

*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 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.


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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 25TH OF JUNE 2026 AT 6:00 P.M. AT THE MUNICIPAL BUILDING, 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 JUNE 25, 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 **June 25, 2026**, at 6:00 p.m. at the Municipal Building, 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. 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 March 26, 2026.
7. **Consider and Take Action** on the variance request from the municipal code section 46-236 - permitted uses, subsection (7), to allow the placement of a manufactured home in a subdivision approved by the city in 2024, instead of a subdivision approved by the city prior to the year 2000, as required by the ordinance, on Lot 6 , Block 1, Haciendas del Valle unit 2 replat F, located at 420 Valle Buenavida, City of Socorro, El Paso County, Texas.
8. **Consider and Take Action** on an appeal from an administrative decision per Sec. 12.03.- Board of Adjustments for number of sewer clean outs required on the property located at 176 Lanza Ln., City of Socorro, Texas. Being Lot 6, Block 5, Spanish Trail Subdivision.
9. **Consider and Take Action** on the Bylaws of the Board of Adjustment.

### **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 18TH DAY OF JUNE 2026.**


**BY:** Myrian Apodaca.

Myrian Apodaca, Board of Adjustments Secretary.

**DATE & TIME POSTED:** 6/18/2026@4:20pm **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 March 26, 2026

Members Present	Member Absent	Staff Present	Others Present
Miriam Cruz Albert Lagunas Victor Espinoza Amparo G Carillo	David Oropeza.	Lorraine Quimiro, <i>City Planner Director of Development.</i> Judith Rodriguez, <i>Planner</i> Yadira Magana, <i>Planning Clerk</i> Erika Escandon, <i>Planning Clerk</i>	Merwan Bhatti, <i>City Attorney</i> Alfredo Ferando, <i>IT Technician</i>

#### Items for discussion and action:

**1. Call to order:**

Chai Ms. Miriam Cruz called the meeting to order at 6:01 p.m.

**2. Establishment of quorum:**

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

**3. Reading of the Board of Adjustment Statement.**

Chairman Mr. Ruiz read the statement out loud.

**4. Swearing of all people giving testimony.**

The Applicant was sworn in by Chairman Mr. Ruiz.

**5. Consider and Take Action** on the approval of meeting minutes for November 6, 2025.

A motion was made by Miriam Cruz and seconded by Victor Espinoza *to approve Item Six (6) Motion carried.*

Ayes: Miriam Cruz, Albert Lagunas, Victor Espinoza and Amparo G Carillo.

Nays:

Abstain:

Absent: David Oropeza

- 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.

Presentation was given by Mrs. Rodriguez.

A motion was made by Miriam Cruz and seconded by Amparo G Carillo *to approve Item seven (7)* Motion carried.

Ayes: Miriam Cruz, Albert Lagunas, Victor Espinoza and Amparo G Carillo.

Nays:

Abstain:

Absent: David Oropeza

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

***Chairman***

A motion was made by Amparo G Carillo and seconded by Miriam Cruz *to appoint Miriam Cruz as Chairman.* Motion carried.

Ayes: Miriam Cruz, Albert Lagunas, Victor Espinoza and Amparo G Carillo.

Nays:

Abstain:

Absent: David Oropeza

***Vice-Chairman***

A motion was made by Amparo G Carillo and seconded by Miriam Cruz *to appoint Victor Espinoza as Vice-Chairman.* Motion carried.

Ayes: Miriam Cruz, Albert Lagunas, Victor Espinoza and Amparo G Carillo.

Nays:

Abstain:

Absent: David Oropeza

***2<sup>nd</sup> Vice-Chairman***

A motion was made by Amparo G Carillo and seconded by Miriam Cruz *to appoint Amparo G Carillo as 2<sup>nd</sup> Vice-Chairman*. Motion carried.

Ayes: Miriam Cruz, Albert Lagunas, Victor Espinoza and Amparo G Carillo.

Nays:

Abstain:

Absent: David Oropeza

***Secretary***

A motion was made by Miriam Cruz and seconded by Victor Espinoza *to appoint Myrian Apodaca as Secretary*. Motion carried.

Ayes: Miriam Cruz, Albert Lagunas, Victor Espinoza and Amparo G Carillo.

