

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 ESTACIONAMIENTOS DISPONIBLES. LAS SOLICITUDES DE ADAPTACION PARA SERVICIOS DE TRADUCCION DEBEN HACERSE 48 HORAS ANTES DE ESTA REUNION. COMUNIQUESE CON LA OFICINA DEL SECRETARIO DE LA CIUDAD AL (915) 858-2915 PARA OBTENER MAS INFORMACION.

NOTICE IS HEREBY GIVEN THAT A REGULAR MEETING OF THE BOARD OF ADJUSTMENT OF THE CITY OF SOCORRO, TEXAS WILL BE HELD ON THURSDAY THE 23rd OF JULY 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 JULY 23, 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 **July 23, 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.).

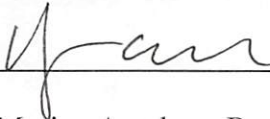
The Board of Adjustments will return to the open session to take any final action and may also, at any time during the meeting, bring forward any of the following items for public discussion, as appropriate.

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 17TH DAY OF JULY 2026.

BY: .

For Myrian Apodaca, Board of Adjustments Secretary.

DATE & TIME POSTED: 7/17/2026@3:17 pm **BY:** YM.

**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:

Chair 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.

Chair, Ms. Miriam Cruz read the statement out loud.

4. Swearing of all people giving testimony.

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

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

2nd Vice-Chairman

A motion was made by Amparo G Carillo and seconded by Miriam Cruz *to appoint Amparo G Carillo as 2nd 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: JULY 23, 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 property was originally part of a subdivision recorded prior to 2000. Prior to the 2024 replat, the placement of a manufactured home on the property would not have been subject to the zoning restrictions applicable to subdivisions recorded after 2000. However, the property was subsequently replatted to create residential lots, and the replat was recorded in 2024, thereby establishing a new subdivision of record. The applicant states that the proposed manufactured home will be installed in compliance with all applicable development and installation standards.

(Continue on next page...)



CITY OF SOCORRO BOARD OF ADJUSTMENTS REGULAR MEETING

MEETING DATE: JULY 23, 2026

VARIANCE REQUEST STAFF REPORT

STATEMENT OF THE ISSUE:

Section 46-239.-Permitted Uses. Subsection (7), Manufactured homes will only be permitted in those subdivisions that were 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 from the *Municipal Code Sec. 46-239.- Permitted Uses. Subsection (7) Manufactured homes will only be permitted in those subdivisions that were approved by the City prior to the year 2000, in addition to meeting all other applicable requirements of the ordinance*, 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 at 420 Valle Buenavida Dr., City of Socorro, El Paso County TX.

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 Ardeaga 400 valle Buenavida Socorro TX 79927
(Name) (Address) (City, State, & Zip Code)

(Email) (Phone)

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

Property Owner Printed Name: Juan Carlos Ardeaga Property Owner Signature: [Signature]

Applicant: Juan C. Ardeaga 400 valle Buenavida Socorro 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			
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 manufactured home. Denial of this request would prevent reasonable residential use of the property and create a financial hardship.

Planning & Zoning Department

860 N. Rio Vista Rd. • Socorro, Texas 79927 • Tel: (915) 872-8531 • Fax (915) 872-8746
Website: <https://costx.us/>

Updated: 9/16/2020

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 to 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 proposed 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

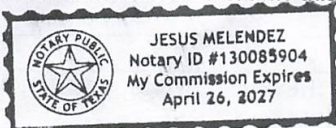
STATE OF TEXAS

COUNTY OF E1 Paso

Subscribed and sworn to before me this 11th day of June, 2026

[Signature]
Notary Public

My Commission expires: 04/26/2027

(seal) 

