

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**

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 OF FEBRUARY 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 FEBRUARY 26, 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 **February 26, 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 (A) to allow a reduced side yard setback of 1'-10.44" instead of the required 5'-0" setback for an existing accessory structure; a variance request from Section 46-623 – Accessory Building – Subsection (4), to allow an existing accessory building to remain located in front of the principal structure; and a variance request from Section 46-238 – Area Requirements – Subsection 2(B), to allow a reduced side yard setback of 4'-7.92" instead of the 5'-0" setback requirement for an existing dwelling, for Lot 5, Block 10, Haciendas del Valle Unit Two, located at 321 Valle Hermoso Dr., Socorro, TX, for a proposed replat.
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
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 23TH DAY OF FEBRUARY 2026.


BY:  _____.

Judith Rodriguez, Board of Adjustments Secretary.

DATE & TIME POSTED: 2/23/2026@4:30 pm **BY:** MA.

**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 2nd 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. Rodiriguez.

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. Rodiriguez.

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: FEBRUARY 26, 2026

VARIANCE REQUEST STAFF REPORT

SUBJECT:

VARIANCE REQUEST FROM THE MUNICIPAL CODE SECTION 46-239 - ACCESSORY STRUCTURES- SUBSECTION (A) TO ALLOW A REDUCED SIDE YARD SETBACK OF 1'-10.44" INSTEAD OF THE REQUIRED 5'-0" SETBACK FOR AN EXISTING ACCESSORY STRUCTURE; A VARIANCE REQUEST FROM SECTION 46-623.- ACCESSORY BUILDING- SUBSECTION (4), TO ALLOW AN EXISTING ACCESSORY BUILDING TO REMAIN LOCATED IN FRONT OF THE PRINCIPAL STRUCTURE; AND A VARIANCE REQUEST FROM SECTION 46-238- AREA REQUIREMENTS- SUBSECTION 2(B), TO ALLOW A REDUCED SIDE YARD SETBACK OF 4' - 7.92" INSTEAD OF THE 5'-0" SETBACK REQUIREMENT FOR AN EXISTING DWELLING, FOR LOT 5, BLOCK 10, HACIENDAS DEL VALLE UNIT TWO, LOCATED AT 321 VALLE HERMOSO DR., SOCORRO, TX. FOR A PROPOSED REPLAT.

PROPERTY ADDRESS: 321 Valle Hermoso Dr.

PROPERTY LEGAL DESCRIPTION: Lot 5, Block 10, Haciendas del Valle Unit Two

PROPERTY OWNER: Rosa Isela Almuina/ Saul Amaya

PROPERTY AREA: 20,400 sq. ft.

CURRENT ZONING: R-1 (Single Family Residential)

SUMMARY: The applicant is requesting a variance to allow the encroachment of an existing accessory structure into the required side yard setback; a variance to allow the existing accessory structure to remain located in front of the principal structure; and a variance to allow a reduced side yard setback for an existing dwelling.

BACKGROUND: The applicant is proposing to replat the property to divide the existing single lot into two separate lots. The subject property currently contains a single-family residence and an accessory structure constructed prior to the proposed replat. Due to the existing conditions on proposed Lot 1, variance approvals would be required to permit the necessary encroachments in order to retain the existing structures.

(Continue on next page...)



CITY OF SOCORRO BOARD OF ADJUSTMENTS REGULAR MEETING

MEETING DATE: FEBRUARY 26, 2026

VARIANCE REQUEST STAFF REPORT

STATEMENT OF THE ISSUE: *Section 46-238.-Area Requirements-Subsection (2)(b), and Section 46-239.-Accessory Structures-Subsection (a), establish the minimum yard setback requirements for properties zoned R-1; In addition, Section 46-623.-Accessory Building- Subsection (4) outlines that accessory buildings shall only be allowed in the rear or side of the principal structure. The proposed new lot will have redefined setbacks that will conflict with existing structures.*

STAFF RECOMMENDATION: Staff recommends APPROVAL of the variance from the Municipal Code Section 46-239.- Accessory Structure- Subsection (a), to allow a reduced side yard setback of 1'-10.44" setback requirement. Staff recommends APPROVAL of the variance request from the Municipal Code Section 46-623.- Accessory Building- Subsection (4), to allow an existing accessory building to remain located in front of the principal structure. Staff recommends APPROVAL of the variance from the Municipal Code Section 46-238.- Area Requirements- Subsection (2)(b), to allow a reduced side yard setback of 4'-7.92" setback requirement.

