



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 23RD OF OCTOBER 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 OCTOBER 23, 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 **October 23, 2025**, at 6:00 p.m. at Council Chambers, 860 N. Rio Vista Rd., Socorro, Texas, at which time the following will be discussed:

Approved by: LA

1. Call to order.
2. Establishment of quorum.

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 September 25, 2025.
7. **Consider and Take Action** on the proposed variance request from the Municipal Code Section 46-239. – *Accessory Structures- Subsection (b)*, to allow a 2,400 sq. ft. accessory structure, which exceeds 50% of the 3,432 sq. ft. principal structure. The requested variance is 684 sq. ft. The property is located at 538 Rancho Viejo, Socorro TX., being Lot 8, Block 7, Rancho Miraval Estates.
8. **Consider and Take Action** on the proposed variance request from the Municipal Code Section 46-238 – *Area Requirements- Subsection 2(a) and 2(d)* to allow a reduced front yard setback of 19'-0" instead of the 25'-0" setback requirement, and a reduced rear yard setback of 11'-0" instead of the 25'-0" setback requirement at 10164 Conquistador Dr., Socorro, TX., and being Lot 11, Block 3, Spanish Trail Subdivision to allow the encroachment of the existing structure and a proposed addition.
9. **Consider and Take Action** on the proposed variance request from the Municipal Code Section 46-262. – *Area Requirements- Subsection 2(a)*, to allow a reduced front yard setback of 15'-6" instead of the 20'-0" setback requirement. The requested variance is 4'-6". The property is located at 12044 Cotton Cloud Way, Socorro TX., being Lot 11, Block 5, Hidden Valley Estates. To allow the encroachment for the new home.
10. **Consider and Take Action** on the Election of Officers for 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.).

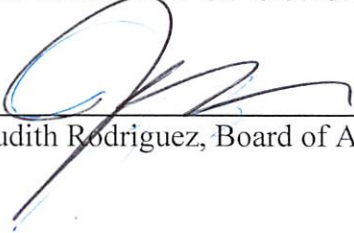
The Board of Adjustments will return to the open session to take any final action and may also, at any time during the meeting, bring forward any of the following items for public discussion, as appropriate.

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
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 20TH DAY OF OCTOBER 2025.

BY: 
Judith Rodriguez, Board of Adjustments Secretary.

DATE & TIME POSTED: 10/20/2025@4:30 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
District 4

Adriana Rodarte
City Manager

CITY OF SOCORRO BOARD OF ADJUSTMENT

Regular Meeting Minutes September 25, 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> Yadira Magana, <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:

Vice 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 David Oropeza, *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 August 28, 2025.

A motion was made by David Oropeza and seconded by Albert Lagunas *to approve*

meeting minutes for August 28, 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 46-236. – *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.*

Presentation was given by Mrs. Rodriguez.

Chair Ms. Cruz administered the oath to applicant Rene Ornelas, who would be responding to questions.

Speakers: Rene Ornelas.

1st Motion

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

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

Nays:

Abstain: Miriam Cruz

Absent:

2nd Motion

A second motion was made by Miriam Cruz and seconded by David Oropeza *to approve Item Seven (7) with the condition that manufactured homes passes inspection and city standards to obtain a Certificate of Occupancy* **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 David Oropeza *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 **6:35 PM**.

Miriam Cruz, Chair

Date minutes were approved

Judith Rodriguez, Secretary

Date minutes were approved.



**CITY OF SOCORRO
BOARD OF ADJUSTMENTS MEETING
MEETING DATE: OCTOBER 23, 2025**

**VARIANCE REQUEST
STAFF REPORT**

SUBJECT: VARIANCE REQUEST FROM THE MUNICIPAL CODE SECTION 46-239 - ACCESSORY STRUCTURES - SUBSECTION (B), TO ALLOW A 2,400 SQ. FT. ACCESSORY STRUCTURE, WHICH EXCEEDS 50% OF THE 3,432 SQ. FT. PRINCIPAL STRUCTURE. THE REQUESTED VARIANCE IS 684 SQ. FT. THE PROPERTY IS LOCATED AT 538 RANCHO VIEJO DR., SOCORRO, TX., BEING LOT 8, BLOCK 7, RANCHO MIRAVAL ESTATES.

PROPERTY ADDRESS: 538 RANCHO VIEJO DR.

PROPERTY LEGAL DESCRIPTION: LOT 8, BLOCK 7, RANCHO MIRAVAL ESTATES

PROPERTY OWNER: JOSE CABRAL

PROPERTY AREA: 43,643 SQ. F.T

CURRENT ZONING: R-1 (SINGLE FAMILY RESIDENTIAL)

SUMMARY: The applicant is requesting a variance to allow an accessory structure that exceeds the 50% of the square footage of the principal structure.

BACKGROUND: N/A

STATEMENT OF THE ISSUE: *Section 46-239. - Accessory Structures- SubSection (b), states that an accessory structure shall not exceed 50 percent of the square footage of the principal structure for properties zoned R-1 (Single Family Residential). The applicant is proposing a storage accessory structure that exceeds this limitation and therefore requires a variance of 684 sq. ft. to allow the proposed design.*

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the variance request from the Municipal Code Section 46-239-*Accessory Structures.-SubSection 2(b)*.

APPLICATION



BOARD OF ADJUSTMENT APPLICATION

APPEAL SPECIAL EXCEPTION VARIANCE TODAY'S DATE: _____

****CONTACT INFORMATION****

PROPERTY LOCATION*: 538 Rancho Viejo Dr. El Paso Tx 79927

Subdivision: Rancho Miraval Estates (Street address) Lot: B and BA Block: 7

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

Property Owner: Jose Cabral 538 Rancho Viejo Dr. El Paso Tx 79927

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

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

Property Owner Printed Name: _____ Property Owner Signature: _____

Applicant: Jose Cabral 538 Rancho Viejo Dr El Paso Tx 79927

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

****REQUEST****

Please list types requested:

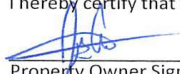
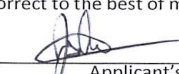
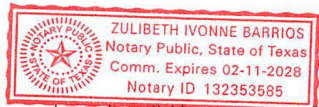
Description	Ordinance Requirements	Requested Dimensions	Variance from Ordinance
Lot Size	48909 Sqft		
Lot Width	F-106.73' B-114.93'		
Lot Depth			
Side Yard			
Side Yard			
Side at Corner			
Front Yard			
Rear Yard			
Driveway			
Other		40'x60'x16' Shop	

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:

We would like to get more storage in order to hide vehicles from the public eye indoors. We would store all personal property indoors out of the elements. We would also have a covered and enclosed area for family gatherings that would ensure no noise complaints.