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

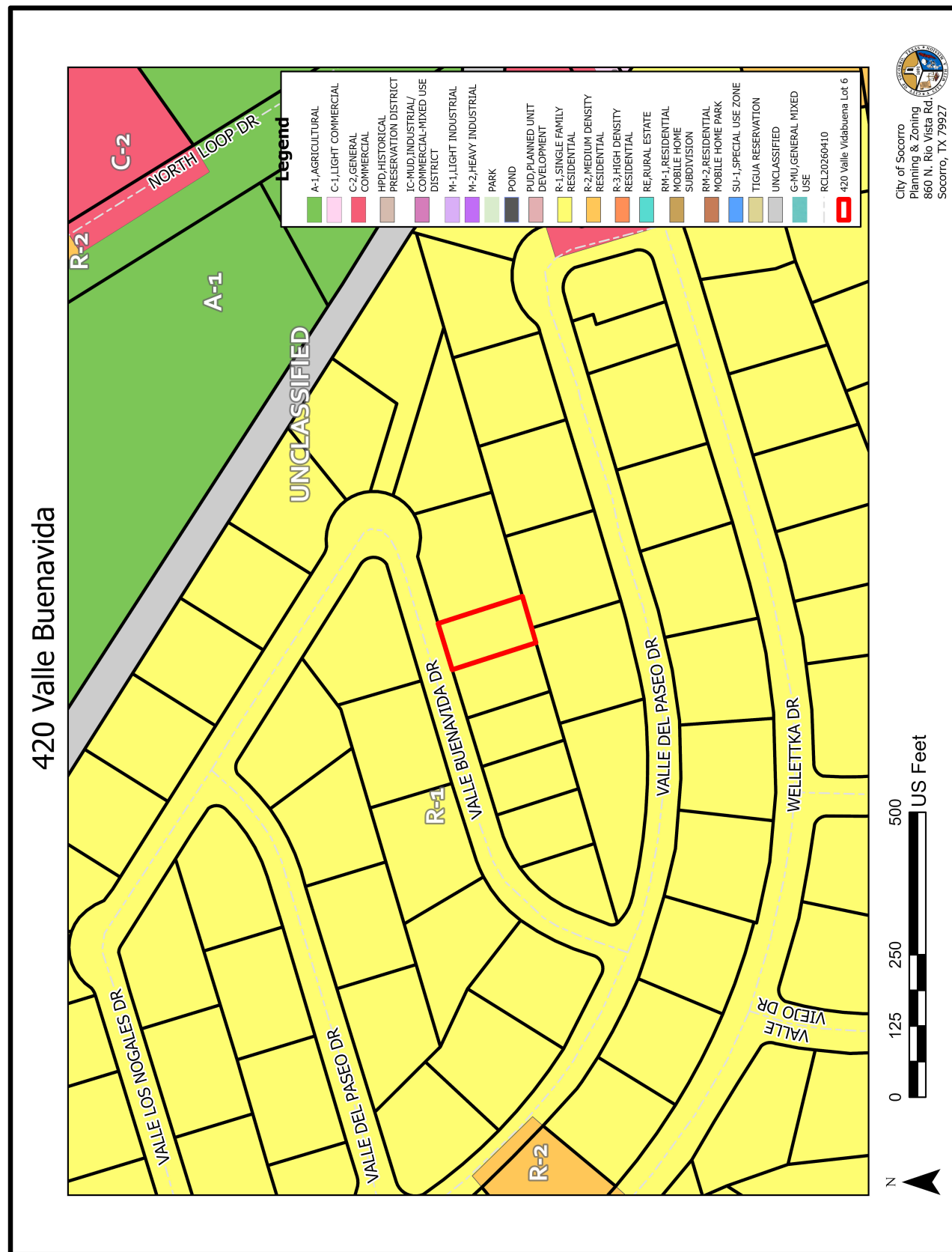
*****OFFICE USE ONLY*****

Seeking an appeal from the Municode, City of Socorro Zoning Ordinance, Section No:

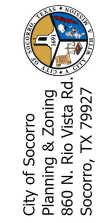
BOA Number: _____ TOTAL FEE DUE: \$ _____ (non-refundable)