APPLICATION



BOARD OF ADJUSTMENT APPLICATION

APPEAL SPECIAL EXCEPTION VARIANCE TODAY'S DATE: _____

****CONTACT INFORMATION****

PROPERTY LOCATION*: 321 Valle Hermoso Drive
(Street address)

Subdivision: Haciendas Del Valle Unit 2 Lot: 5 Block: 10
*Application not applicable in the ETJ (Extra Territorial Jurisdiction)

Property Owner: Rosa Isela Almuina 321 Valle Hermoso Dr El Paso Tx 79927
(Name) (Address) (City, State, & Zip Code)
isela.castro@gmail.com (daughter) 915-979-5795
(Email) (Phone)

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

Property Owner Printed Name: Rosa Isela Almuina Property Owner Signature: [Signature]

Applicant: Saul Amaya 321 Valle Hermoso Dr El Paso Tx 79927
(Name) (Address) (City, State, & Zip Code)
sagul.amaya@gmail.com 915-730-0258
(Email) (Phone)

****REQUEST****

Please list types requested:



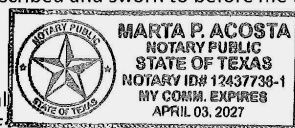
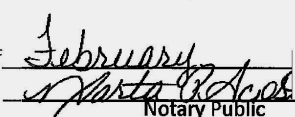
Description	Ordinance Requirements	Requested Dimensions	Variance from Ordinance
Lot Size			
Lot Width			
Lot Depth			
Side Yard	5'	0'	Storage shed located at 0'
Side Yard			
Side at Corner			
Front Yard			
Rear Yard			
Driveway			
Other	Setbacks: Front & Back 25', Sides (Interior & Exterior) 5'		

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 structure prior to subdividing on property, wooden storage shed is used for storage or irrigation equipment.

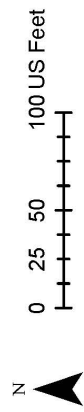
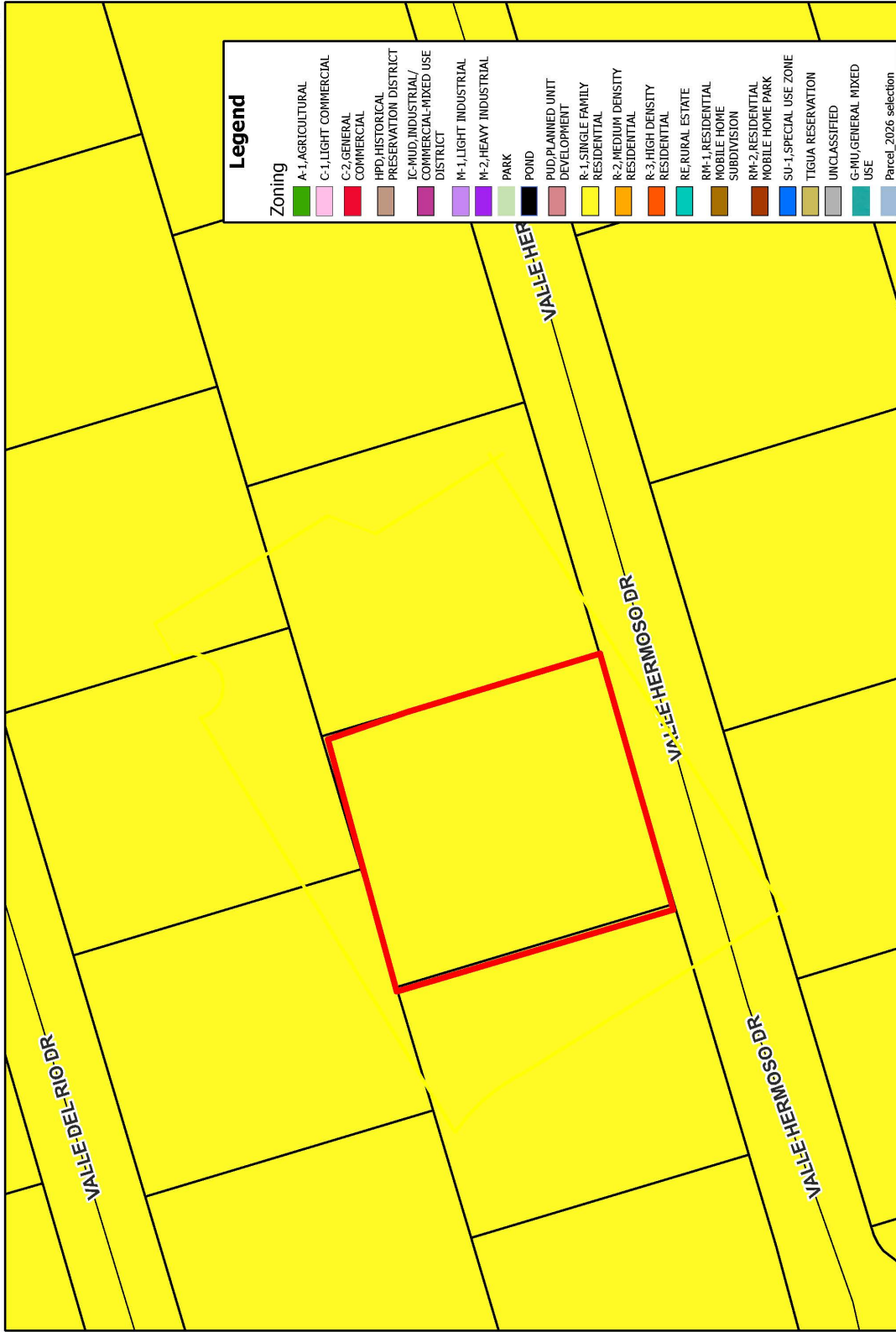
APPLICATION