Nays:

Abstain:

Absent: David Oropeza

**8. Consider and Take Action on the Bylaws of the Board of Adjustments Commission**

A motion was made by Miriam Cruz and seconded by Victor Espinoza *to table Item eight (8) for next meeting* Motion carried.

Ayes: Miriam Cruz, Albert Lagunas, Victor Espinoza and Amparo G Carillo.

Nays:

Abstain:

Absent: David Oropeza

**9. Consider and Take Action on the 2025 Meeting Calendar.**

A motion was made by Miriam Cruz and seconded by Amparo G Carillo *to approve the 2026 Meeting Calendar*. Motion carried.

Ayes: Miriam Cruz, Albert Lagunas, Victor Espinoza and Amparo G Carillo.

Nays:

Abstain:

Absent: David Oropeza

**10. Adjournment**

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

Ayes: Miriam Cruz, Albert Lagunas, Victor Espinoza and Amparo G Carillo.

Nays:

Abstain:

Absent: David Oropeza

Meeting adjourned at **6:35 PM**.

\_\_\_\_\_  
Jesus Ruiz, Chairman

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

\_\_\_\_\_  
Myrian Apodaca, Secretary

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



# CITY OF SOCORRO BOARD OF ADJUSTMENTS REGULAR MEETING

**MEETING DATE: JUNE 25, 2026**

## **VARIANCE REQUEST STAFF REPORT**

**SUBJECT: VARIANCE REQUEST FROM THE MUNICIPAL CODE SECTION 46-236 - PERMITTED USES, SUBSECTION (7), TO ALLOW THE PLACEMENT OF A MANUFACTURED HOME IN A SUBDIVISION APPROVED BY THE CITY IN 2024, INSTEAD OF A SUBDIVISION APPROVED BY THE CITY PRIOR TO THE YEAR 2000, AS REQUIRED BY THE ORDINANCE, ON LOT 6 , BLOCK 1, HACIENDAS DEL VALLE UNIT 2 REPLAT F, LOCATED AT 420 VALLE BUENAVIDA., CITY OF SOCORRO, EL PASO COUNTY TX.**

**PROPERTY ADDRESS:** 420 Valle Buena Vida Dr.

**PROPERTY LEGAL DESCRIPTION:** Lot 6, Block 1, Haciendas del Valle Unit 2, Replat F

**PROPERTY OWNER:** Juan Artalejo

**PROPERTY AREA:** 10,000 sq. ft. (0.23 Acres)

**CURRENT ZONING:** R-1 (Single Family Residential)

**SUMMARY:** The applicant is requesting a variance to allow the placement of a manufactured home in a subdivision approved by the City in 2024.

**BACKGROUND:** The City's zoning regulations require that manufactured homes be no more than eight years old at the time a permit application is submitted. The proposed manufactured home exceeds this age limit, requiring approval of a variance by the Board of Adjustments.

**(Continue on next page...)**



# CITY OF SOCORRO BOARD OF ADJUSTMENTS REGULAR MEETING

**MEETING DATE: MARCH 26, 2026**

## **VARIANCE REQUEST STAFF REPORT**

### **STATEMENT OF THE ISSUE:**

*Section 46-239.-Permitted Uses. Subsection (7)*, permits manufactured homes of two sections (double-wide) or more only within subdivisions approved by the City prior to the year 2000, in addition to meeting all other applicable requirements of the ordinance.

The subject property is located within Haciendas del Valle Unit 2 Replat F, a subdivision approved and recorded in 2024. Because the subdivision was approved after the year 2000, the proposed manufactured home is not permitted by right and requires approval of a variance by the Board of Adjustment.

### **STAFF RECOMMENDATION:**

Staff recommends **APPROVAL** of the variance request.