Received by: _____ Signature: _____ Date: _____

ZONING MAP



420 Valle Buena Vida



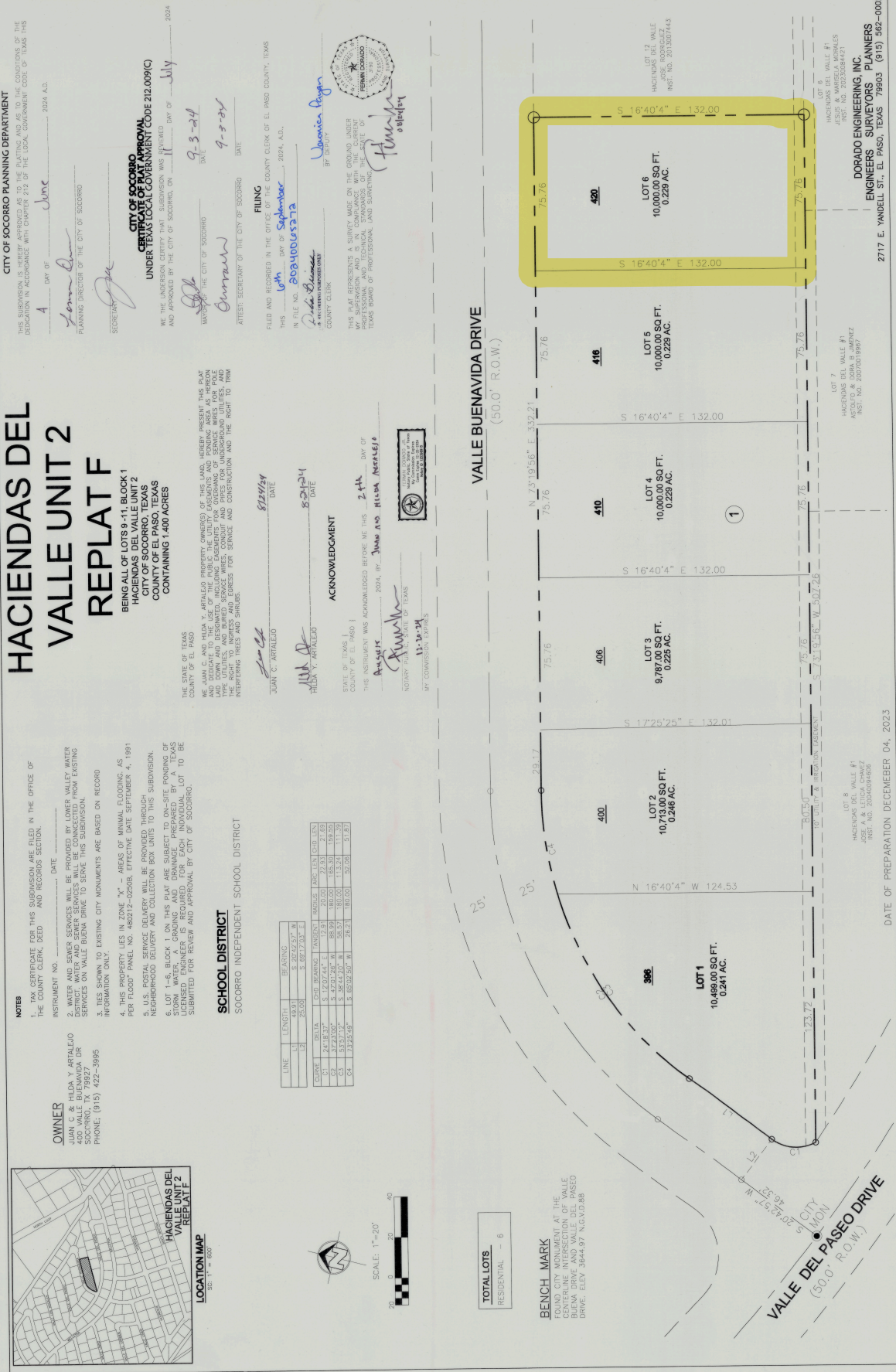
0 125 250 500 US Feet

SITE PICTURES

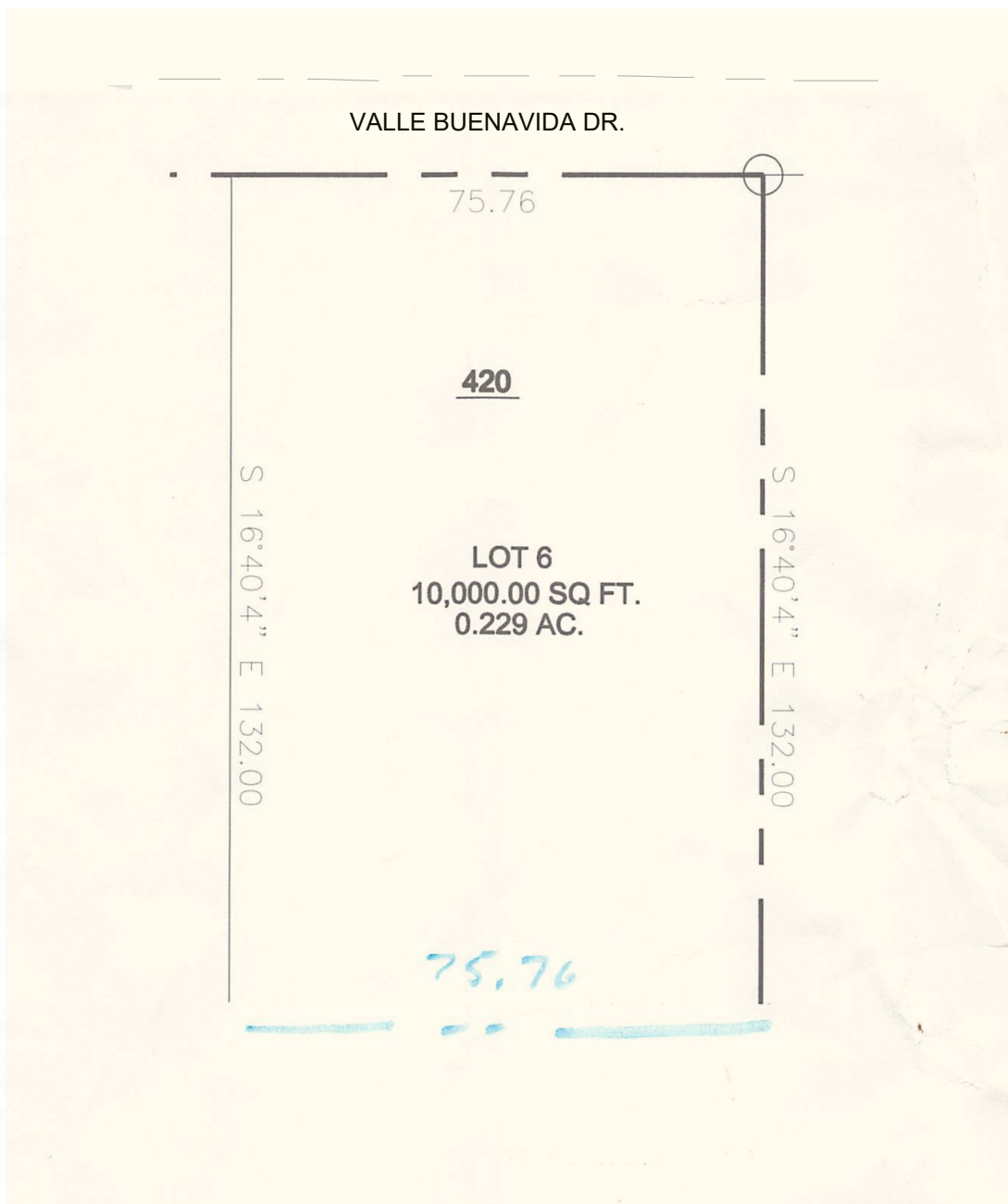
View of property from Valle Buena Vida Dr.



REPLAT



SITE PLAN





CITY OF SOCORRO BOARD OF ADJUSTMENTS REGULAR MEETING

MEETING DATE: JULY 23, 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: JULY 23, 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 appeal request from an administrative decision per *Sec. 12.03.- Board of Adjustments* for number of sewer clean outs required on the property.

ALTERNATIVE:

The Alternative is to **APPROVE** the appeal 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)

(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)

(Email) (Phone)

REQUEST

Please list types requested:

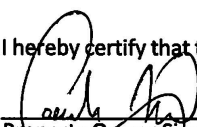
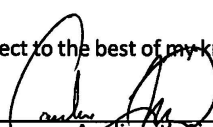
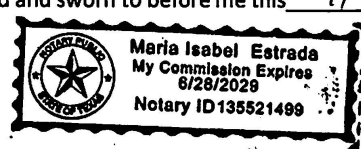
Description	Ordinance Requirements	Requested Dimensions	Variance from Ordinance
Lot Size			
Lot Width			
Lot Depth			
Side Yard			
Side Yard			
Side at Corner			
Front Yard			
Rear Yard			
Driveway			
Other	<u>Cleanouts</u>		

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

WILL THIS REQUEST SERVE A PUBLIC INTEREST?	
<u>Refer to attached document</u>	
WILL LITERAL ENFORCEMENT OF THE CODE CREATE A HARDSHIP?	
<u>Refer to attached document</u>	
DOES THIS REQUEST MEET THE SPIRIT OF THE CODE?	
<u>Refer to attached document</u>	
WILL SUBSTANTIAL JUSTICE BE MADE WITH THIS REQUEST?	
<u>Refer to attached document</u>	
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.	
 _____ 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>	
 (seal)	 _____ Notary Public
My Commission expires: <u>06/28/2029</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:

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

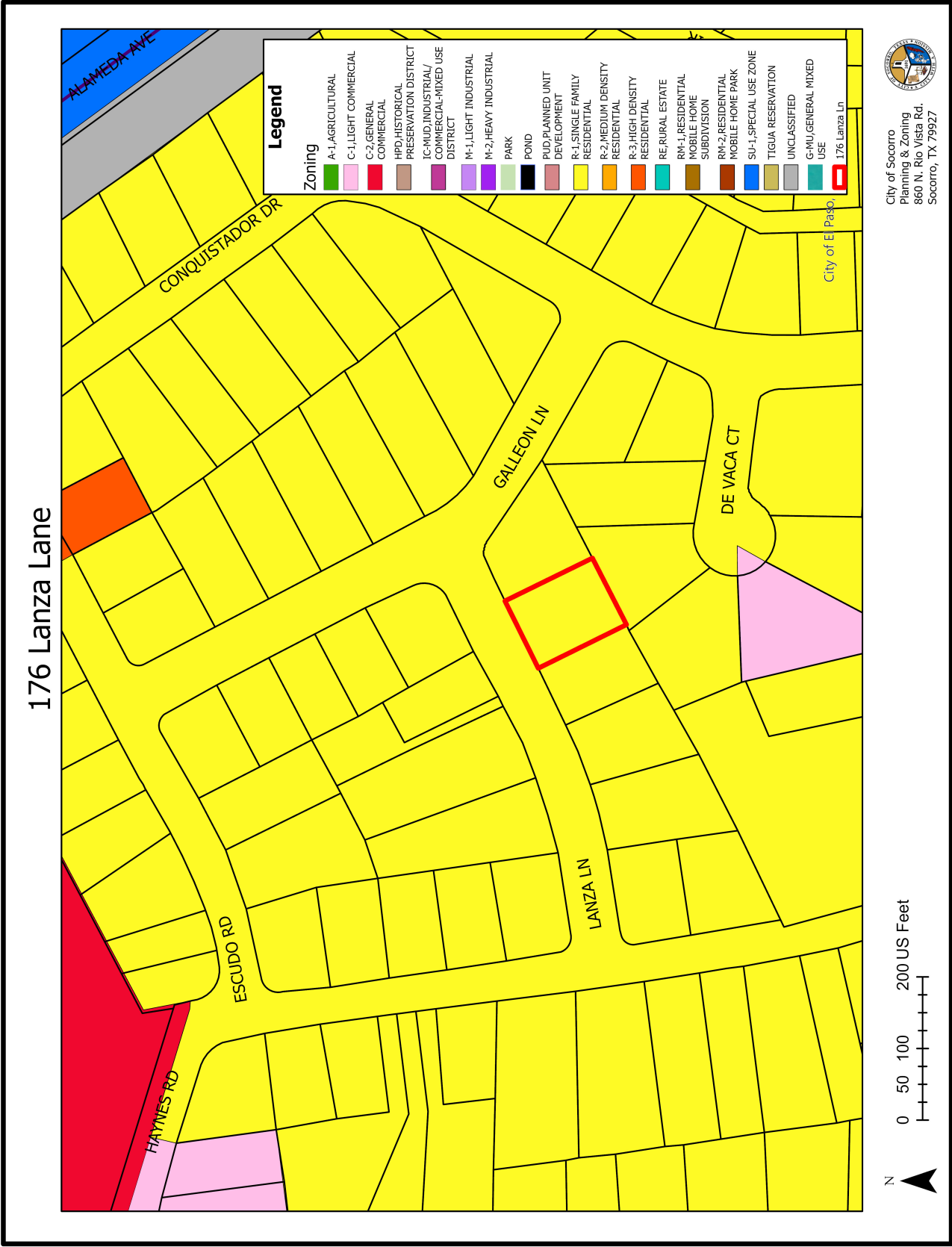
APPLICATION

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



SITE PICTURES

View of property from Lanza Lane



SUPPLEMENTAL DOCUMENTS

Construction Plan



SUPPLEMENTAL DOCUMENTS

Building Card

POST THIS CARD ON JOE SITE



Date: 5/11/19

Issued by: Ken

BUILDING PERMIT CARD

Building Permit Number R051910 Contractor/Builder Cassandra Marco

Job Address 176- KANZA LN. Work Authorized New Home R-1

Lot 6-B Block 5 Subdivision Spanish Trail

Electrical Permit No. _____ Date _____

Plumbing Permit No. UP0519-3 Date _____

Mechanical Permit No. _____ Date _____

RELEASE NUMBERS

Electrical Release No. _____ Date _____

Water Release No. _____ Date _____

Sewer Release No. _____ Date _____

Temp. Gas Release No. UG-1019-200 Date 10/16/19

INSPECTION RECORD

Plumbing Rough 2/1/19 Sewer _____ Solar Panel Installation _____

Monolithic _____ Footings 12/14/19 Foundation _____ Slab _____

Driveway _____ Rockwall _____ Sidewalk _____ Roof _____

POUR NO CONCRETE UNTIL ABOVE WORK IS APPROVED

Mechanical Rough 9-17 Structural Rough 11/17 Fire Place _____