APPLICATION

WILL THIS REQUEST SERVE A PUBLIC INTEREST?	
Yes, trailers and vehicles will be stored away from the public eye.	
WILL LITERAL ENFORCEMENT OF THE CODE CREATE A HARDSHIP?	
Literal code enforcement could create a hardship because the storage size needed will not be sufficient to store personal property.	
DOES THIS REQUEST MEET THE SPIRIT OF THE CODE?	
Yes, this request meets the spirit of the code.	
WILL SUBSTANTIAL JUSTICE BE MADE WITH THIS REQUEST?	
Yes, substantial justice will be made with this request.	
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.	
 _____ 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>6</u> day of <u>July</u> , 20 <u>25</u>	
	
(seal)	My Commission expires: <u>02-11-2028</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: _____

SITE PICTURES



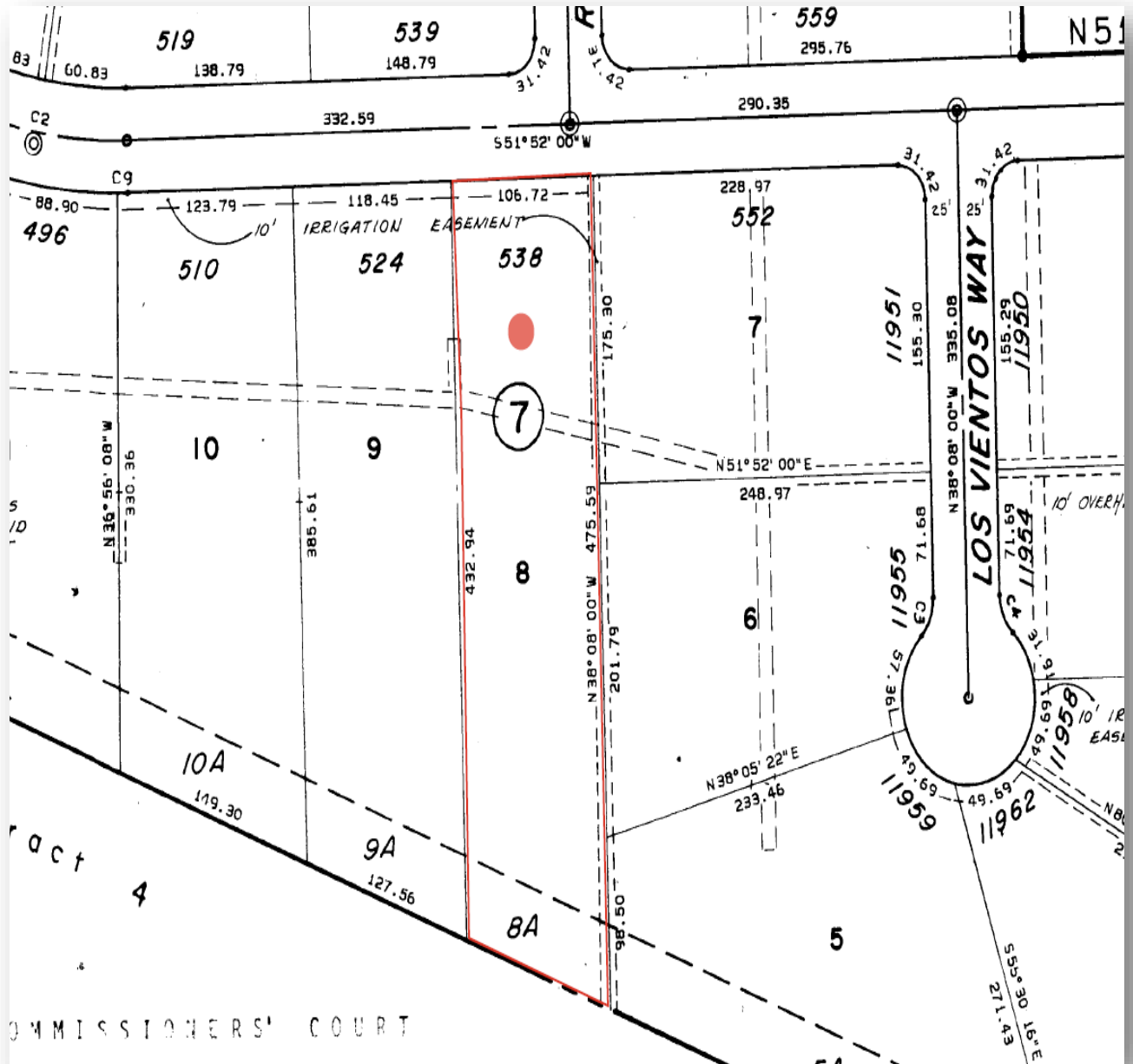
View of property from Rancho Viejo Dr.



