

*Rudy Cruz Jr.*  
Mayor

*Ruben Reyes*  
At Large

*Cesar Nevarez*  
District 1



*Alejandro Garcia*  
District 2

*Gina Cordero*  
District 3//Mayor ProTem

*Irene Rojas*  
District 4

*Adriana Rodarte*  
City Manager

**NOTICE OF REGULAR 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 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.

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**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 22ND OF JANUARY 2026 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 JANUARY 22, 2026, 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 **January 22, 2026**, 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:

Approved by: 

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

### **REGULAR MEETING AGENDA**

3. Reading of the Board of Adjustment Statement.
4. Swearing of all people giving testimony.
5. **Consider and Take Action** on the approval of the meeting minutes for November 6, 2025.
6. **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.
7. **Consider and Take Action** on the Election of Officers for Board of Adjustments.
8. **Consider and Take Action** on the Bylaws of the Board of Adjustment.
9. **Consider and Take Action** on the 2026 Board of Adjustment Calendar.

### **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

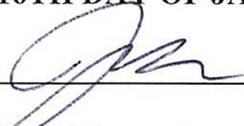
Approved by: 

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

**10. 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 16TH DAY OF JANUARY 2026.**

BY:  \_\_\_\_\_.

Judith Rodriguez, Board of Adjustments Secretary.

**DATE & TIME POSTED:** 1/16/2026 @ 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



**Alejandro Garcia**  
District 2

**Gina Cordero.**  
District 3/ Mayor Pro-Tem

**Irene Rojas**  
District 4

**Adriana Rodarte**  
City Manager

## CITY OF SOCORRO BOARD OF ADJUSTMENT

### Regular Meeting Minutes November 6, 2025

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

#### Items for discussion and action:

**1. Call to order:**

Chair, Ms. Miriam Cruz called the meeting to order at 6:05 p.m.

**2. Establishment of quorum:**

A quorum was established with four (4) members present at the time of the roll call.

**3. Consider and Take Action on the Election of Officers for Board of Adjustments.**

A motion was made by David Oropeza and seconded by Alberto Lagunas *to appoint Miriam Cruz chairwoman and Victor Espinoza as 2<sup>nd</sup> Vice-Chair.* Motion carried.

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

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 the meeting minutes for September 25, 2025.

A motion was made by Miriam Cruz 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 46-239. – 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.

Presentation was given by Mrs. Rodriguez.

A motion was made by David Oropeza and seconded by Miriam Cruz *to Table Item Seven (7) for next meeting.* Motion **Carried**

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

Nays:

Abstain:

Absent:

**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

Presentation was given by Mrs. Rodriguez.

A motion was made by David Oropeza and seconded by Albert Lagunas *to approved Item Eight (8).* Motion **Carried**

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

Nays:

Abstain:

Absent:

- 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.

Presentation was given by Mrs. Rodriguez.

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

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

Nays:

Abstain:

Absent:

- 10. Consider and Take Action** on the proposed variance request from the Municipal Code Section 46-634.- *Subsection 24 (e)*, to allow a wall sign exceeding the maximum permitted square footage, instead of the requirement outlined in section 46-634.-*Signs, Subsection 24(e)*. The property is located at 9220 and 9250 Socorro Logistics Ln., Socorro TX. and is described as Lot 2, Block 2, Socorro Logistics Center Unit Two, and Lot 1, Block 1, Socorro Logistics Center Unit Two.

Presentation was given by Mrs. Rodriguez.

A motion was made by Miriam Cruz and seconded by David Oropeza *to approved Item Ten (10)*. Motion **Carried**

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

Nays:

Abstain:

Absent:

**11. Consider and Take Action** on the proposed variance request from the Municipal Code Section 46-236- *Permitted Uses- Subsection 7(a)* to allow the placement of a double-wide manufactured home older than eight years from the date of manufacture. The proposed mobile home is a 2012 model to be located at 340 Huereque Dr., Socorro, TX.

Presentation was given by Mrs. Rodriguez.

A motion was made by Miriam Cruz and seconded by David Oropeza *to approved Item Eleven (11)* with condition to obtain home Occupation Certificate and meets setback requirements. Motion **Carried**

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

Nays:

Abstain:

Absent:

**12. Adjournment**

A motion was made by Miriam Cruz and seconded by David Oropeza *to adjourn the meeting under Item twelve (12)*. **Motion carried.**

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

Nays:

Abstain:

Absent:

Meeting adjourned at **7:21PM.**

\_\_\_\_\_  
Miriam Cruz, Chair

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

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

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



**CITY OF SOCORRO  
BOARD OF ADJUSTMENTS  
REGULAR MEETING**

**MEETING DATE: JANUARY 22, 2026**

**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. FT.

**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.

**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

(Email) \_\_\_\_\_ (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

(Name) (Address) (City, State, & Zip Code)  
(Email) \_\_\_\_\_ (Phone) \_\_\_\_\_