Plumbing Top Out _____ Electrical Rough In 5/20/20 Solar Electrical _____

Gas OK 5/20/20 OVER NO WORK UNTIL ABOVE WORK IS APPROVED

Electrical Final _____ Mechanical Final _____

Plumbing Final _____ Commercial Mechanical Final _____

Solar Power System Final _____ Building Final OK 5/14/21

DO NOT OCCUPY BUILDING WITHOUT A CERTIFICATE OF OCCUPANCY

Keep construction plans and permits on job site at all times

For Inspections call 872-8531

SUPPLEMENTAL DOCUMENTS

Certificate of Occupancy



City of Socorro

Planning & Zoning Department

CERTIFICATE OF OCCUPANCY

THIS CERTIFICATE ISSUED PURSUANT TO THE REQUIREMENTS OF THE STANDARD BUILDING CODE CERTIFYING THAT AT THE TIME OF ISSUANCE, THIS STRUCTURE WAS IN COMPLIANCE WITH THE APPLICABLE ORDINANCES OF THE JURISDICTION REGULATING BUILDING CONSTRUCTION AND USE.

PERMIT NUMBER: R0519-10

DATE COMPLETED: 5-4-2021

PROPERTY OWNER: Cassandra Muro

PROPERTY ADDRESS: 176 Lanza Lane

LEGAL DESCRIPTION: TRACT/LOT 6 BLOCK: 5

SUBDIVISION: Spanish Trail

PROPOSED USE: New Residence

ZONING CLASSIFICATION: R-1 (Single Family Residential)

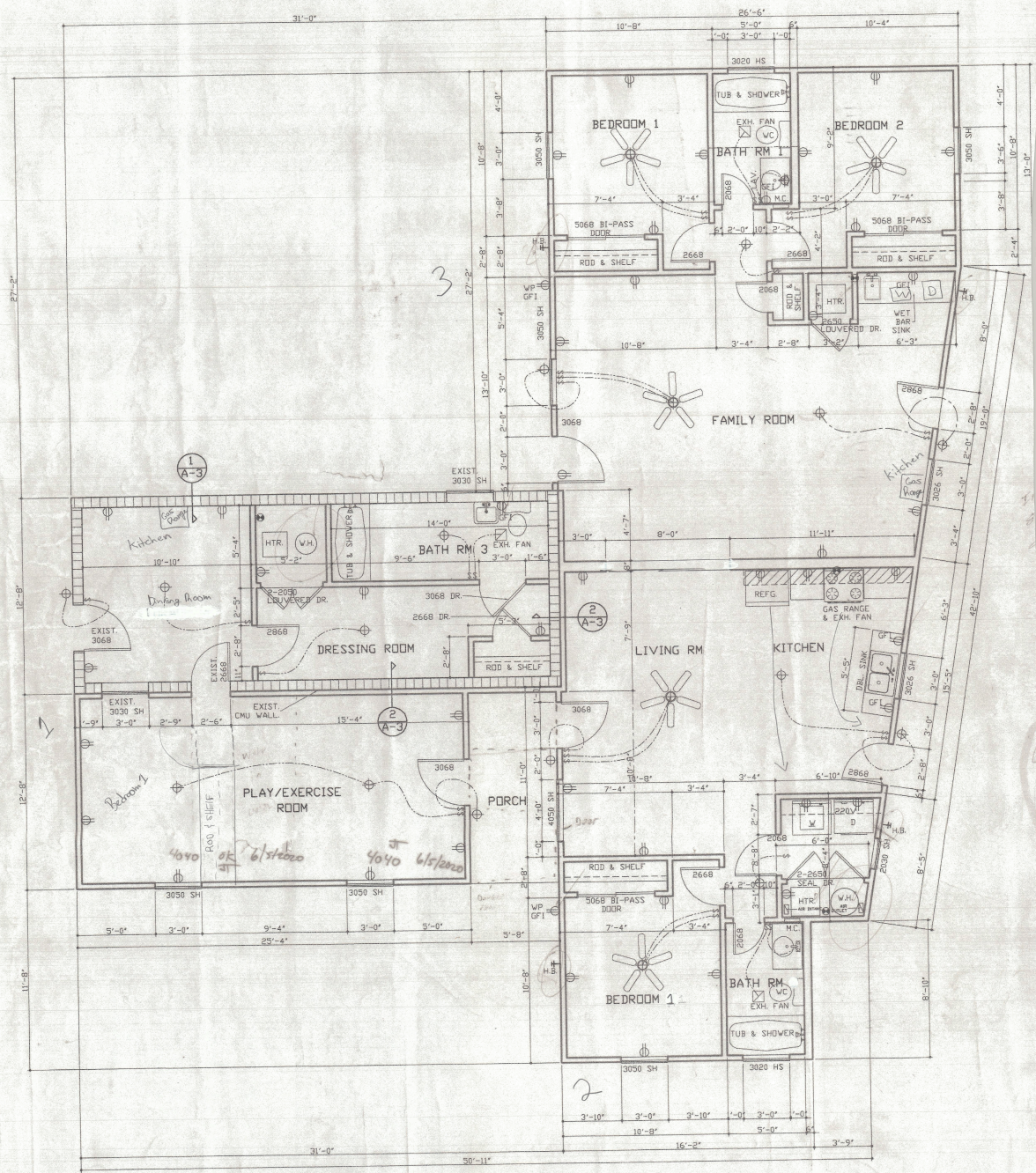
CITY: Socorro STATE: Texas ZIP CODE: 79927