WILL THIS REQUEST SERVE A PUBLIC INTEREST?	
No, it will only be for private residential use.	
WILL LITERAL ENFORCEMENT OF THE CODE CREATE A HARDSHIP? No.	
DOES THIS REQUEST MEET THE SPIRIT OF THE CODE? Yes.	
WILL SUBSTANTIAL JUSTICE BE MADE WITH THIS REQUEST?	
Yes, it would remove the burden of the owner to demolish the existing structure, while not causing public harm if approved.	
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>10th</u> day of <u>February</u> , 20 <u>27</u>	
 (seal)	 _____ Notary Public
My Commission expires: <u>04-03-2027</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

321 VALLE HERMOSO DR.

FEB. 2026



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

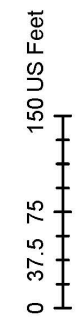
AERIAL IMAGE

321 VALLE HERMOSO DR.

FEB. 2026



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



SITE PICTURES

View of property from Valle Hermoso Dr.



PROPOSED PRELIMINARY PLAT

PRELIMINARY PLAT

HACIENDAS DEL VALLE UNIT TWO REPLAT H

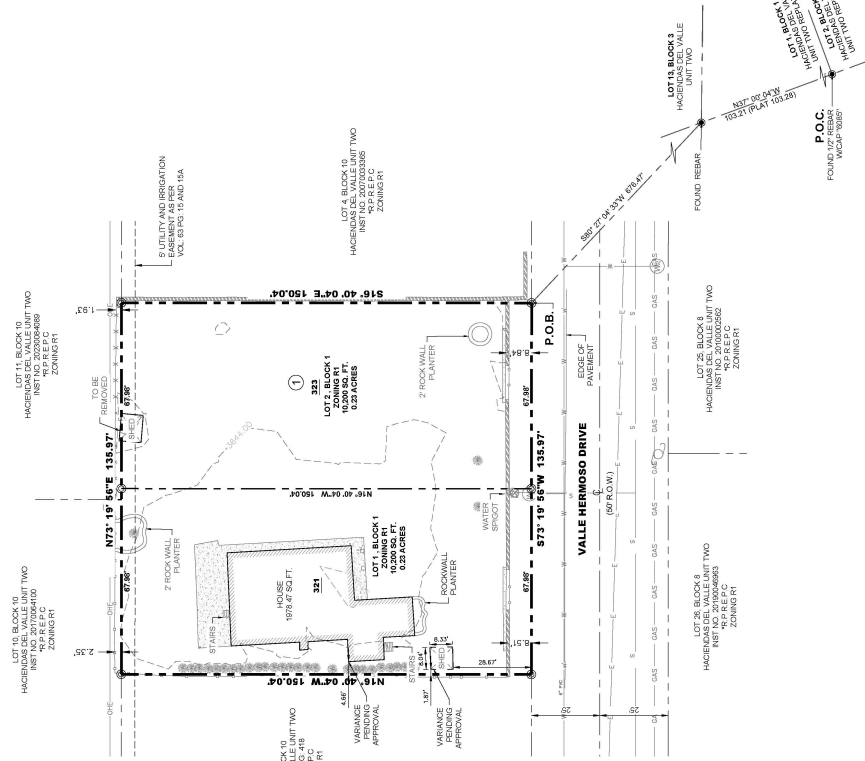
BEING A REPLAT OF LOT 5, BLOCK 10,
HACIENDAS DEL VALLE UNIT TWO
RECORDED IN PUBLIC RECORDS IN EL PASO COUNTY,
TEXAS
CONTAINING 20.400 SQ. FT. OR 0.46884 ACRES