### **ALTERNATIVE:**

The Alternative is to DENY the variance request

# APPLICATION



## BOARD OF ADJUSTMENT APPLICATION

APPEAL  SPECIAL EXCEPTION  VARIANCE  TODAY'S DATE: 6/5/26

**\*\*CONTACT INFORMATION\*\***

**PROPERTY LOCATION\*:** 420 valle Buenavida  
(Street address)

Subdivision: Haciendas del valle unit 2 Replat Lot: 6 Block: 2  
\*Application not applicable in the ETJ (Extra Territorial Jurisdiction)

Property Owner: Juan & Hilda Artalejo 400 valle Buenavida Socorro TX 79927  
(Name) (Address) (City, State, & Zip Code)  
artalejo.jcarlos@gmail.com 915 422-3995  
(Email) (Phone)

Property Owner is giving \_\_\_\_\_ authority to represent him/her at meeting.

Property Owner Printed Name: Juan Carlos Artalejo Property Owner Signature: [Signature]  
(Applicant Name)

Applicant: Juan C. Artalejo 400 valle Buenavida Socorro TX 79927  
(Name) (Address) (City, State, & Zip Code)  
artalejo.jcarlos@gmail.com 915 422-3995  
(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			
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: I am requesting a variance/special adjustment exception to allow placement of a manufactured home on my property. The property was replatted and is now subject to the current ordinance that prohibits manufacture home. Denial of this request would prevent reasonable residential use of the property and create a financial hardship.

# APPLICATION

**WILL THIS REQUEST SERVE A PUBLIC INTEREST?** Granting this request will allow the property to be developed and maintained as a residential homestead, contributing to the community tax base. The manufactured home will be installed in compliance with all applicable building, utility and safety requirements and will not adversely affect neighboring properties.

**WILL LITERAL ENFORCEMENT OF THE CODE CREATE A HARDSHIP?** Yes. The property was legally replatted and is not subject to zoning regulations that prohibit manufacture homes. Prior to the replat, placement of the manufactured home was a reasonable use of the property & create an unnecessary hardship because the property was acquired and intended for residential development.

**DOES THIS REQUEST MEET THE SPIRIT OF THE CODE?** Yes the purpose of zoning ordinance is to promote orderly development, protect public safety and preserve neighborhood character. The propose residence and will comply with applicable installation utility and maintenance standards.

**WILL SUBSTANTIAL JUSTICE BE MADE WITH THIS REQUEST?** Yes. The purpose of the zoning ordinance is to promote. Yes Approval of this request would allow reasonable use of the property while maintaining the intent of the zoning ordinance. Denial would impose a hardship on the property owner without providing a significant public benefit. Plus there are several mobile home next to the property, behind & in front of the property.

**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.

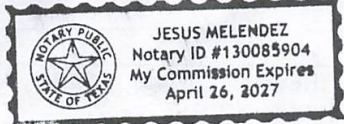
Juan C Antalejo  
Property Owner Signature (if different from Applicant)

[Signature]  
Applicant's Signature

STATE OF TEXAS

COUNTY OF El Paso

Subscribed and sworn to before me this 11<sup>th</sup> day of June, 20 26



[Signature]  
Notary Public

(seal)

