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 ADJUSMENT OF THE CITY OF SOCORRO, TEXAS WILL BE HELD ON THURSDAY THE 22nd OF OCTOBER 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 OCTOBER 22, 2026, TO SIGN UP FOR THE PUBLIC COMMENT AND THE AGENDA ITEM THEY WISH TO COMMENT ON. THE PUBLIC THAT SIGNED UP TO SPEAK WILL BE CALLED UPON BY THE PRESIDING OFFICER DURING THE MEETING.

Notice is hereby given that a regular meeting of the Board of Adjustment of the City of Socorro, Texas will be held **October 22, 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 September 24, 2026.

7. **Consider and Take Action** on Variance Request from the City of Socorro Unified Development Code (UDC), Section 2.06.03.(A)(4)(ii) – Manufactured Homes (Double-Wide), to allow the placement of a manufactured home in a subdivision approved by the City in 2008, instead of a subdivision approved by the City prior to the year 2000, as required by the ordinance, on Lot 1, Block 1, San Ysidro Subdivision Replat F, located at 234 Isabel Way, City of Socorro, El Paso County, Texas.

8. **Consider and Take Action** on 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.

9. **Consider and Take Action** on Proposed Amendments to the Previously Approved Bylaws of the Board of Adjustment.

Approved by:

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 16TH DAY OF OCTOBER 2026.

BY: Myrian Apodaca.

Myrian Apodaca, Board of Adjustments Secretary.

DATE &TIME POSTED: 10/16/2026@3:40pm **BY:** MA .

ALL BOARD OF ADJUSTMENT AGENDAS ARE PLACED ON THE INTERNET AT THE ADDRESS BELOW

https://costx.us/boards-commission/

Approved by: fd

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
September 24,2026

Members Present	Member Absent	Staff Present	Others Present
Miriam Cruz Albert Lagunas Victor Espinoza Ashley Serrano	David Oropeza Amparo G Carillo	Judith Rodriguez, *Planner* Diego Ruiz, *Planner* Myrian Apodaca, *Planning Clerk*	Merwan Bhatti, *City Attorney* Alfredo Ferando, *IT Systems Administrator*

Items for discussion and action:

1. **Call to order:**
   Chair Ms. Miriam Cruz called the meeting to order at 6:15 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 Alber Lagunas *to approve Item three (3)* Motion carried.

   Ayes: Miriam Cruz, Albert Lagunas, Victor Espinoza, and Ashley Serrano.
   Nays:
   Abstain:
   Absent: David Oropeza, and Amparo G Carillo

4. **Reading of the Board of Adjustment Statement.**
   Chair, Ms. Miriam Cruz, read the statement out loud.

5. **Swearing of all people giving testimony.**
   The Applicant was sworn in by Chair Ms. Miriam Cruz.

6. **Consider and Take Action** on the approval of meeting minutes for July 23, 2026.

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

   Ayes: Albert Lagunas, Victor Espinoza, and Ashley Serrano.
   Nays:
   Abstain: Miriam Cruz
   Absent: David Oropeza, and Amparo G Carillo

   New motion was made by Victor Espinoza and seconded by Albert Lagunas *to approve Item six (6) with amendment to delete wording table on minutes item 9* Motion carried.

   Ayes: Albert Lagunas, Victor Espinoza, and Ashley Serrano.
   Nays:
   Abstain: Miriam Cruz
   Absent: David Oropeza, and Amparo G Carillo

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.

   Presentation was given by Ms. Judith Rodriguez.

   A motion was made by Miriam Cruz and seconded by Victor Espinoza *to approve Item seven (7) with the condition of maintaining the area around the box clean of debris, trash and other items that may be fire hazard.* Motion carried.
   Ayes: Miriam Cruz, Albert Lagunas, Victor Espinoza, and Ashley Serrano.
   Nays:
   Abstain:
   Absent: David Oropeza, and Amparo G Carillo

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.Lot 6, Block 5, Spanish Trail Subdivision.

   Presentation was given by Mr. Diego Ruiz.

   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 Ashley Serrano.
   Nays:
   Abstain:
   Absent: David Oropeza, and Amparo G Carillo

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

Ayes: Miriam Cruz, Albert Lagunas, Victor Espinoza, and Ashley Serrano.
Nays:
Abstain:
Absent: David Oropeza, and Amparo G Carillo

9. Adjournment

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

Ayes: Miriam Cruz, Albert Lagunas, Victor Espinoza, and Ashley Serrano.
Nays:
Abstain:
Absent: David Oropeza, and Amparo G Carillo

Meeting adjourned at **7:14 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: OCTOBER 22, 2026

VARIANCE REQUEST
STAFF REPORT

SUBJECT: VARIANCE REQUEST FROM THE CITY OF SOCORRO UNIFIED DEVELOPMENT CODE (UDC), SECTION 2.06.03.(A)(4)(ii)- MANUFACTURED HOMES (DOUBLE-WIDE), TO ALLOW THE PLACEMENT OF A MANUFACTURED HOME IN A SUBDIVISION APPROVED BY THE CITY IN 2008, INSTEAD OF A SUBDIVISION APPROVED BY THE CITY PRIOR TO THE YEAR 2000, AS REQUIRED BY THE ORDINANCE, ON LOT 1, BLOCK 1, SAN YSIDRO SUBDIVISION REPLAT F, LOCATED AT 234 ISABEL WAY, CITY OF SOCORRO, EL PASO COUNTY TX.