FOR REVIEW ONLY

PROPOSED LAND USE
2 RESIDENTIAL, LOTS

SCHOOL DISTRICT
SCHOOL DISTRICT

- THE PURPOSE OF THIS PLAT IS TO SPLIT RECORDED LOT 5, BLOCK 10 OF HACIENDAS DEL VALLE UNIT TWO.
- HORIZONTAL DATUM, BEARINGS AND DISTANCES SHOWN ARE IN U.S. SURVEY FEET AND ARE BASED ON THE 1983 ADJUSTED MEAN SEA LEVEL DATUM. THE PLAT IS BEING FILED IN THE PUBLIC RECORDS OFFICE OF EL PASO COUNTY, TEXAS.
- THIS CERTIFIES THAT WATER AND SEWER SERVICES WILL BE PROVIDED BY LOWER VALLEY WATER DISTRICT. WATER AND SEWER SERVICES WILL BE CONNECTED FROM EXISTING SERVICES ON VALLE HERMOSO DRIVE TO SERVE THIS SUBDIVISION.
- ALL RECORD SECTION INSTRUMENT NO. _____ DATE _____.
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION INSTRUMENT NO. _____ DATE _____.
- LOT CORNERS WILL BE SET UPON ACCEPTANCE AND APPROVAL OF HACIENDAS DEL VALLE UNIT TWO AND RECORD SECTION INSTRUMENT NO. _____ DATE _____.
- THIS SUBDIVISION SHALL PROVIDE FOR U.S. POSTAL DELIVERY SERVICE. THE SUBDIVIDER WILL COORDINATE WITH THE UNITED STATES POSTAL SERVICE IN DETERMINING THE TYPE OF DELIVERY SERVICE TO BE PROVIDED TO THIS SUBDIVISION. THE SUBDIVIDER SHALL BE RESPONSIBLE FOR THE COST OF DELIVERY SERVICES. THIS SUBDIVISION SHALL BE SUBJECT TO THE APPROVAL OF THE UNITED STATES POSTAL SERVICE.
- THIS SUBDIVISION IS WITHIN FLOOD ZONE 'X' AS DESIGNATED IN PANEL NO. 469220200 B, DATED SEPTEMBER 4, 1997 OF THE FLOOD INSURANCE RATE MAPS, EL PASO COUNTY, TEXAS. ZONE 'X' IS DEFINED AS OTHER REGULATIONS APPLY TO THIS SUBDIVISION. (SEE FLOOD PANEL NO. 469220200 B, DATED SEPTEMBER 4, 1997 OF THE FLOOD INSURANCE RATE MAPS, EL PASO COUNTY, TEXAS).
- RECORDING THIS INSTRUMENT SHALL BE SUBJECT TO THE APPROVAL OF THE EL PASO COUNTY CLERK, CITY OF SCORRORO.
- ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO RULES AND REGULATIONS UNDER CURRENT CITY OF SCORRORO ZONING.
- THIS SUBDIVISION IS SUBJECT TO THE SUBDIVISION MAPS ACT, CHAPTER 63, SUBCHAPTER C, OF THE TEXAS NATURAL RESOURCES CODE, AS AMENDED. THIS SUBDIVISION IS SUBJECT TO THE SUBDIVISION MAPS ACT, CHAPTER 63, SUBCHAPTER C, OF THE TEXAS NATURAL RESOURCES CODE, AS AMENDED. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT, FIELD AND OFFICE SURVEY CONDUCTED BETWEEN DECEMBER 2020 THROUGH JANUARY 2020.
- LOT 1 AND 2, BLOCK 10, ON THIS PLAT ARE SUBJECT TO ONSITE FLOODING OF STORM WATER. A FLOOD CONTROL PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY OF SCORRORO FOR EACH INDIVIDUAL LOT TO BE SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY OF SCORRORO.
- WATER SUPPLY AND SEWAGE DISPOSAL IS BEING PROVIDED BY THE LOWER VALLEY WATER DISTRICT.
- BUILDINGS SHALL BE SET BACK AS FOLLOWS: FROM ROADS AND HIGHWAY RIGHT-OF-WAY SETBACK SHALL BE 25 FEET. FROM SIDE PROPERTY LINES SHALL BE 5 FEET. FROM REAR PROPERTY LINES SHALL BE 25 FEET.



LEGEND	
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF CONNECTION
---	RAILROAD FENCE
---	WOOD FENCE
---	ROCK WALL
---	CONCRETE
---	TREE
---	POWER POLE
---	ELECTRIC OVERHEAD LINE
---	ELECTRIC UNDERGROUND LINE
---	SET 1/2" WCAP
---	FOUND 1/2" REBAR
---	WATER VALVE
---	WATER METER