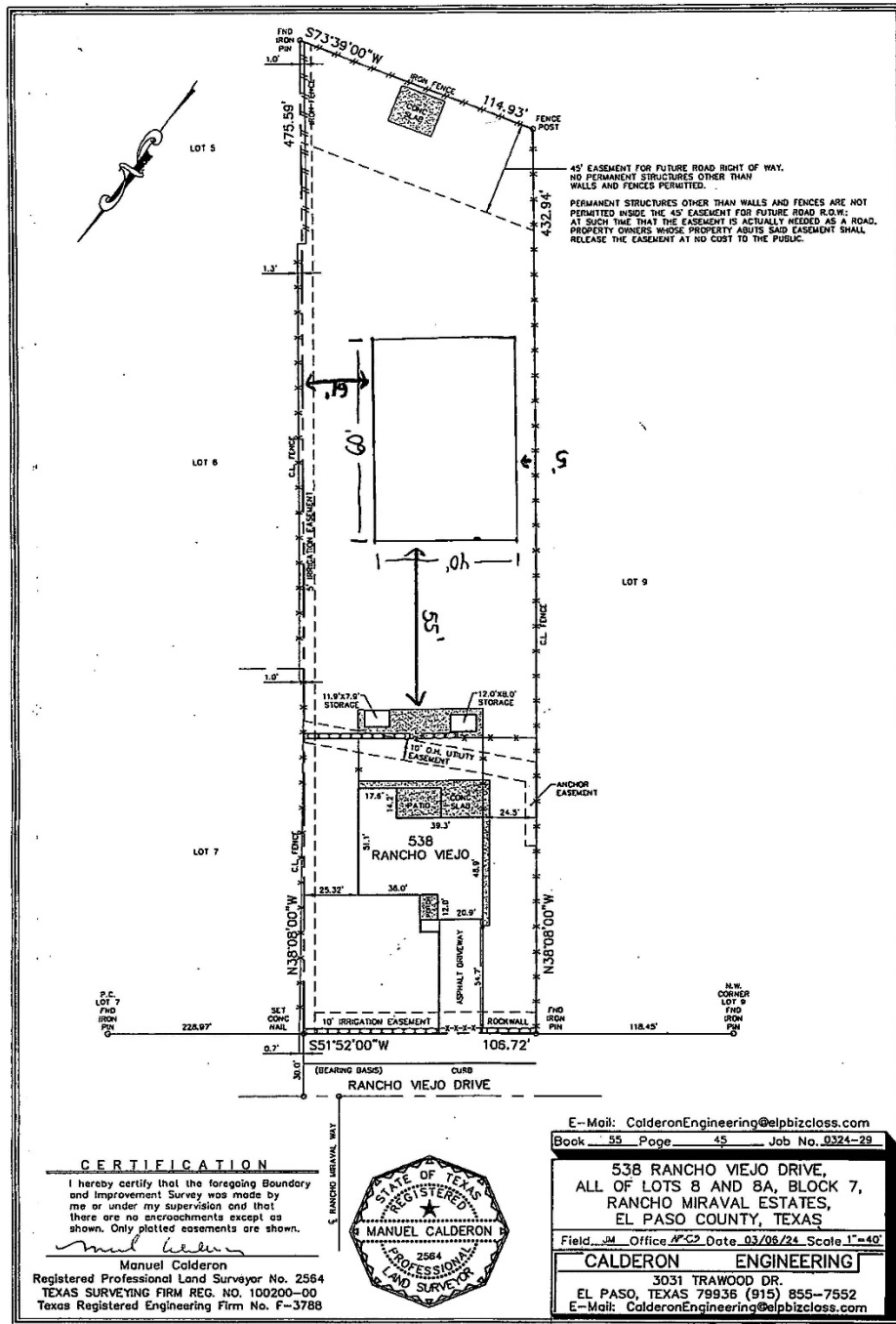
View of property from the left side of the house towards the backyard.

RANCHO MIRAVAL ESTATES

RECORDED PLAT: OCTOBER 1979

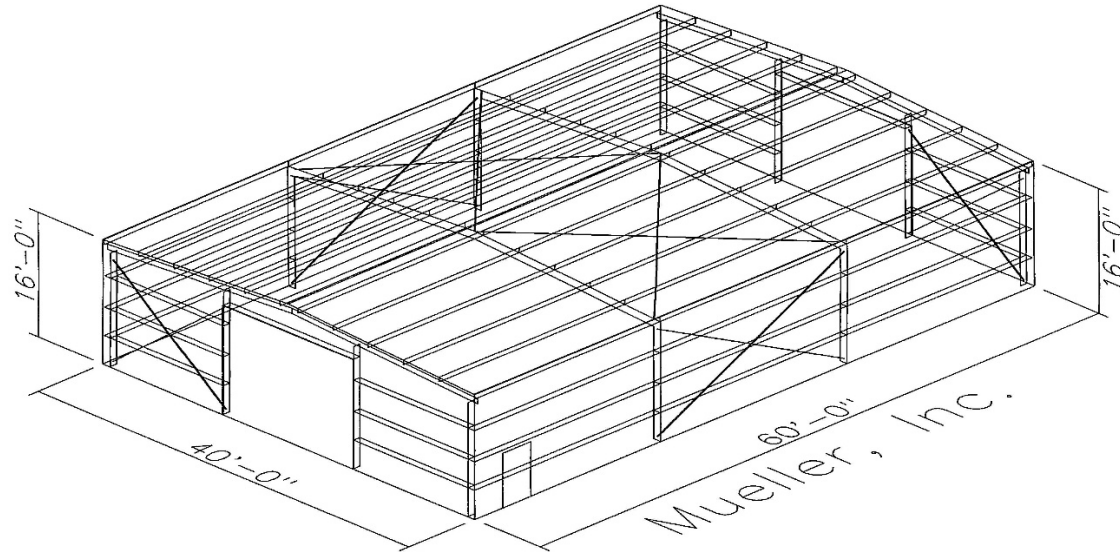


SUPPLEMENTAL DOCUMENT- SITE PLAN



SUPPLEMENTAL DOCUMENT-

ACCESSORY STRUCTURE





**CITY OF SOCORRO
BOARD OF ADJUSTMENTS MEETING
MEETING DATE: OCTOBER 23, 2025**

**VARIANCE REQUEST
STAFF REPORT**

SUBJECT: VARIANCE REQUEST FROM THE MUNICIPAL CODE SECTION 46-238 - AREA REQUIREMENTS - SUBSECTION 2A AND 2D TO ALLOW A REDUCED FRONT YARD SETBACK OF 19'-0" INSTEAD OF THE 25'-0" SETBACK REQUIREMENT, AND A REDUCED REAR YARD SETBACK OF 11'-0" INSTEAD OF THE 25'-0" SETBACK REQUIREMENT AT 10164 CONQUISTADOR DR., SOCORRO, TX., AND BEING LOT 11, BLOCK 3, SPANISH TRAIL SUBDIVISION TO ALLOW THE ENCROACHMENT OF THE EXISTING STRUCTURE AND A PROPOSED ADDITION.

PROPERTY ADDRESS: 10164 CONQUISTADOR DR.

PROPERTY LEGAL DESCRIPTION: LOT 11, BLOCK 3, SPANISH TRAIL SUBDIVISION

PROPERTY OWNER: ALICIA MENDOZA

PROPERTY AREA: 11,147 S.F.

CURRENT ZONING: R-1 (SINGLE FAMILY RESIDENTIAL)

SUMMARY: The applicant is requesting a variance to allow the existing structure as well as a proposed addition to encroach the front and rear setbacks.

BACKGROUND: N/A

STATEMENT OF THE ISSUE: *Section 46-238. - Area Requirements. (SubSection 2A and 2D)* provides the minimum yard setbacks for properties zoned R-1 (Single-Family Residential). A small portion of the existing structure and the proposed addition would require a Front Setback variance of 5'-8" (rounded to 6'-0") and a Rear Setback variance of 13'-7" (rounded to 14'-0") to allow the applicant's design for the proposed addition.

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the variance request from the Municipal Code Section 46-238.- *Area Requirements. -SubSection 2A* to allow a reduced front yard setback of 19'-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. -SubSection 2D* to allow a reduced rear yard setback of 11'-0" instead of the 25'-0" setback requirement as the request meets the spirit of the code and substantial justice will be made.