My Commission expires: 04/26/2027

**NOTICE:**

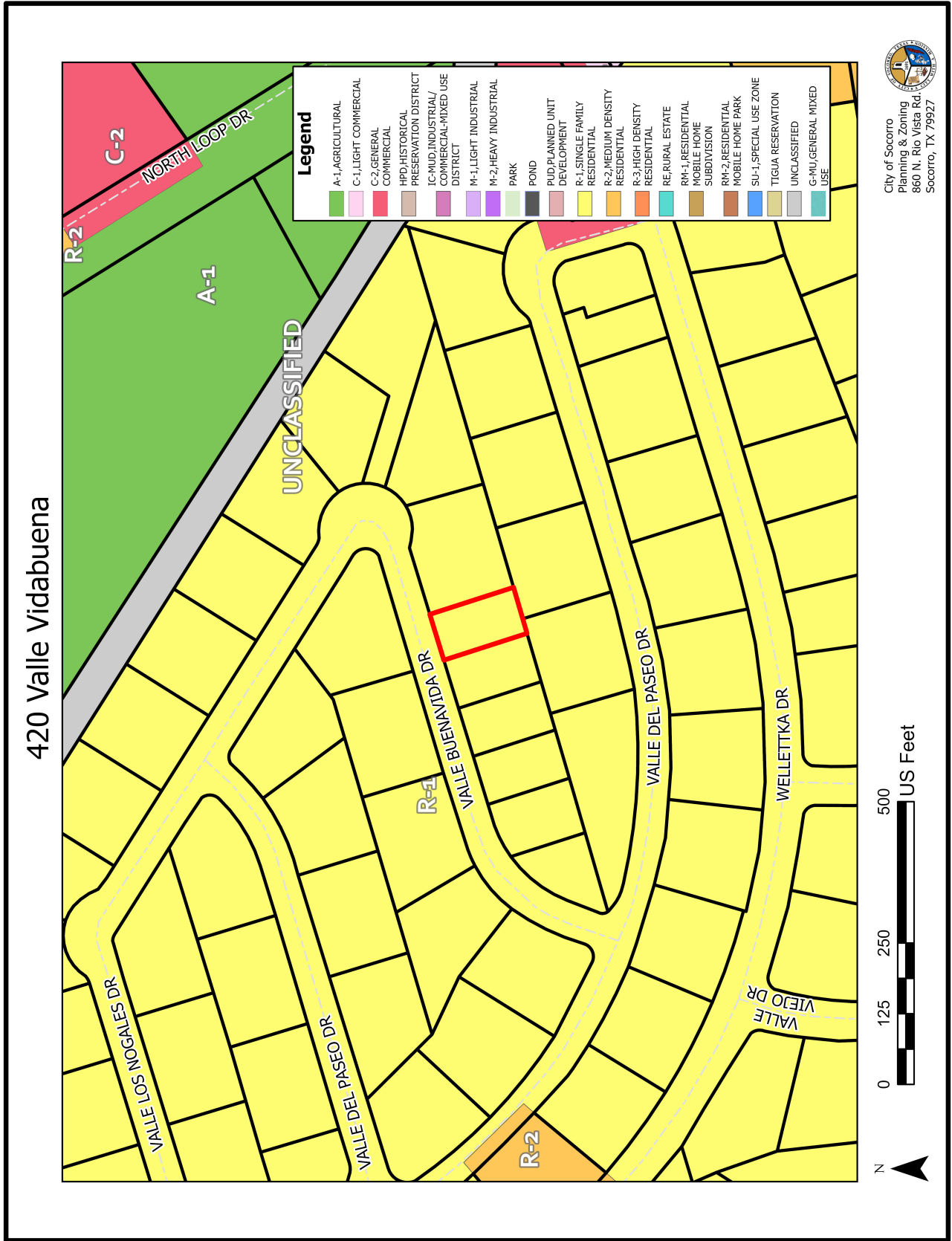
This application can be made available upon request. Requests can be made by calling (915) 872-8531 (Voice) or email [p&z@costx.us](mailto:p&z@costx.us) Please allow at least 48 hours for your request to be processed.