PROPERTY ADDRESS:	234 Isabel Way
PROPERTY LEGAL DESCRIPTION:	Lot 1, Block 1, San Ysidro Subdivision Replat F
PROPERTY OWNER:	Christopher E Barron & Abigail Barron
PROPERTY AREA:	10,018 sq. ft.
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 2008.

BACKGROUND:

The property was originally part of a subdivision recorded prior to 2000. Prior to the 2008 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 separate lots, and the replat was recorded in 2008, thereby establishing a new subdivision of record.
The applicant states that the proposed 2027 manufactured home will not conflict the established "character", as many double-wide manufactured homes already exist in the subdivision.
This will eliminate empty land that has existed for many years, which will improve the neighborhood aesthetic.

(Continue on next page...)

CITY OF SOCORRO
BOARD OF ADJUSTMENTS REGULAR MEETING

MEETING DATE: OCTOBER 22, 2026

VARIANCE REQUEST
STAFF REPORT

STATEMENT OF THE ISSUE:

Section 2.06.03(A)(4)(ii)- Manufactured Homes (Double-Wide) shall only be permitted within subdivisions approved by the City prior to the year 2000.

The subject property is located within San Ysidro Subdivision Replat F, a subdivision approved and recorded in 2008. 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 Unified Development Code*, Section 2.03(A)(4)(ii)-Manufactured Homes (Double-Wide)*, to allow the placement of a manufactured home in a subdivision approved by the City in 2008, instead of a subdivision approved by the City prior to the year 2000 at 234 Isabel Way, 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: _____

****CONTACT INFORMATION****

PROPERTY LOCATION*: 234 Isabel Way Socorro, TX 79927
(Street address)

Subdivision: SAN YSIDRO Lot: LOT 1 REPLAT F Block: BLK 1

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

Property Owner: Christopher E Barron & Abigail Barron

[redacted]
(Email) (Phone)

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

Property Owner Printed Name: _____ Property Owner Signature: _____

Applicant: Christopher Eric Barron (Name) PO BOX 92 624 Borrego Rd (Address) San Elizario, TX 79849 (City, State, & Zip Code)

[redacted]
(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	Manufactured Home only on approved subdivision pre-2000	Original Lot divided 6/16/2016	16 years

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: LOT 1, BLOCK 1 SAN YSIDRO SUBDIVISION REPLAT F, known as address 234 Isabel Way, was subdivided in the year 2016 from now LOT 2, BLOCK 1 SAN YSIDRO SUBDIVISION REPLAT F, known as address 230 Isabel Way.

Owner/applicant petitions to be allowed to add a new double-wide manufactured home to this lot. Although UDC Ordinance Section 2.06.03.A(4) does state "Manufactured homes shall only be permitted within subdivisions approved by the City prior to the year 2000", the same UDC Ordinance Section also states that if permitted, the home shall "maintain the predominantly residential character of the district". The San Ysidro subdivision is historically an R-1 zone, and for many years has graced a mixture of site-built homes and double-wide manufactured homes.

APPLICATION

WILL THIS REQUEST SERVE A PUBLIC INTEREST?

Yes; Adding a new manufactured home will add to the appeal of the already established neighborhood. This will not conflict with the established "character", as many double-wide manufactured homes already exist in the subdivision. This will eliminate empty land that has existed for many years, which will improve the neighborhood aesthetic.

WILL LITERAL ENFORCEMENT OF THE CODE CREATE A HARDSHIP?

Literal enforcement of the code does not create a property hardship, but with the current code, I am deprived of the reasonable use of a land that has always been available to be used for manufactured homes but was subdivided by the former owners, through no fault of my own.

DOES THIS REQUEST MEET THE SPIRIT OF THE CODE?

Yes; The "new" subdivision was not because of new land separated for site-built homes, but because the former owners who owned the property since 1990s decided to subdivide the lot. The spirit of the code is trying to maintain cohesiveness and the predominant character of the neighborhood, which this request does.

WILL SUBSTANTIAL JUSTICE BE MADE WITH THIS REQUEST?

Yes; the code is enforced predominantly for the large subdivisions being developed by builders of site-built home. In this specific case, the neighborhood enjoys site-built along with manufactured homes. The acceptance of this variance will not give a special advantage over neighbors, but will relieve an inequity in the privileges of living in this zone.

Items Submitted: Completed application and fee ☑ Plot/Site Plan or Survey drawn toscale ☐

I hereby certify that the above statements are true and correct to the best of my knowledge.

Property Owner Signature (If different from Applicant)

Christopher E Barron
Applicant's Signature

STATE OF TEXAS

COUNTY OF El Paso

Subscribed and sworn to before me this 26 day of September, 2026

Notary Public

MARIO MURILLO
My Notary ID # 128418078
Expires October 19, 2026

(seal)

My Commission expires: Oct. 19, 2026

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:

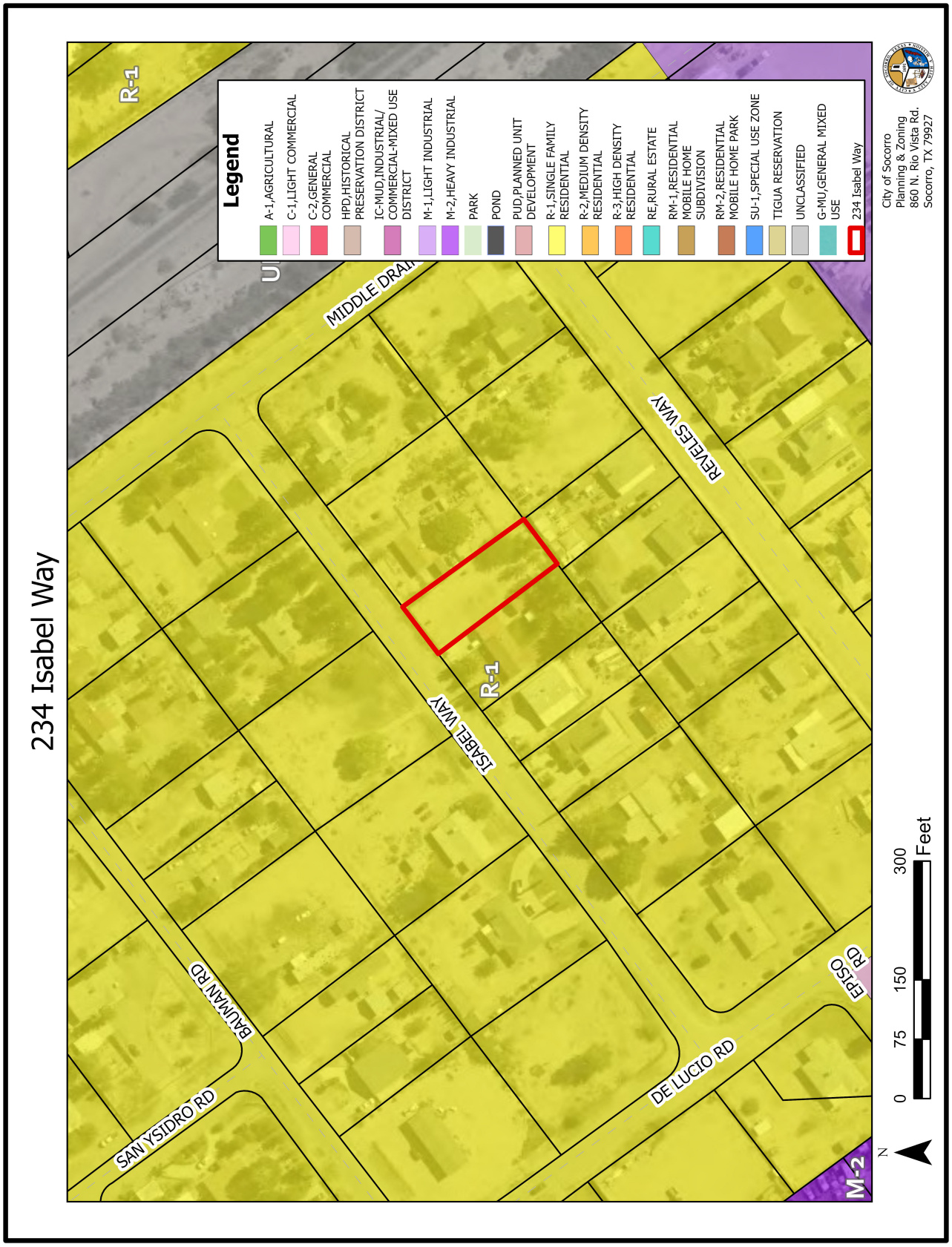
BOA Number: | **TOTAL FEE DUE:** $ (non- refundable)

Received by: | Signature: | Date:

AERIAL IMAGE



ZONING MAP

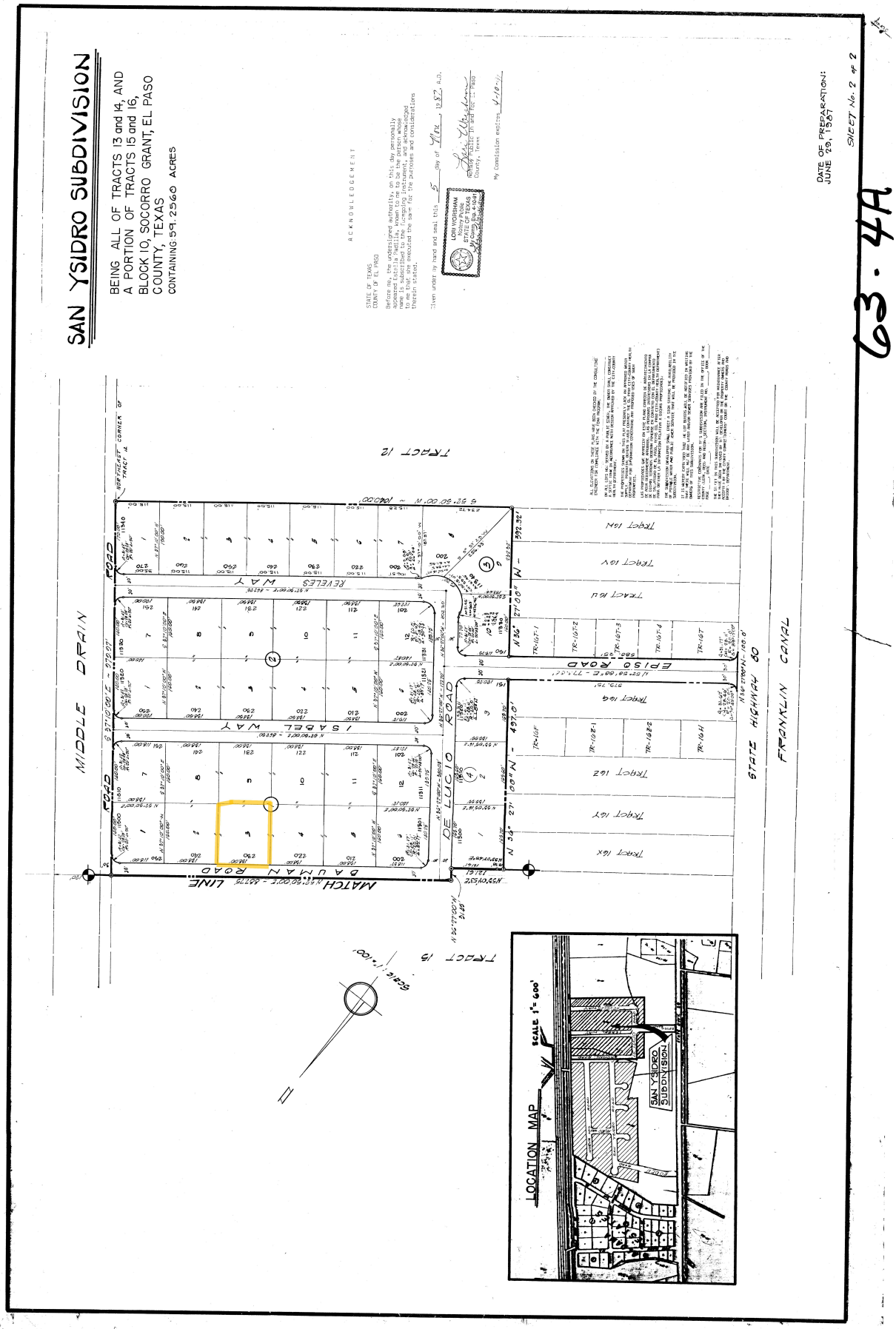

234 Isabel Way
Legend
A-1,AGRICULTURAL
C-1,LIGHT COMMERCIAL
C-2,GENERAL COMMERCIAL
HPD,HISTORICAL PRESERVATION DISTRICT
IC-MUD,INDUSTRIAL/ COMMERCIAL-MIXED USE DISTRICT
M-1,LIGHT INDUSTRIAL
M-2,HEAVY INDUSTRIAL
PARK
POND
PUD,PLANNED UNIT DEVELOPMENT
R-1,SINGLE FAMILY RESIDENTIAL
R-2,MEDIUM DENSITY RESIDENTIAL
R-3,HIGH DENSITY RESIDENTIAL
RE,RURAL ESTATE
RM-1,RESIDENTIAL MOBILE HOME SUBDIVISION
RM-2,RESIDENTIAL MOBILE HOME PARK
SU-1,SPECIAL USE ZONE
TIGUA RESERVATION
UNCLASSIFIED
G-MU,GENERAL MIXED USE
234 Isabel Way
R-1
MIDDLE DRAIN
REVELES WAY
ISABEL WAY
R-1
BAUMAN RD
SAN YSIDRO RD
DE LUCIO RD
EPISO RD
M-2
N
0
75
150
300
Feet
City of Socorro
Planning & Zoning
860 N. Rio Vista Rd.
Socorro, TX 79927

SITE PICTURES

View of property from 234 Isabel Way



ORIGINAL PLAT



REPLAT

SAN YSIDRO SUBDIVISION
REPLAT F

BEING A REPLAT OF LOT 3, BLOCK 2,
SAN YSIDRO SUBDIVISION,
EL PASO COUNTY, TEXAS
CONTAINING: 0.5087 ACRES

Metes and Bounds description of a parcel of land being all of Lot 3, Block 2, San Ysidro Subdivision, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the Northwesterly corner of Lot 3, Block 2, San Ysidro Subdivision said point also lying on the Southerly right-of-way line of Isabel Way (60' R.O.W.) and being the **POINT OF BEGINNING** of the herein described parcel of land;

THENCE, along said right-of-way line North 52° 50' 00" East, a distance of 138.50 feet to a found nail;

THENCE, leaving said right-of-way line, South 37° 10' 00" East, a distance of 160.00 feet to a set nail;

THENCE, along the Southerly boundary line of Lot 3, South 52° 50' 00" West, a distance of 138.50 feet to a set nail and being the Southwesterly corner of Lot 3;

THENCE, along the Westerly boundary line of Lot 3, North 37° 10' 00" West, a distance of 160.00.80 feet to the **POINT OF BEGINNING** and containing 22,160 square feet or 0.5087 acres of land more or less.

NOTES:

INSTRUMENT No._____ BOOK _____ PAGE _____ DATE _____

SET 5/8" REBAR AT ALL EXTERIOR BOUNDARY CORNERS.

TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.

INSTRUMENT No._____ BOOK _____ PAGE _____ DATE _____

LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.

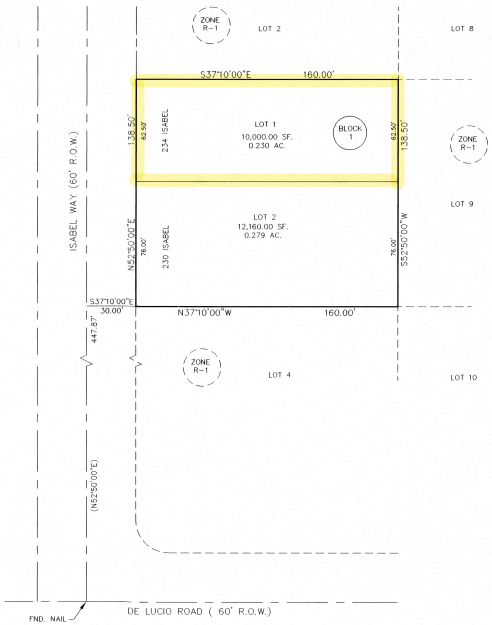
TIES SHOWN TO EXISTING CITY MONUMENTS ARE BASED ON RECORD INFORMATION ONLY.