METES AND BOUNDS DESCRIPTION
DESCRIPTION OF LOT 5, BLOCK 10, HACIENDAS DEL VALLE UNIT TWO, CITY OF SCORRORO, EL PASO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT 1/2' REBAR WITH CAP 1085' LOCATED AT THE COMMON CORNER OF THE NORTHERN WELLETTA DRIVE RIGHT-OF-WAY (60' ROW) AS SHOWN ON THE PLAT MAP OF HACIENDAS DEL VALLE UNIT TWO REPLAT D, INSTRUMENT NO. 2017026410, BEING 10' 00" NORTH 19° 04' 00" WEST FOR A DISTANCE OF 102.71' (PLAT 1082) ALONG THE NORTHERN WELLETTA DRIVE RIGHT-OF-WAY TO A POINT 1/2' REBAR WITH CAP 1085' LOCATED AT THE COMMON CORNER OF THE SOUTHEASTERN RIGHT-OF-WAY OF WELLETTA DRIVE (60' ROW) AND THE SOUTHEASTERN RIGHT-OF-WAY OF VALLE HERMOSO DRIVE AND THE POINT OF BEGINNING OF THIS DESCRIPTION.

1. THENCE TRAVELING SOUTH 73° 19' 05" WEST FOR A DISTANCE OF 136.975 FEET TO A SET 1/2" REBAR WITH CAP 1085' LOCATED AT THE SOUTHWEST CORNER OF THIS PARCEL.

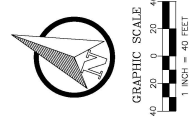
2. THENCE TRAVELING NORTH 19° 04' 00" WEST FOR A DISTANCE OF 150.04 FEET TO A SET 1/2" REBAR WITH CAP 1085' LOCATED AT THE NORTHWEST CORNER OF THIS PARCEL.

3. THENCE TRAVELING NORTH 73° 19' 05" EAST FOR A DISTANCE OF 136.975 FEET TO A SET 1/2" REBAR WITH CAP 1085' LOCATED AT THE NORTHEAST CORNER OF THIS PARCEL.

4. THENCE TRAVELING SOUTH 19° 04' 00" EAST FOR A DISTANCE OF 150.04 FEET TO A SET 1/2" REBAR WITH CAP 1085' LOCATED AT THE SOUTHWEST CORNER OF THIS PARCEL.

CONTAINING IN ALL 0.46884 ACRES OR 20.400 SQUARE FEET OF LAND MORE OR LESS.

HACIENDAS DEL VALLE UNIT TWO REPLAT G, CITY OF SCORRORO, EL PASO COUNTY, TEXAS AND BEING SUBJECT TO ALL EASEMENTS OF RECORD. THIS METES AND BOUNDS DESCRIPTION IS ACCOMPANIED BY A BOUNDARY ADJACENCY SURVEY EXHIBIT OF SAME DATE.



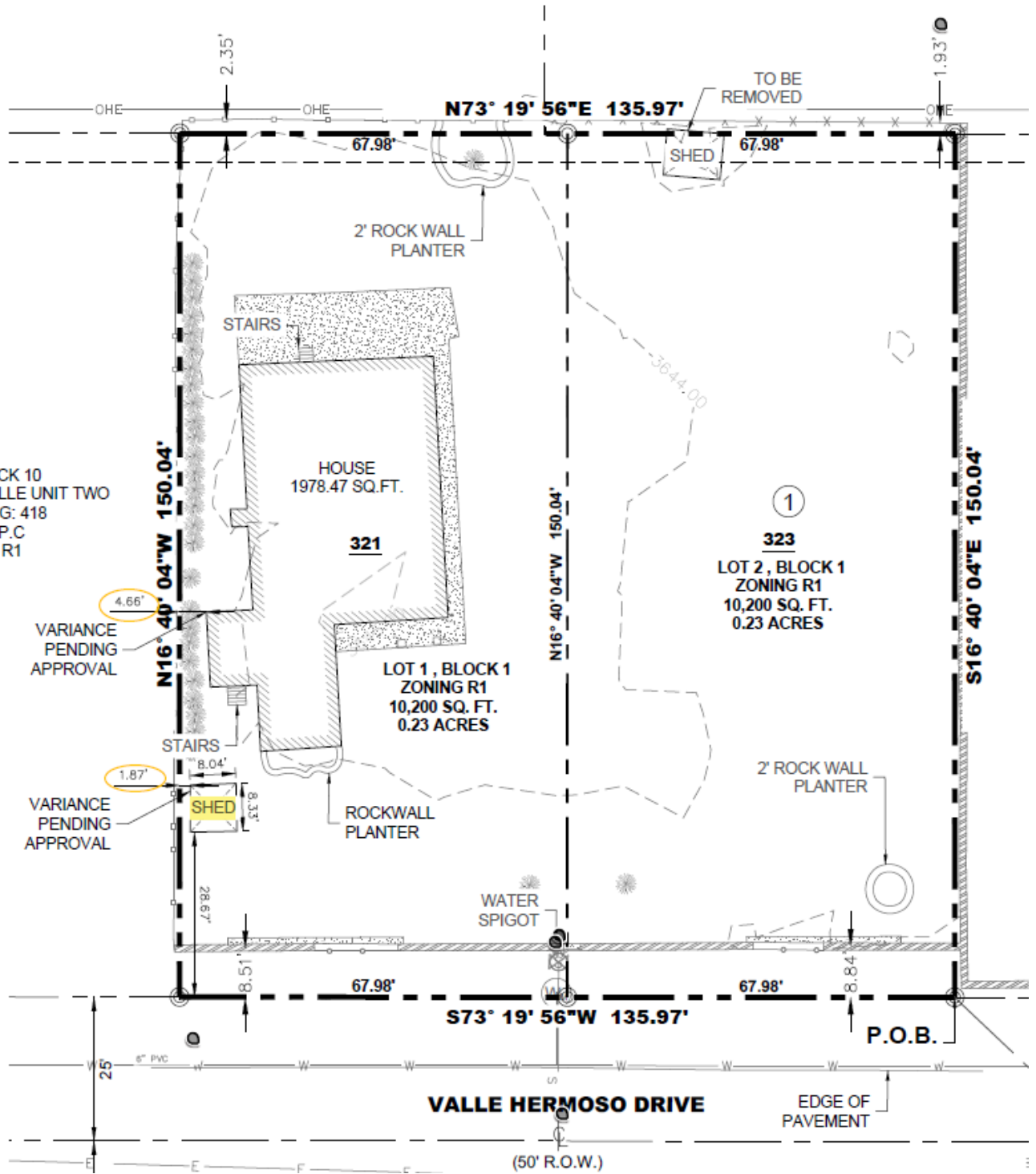
GNV Integrated
Engineering Solutions LLC
11385 JAMES WATT DR., SUITE B-13, EL PASO, TX 79936
PH: 915.351.8771 FAX: 915.351.8771
PLAT DATE: 02/20/2026