**\*\*\*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

420 Valle Vidabuena



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

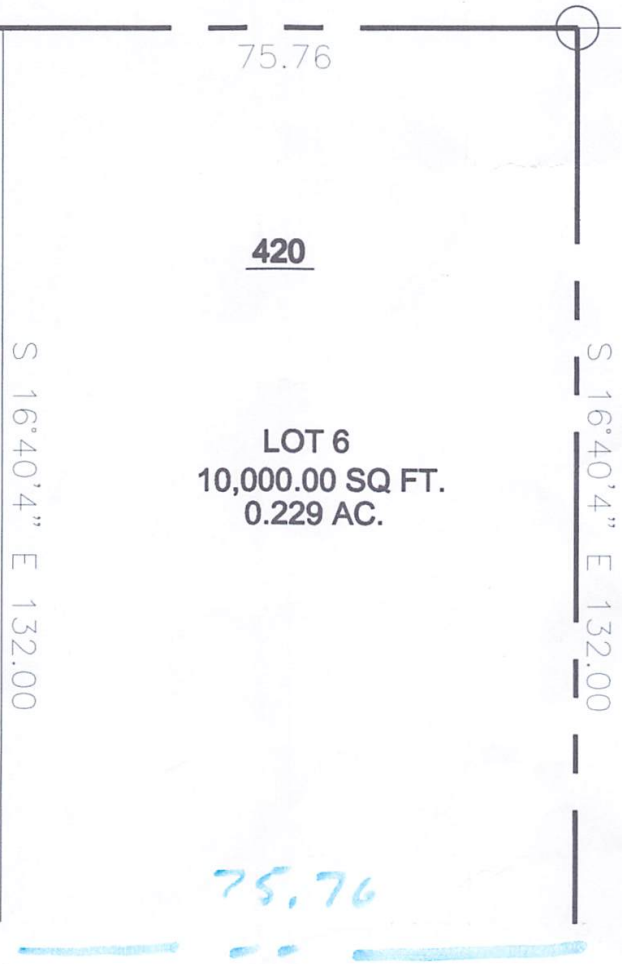


# SITE PICTURES

View of property from Valle Buena Vida Dr.



# PROPOSED PRELIMINARY PLAT





# CITY OF SOCORRO BOARD OF ADJUSTMENTS REGULAR MEETING

**MEETING DATE: JUNE 25, 2026**

## **VARIANCE REQUEST STAFF REPORT**

**SUBJECT:**

**APPLICANT IS REQUESTING AN APPEAL FROM AN ADMINISTRATIVE DECISION PER SEC. 12.03.- BOARD OF ADJUSTMENTS FOR NUMBER OF SEWER CLEAN OUTS REQUIRED ON THE PROPERTY LOCATED AT 176 LANZA LN., CITY OF SOCORRO, TEXAS. BEING LOT 6, BLOCK 5, SPANISH TRAIL ADDITION.**

**PROPERTY ADDRESS:** 176 Lanza Lane

**PROPERTY LEGAL DESCRIPTION:** Lot 6, Block 15, Spanish Trail Addition

**PROPERTY OWNER:** Cassandra Muro

**PROPERTY AREA:** 20,504.34 Sq. Ft. (0.47 Acres)

**CURRENT ZONING:** R-1 (Single Family Residential)

**SUMMARY:** The applicant is requesting an appeal from an administrative decision per Sec. 12.03.- Board of Adjustments for number of sewer clean outs required on the property.

**BACKGROUND:** During the review of building and utility improvements associated with the property, City staff determined that additional sewer cleanouts were required in accordance with applicable plumbing and development regulations. The applicant disagrees with the administrative interpretation regarding the number of required sewer cleanouts and has filed an appeal to the Board of Adjustments pursuant to Section 12.03 of the City of Socorro Code of Ordinances.

**(Continue on next page...)**



# CITY OF SOCORRO BOARD OF ADJUSTMENTS REGULAR MEETING

**MEETING DATE: MARCH 26, 2026**

## **VARIANCE REQUEST STAFF REPORT**

### **STATEMENT OF THE ISSUE:**

Sec. 12.03. - Board of Adjustment.

The City Council shall by ordinance establish a Board of Adjustment which shall, to the extent provided by ordinance or State Law, have the power to hear and determine appeals from the refusal of building permits, appeals resulting from administrative decisions and to permit an authorized exception from the zoning regulations. Members of such board shall hold no other City office and no former member of the City Council shall serve as a member of the Board of Adjustment until one (1) year after completion of his or her City Council term.

### **STAFF RECOMMENDATION:**

Staff recommends **DENIAL** of the variance request.

### **ALTERNATIVE:**

The Alternative is to **APPROVE** the variance request

# APPLICATION



## BOARD OF ADJUSTMENT APPLICATION

APPEAL  SPECIAL EXCEPTION  VARIANCE  TODAY'S DATE: 6-3-26

**\*\*CONTACT INFORMATION\*\***

**PROPERTY LOCATION\*:** 176 Lanza Ln  
(Street address)

Subdivision: Spanish trail Lot: \_\_\_\_\_ Block: 5  
\*Application not applicable in the ETJ (Extra Territorial Jurisdiction)

Property Owner: Cassandra Muro 10542 Santa Paula El Paso, TX 79927  
(Name) (Address) (City, State, & Zip Code)  
tcp.cassandra@yahoo.com 915-525-0059  
(Email) (Phone)

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

Property Owner Printed Name: Cassandra Muro Property Owner Signature: [Signature]

Applicant: Cassandra Muro 10542 Santa Paula El Paso, TX 79927  
(Name) (Address) (City, State, & Zip Code)  
tcp.cassandra@yahoo.com 915-525-0059  
(Email) (Phone)

