SINGLE WIDE MANUFACTURED HOME OLDER THAN EIGHT YEARS, FROM THE MANUFACTURED DATE AT 725 CAMPECHE RD., SOCORRO, TX., AND BEING LOT 30, BLOCK 1, EL CAMPESTRE SUBDIVISION TO ALLOW THE PLACEMENT OF A SINGLE WIDE MANUFACTURED HOME.

PROPERTY ADDRESS:

725 CAMPECHE RD.

PROPERTY LEGAL DESCRIPTION:

LOT 30, BLOCK 1, EL CAMPESTRE SUBDIVISION

PROPERTY OWNER:

CITISO INVESTMENTS, LLC

PROPERTY AREA:

10,013 S.F.

CURRENT ZONING:

R-1 (SINGLE FAMILY RESIDENTIAL)

SUMMARY:

The applicant is requesting a variance to allow single wide mobile home older than eight years, from manufactured date.

BACKGROUND:

The applicant is considering placing a single wide mobile home due to his limited budget.

STATEMENT OF THE ISSUE:

Section 46-236. - Permitted uses. SubSection 7 and 7A require manufactured homes of two sections (double wide) or more and no older than eight years, measured from the date of manufacture to the date the permit application is filed with the city instead of the single wide manufactured home built in the year 2001 stated by the applicant.

STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of the variance request from the Municipal Code Section 46-236.- *Permitted uses. SubSection 7* to allow a single wide manufactured home.
Staff recommends **APPROVAL** of the variance request from the Municipal Code Section 46-236.- Subsection 7a, to allow a manufactured home built in the year 2001 as little enforcement of the code will create a hardship for the applicant.

APPLICATION



BOARD OF ADJUSTMENT APPLICATION

APPEAL SPECIAL EXCEPTION VARIANCE TODAY'S DATE: 9-12-2025

****CONTACT INFORMATION****

PROPERTY LOCATION*: 725 Campeche Socorro TX 79927
(Street address)

Subdivision: Campeche Subdivision Lot: 30 Block: 1
*Application not applicable in the ETJ (Extra Territorial Jurisdiction)

Property Owner: CITISO INVESTMENTS LLC (City, State, & Zip Code)
(Name) (Address)

(Email) Rene Ornelas (Phone)
 Property Owner is giving Rene Ornelas authority to represent him/her at meeting.
(Applicant Name)

Property Owner Printed Name: EDUARDO RUBIO Property Owner Signature: [Signature]

Applicant: Rene Ornelas P.O. Box 600 CLINT TEX 79836
(Name) (Address) (City, State, & Zip Code)

(Email) [Redacted] (Phone) [Redacted]

****REQUEST****

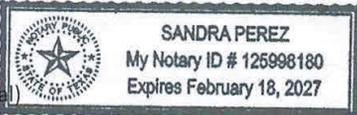
Please list types requested:

Description	Ordinance Requirements	Requested Dimensions	Variance from Ordinance
Lot Size		NONE	
Lot Width		NONE	
Lot Depth		NONE	
Side Yard		NONE	
Side Yard		NONE	
Side at Corner		NONE	
Front Yard		NONE	
Rear Yard		NONE	
Driveway		NONE	
Other <input checked="" type="checkbox"/>			