APPLICATION



BOARD OF ADJUSTMENT APPLICATION

APPEAL SPECIAL EXCEPTION VARIANCE TODAY'S DATE: 8-1-25

****CONTACT INFORMATION****

PROPERTY LOCATION*: 10164 Conquistador Dr.
(Street address)

Subdivision: Spanish Trail Lot: 11 Block: 3
*Application not applicable in the ETJ (Extra Territorial Jurisdiction)

Property Owner: Alicia Mendoza 10164 Conquistador Dr Socorro, TX, 79927
(Name) (Address) (City, State, & Zip Code)

[REDACTED] [REDACTED]
(Email) (Phone)

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

Property Owner Printed Name: Alicia Mendoza Property Owner Signature: Alicia Mendoza

Applicant: Alicia Mendoza 10164 Conquistador Dr Socorro, TX, 79927
(Name) (Address) (City, State, & Zip Code)

[REDACTED] [REDACTED]
(Email) (Phone)

****REQUEST****

Please list types requested:

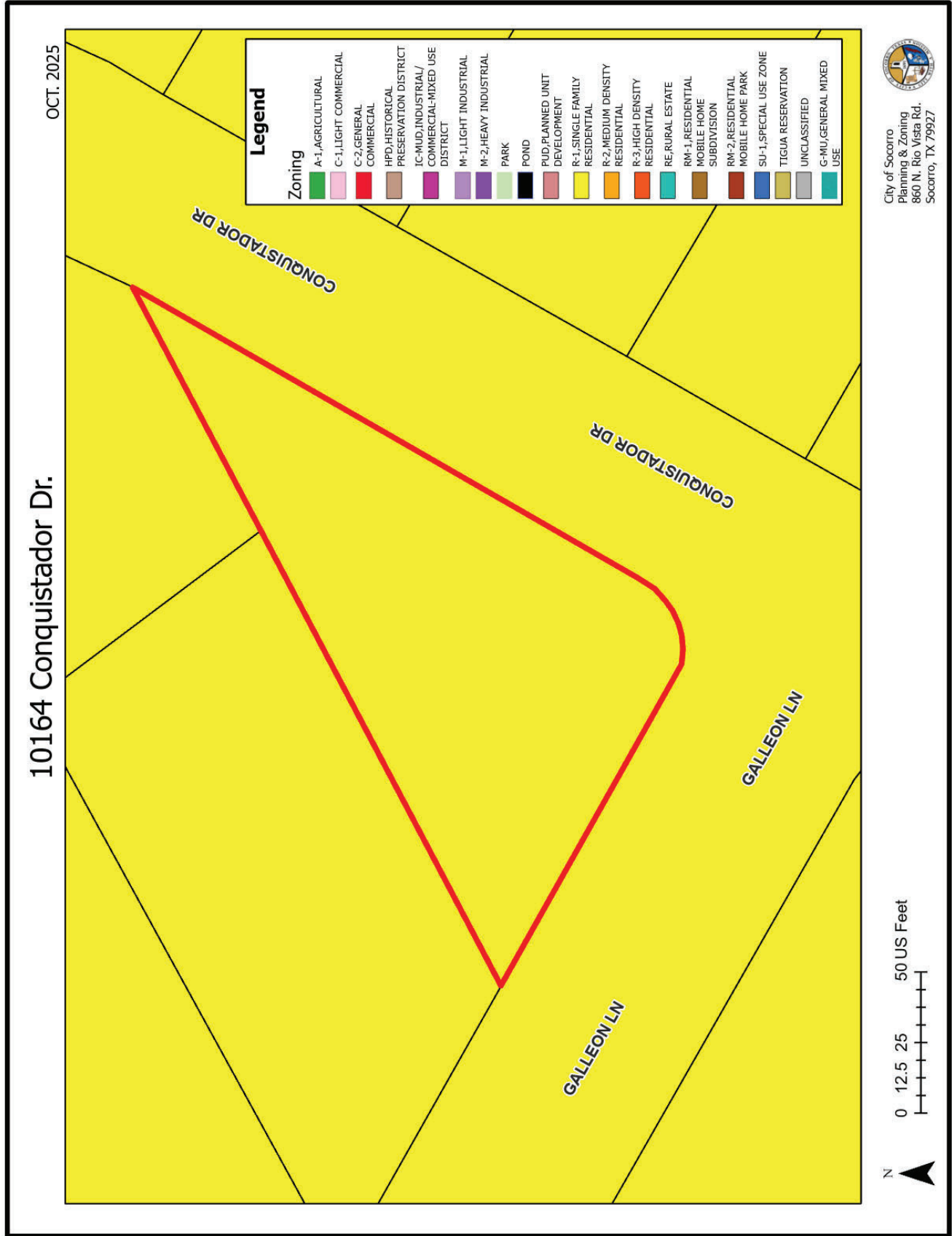
Description	Ordinance Requirements	Requested Dimensions	Variance from Ordinance
Lot Size	<u>12,664.83</u>		
Lot Width			
Lot Depth			
Side Yard	<u>5</u>		
Side Yard	<u>5</u>		
Side at Corner	<u>10</u>		
Front Yard	<u>25</u>		
Rear Yard	<u>25</u>	<u>5'-8"</u>	
Driveway			
Other			

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:

[Empty lines for providing reasons for the petition]