Job Terrazas
Building Official
860 N. Rio Vista
Socorro, Texas 79927

May 5, 2021

Date

FLOOR PLAN



FLOOR PLAN
SCALE: 1/4" = 1'-0"



CODE REFERENCE

The City of Socorro Code of Ordinances utilizes the adopted code referencing the ICC International Plumbing Code, 2015 edition, found in:

Chapter 6: Building and Construction

Article III.- Building and Technical Codes

Sec. 6-48. (3)- Adopted by Reference.

Specifically, Section 708 Cleanouts in the ICC International Plumbing Code, 2015 edition.

708.1 Cleanouts Required

Cleanouts shall be provided for drainage piping in accordance with Sections 708.1.1 through 708.1.11.

Based on the code section, the number of cleanouts required for a **triplex cannot be determined solely by the number of dwelling units.**

The code bases cleanout requirements on the **drainage system layout**, not the occupancy type. The Planning and Zoning Department did not receive any drawing depicting the layout of the drainage system. Furthermore, the inspection performed for plumbing was based on the knowledge the use was for a **single-family dwelling.**

Chapter 7 Sanitary Drainage: Texas IHB Plumbing Code 2015 | UpCodes

708.1 Cleanouts Required

Cleanouts shall be provided for drainage piping in accordance with Sections 708.1.1 through 708.1.11.

708.1.1 Horizontal Drains and Building Drains

Horizontal drainage pipes in buildings shall have cleanouts located at intervals of not more than 100 feet (30 480 mm). *Building drains* shall have cleanouts located at intervals of not more than 100 feet (30 480 mm) except where manholes are used instead of cleanouts, the manholes shall be located at intervals of not more than 400 feet (122 m). The interval length shall be measured from the cleanout or manhole opening, along the *developed length* of the piping to the next drainage fitting providing access for cleaning, the end of the horizontal drain or the end of the *building drain*.

Exception: Horizontal *fixture drain* piping serving a non-removable trap shall not be required to have a cleanout for the section of piping between the trap and the vent connection for such trap.

708.1.2 Building Sewers

Building sewers smaller than 8 inches (203 mm) shall have cleanouts located at intervals of not more than 100 feet (30 480 mm). *Building sewers* 8 inches (203 mm) and larger shall have a manhole located not more than 200 feet (60 960 mm) from the junction of the *building drain* and *building sewer* and at intervals of not more than 400 feet (122 m). The interval length shall be measured from the cleanout or manhole opening, along the *developed length* of the piping to the next drainage fitting providing access for cleaning, a manhole or the end of the *building sewer*.