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

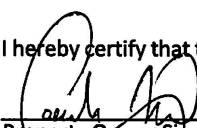
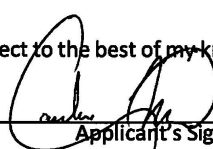


Please list types requested:

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			
Other	<u>Cleanouts</u>		

**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:**  
Refer to attached documents

# APPLICATION

<b>WILL THIS REQUEST SERVE A PUBLIC INTEREST?</b>	
<i>Refer to attached document</i>	
<b>WILL LITERAL ENFORCEMENT OF THE CODE CREATE A HARDSHIP?</b>	
<i>Refer to attached document</i>	
<b>DOES THIS REQUEST MEET THE SPIRIT OF THE CODE?</b>	
<i>Refer to attached document</i>	
<b>WILL SUBSTANTIAL JUSTICE BE MADE WITH THIS REQUEST?</b>	
<i>Refer to attached document</i>	
<p><b>Items Submitted:</b>    Completed application and fee <input type="checkbox"/>    Plot/Site Plan or Survey drawn to scale <input type="checkbox"/></p>	
<p>I hereby certify that the above statements are true and correct to the best of my knowledge.</p>	
 _____ 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>11</u> day of <u>June</u> , 20 <u>26</u> <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;">             (seal)         </div> <div style="text-align: center;">             _____            Notary Public         </div> </div>	
My Commission expires: <u>06/28/2029</u>	
<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: _____

# APPLICATION

## **Reason for petition:**

I am requesting a variance for the sewer clean out requirements because the property has operated safely as a triplex for more than four years without any sewer related-related issues. I was unaware the property was not fully compliant, have paid property taxes on all three units and strict compliance would require costly construction costs and disruption to tenants and neighboring properties, while providing little additional public benefit.

## **Will this request serve a public interest?**

Yes, this variance serves the public interest because the existing sewer system has been in use for more than 4 years without any known sewer backups, drainage problems, public health concerns, or service interruption. Granting the variance will not impair access to the sewer system or create adverse impacts on neighboring properties or public infrastructure.

The property continues to provide affordable rental housing for local Socorro residents and approval of this variance will allow that housing to remain available while maintaining the safe effective operation of the existing sewer service.

## **Will literal enforcement create a hardship?**

Yes, it would create an unnecessary hardship because it has operated in its current state for more than four years without any sewer related issues, backups, or public health concerns. Modifying the existing sewer system to meet the current clean out requirement would result in significant expense and disruption of the property despite the systems demonstrated ability to function safely and effectively.

Requiring strict compliance would create unnecessary hardship by imposing significant costs for plumbing services, excavation, and construction work to install additional clean outs. The required construction would disrupt the daily lives of current tenants interfering with access to their homes and utility services and create a disturbance for neighboring properties. These burdens would be substantial even though the existing sewer system has functioned safely and effectively for years without incident.

The requested variance will allow the continued use of the existing system without negatively affecting public infrastructure, neighboring properties, or public safety. Enforcement of the requirement would impose a hardship that is not justified by any corresponding public benefit.

## **Does this request meet the spirit of the code?**

Yes, the requested variance meets the spirit and intent of the code because the purpose of the cleanouts is to ensure the safe operation, maintenance, and accessibility of the sewer