ZONING MAP



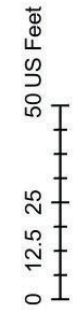
AERIAL IMAGE

OCT. 2025

10164 Conquistador Dr.



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



SITE PICTURES

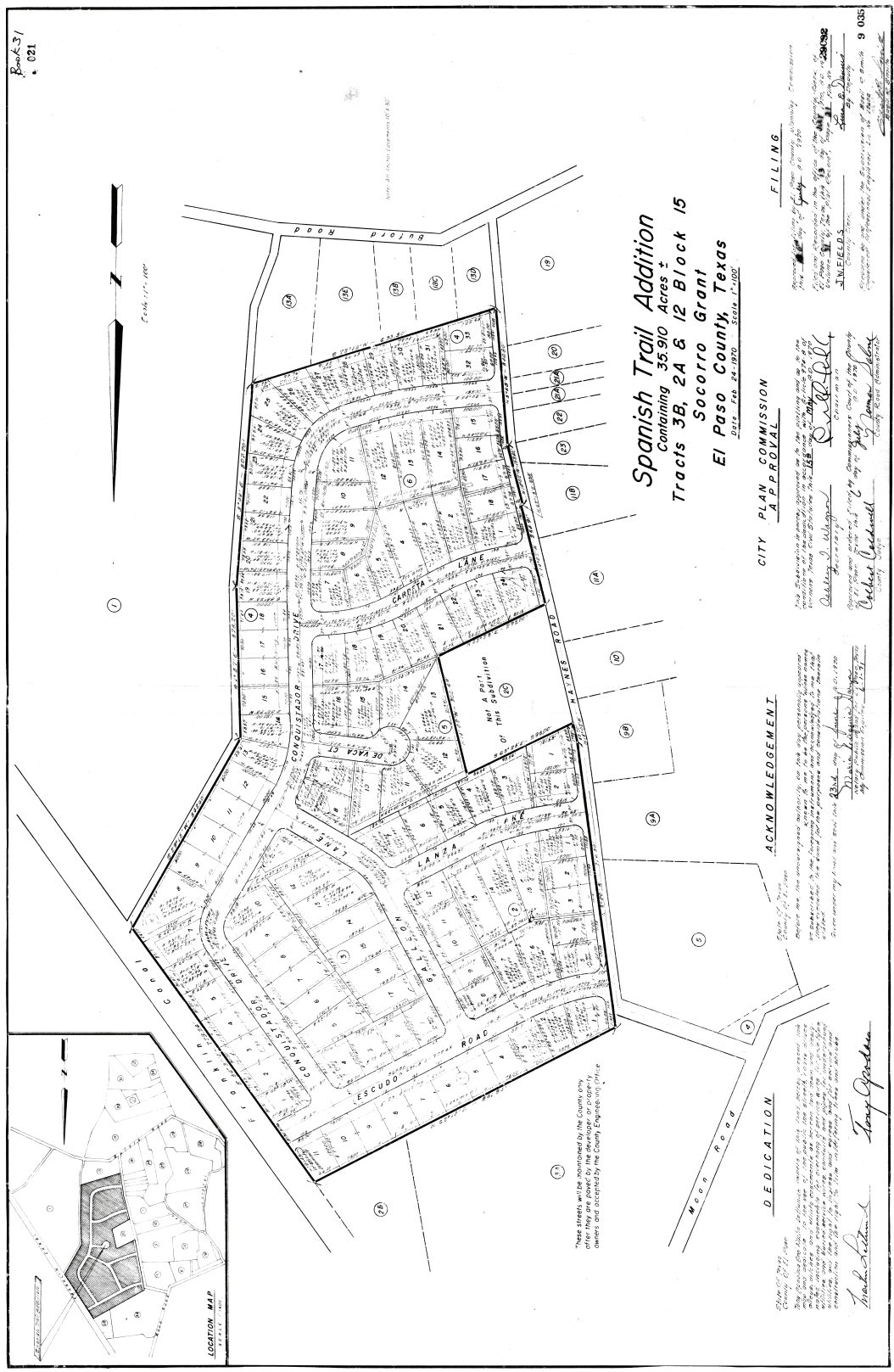


View of property from Conquistador Dr and Galleon Ln.



SPANISH TRAIL ADDITION RECORDED PLAT

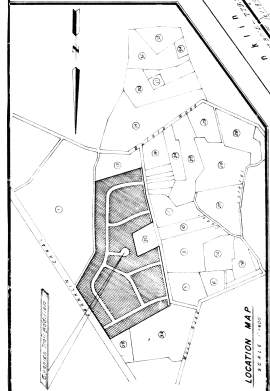
DATE RECORDED: JULY 1970



Spanish Trail Addition
 Containing 35.910 Acres ±
 Tracts 3B, 2A & 12 Block 15
 Socorro Grant
 El Paso County, Texas
 Date: Feb. 24, 1970 Scale: 1"=100'

Book 31
 • 021

Scale: 1"=100'



These streets were acknowledged by the County City after they are paved by the developer or property owners and accepted by the County Engineering Office.

DEDICATION

I, the undersigned, hereby dedicate to the public use of the County of El Paso, Texas, the streets and easements shown on the plat of the Spanish Trail Addition, Socorro Grant, El Paso County, Texas, and the same are hereby dedicated to the public use of the County of El Paso, Texas, and the same are hereby dedicated to the public use of the County of El Paso, Texas, and the same are hereby dedicated to the public use of the County of El Paso, Texas.

Anthony Gordon
 Tony Gordon

ACKNOWLEDGEMENT

I, the undersigned, hereby acknowledge the dedication of the streets and easements shown on the plat of the Spanish Trail Addition, Socorro Grant, El Paso County, Texas, and the same are hereby acknowledged by me, the undersigned, and the same are hereby acknowledged by me, the undersigned, and the same are hereby acknowledged by me, the undersigned.

Robert Caldwell
 Robert Caldwell

CITY PLAN COMMISSION APPROVAL

The dedication of these streets and easements to the public use of the County of El Paso, Texas, is hereby approved by the City Plan Commission of the County of El Paso, Texas, and the same are hereby approved by the City Plan Commission of the County of El Paso, Texas, and the same are hereby approved by the City Plan Commission of the County of El Paso, Texas.