708.1.3 Building Drain and Building Sewer Junction

The junction of the *building drain* and the *building sewer* shall be served by a cleanout that is located at the junction or within 10 feet (3048 mm) of the *developed length* of piping upstream of the junction. For the requirements of this section, the removal of the water closet shall not be required to provide cleanout access.

708.1.4 Changes of Direction

Where a horizontal drainage pipe, a *building drain* or a *building sewer* has a change of horizontal direction greater than 45 degrees (0.79 rad), a cleanout shall be installed at the change of direction. Where more than one change of horizontal direction greater than 45 degrees (0.79 rad) occurs within 40 feet (12 192 mm) of *developed length* of piping, the cleanout installed for the first change of direction shall serve as the cleanout for all changes in direction within that 40 feet (12 192 mm) of *developed length* of piping.

708.1.5 Cleanout Size

Cleanouts shall be the same size as the piping served by the cleanout, except that cleanouts for piping larger than 4 inches (102 mm) need not be larger than 4 inches (102 mm).

Exceptions:

1. A removable P-trap with slip or ground joint connections can serve as a cleanout for drain piping that is one size larger than the P-trap size.
2. Cleanouts located on *stacks* can be one size smaller than the *stack* size.
3. The size of cleanouts for cast-iron piping can be in accordance with the referenced standards for cast-iron fittings as indicated in Table 702.4.

708.1.6 Cleanout Plugs

Cleanout plugs shall be of brass, plastic or other *approved* materials. Cleanout plugs for borosilicate glass piping systems shall be of borosilicate glass. Brass cleanout plugs shall conform to ASTM A 74 and shall be limited for use only on metallic piping systems. Plastic cleanout plugs shall conform to the referenced standards for plastic pipe fittings, as indicated in Table 702.4. Cleanout plugs shall have a raised square head, a countersunk square head or a countersunk slot head. Where a cleanout plug will have a trim cover screw installed into the plug, the plug shall be manufactured with a blind end threaded hole for such purpose.

708.1.7 Manholes

Manholes and manhole covers shall be of an *approved* type. Manholes located inside of a building shall have gas-tight covers that require tools for removal.

708.1.8 Installation Arrangement

The installation arrangement of a cleanout shall enable cleaning of drainage piping only in the direction of drainage flow.

Exceptions:

1. Test tees serving as cleanouts.
2. A two-way cleanout installation that is *approved* for meeting the requirements of Section 708.1.3.

708.1.9 Required Clearance

Cleanouts for 6-inch (153 mm) and smaller piping shall be provided with a clearance of not less than 18 inches (457 mm) from, and perpendicular to, the face of the opening to any obstruction. Cleanouts for 8-inch (203 mm) and larger piping shall be provided with a clearance of not less than 36 inches (914 mm) from, and perpendicular to, the face of the opening to any obstruction.

708.1.10 Cleanout Access

Required cleanouts shall not be installed in concealed locations. For the purposes of this section, concealed locations include, but are not limited to, the inside of plenums, within walls, within floor/ceiling assemblies, below grade and in crawl spaces where the height from the crawl space floor to the nearest obstruction along the path from the crawl space opening to the cleanout location is less than 24 inches (610 mm). Cleanouts with openings at a finished wall shall have the face of the opening located within 1½ inches (38 mm) of the finished wall surface. Cleanouts located below grade shall be extended to grade level so that the top of the cleanout plug is at or above grade. A cleanout installed in a floor or walkway that will not have a trim cover installed shall have a countersunk plug installed so the top surface of the plug is flush with the finished surface of the floor or walkway.

708.1.10.1 Cleanout Plug Trim Covers

Trim covers and access doors for cleanout plugs shall be designed for such purposes and shall be *approved*. Trim cover fasteners that thread into cleanout plugs shall be corrosion resistant. Cleanout plugs shall not be covered with mortar, plaster or any other permanent material.

708.1.10.2 Floor Cleanout Assemblies

Where it is necessary to protect a cleanout plug from the loads of vehicular traffic, cleanout assemblies in accordance with ASME A112.36.2M shall be installed.

708.1.11 Prohibited Use

The use of a threaded cleanout opening to add a fixture or to extend piping shall be prohibited except where another cleanout of equal size is installed with the required access and clearance.

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