BEARINGS IN PARENTHESIS BY PLAT OF SAN YSIDRO SUBDIVISION RECORDED IN VOLUME 70, PAGE 36 & 36A, PLAT RECORDS OF EL PASO COUNTY, TEXAS.

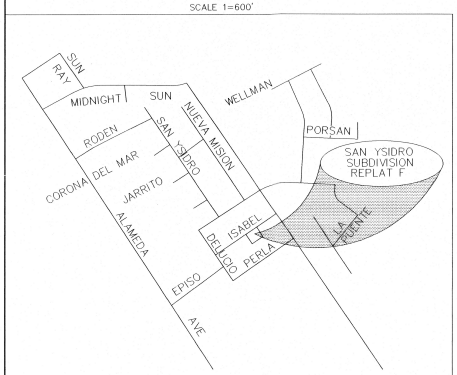
EXISTING ZONING DESIGNATION IS R-1

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft



SCALE 1=600'



OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, Jose H. Arias, as owners of the 0.5087 acre tract of land encompassed within the proposed SAN YSIDRO SUBDIVISION, REPLAT F, hereby subdivides the land as depicted in this subdivision plat.

I certify that I have complied with the requirements of Texas Local Government Code 232.032 and that:
(A) the water quality and connections to the lots meet, or will meet, the minimum state standards
(B) sewer connections to the lots meet, or will meet, the minimum requirements of state standards;
(C) electrical connections provided to the lots meet, or will meet, the minimum state standards;

I attest that the matters asserted in this plat are true and complete.

9/15/08
Date:

Jose H. Arias
Owner

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Jose H. Arias, OWNER OF SAN YSIDRO SUBDIVISION, provided to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposes and considerations thereby expressed.

Given under my hand and seal of office this 15th day of September, 2008.

Yanna Molina
Notary Public in and for El Paso County

My Commission Expires: June 30, 2010

YANNA MOLINA
NOTARY PUBLIC STATE OF TEXAS
COMMISSION EXPIRES
JUNE 30, 2010

EL PASO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE 232.028(a)

WE THE UNDERSIGNED CERTIFY that this plat of the SAN YSIDRO SUBDIVISION, REPLAT was reviewed and approved by the El Paso County Commissioners Court on_____

Date: El Paso County Judge

Date: El Paso County Clerk

CITY OF SOCORRO
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE 212.0115(b)

WE THE UNDERSIGNED CERTIFY that this plat of the SAN YSIDRO SUBDIVISION, REPLAT was reviewed and approved by the City of Socorro on 8/26/08 2008 A.D.

8/26/08
Date: Planning Director

8/26/08
Date: Irene Lopez
Mayor of City Of Socorro

ATTEST:
Secretary of The City Of Socorro

COUNTY CLERK'S RECORDING CERTIFICATE.

I, Delia Briones, COUNTY CLERK OF EL PASO COUNTY, certify that this plat hearing certificate was filed for record at Noon o'clock __M. on October 31, 2008, and was recorded in Book _____ Page _____ of the Plat Records of El Paso County at ____ o'clock __M on October 31, 2008

Delia Briones
County Clerk

#20080088001
By: Deputy: Vanessa Morales

This plat represents a survey made on the ground by me or under my supervision and complies with the current Texas Board of Professional Land Survey Practices Act and Technical Standards.

Enrique A. Rey, R.P.L.S.
Registered Professional Land Surveyor
Texas License No. 3505

10 Dec 08

OWNER

JOSE H. ARIAS
230 ISABEL WAY, CITY OF SOCORRO, TX 79927
TEL. (915) 274-1029

ENGINEER

REY ENGINEERING
Consulting Engineering & Surveying
11348 BOB MITCHELL DRIVE, EL PASO, TX 79936
TEL. (915) 591-6424 MOBILE (915) 309-1889