Robert Caldwell
 Robert Caldwell

FILING

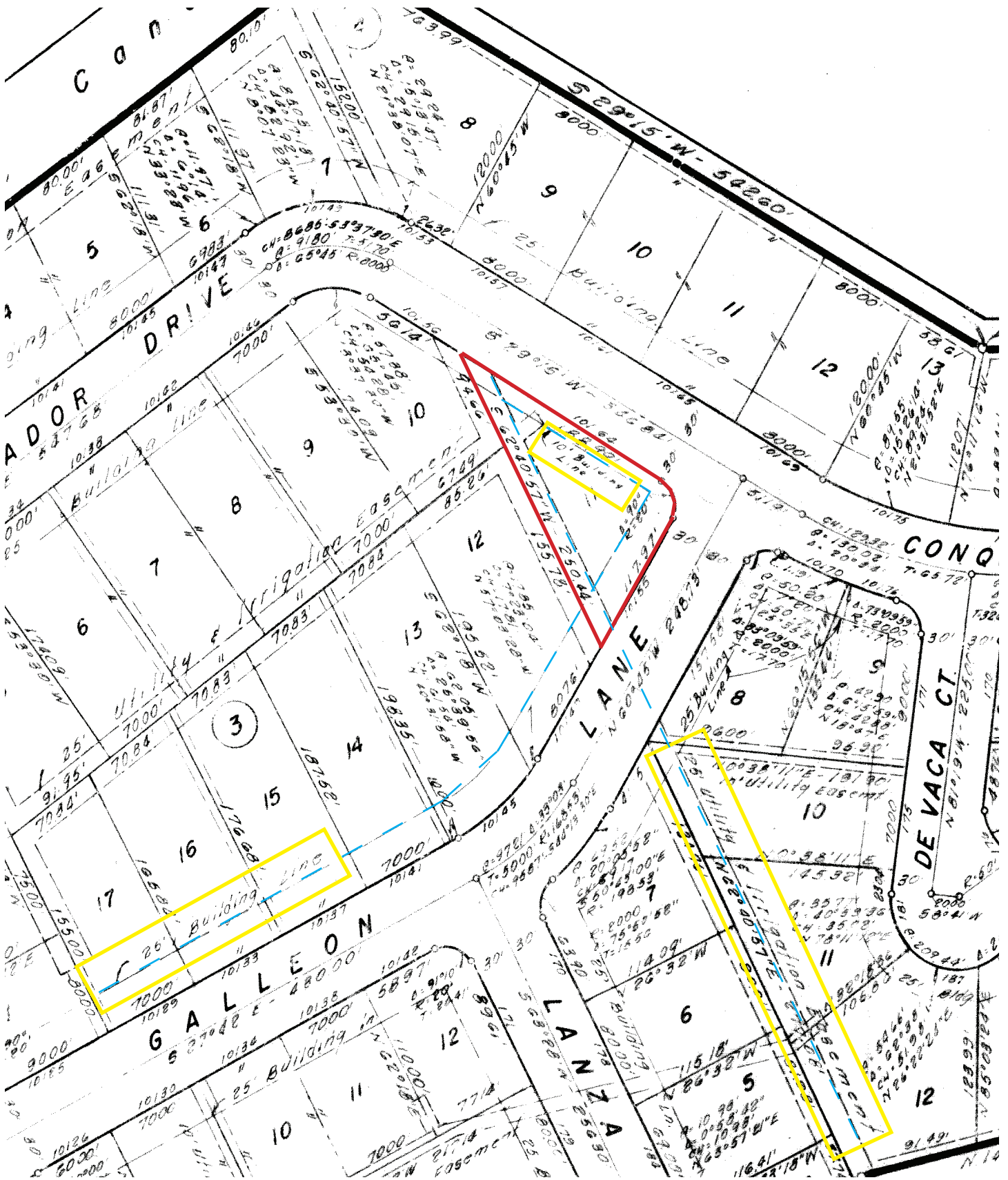
This plat is being filed for record in the County of El Paso, Texas, and the same is hereby filed for record in the County of El Paso, Texas, and the same is hereby filed for record in the County of El Paso, Texas.

