

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 24th OF SEPTEMBER 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 SEPTEMBER 24, 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 **September 24, 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 July 23, 2026.
7. **Consider and Take Action** variance Request from the City of Socorro Unified Development Code Section 2.06.05.S - Portable Storage Containers (Accessory Storage), to allow the continued placement and use of an existing semi-trailer box for accessory storage structure, at 531 Joya del Valle, City of Socorro, Texas, El Paso County.
8. **Consider and Take Action** variance requests from the City of Socorro Unified Development Code Section 2.06.04(a) - Building Size, to allow a building exceeding the 3,000 sq. Ft. Limit; and a variance request from Section 2.06.05(d)- Residential Setbacks, to allow a reduced rear setback of 0'-0" instead of the 100'-0" setback, for the property located at Moon Rd. and North Loop Dr., City of Socorro, El Paso County, Texas. Being Lot 19, Block 25, Valle del Sol Unit 8.

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

Approved by: 

9. 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 SEPTEMBER 2026.

BY: Myrian Apodaca.

Myrian Apodaca, Board of Adjustments Secretary.

DATE & TIME POSTED: 9/18/2026@4:15pm 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 **July 23, 2026**

Members Present	Member Absent	Staff Present	Others Present
David Oropeza Victor Espinoza Amparo G Carillo Ashley Serrano	Miriam Cruz Albert Lagunas	Lorraine Quimiro, <i>City Planner Director of Development.</i> Judith Rodriguez, <i>Planner</i> Diego Ruiz, <i>Planner</i> Myrian Apodaca, <i>Planning Clerk</i> Erika Escandon, <i>Planning Clerk</i>	Merwan Bhatti, <i>City Attorney</i> Alfredo Ferando, <i>IT Systems Administrator</i>

Items for discussion and action:

1. Call to order:

Vice Chair Mr. Victor Espinoza 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. Excuse absent commission members

A motion was made by Victor Espinoza and seconded by David Oropeza *to approve Item three (3)* Motion carried.

Ayes: David Oropeza, Victor Espinoza, Amparo G Carillo and Ashley Serrano.

Nays:

Abstain:

Absent: Miriam Cruz, Albert Lagunas

4. Reading of the Board of Adjustment Statement.

Vice Chair Mr. Victor Espinoza read the statement out loud.

5. Swearing of all people giving testimony.

The Applicant was sworn in by Vice Chair Mr. Victor Espinoza.

6. Consider and Take Action on the approval of meeting minutes for March 26, 2026.

A motion was made by Victor Espinoza and seconded by David Oropeza *to approve Item six (6)* Motion carried.

Ayes: David Oropeza, Victor Espinoza, Amparo G Carillo and Ashley Serrano.

Nays:

Abstain:

Absent: Miriam Cruz, Albert Lagunas

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.

Presentation was given by Mrs. Rodirguez.

A motion was made by David Oropeza and seconded by Ashley Serrano *to approve Item seven (7)* Motion carried.

Ayes: David Oropeza, Victor Espinoza, Amparo G Carillo and Ashley Serrano.

Nays:

Abstain:

Absent: Miriam Cruz, Albert Lagunas

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.

Ms Quimiro Requested to table item.

A motion was made by Victor Espinoza and seconded by David Oropeza *to table Item seven (7) for next meeting.* Motion carried.

Ayes: David Oropeza, Victor Espinoza, Amparo G Carillo and Ashley Serrano.

Nays:

Abstain:

Absent: Miriam Cruz, Albert Lagunas

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

A motion was made by David Oropeza and second by Ashley Serrano to table *approve item nine (9)*. Motion carried.

Ayes: David Oropeza, Victor Espinoza, Amparo G Carillo and Ashley Serrano.

Nays:

Abstain:

Absent: Miriam Cruz, Albert Lagunas

10. Adjournment

A motion was made by Victor Espinoza and seconded by David Oropeza *to adjourn the meeting under Item ten (10)*. Motion carried.

Ayes: David Oropeza, Victor Espinoza, Amparo G Carillo and Ashley Serrano.