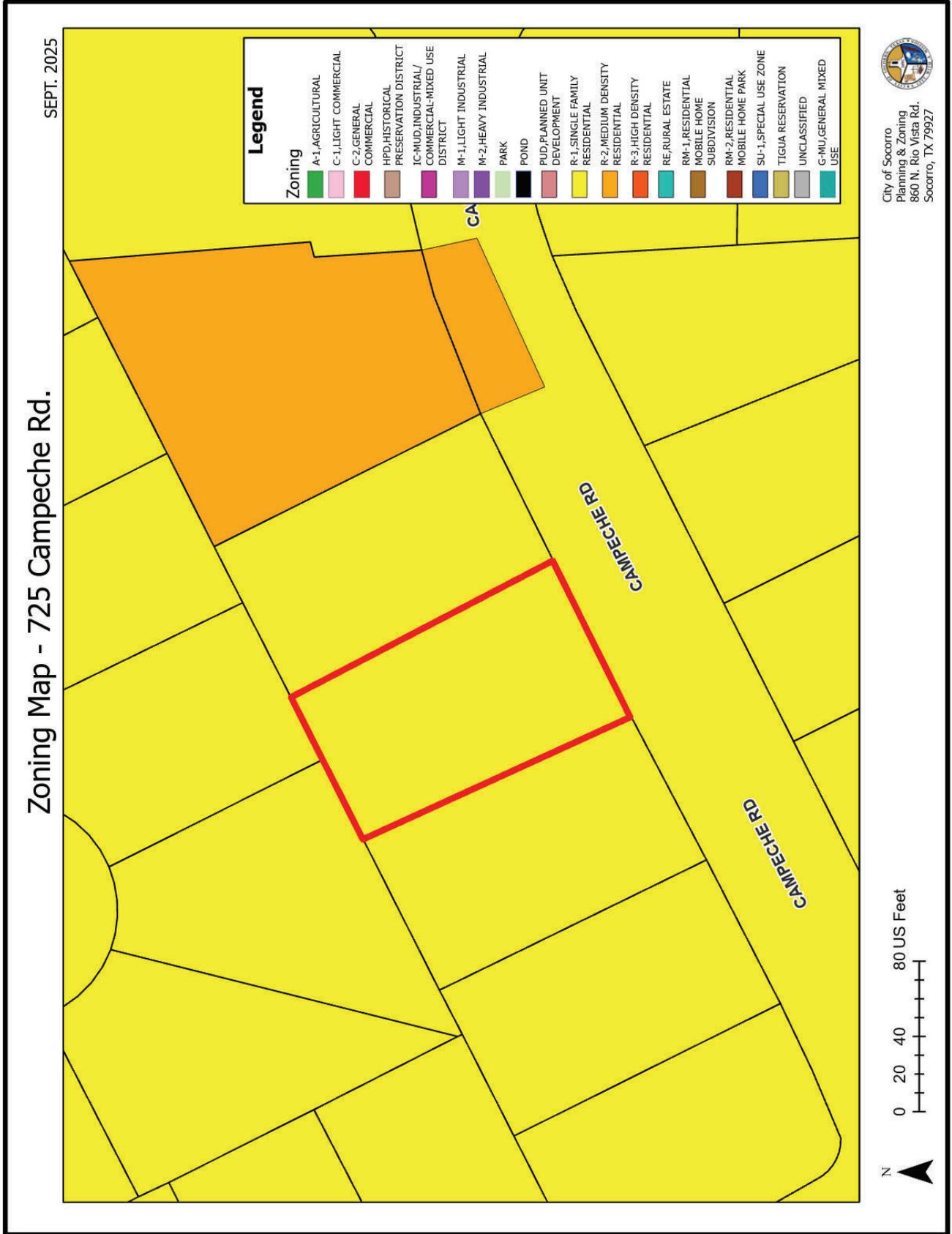
PLEASE DESCRIBE THE REASON(S) YOU ARE REQUESTING TO BE HEARD BY THE BOARD OF ADJUSTMENT. YOU MAY ATTACH ADDITIONAL INFORMATION TO SUPPORT YOUR REQUEST.

REASON FOR PETITION: Replace mobile home (Time to Replace mobile home has passed)

APPLICATION

WILL THIS REQUEST SERVE A PUBLIC INTEREST? <u>NO</u>	
WILL LITERAL ENFORCEMENT OF THE CODE CREATE A HARDSHIP? <u>Yes, Applicant is Senior Citizen is Fixed Income, New mobile home is over Budget</u>	
DOES THIS REQUEST MEET THE SPIRIT OF THE CODE? <u>yes</u>	
WILL SUBSTANTIAL JUSTICE BE MADE WITH THIS REQUEST? <u>yes</u>	
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>[Signature]</u> Property Owner Signature (If different from Applicant)	<u>[Signature]</u> 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>September</u> , 20 <u>25</u>	
 (seal)	<u>Sandra Perez</u> Notary Public
My Commission expires: <u>2/18/2027</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