Robert Caldwell
 Robert Caldwell

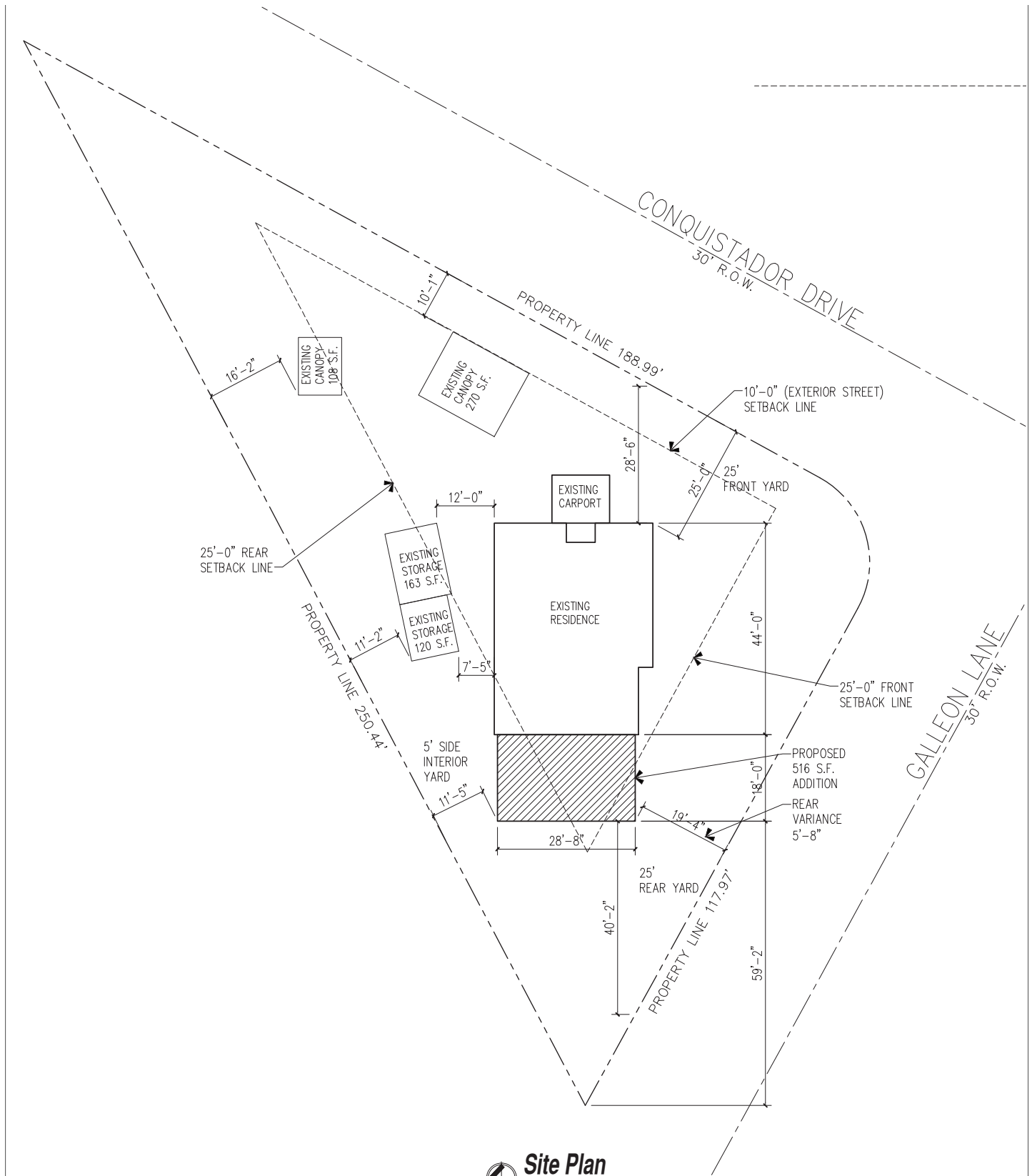
9 035

SPANISH TRAIL ADDITION RECORDED PLAT

DATE RECORDED: JULY 1970



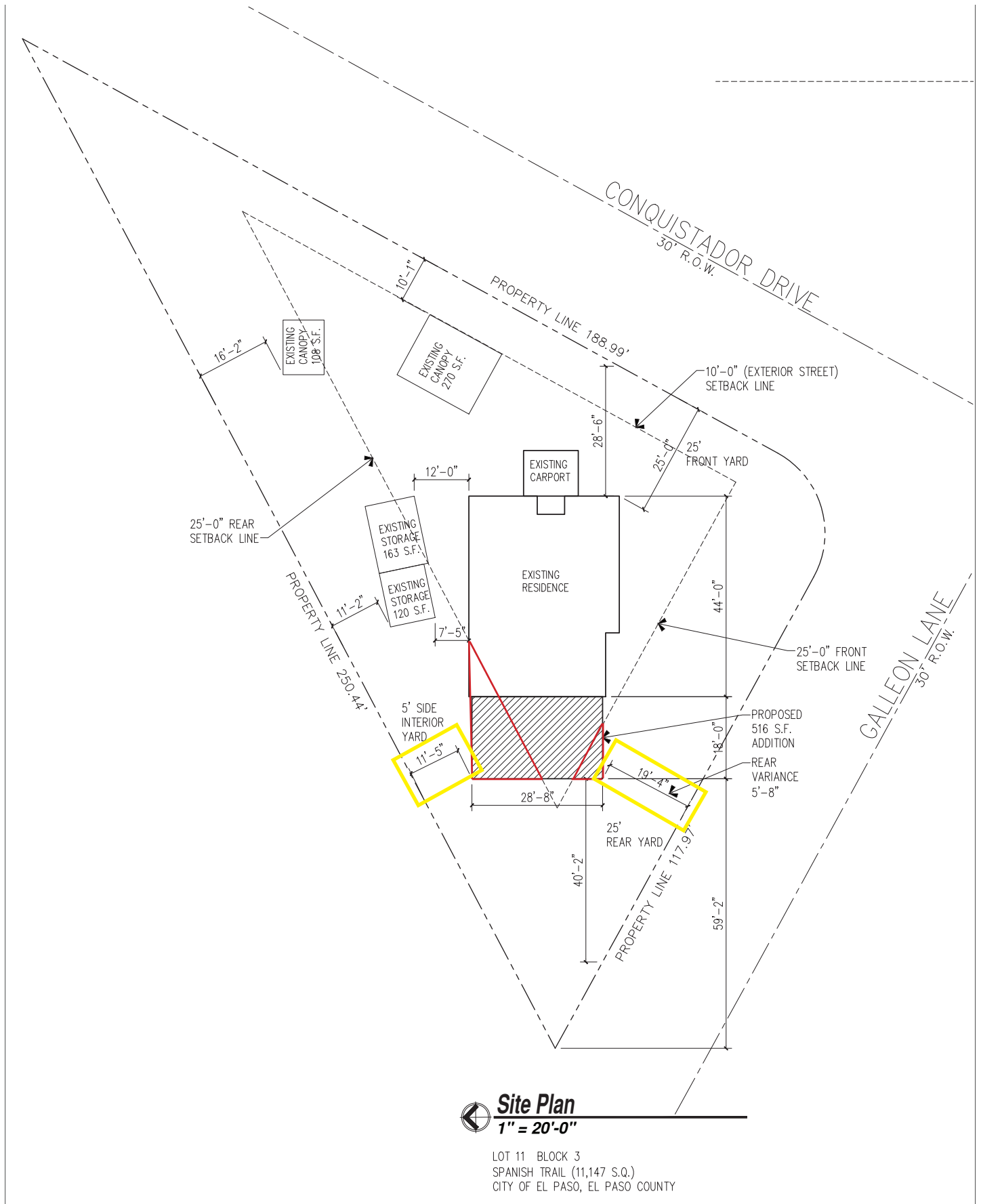
SUPPLEMENTAL DOCUMENT - SITE PLAN



Site Plan
1" = 20'-0"

LOT 11 BLOCK 3
 SPANISH TRAIL (11,147 S.Q.)
 CITY OF EL PASO, EL PASO COUNTY

SUPPLEMENTAL DOCUMENT - SITE PLAN



Site Plan
 1" = 20'-0"

LOT 11 BLOCK 3
 SPANISH TRAIL (11,147 S.Q.)
 CITY OF EL PASO, EL PASO COUNTY



**CITY OF SOCORRO
BOARD OF ADJUSTMENTS MEETING
MEETING DATE: OCTOBER 23, 2025**

**VARIANCE REQUEST
STAFF REPORT**

SUBJECT: VARIANCE REQUEST FROM THE MUNICIPAL CODE SECTION 46-262 - AREA REQUIREMENTS - SUBSECTION 2(a) TO ALLOW A REDUCED FRONT YARD SETBACK OF 15'-6" INSTEAD OF THE 20'-0" SETBACK REQUIREMENT. THE REQUESTED VARIANCE IS 4'-6". THE PROPERTY IS LOCATED AT 12044 COTTON CLOUD WAY, SOCORRO, TX., AND BEING LOT 11, BLOCK 5, HIDDEN VALLEY ESTATES TO ALLOW THE ENCROACHMENT FOR THE NEW HOME.

PROPERTY ADDRESS: 12044 COTTON CLOUD WAY.

PROPERTY LEGAL DESCRIPTION: LOT 11, BLOCK 5, HIDDEN VALLEY ESTATES

PROPERTY OWNER: WILLIAM ZOLONDEK

REPRESENTATIVE JAIME E. GONZALEZ

PROPERTY AREA: 9,147.6 S.F.

CURRENT ZONING: R-2 (MEDIUM DENSITY RESIDENTIAL)

SUMMARY: The applicant is requesting a variance to allow the encroachment of the front yard setback for the new home.

BACKGROUND: Construction of the home was started by the previous owner.

STATEMENT OF THE ISSUE: *Section 46-262. - Area Requirements- SubSection 2(a)* provides the minimum yard setbacks for properties zoned R-2 (Medium Density Residential). A small portion of the new home would require a front setback variance of 4'-6".

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the variance request from the Municipal Code Section 46-262.- *Area Requirements. -SubSection 2(a)* to allow a reduced front yard setback of 15'-6" instead of the 20'-0" setback requirement as the request meets the spirit of the code and substantial justice will be made.