Nays:

Abstain:

Absent: Miriam Cruz, Albert Lagunas

Meeting adjourned at **6:20 PM**.

Miriam Cruz, Chairman

Date minutes were approved

Myrian Apodaca, Secretary

Date minutes were approved.



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

MEETING DATE: SEPTEMBER 24, 2026

**VARIANCE REQUEST
STAFF REPORT**

SUBJECT:

VARIANCE REQUEST FROM THE CITY OF SOCORRO UNIFIED DEVELOPMENT CODE SECTION 2.06.05.S- PORTABLE STORAGE CONTAINERS (ACCESSORY STORAGE), TO ALLOW THE CONTINUED PLACEMENT AND USE OF AN EXISTING SEMI-TRAILER BOX FOR ACCESSORY STORAGE STRUCTURE, AT 531 JOYA DEL VALLE, CITY OF SOCORRO, TEXAS, EL PASO COUNTY.

PROPERTY ADDRESS: 531 Joya del Valle Dr.

PROPERTY LEGAL DESCRIPTION: Lot 4, Block 4, Valle Real

PROPERTY OWNER: Jesus & Norma Lopez

PROPERTY AREA: 20,050.66 Sq. Ft.

CURRENT ZONING: R-1 (Single Family Residential)

SUMMARY: The applicant is requesting a variance to allow the continued placement and use of an existing semi-trailer box for accessory storage structure on the property.

BACKGROUND: A Notice of Violation was issued on August 12, 2026, regarding the placement and use of a semi-trailer box for storage on the property. The applicant states that the semi-trailer box was placed on the property approximately in 2010, at which time the City granted permission for its placement and use for storage. The applicant further states that the Lopez family has used the structure for storage for many years and has maintained the property in a clean, orderly, and well-kept condition.

STATEMENT OF THE ISSUE: The issue before the Board of Adjustments is whether the existing semi-trailer box used for storage is subject to the requirements of Section 2.06.05.S – Portable Storage Containers (Accessory Storage), based on the UDC's definition and the characteristics and use of the existing semi-trailer box.

(continue on next page...)



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

MEETING DATE: SEPTEMBER 24, 2026

**VARIANCE REQUEST
STAFF REPORT**

STATEMENT OF THE ISSUE:
(continuation)

If applicable, the Board must determine whether a variance from the applicable requirements of Section 2.06.05.S should be granted.

STAFF

RECCOMENTATION:

Staff recommends **APPROVAL** of the variance request from Section 2.06.05.S. Portable Storage Containers (Accessory Storage), to allow the continued placement and use of the existing semi-trailer box for accessory storage at 531 Joya del Valle.

ALTERNATIVE:

The alternative is to **DENY** the variance request.

APPLICATION



BOARD OF ADJUSTMENT APPLICATION

APPEAL ☐ SPECIAL EXCEPTION ☒ VARIANCE ☐ TODAY'S DATE: 8/26/2024

CONTACT INFORMATION

PROPERTY LOCATION*: 531 JOYA DEL VALLE
(Street address)
Subdivision: VALLE REAL Lot: 4 Block: 3
*Application not applicable in the ETJ (Extra Territorial Jurisdiction)
Property Owner: JESUS & NORMA LOPEZ 531 JOYA DEL VALLE SOCORR, 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: JESUS & NORMA LOPEZ Property Owner Signature: *Jesus Lopez* *Norma Lopez*
Applicant: JESUS & NORMA LOPEZ 531 JOYA DEL VALLE SOCORR, TX 79927
(Name) (Address) (City, State, & Zip Code)
(Email) (Phone)

REQUEST

Please list types requested:

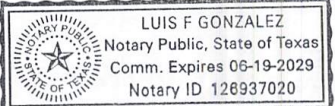
Description	Ordinance Requirements	Requested Dimensions	Variance from Ordinance
Lot Size	20050.80 SQ FT	20050.80 SQ FT	0
Lot Width	116.7 FT	116.7 FT	0
Lot Depth	170 FT	170 FT	0
Side Yard	33FT	33FT	0
Side Yard	12.10 FT	12.10 FT	0
Side at Corner	26 FT	26 FT	0
Front Yard	26FT	26FT	0
Rear Yard			
Driveway			
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:

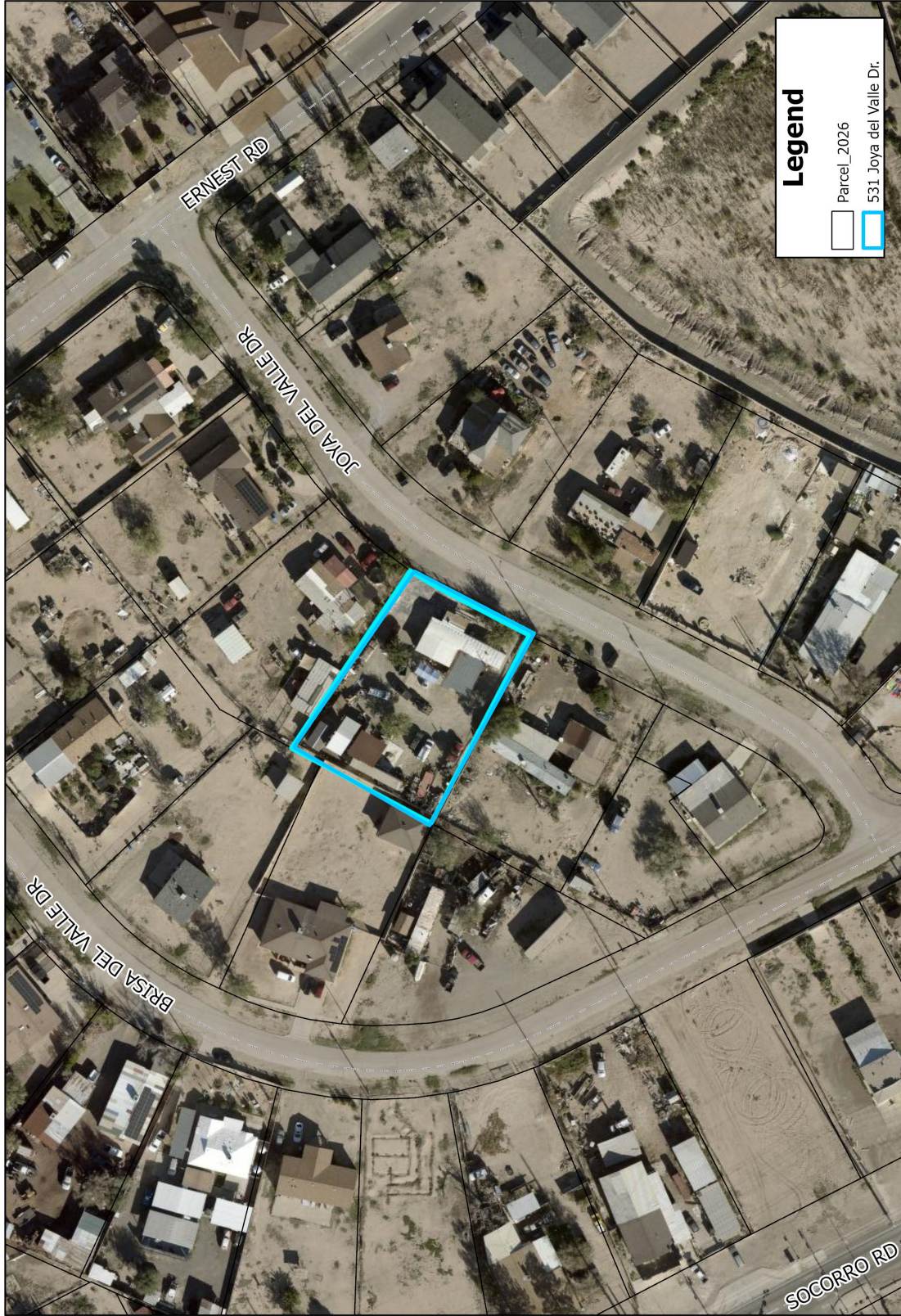
Jesus and Norma Lopez respectfully petition the Board of Adjustment to allow them to continue using the existing semi-truck box located on their property as a storage structure. The semi-truck box was placed on the property approximately in 2010, at which time the City granted permission for it to be placed and used on the property. For many years, the Lopez family has relied on this structure for storage and has maintained the property in a clean, orderly, and well-kept condition.