Name: _____
City & Zip: _____
Address: _____
Phone: _____
Fax: _____

Owner: _____
Engineer: _____
Land Surveyor: _____

REPLAT- VARIANCES

LOT 6, BLOCK 10
 HACIENDAS DEL VALLE UNIT TWO
 VOL: 3556 PG: 418
 *R.P.R.E.P.C
 ZONING R1



VALLE HERMOSO DRIVE

EDGE OF PAVEMENT

(50' R.O.W.)

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

RULES AND BYLAWS OF THE BOARD OF ADJUSTMENT Socorro, Texas

Article 1. Purpose

The purpose of these rules and bylaws is to provide general guidance to the Board in the performance of its duties as defined in the Code of Ordinances of Socorro, Texas, Chapter 2, Article IV, Division 3 (the "Ordinance"). As such, these bylaws shall be considered supplementary to the Ordinance. No action of the Board which is otherwise valid shall be invalidated solely by reason of the Board's failure to follow these rules and bylaws.

Article 2. Membership

The Board shall consist of five (5) regular members and two (2) alternate members. The regular members of the Board shall be appointed by City Representatives, Places 1, 2, 3, 4 and 5; Two (2) alternate members may be appointed by the mayor and shall serve in the absence of regular members when requested. Each regular member and each alternate member shall serve for a term of two (2) years, unless removed by the City Council, on a written charge after a public hearing. Vacancies shall be filled for the unexpired term of any member which may become vacant in the same manner as for such member's original appointment.

Article 3. Officers

A. The officers of the Board shall be a Chair and a Vice-Chair. Their duties shall be those usually pertaining to their respective offices. The Chair shall preside at all meetings of the Board. In the absence of the Chair, the Vice-Chair shall preside. In the absence of the Chair and Vice-Chair, any regular member elected by the majority of the board members present and voting will act as Chair Pro-Tem. Officers shall be regular members of the Board. Officers shall serve one (1) year terms. Officers may serve consecutive terms without limit. The election of officers will take place at the first meeting in January of each year and shall be determined by a majority vote of those members present and voting. The Chair and Vice-Chair may be removed from office by a 2/3 majority vote of the entire Board. Vacancies in the Chair or Vice-Chair position shall be filled by a simple majority vote of the Board present and voting at any regular meeting.

B. The Secretary for the Board shall be staffed by the City Planning Department as designated by the Director for the City Planning Department and approved by the Board. The Secretary shall: (a)

provide all members with a meeting schedule as established by the Board; (b) keep a written record of all meetings, examinations, resolutions, transactions, findings and determinations of the Board and other official actions; (c) prepare and post notices of meetings; and (d) keep appropriate forms for persons to file an application for a variance or special exception or to file an appeal of a decision of an administrative official.