APPLICATION



BOARD OF ADJUSTMENT APPLICATION

APPEAL SPECIAL EXCEPTION VARIANCE TODAY'S DATE: _____

****CONTACT INFORMATION****

PROPERTY LOCATION*: 12044 COTTON CLOUD WAY
(Street address)

Subdivision: HIDDEN VALLEY ESTATES Lot: 11 Block: 5
*Application not applicable in the ETJ (Extra Territorial Jurisdiction)

Property Owner: WILLIAM ZOLONDEL 2900 BEST VANCEY DR EL PASO 79936
(Name) (Address) (City, State, & Zip Code)

(Email) (Phone)

Property Owner is giving JAIME E. GONZALEZ authority to represent him/her at meeting.
(Applicant Name)

Property Owner Printed Name: _____ Property Owner Signature: _____

Applicant: JAIME E. GONZALEZ 3400 SUNCREST DR STE 136, 79912
(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			
Driveway	<u>20'-0"</u>	<u>15'-7 1/4"</u>	<u>4'-4 3/4"</u>
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: CONSTRUCTION OF HOME WAS STARTED BY PREVIOUS OWNER. FRONT SETBACK PER PERMIT PLANS WAS TO BE 20' FROM PROPERTY LINE. FOUNDATION WAS POURED WITH ONLY 15.6' FRONT SETBACK. FOUNDATION INSPECTION PASSED 03/18/2024.

WE REQUEST A 4.4' VARIANCE TO THE FRONT SETBACK TO COMPLETE CONSTRUCTION WITH THE FOUNDATION AS IT WAS POURED BY PREVIOUS OWNER.

WILL THIS REQUEST SERVE A PUBLIC INTEREST? YES, A COMPLETED NEW HOME VS UNFINISHED ABANDONED JOB SITE

WILL LITERAL ENFORCEMENT OF THE CODE CREATE A HARDSHIP? YES, MODIFICATION OR REMOVAL OF EXISTING FOUNDATION WILL EXCEED OWNERS BUDGET AND WILL NOT ALLOW COMPLETION OF HOME CONSTRUCTION

DOES THIS REQUEST MEET THE SPIRIT OF THE CODE? YES, FRONT SETBACK STILL EXISTS, ONLY A BIT SMALLER

WILL SUBSTANTIAL JUSTICE BE MADE WITH THIS REQUEST?

Items Submitted: Completed application and fee Plot/Site Plan or Survey drawn to scale

I hereby certify that the above statements are true and correct to the best of my knowledge.

[Signature]
Property Owner Signature (if different from Applicant)

[Signature]
Applicant's Signature

STATE OF TEXAS
COUNTY OF EL PASO

Subscribed and sworn to before me this 10 day of October, 2025



[Signature]
Notary Public

My Commission expires: 03-29-2027

(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.

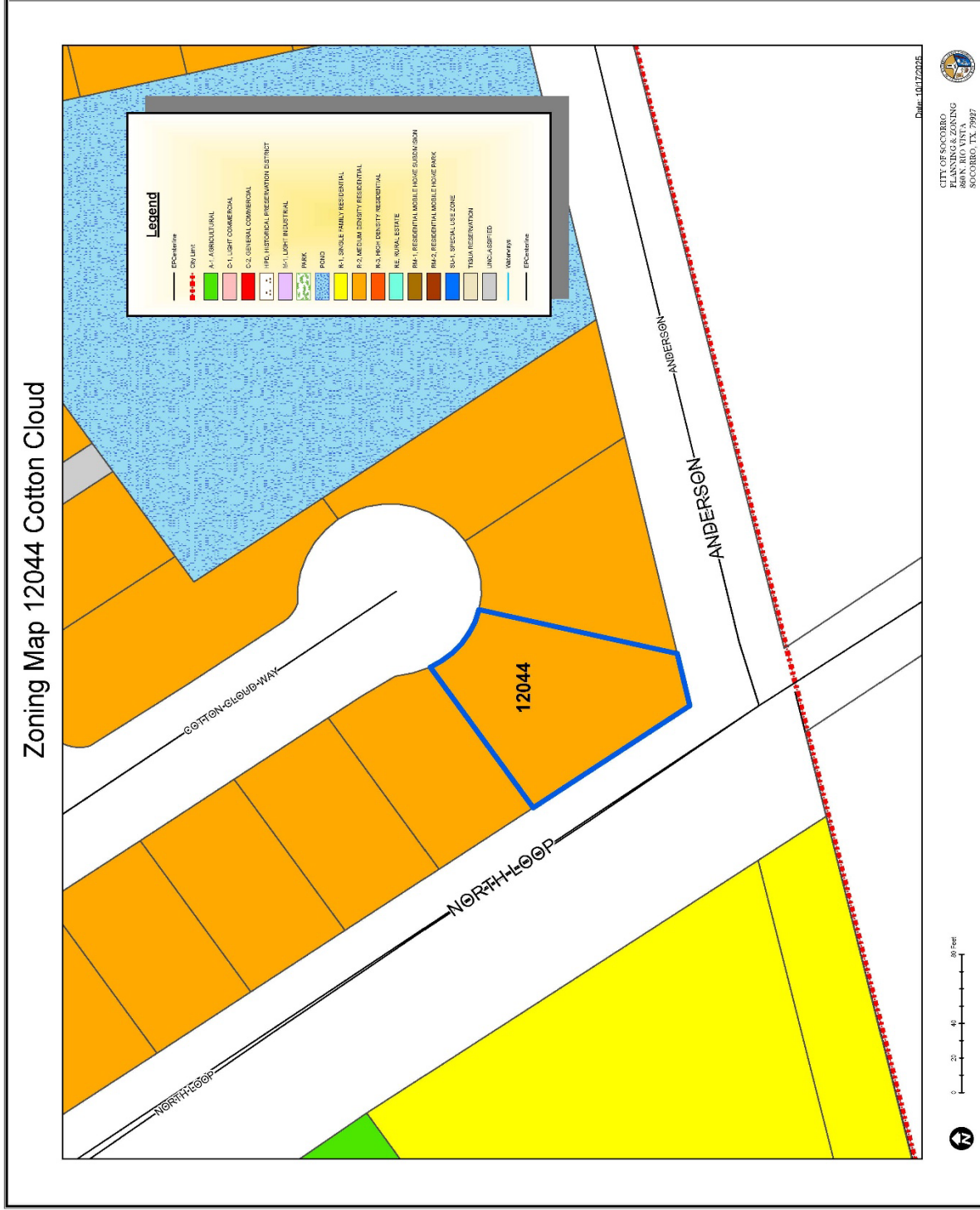
OFFICE USE ONLY

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



SITE PICTURES

View of property from Cotton Cloud Way.



HIDDEN VALLEY STATES- RECORDED PLAT (WIDE AREA)



SUPPLEMENTAL DOCUMENT- SITE PLAN (WIDE AREA)