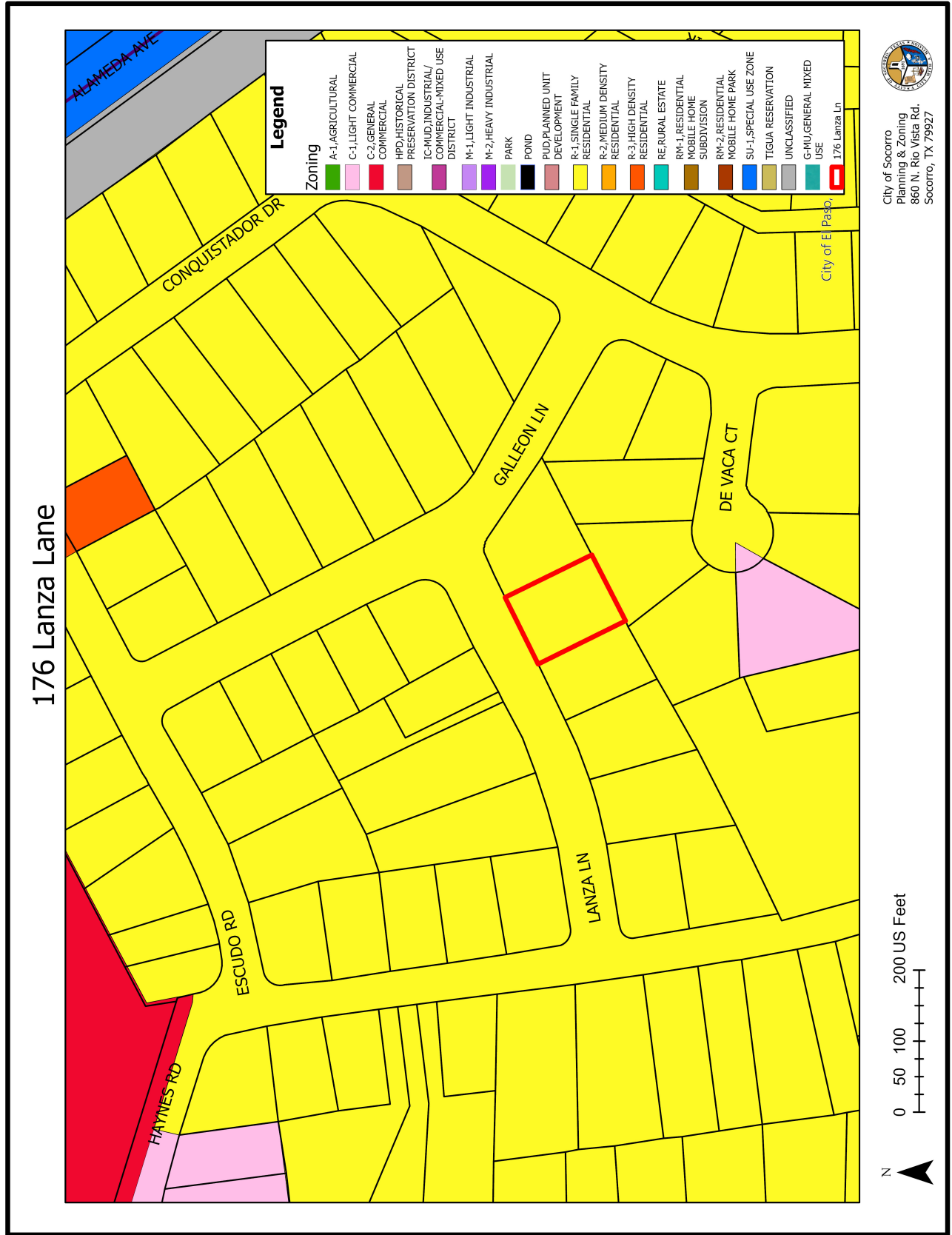
# APPLICATION

system while protecting public health and safety. The existing sewer system has served the property for more than 4 years without any known backups, failures, maintenance issues, or adverse impacts to neighboring properties or public infrastructure. Granting the variance would not undermine the objectives of the code as the system continues to function safely and effectively.