Article 4. Meetings

A. Regular meetings of the Board shall be scheduled on the fourth Thursday of each month, beginning at 6:00 p.m., in the City Council Chambers, 860 N. Rio Vista, Socorro, Texas, unless otherwise determined by the Board.

B. Special meetings may be called by the Chair, or in the absence of the Chair, by the Vice-Chair at the request of two or more regular members on five (5) days notice (oral or written) to all regular members.

C. All cases presented to the Board shall be heard by at least four (4) members or alternates.

D. All meetings shall be open to the public and shall be held in compliance with the Texas Open Meetings Act.

E. The minutes of the Board shall show the vote of each member on each question, or if absent or failing to vote, indicating such fact. The written records of the Board shall be public records and shall be available for inspection at the City Planning Department.

F. The presiding officer of the Board shall read the following statement at the meeting:

"The Zoning Board of Adjustment of the City of Socorro is now in session. This Board is established under Article 211.008 of the Texas Local Government Code and Chapter 2, Article IV, Division 3 of the Code. In appropriate cases and subject to appropriate conditions and safeguards, this Board is empowered to make special exceptions or grant variances to the terms of the Zoning Ordinance that are consistent with the general purpose and intent of the ordinance and in accordance with any applicable rules contained in the ordinance and to hear appeals that allege an error on an order, requirement, decision or determination made by an administrative official in the enforcement of the Code.

Your application or appeal will be decided only after you have had the opportunity to present evidence before the Board for its consideration. Other parties interested in your case may also be heard at this time. No consultation among Board members has been held in advance regarding your case. This Board does not act in an arbitrary manner.

You may be sure full consideration will be given to your case and following this hearing you will be promptly notified of the Board's decision."

G. Following the reading of the statement in F above, the presiding officer shall (1) request that all persons who will give testimony or present evidence on any agenda item to please stand and raise your right hand; and (2) shall administer the following oath to such person(s):

“Do you swear or affirm to tell the truth and nothing but the truth?”

H. Items scheduled for public hearing at a regular or special meeting of the Board shall be presented in the following manner:

1. The staff shall present the issue to the Board and may provide a recommendation. Following the staff presentation, questions may be raised by the Board and directed to staff.
2. The presiding officer will then ask the applicant or the owner or representative of the owner of the property that is the subject of this decision, or the owner of real property within 200 feet of the property that is the subject of the decision, or the office, department, board or bureau of the City that is affected by the decision (“Appellant”) to present a concise statement of the request and submit any evidence in support of the request. Following the Appellant’s presentation, questions may be raised by the Board and directed to the Appellant or staff.
3. The presiding officer will then ask other individuals interested in doing so to address the Board on the issue. Following these presentations, questions may be raised by Board members and directed to the individuals, the applicant or staff.
4. The presiding officer may then call on the Appellant for a rebuttal. Following the Appellant’s rebuttal, questions may be raised by Board members and directed to the Appellant or staff.
5. At the completion of the discussion, the presiding officer shall then request a motion and a vote on the issue.

I. The presiding officer shall preserve strict order and decorum at all regular and special meetings of the Board, shall restate questions coming before the Board as necessary for clarity, and shall announce the decision of the Board on all actions taken. All questions of order shall be decided by the presiding officer.

Article 5. Voting

A. Each regular member shall be entitled to one vote on any matter that may come before the Board. In the absence of the regular member, an alternate member shall serve in the regular member's stead when requested to do so by the City Manager or designee. Each qualified member of the Board, including the Chair and any alternate member serving in the absence of a regular member shall be entitled to vote on matters before the Board. A member may change his/her vote after the roll has been completed and before announcement of the result, but not thereafter.

B. The concurring vote of four (4) members of the Board shall be necessary to reverse any order, requirement, decision or determination of any administrative official; decide in favor of an applicant on a matter on which the Board is required to pass under a zoning ordinance; or, authorize a variation from the terms of a zoning ordinance.

C. Proxies shall not be allowed.

Article 6. Procedural Rules

The Board hereby adopts the following procedural rules which shall govern meetings of the Board whenever procedure is not regulated by these Bylaws or by City Ordinance:

1. Every person desiring to speak shall address the presiding officer, shall be recognized by the presiding officer, and shall confine themselves to the question under consideration.

2. Every person shall have a reasonable opportunity to be heard at all public hearings of the Board in regard to matters to be considered at such hearings whose comments are germane and relative to the subject matter before the Board; provided, however, that the time allowed for each citizen's appearance before the Board may be limited to a fixed number of minutes at the discretion of the presiding officer.

3. A motion to table shall take precedence over all other motions, except the motion to adjourn, and a motion to table shall not be debatable.

4. A motion to reconsider any action taken by the Board may be made at any time prior to adjournment of the same meeting at which such action was taken.