APPLICATION

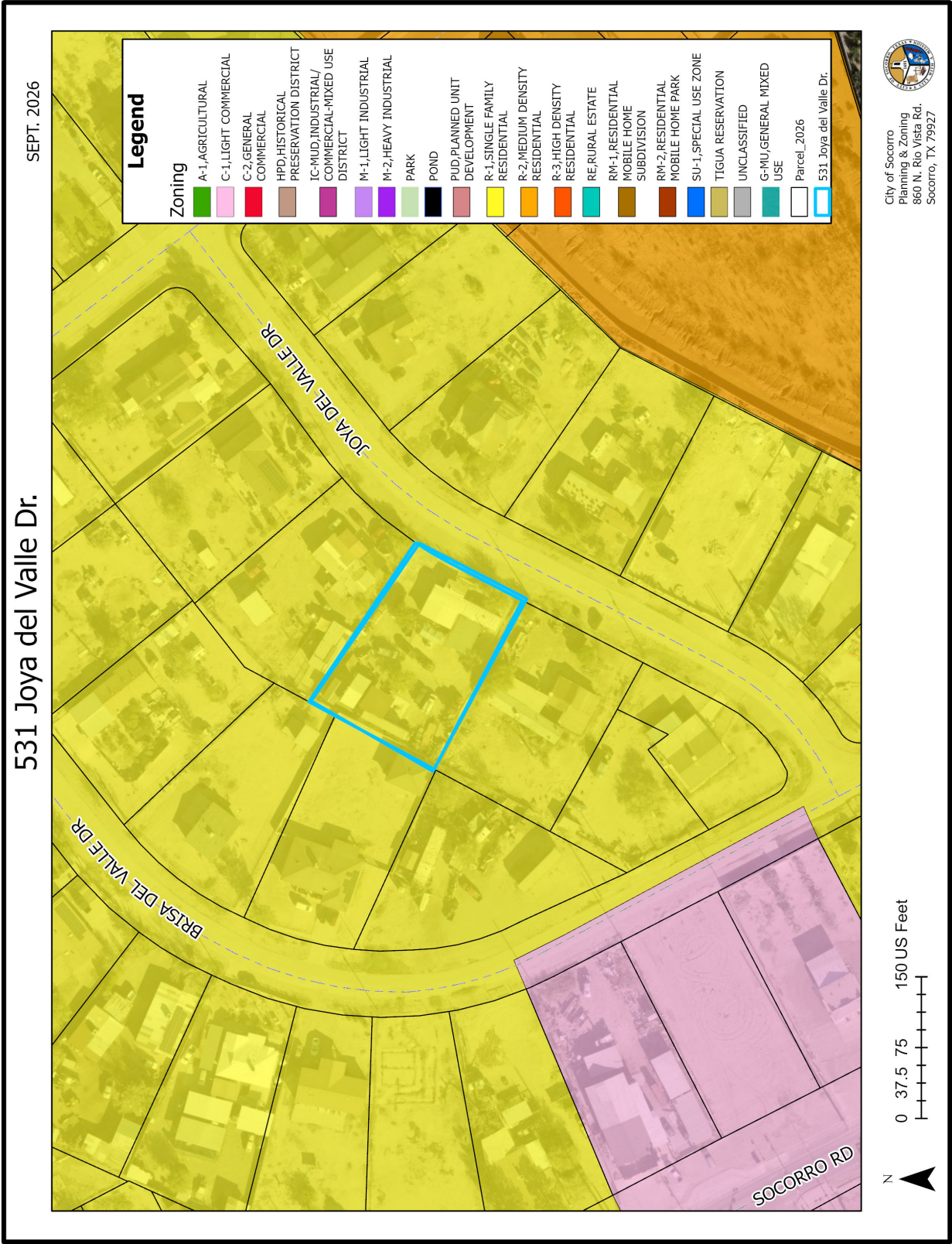
WILL THIS REQUEST SERVE A PUBLIC INTEREST?	
NONE	<u>SI Para Tener Todo En orden</u>
WILL LITERAL ENFORCEMENT OF THE CODE CREATE A HARDSHIP?	
YES	<u>SI Economicamente no esta en presupuesto</u>
DOES THIS REQUEST MEET THE SPIRIT OF THE CODE?	
YES	<u>no afecta a los vecinos</u>
WILL SUBSTANTIAL JUSTICE BE MADE WITH THIS REQUEST?	
YES	
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.	
<u><i>Norma Lopez</i></u> Property Owner Signature (If different from Applicant)	<u><i>Norma Lopez</i></u> Applicant's Signature
STATE OF TEXAS	
COUNTY OF <u>El Paso</u>	
Subscribed and sworn to before me this <u>25th</u> day of <u>August</u> , 20 <u>26</u>	
(seal)	
NOTICE:	My Commission expires: <u>6-19-2029</u>
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:

AERIAL IMAGE

531 Joya del Valle Dr.
SEPT. 2026



ZONING MAP

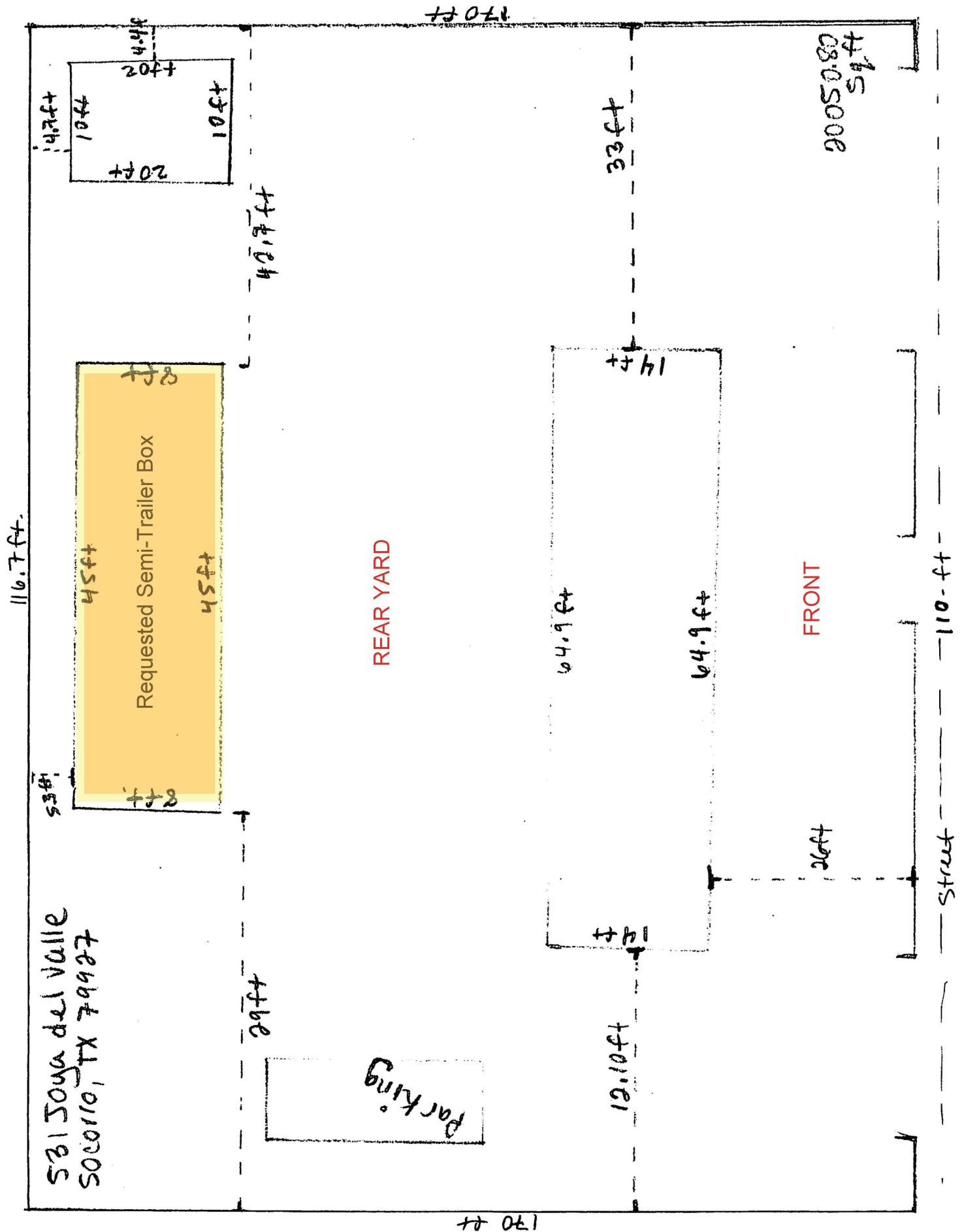


SITE PICTURES

View of property from Joya del Valle Dr.



SUPPLEMENTAL DOCUMENTS - SITE PLAN





CITY OF SOCORRO BOARD OF ADJUSTMENTS REGULAR MEETING

MEETING DATE: SEPTEMBER 24, 2026

VARIANCE REQUESTS STAFF REPORT

SUBJECT:

VARIANCE REQUESTS FROM THE CITY OF SOCORRO UNIFIED DEVELOPMENT CODE SECTION 2.06.04(A) - BUILDING SIZE, TO ALLOW A BUILDING EXCEEDING THE 3,000 SQ. FT. LIMIT; AND A VARIANCE REQUEST FROM SECTION 2.06.05(D)- RESIDENTIAL SETBACKS, TO ALLOW A REDUCED REAR SETBACK OF 0'-0" INSTEAD OF THE 100'-0" SETBACK, FOR THE PROPERTY LOCATED AT MOON RD. AND NORTH LOOP DR., CITY OF SOCORRO, EL PASO COUNTY, TEXAS. BEING LOT 19, BLOCK 25, VALLE DEL SOL UNIT 8.

PROPERTY ADDRESS: North Loop Dr. & Moon Rd.

PROPERTY LEGAL DESCRIPTION: Lot 19, Block 25, Valle Del Sol Unit 8

PROPERTY OWNER: Oregon Paso Partners

PROPERTY AREA: 226,402.79 Sq. Ft. (5.28 Acres)

CURRENT ZONING: C-2 (General Commercial)

SUMMARY: The applicant is requesting two variances per Sec. 2.06.04(a) - Building Size to exceed the 3,000 sq. ft. limit and as per Sec. 2.06.05(d) - Residential Setback to be 0' instead of 100'.

BACKGROUND: Danielle Gonzalez from ATWELL, LLC is representing Oregon Paso Partners who are proposing to build a gas station at the intersection of North Loop Dr. and Moon Rd. and are applying for variances to accommodate their business. The land is currently vacant.

(Continue on next page...)



CITY OF SOCORRO BOARD OF ADJUSTMENTS REGULAR MEETING

MEETING DATE: SEPTEMBER 24, 2026

VARIANCE REQUESTS STAFF REPORT

STATEMENT OF THE ISSUE:

SECTION 2.06.04. COMMERCIAL ZONING DISTRICTS USE-SPECIFIC REGULATIONS

2. Filling or Service Stations

b. The total floor area of the building associated with the filling or service station shall not exceed three thousand (3,000) square feet.