**Will substantial justice be made?**

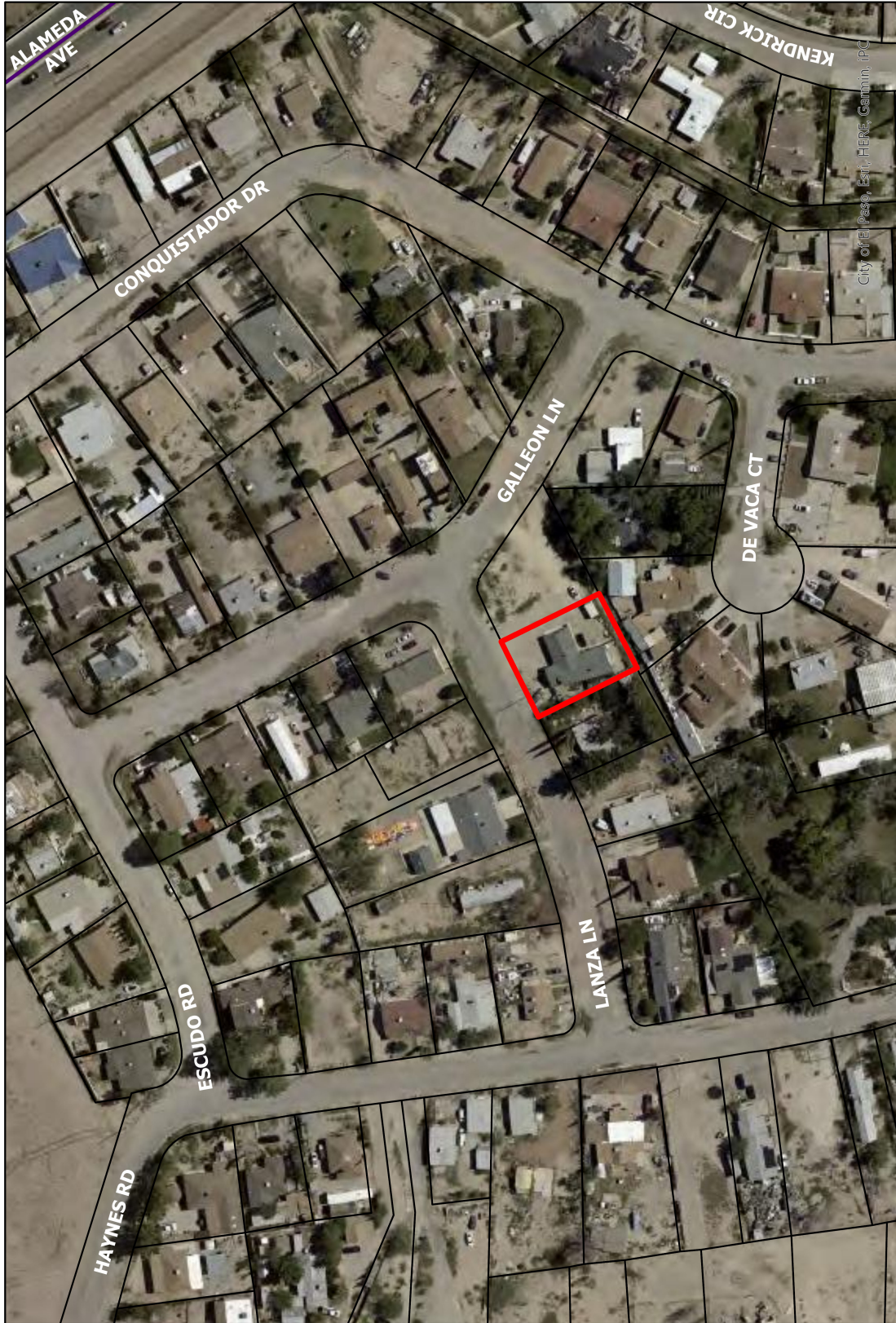
Yes, granting this request would achieve substantial justice because the property has operated three rental units for more than four years without any known sewer-related problems, public health concerns, or adverse impacts on neighboring properties. During this time, I have paid property taxes on all three units and operated the property in good faith, unaware that the property was not in full compliance with the City of Socorro's requirements regarding sewer cleanouts. Requiring strict compliance at this time would impose a significant financial burden and disruption despite the property's demonstrated history of safe and effective operation. Approval of the variance would recognize the established use of the property, preserve affordable housing opportunities for residents, and allow continued service to tenants while maintaining the intent of protecting public health and safety. Granting the request would be a fair and equitable outcome for myself as the property owner and the community.

# ZONING MAP

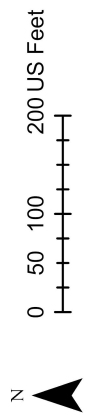


# AERIAL IMAGE

176 Lanza Lane



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



# SITE PICTURES

View of property from Lanza Lane





**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 60<sup>th</sup> 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

\_\_\_\_\_  
1<sup>st</sup> Vice Chairman

\_\_\_\_\_  
2<sup>nd</sup> Vice Chairman

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Rudy Cruz Jr., Mayor