DATE OF PREPARATION: DECEMBER 19, 2007
DATE OF REVISION: APRIL 14, 2008
DATE OF REVISION: JULY 22, 2008

TAX PURPOSES ONLY

5801 Trowbridge Dr.
El Paso, Texas 79925
(915) 780-2000

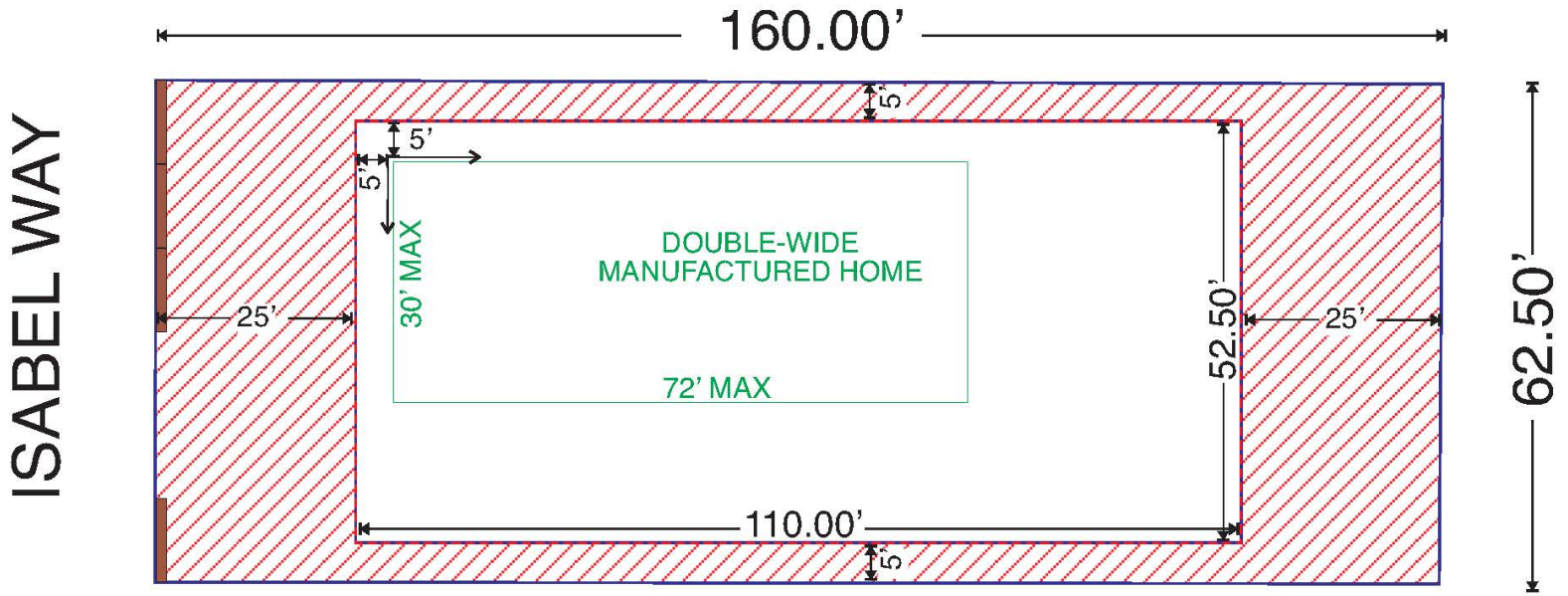
El Paso
Central Appraisal District

S-099 REPLAT "F"
FOR 2009

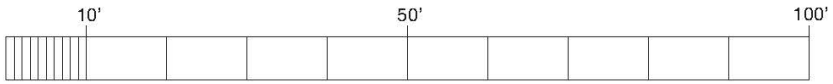
SITE PLAN

LOT 1, BLOCK 1, SAN YSIDRO SUBDIVISION REPLAT F, SOCORRO, TX, EL PASO COUNTY, TEXAS
234 ISABEL WAY

Property
10,000.00 sq ft
0.23 acre



MINIMUM PROPERTY LINE
SETBACK REQUIREMENTS FOR
THE R-1 ZONING DISTRICT



CITY OF SOCORRO
BOARD OF ADJUSTMENTS REGULAR MEETING

MEETING DATE: OCTOBER 22, 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: OCTOBER 22, 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 (Name) 6500 Montana Ave A (Address) El Paso, TX. 79925-2139 (City, State, & Zip Code)

[redacted] (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 (Name) 12121 Wickchester Ln. STE 100 (Address) Houston, Tx 77079 (City, State, & Zip Code)

[redacted] (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 [X] Plot/Site Plan or Survey drawn toscale [X]

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 El Paso

Subscribed and sworn to before me this 1st day of September, 2026

Leanna Jackson
NOTARY PUBLIC
ID# 134947325
In and for the State of Texas
My Commission Expires
06-17-2028

Notary Public

(seal)

My Commission expires: June 17, 2028

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.