SECTION 2.06.05. GENERAL USE REGULATIONS (ALL DISTRICTS)

D. Filling Station / Service Station

1. Separation from Residential

a. Filling stations and service stations shall not be located within one hundred (100) feet of a residential zoning district boundary, measured from property line to property line.

STAFF RECOMMENDATION:

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

ALTERNATIVE:

The Alternative is to **APPROVE** the variance requests.

APPLICATION



BOARD OF ADJUSTMENT APPLICATION

APPEAL ☐ SPECIAL EXCEPTION ☐ VARIANCE ☒ TODAY'S DATE: 9/4/2026

CONTACT INFORMATION

PROPERTY LOCATION*: Southwest Intersection of Moon Rd. & N. Loop Dr.

(Street address)

Subdivision: Valle Del Sol #8 Lot: 19 Block: 25

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

Property Owner: Oregon Paso Partners 6500 Montana Ave A El Paso, TX, 79925-2139

(Name)

(Address)

(City, State, & Zip Code)

(Email)

(Phone)

Property Owner is giving Danielle M. Gonzalez, PE authority to represent him/her at meeting.

(Applicant Name)

Property Owner Printed Name: Property Owner Signature:

Applicant: Danielle M. Gonzalez, PE 12121 Wickchester Ln. STE 100 Houston, Tx 77079

(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	100'	0'	see second reason for petition

PLEASE DESCRIBE THE REASON(S) YOU ARE REQUESTING TO BE HEARD BY THE BOARD OF ADJUSTMENT. YOU MAY ATTACH ADDITIONAL INFORMATION TO SUPPORT YOUR REQUEST.

REASON FOR PETITION:

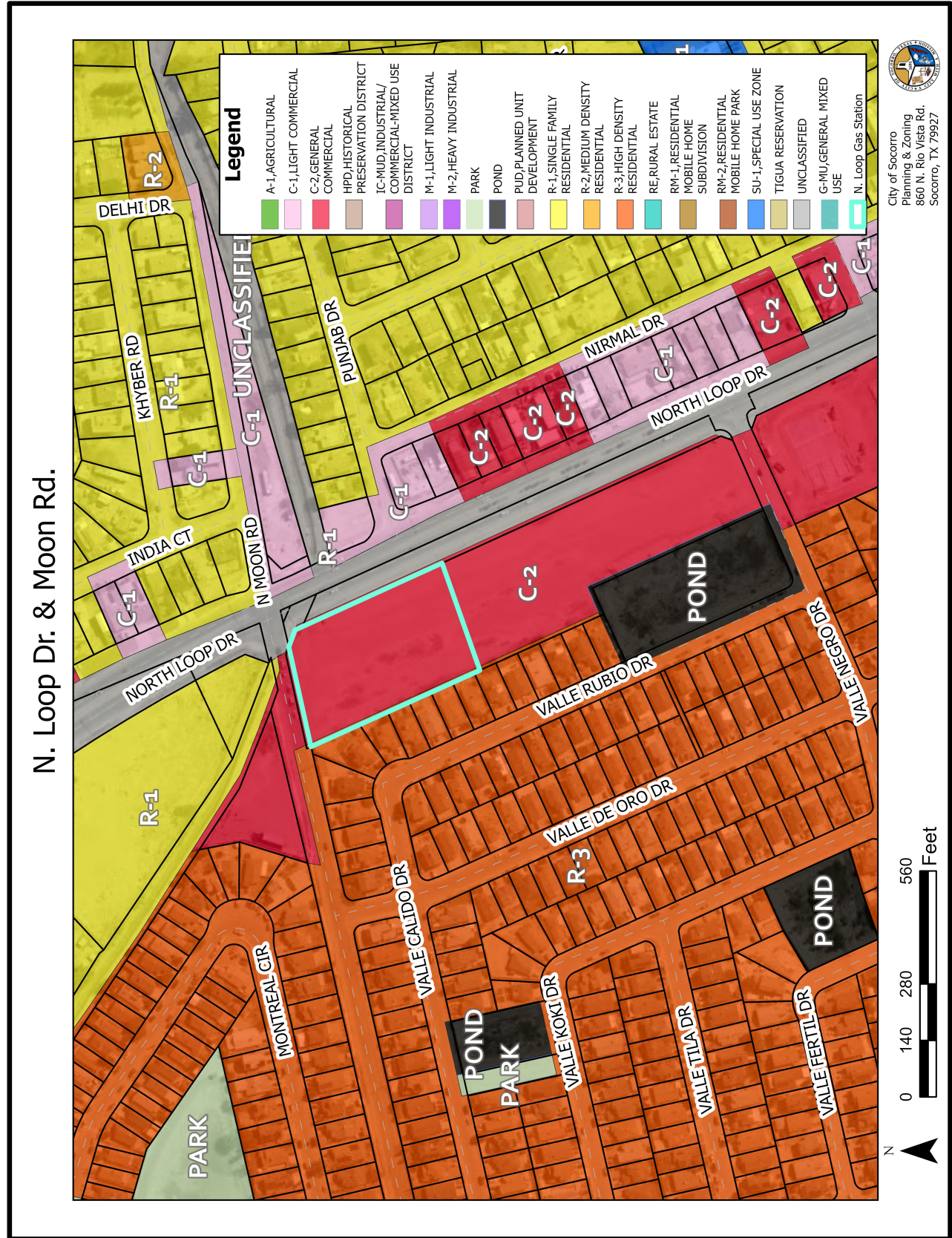
We are requesting the following exceptions to the code of ordinances:

1. Building Size (Section 2.06.04.A): This section states that the total floor area of the building associated with a filling station shall not exceed 3,000 square feet. Our client's smallest building prototype is approximately 3,900 square feet.
2. Residential Setback (Section 2.06.05.D): Filling stations and service stations shall not be located within one hundred (100) feet of a residential zoning district boundary, measured from property line to property line. We request that this be waived completely in uniformity with other developments in the area.

APPLICATION

WILL THIS REQUEST SERVE A PUBLIC INTEREST?	
The proposed convenience store and fueling facility serves the public interest by providing needed goods, services, and transportation access to the surrounding community. The development would create employment opportunities, contribute to the City's tax base, and improve the use of the property.	
WILL LITERAL ENFORCEMENT OF THE CODE CREATE A HARDSHIP?	
Enforcement of the code will prevent us from building the store.	
DOES THIS REQUEST MEET THE SPIRIT OF THE CODE?	
The proposed gas station would provide a convenient, neighborhood-serving use that supports the daily needs of surrounding residents and improves access to fuel and essential goods. The development would contribute to the area's economic vitality through increased investment, employment, and tax revenue.	
WILL SUBSTANTIAL JUSTICE BE MADE WITH THIS REQUEST?	
Approval of the requested variances would allow for equitable treatment of this parcel with others that have been developed in the surrounding area.	
Approval would provide a practical asset to the community allowing the citizens of Socorro convenient access to everyday necessities and goods.	
Denial would unnecessarily restrict the development of this parcel that is zoned by right for this use.	
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) STATE OF TEXAS COUNTY OF <u>El Paso</u>	Applicant's Signature
Subscribed and sworn to before me this <u>14th</u> day of <u>September</u> , 20 <u>26</u>  (seal) Leanna Jackson NOTARY PUBLIC ID# 134947325 In and for the State of Texas My Commission Expires 06-17-2028	Notary Public My Commission expires: <u>June 17, 2028</u>
NOTICE: This application can be made available upon request. Requests can be made by calling (915) 872-8531 (Voice) or email p&z@costx.us Please allow at least 48 hours for your request to be processed.	
OFFICE USE ONLY	
Seeking an appeal from the Municode, City of Socorro Zoning Ordinance, Section No:	
BOA Number:	TOTAL FEE DUE: \$ (non- refundable)
Received by:	Signature: Date:

ZONING MAP



AERIAL IMAGE

N. Loop Dr. & Moon Rd.



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

SITE PICTURES

View of property from Moon Rd.