**\*\*REQUEST\*\***

Please list types requested:

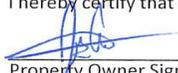
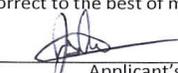
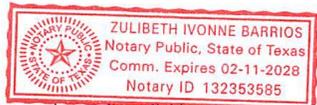
Description	Ordinance Requirements	Requested Dimensions	Variance from Ordinance
Lot Size	48909 Sqft		
Lot Width	F-106.73' B-114.93'		
Lot Depth			
Side Yard			
Side Yard			
Side at Corner			
Front Yard			
Rear Yard			
Driveway			
Other		40'x60'x16' Shop	

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

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



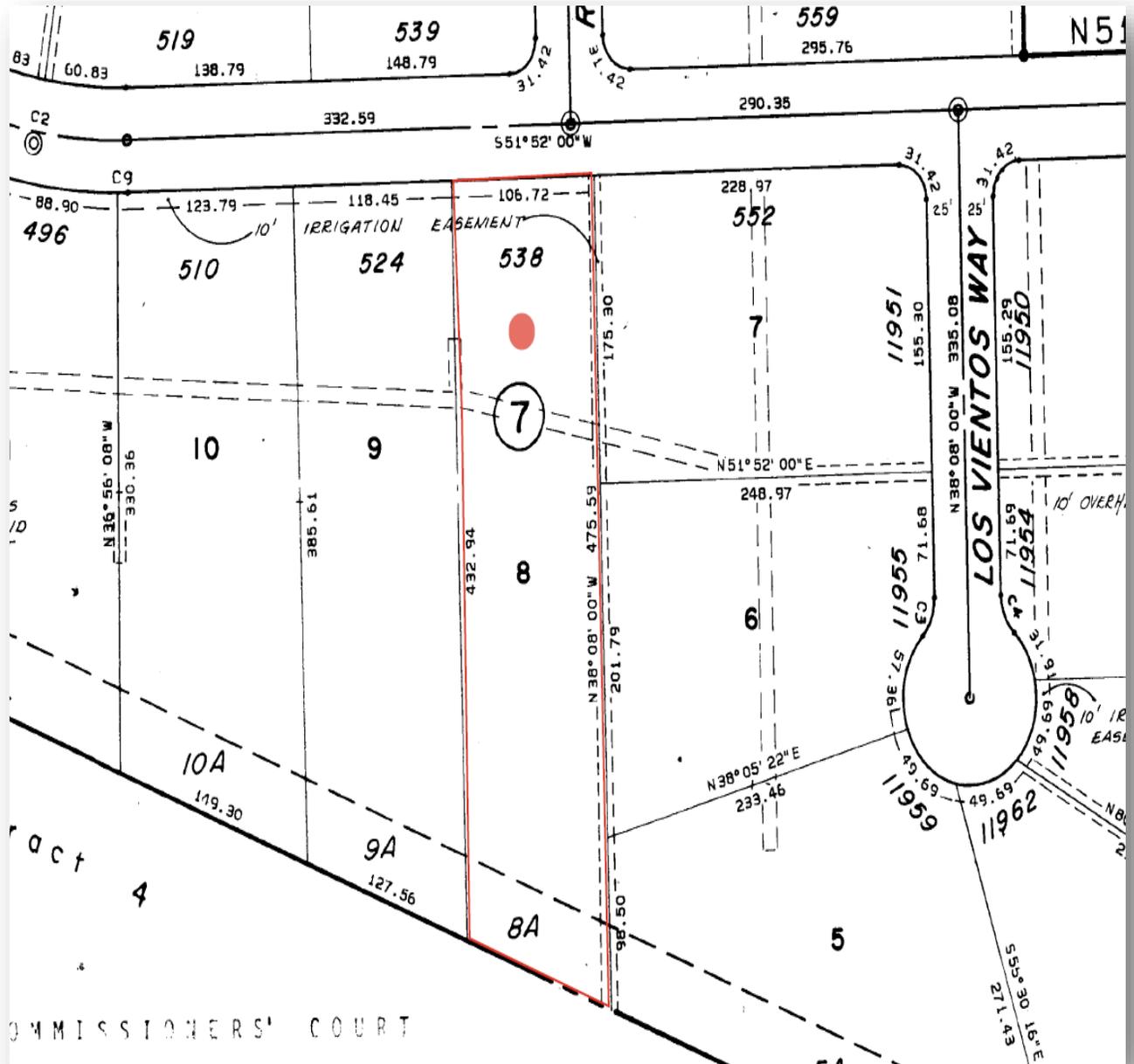
View of property from Rancho Viejo Dr.



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

# RANCHO MIRAVAL ESTATES

RECORDED PLAT: OCTOBER 1979





# SUPPLEMENTAL DOCUMENT-

## ACCESSORY STRUCTURE