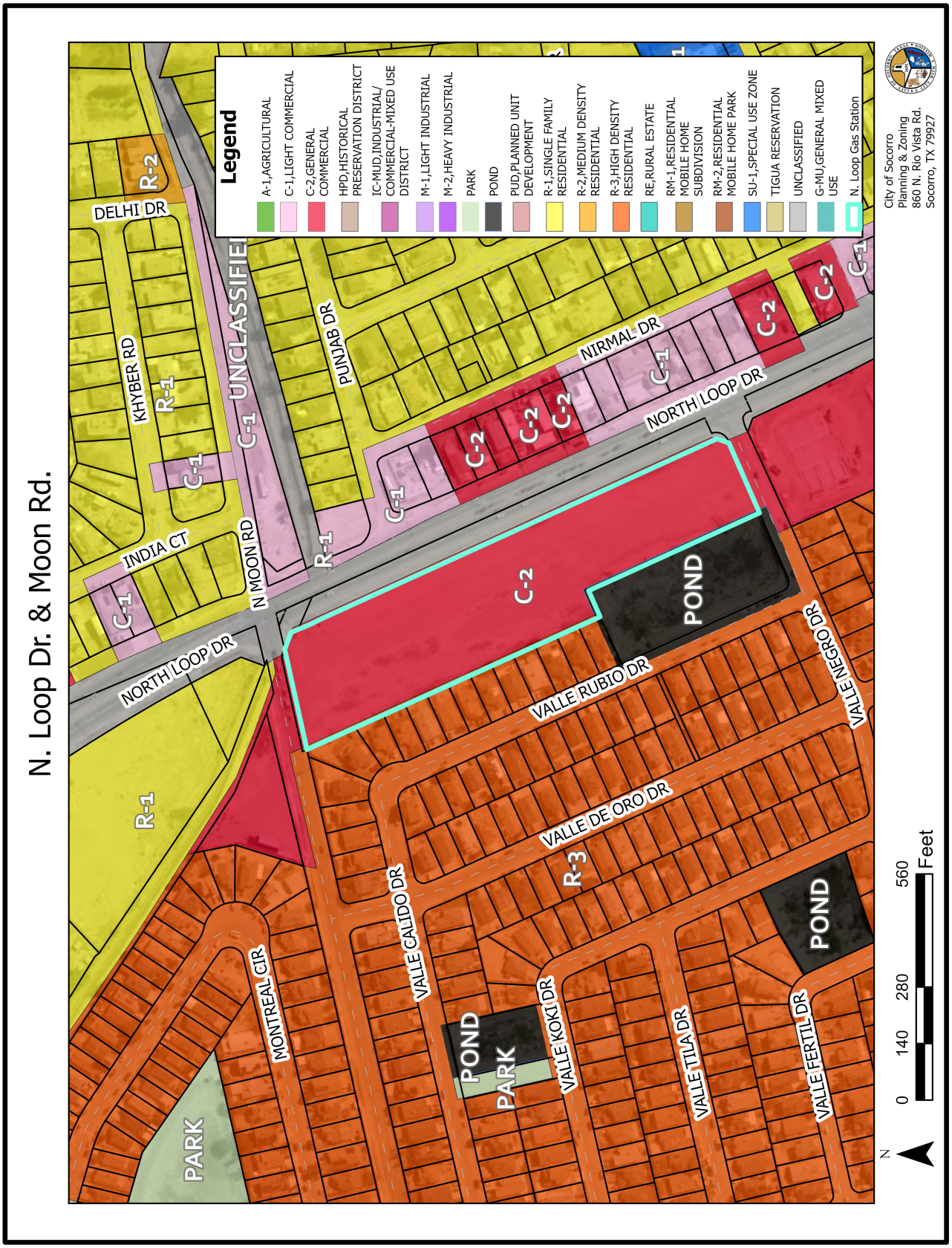
*****OFFICE USE ONLY*****

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

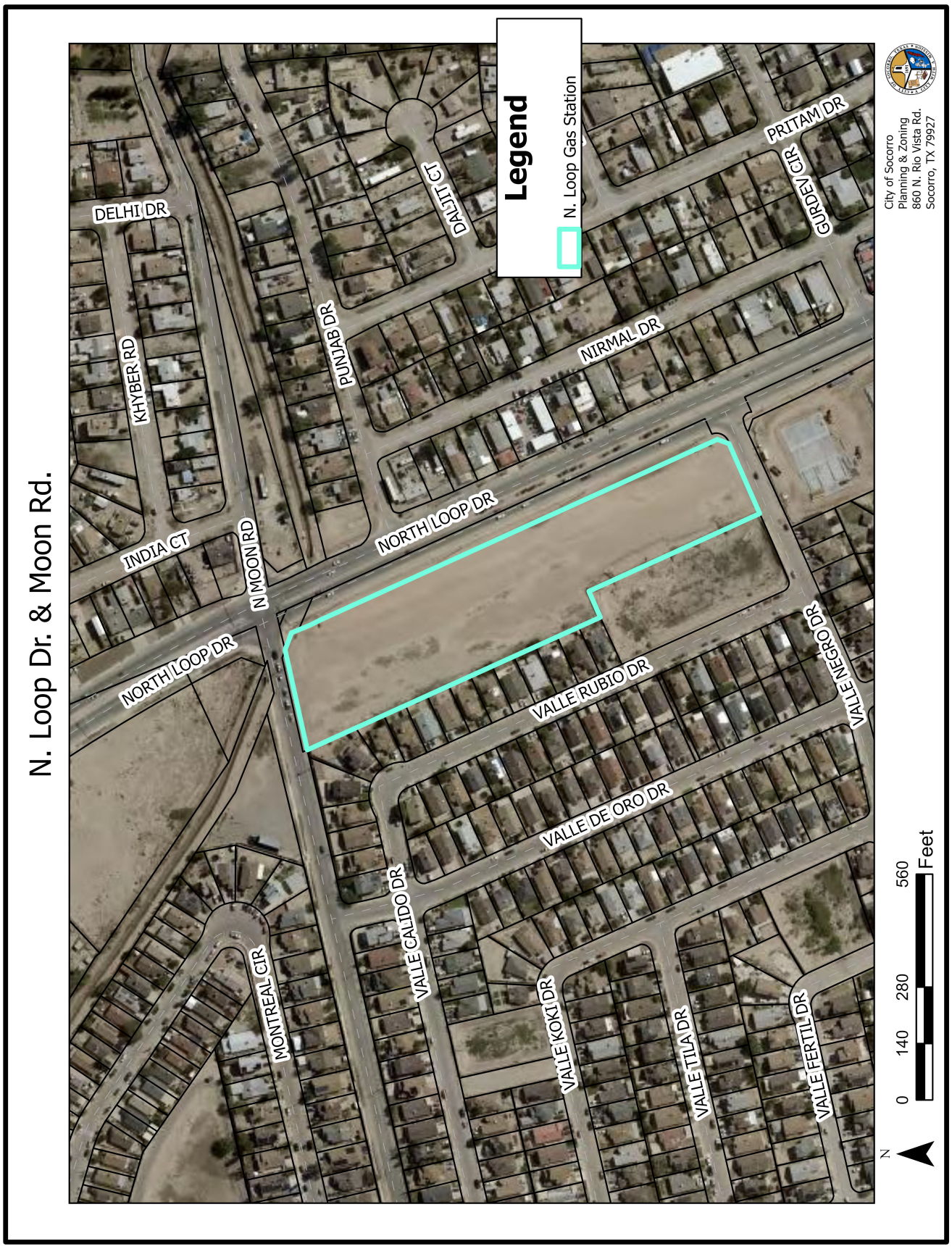
BOA Number: **TOTAL FEE DUE:** $ (non- refundable)

Received by: Signature: Date:

ZONING MAP


N. Loop Dr. & Moon Rd.
Legend
A-1,AGRICULTURAL
C-1,LIGHT COMMERCIAL
C-2,GENERAL COMMERCIAL
HPD,HISTORICAL PRESERVATION DISTRICT
IC-MUD,INDUSTRIAL/ COMMERCIAL-MIXED USE DISTRICT
M-1,LIGHT INDUSTRIAL
M-2,HEAVY INDUSTRIAL
PARK
POND
PUD,PLANNED UNIT DEVELOPMENT
R-1,SINGLE FAMILY RESIDENTIAL
R-2,MEDIUM DENSITY RESIDENTIAL
R-3,HIGH DENSITY RESIDENTIAL
RE,RURAL ESTATE
RM-1,RESIDENTIAL MOBILE HOME SUBDIVISION
RM-2,RESIDENTIAL MOBILE HOME PARK
SU-1,SPECIAL USE ZONE
TIGUA RESERVATION
UNCLASSIFIED
G-MU,GENERAL MIXED USE
N. Loop Gas Station
DELHI DR
KHYBER RD
INDIA CT
N MOON RD
PUNJAB DR
NIRMAL DR
NORTH LOOP DR
VALLE RUBIO DR
VALLE NEGRO DR
VALLE DE ORO DR
VALLE CALIDO DR
VALLE KOKI DR
VALLE TILA DR
VALLE FERTIL DR
MONTREAL CIR
UNCLASSIFIED
R-1
R-2
R-3
C-1
C-2
POND
PARK
City of Socorro
Planning & Zoning
860 N. Rio Vista Rd.
Socorro, TX 79927
N
0
140
280
560
Feet

AERIAL IMAGE



SITE PICTURES

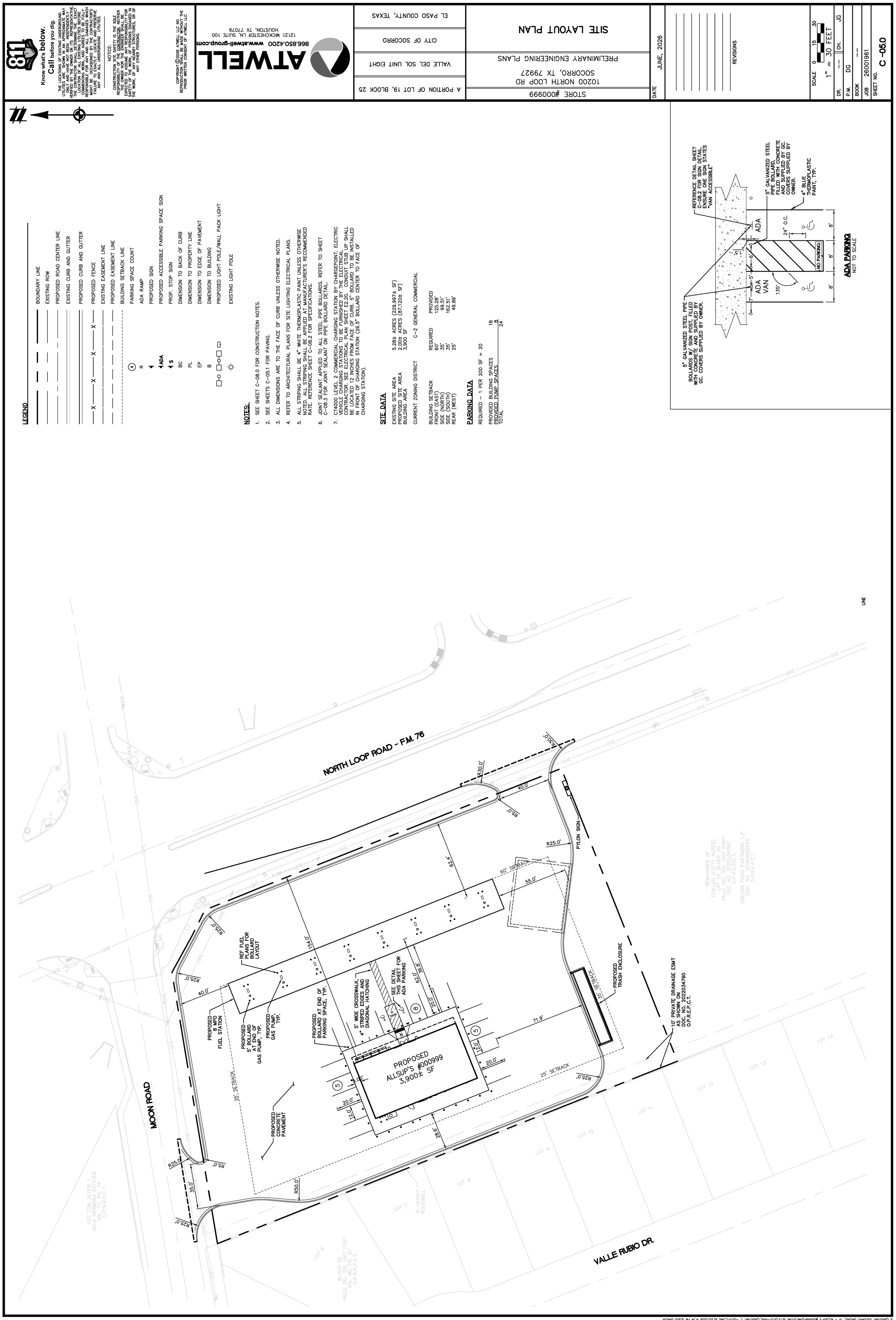
View of property from Moon Rd.







PROPOSED PLAN



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