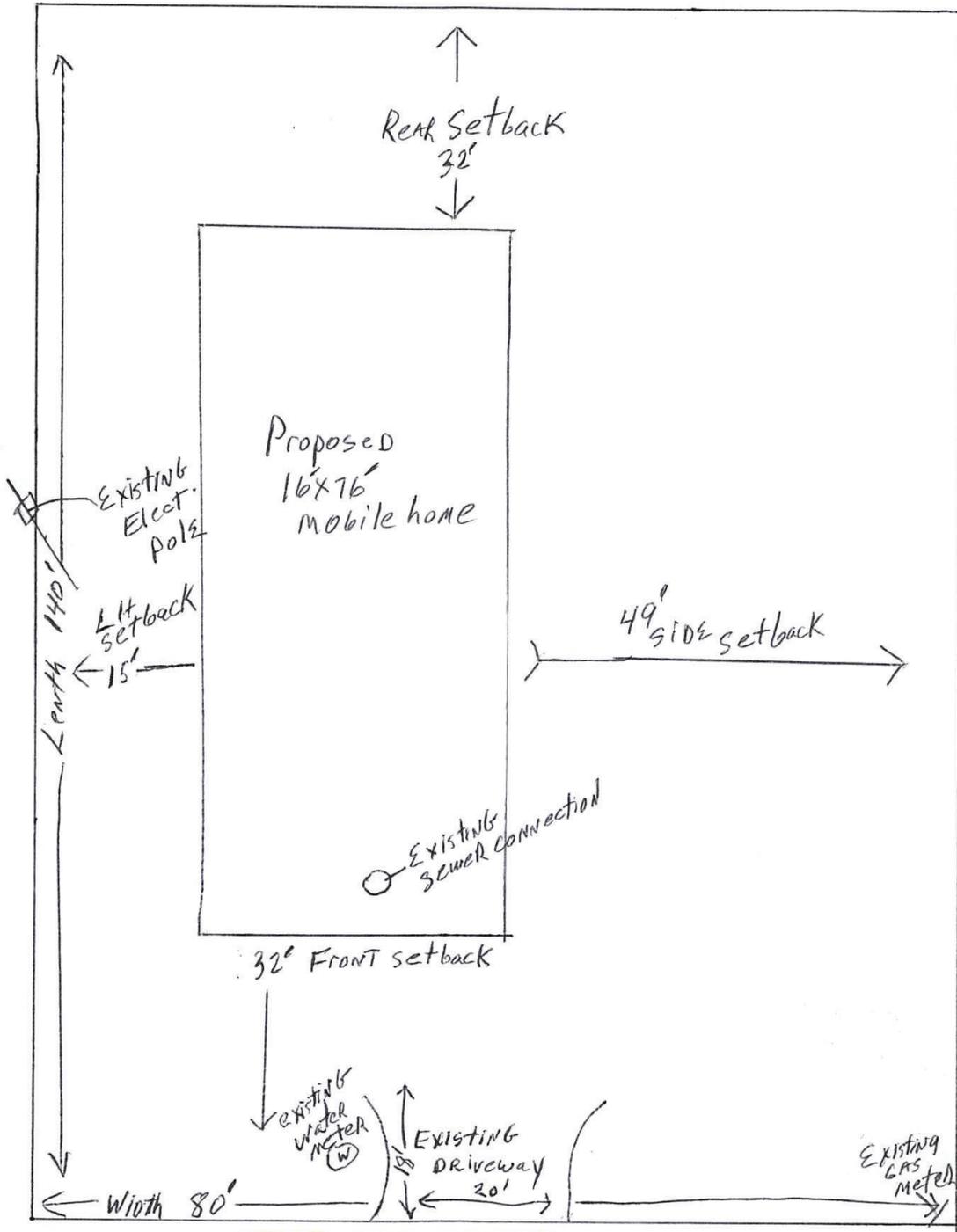


SITE PICTURES



View of property from Campeche Rd.

SUPPLEMENTAL DOCUMENT - SITE PLAN



725 Campeche
Socorro TX. 79927

SUPPLEMENTAL DOCUMENT - IMAGE