5. The Board shall keep records of its examinations and other official actions.

6. The minutes and records of the Board actions shall be filed immediately in the Board's office and are public records.

7. All witnesses shall testify under oath administered by the presiding officer and are subject to cross-examination.

8. All appeals shall be decided at the next Board meeting for which notice can be provided following the meeting in which the hearing was conducted, but not later than the 60th day after the date the appeal is filed with the Board and the official from whom the appeal is taken.

Article 7. Ethics

A. Any voting member of the Board who has a personal, professional or financial interest in any matter presented shall make full disclosure before the Board and may not participate in the discussion, or vote on that specific matter.

B. Any voting member of the Board who has a substantial interest in a matter before the Board as defined by Section 171.002 of the Texas Local Government Code shall file an affidavit so stating with the City Clerk before a vote on the matter is taken as is required by Section 171.004 of the Texas Local Government Code. Additionally, such voting member shall leave the room for discussion and action on the item in question.

C. All actions taken by the Board shall be in accordance with Chapter 2, Article IV, Division 3 of the Ordinance.

D. In the interest of fairness to the Appellants appearing before the Board and those appearing in opposition to the same, no communication, direct or indirect, shall be held by a regular or alternate member of the Board with the Appellant, or opposition concerning the application or other matter involving an applicant or Appellant before the Board at any location or by any means, including, but not limited to in

person, by telephone, letter or electronic communication. All such discussions shall be held during a meeting at which the item is posted for discussion so that all voting members shall have the full benefit of such a discussion. Nothing herein shall prevent a voting member from gathering information regarding pending matters from City staff.

E. When a regular or alternate member is called upon to voice opinions at public or private functions, he/she shall indicate whether he/she is speaking for himself/herself and not representing the Board unless a final action by the Board has been taken on the specific issue.

F. All actions taken by the Board members shall be in accordance with the Ethics Ordinance of the City of Socorro.

Article 8. Conflicts

To the extent that any of these Bylaws is in conflict with Section 2-176 of the Ordinance, the provisions of these Rules and Bylaws shall control.

Article 9. Amendments

The Board, by a majority vote of its regular members may adopt, amend, or rescind these bylaws, after fourteen (14) days notice of the proposed change has been provided each regular and alternate member.

Article 10. Prior Bylaws

These Rules and Bylaws shall be effective February 26, 2026, and at such time shall supersede and replace any and all prior Bylaws of the Board.

READ, APPROVED AND ADOPTED this _____ day of _____, 2026.

Chairman

1st Vice Chairman

2nd Vice Chairman

Secretary

Rudy Cruz Jr., Mayor



CITY OF SOCORRO 2026 SCHEDULED MEETINGS CALENDAR



<p>1 New Year's Day*</p> <p>6 P & Z</p> <p>14 HLC</p> <p>15 City Council</p> <p>19 M. Luther King Jr.*</p> <p>20 P & Z</p> <p>21 Ethics</p> <p>22 BOA</p> <p>26 Civil Service</p> <p>28 CSCI Nonprofit</p>	<p>JANUARY '26</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th>S</th><th>M</th><th>T</th><th>W</th><th>Th</th><th>F</th><th>S</th></tr> </thead> <tbody> <tr><td></td><td></td><td></td><td></td><td>1</td><td>2</td><td>3</td></tr> <tr><td>4</td><td>5</td><td>6</td><td>7</td><td>8</td><td>9</td><td>10</td></tr> <tr><td>11</td><td>12</td><td>13</td><td>14</td><td>15</td><td>16</td><td>17</td></tr> <tr><td>18</td><td>19</td><td>20</td><td>21</td><td>22</td><td>23</td><td>24</td></tr> <tr><td>25</td><td>26</td><td>27</td><td>28</td><td>29</td><td>30</td><td>31</td></tr> </tbody> </table>	S	M	T	W	Th	F	S					1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	<p>FEBRUARY '26</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th>S</th><th>M</th><th>T</th><th>W</th><th>Th</th><th>F</th><th>S</th></tr> </thead> <tbody> <tr><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td><td>6</td><td>7</td></tr> <tr><td>8</td><td>9</td><td>10</td><td>11</td><td>12</td><td>13</td><td>14</td></tr> <tr><td>15</td><td>16</td><td>17</td><td>18</td><td>19</td><td>20</td><td>21</td></tr> <tr><td>22</td><td>23</td><td>24</td><td>25</td><td>26</td><td>27</td><td>28</td></tr> </tbody> </table>	S	M	T	W	Th	F	S	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	<p>3 P & Z</p> <p>5 City Council</p> <p>11 HLC</p> <p>16 Presidents Day*</p> <p>17 P & Z</p> <p>19 City Council</p> <p>23 Civil Service</p> <p>25 CSCI Nonprofit</p> <p>26 BOA</p>														
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