Rudy Cruz Jr.
Mayor

Ruben Reyes
At Large

Cesar Nevarez
District 1

Alejandro Garcia
District 2/Mayor ProTem

Gina Cordero
District 3

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 3rd OF DECEMBER 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 DECEMBER 3, 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 **December 3, 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 November 12, 2026.

7. **Consider and Take Action** on the Variance Requests from the City of Socorro Unified Development Code (UDC), Section 2.06.04(A) – Building Size, to Allow a Building Exceeding the 3,000 Sq. Ft. Limit; Section 2.06.05(D) – Residential Setbacks, to Allow a Reduced Rear Setback of 0'-0" Instead of the Required 100'-0" Setback; and Section 2.04.09 – Front Setback, to Allow a 30'-0" Setback Instead of the Required 60'-0" Setback, for Lot 19, Block 25, Valle del Sol Unit 8, Located at Moon Rd. and North Loop Dr., City of Socorro, El Paso County, Texas.

8. **Consider and Take Action** on the Variance Request from the City of Socorro Unified Development Code (UDC), Section 2.04.06, Table 2.04.06-T1 – Medium-Density Residential (R-2) Dimensional Standards, to Allow a Reduced Rear Yard Setback of 14.6 Feet Instead of the Required 20 Feet for a Proposed Addition to the Existing Residence on Lot 15, Block 2, Las Lunas, Located at 1119 Chris Forbes Cir., City of Socorro, El Paso County, Texas.

9. **Consider and Take Action** on the Variance Request from the City of Socorro Unified Development Code (UDC), Section 3.06.02(I)(3)(b) – Attached Sign Area Calculation, to Allow the Placement of an Attached Sign Measuring 98 Sq. Ft. Instead of the Maximum 75 Sq. Ft. Allowed by the Ordinance, on Lot 18, Block 15, Valle del Sol No. 6, Located at 10466 North Loop Dr., City of Socorro, El Paso County, Texas.

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.

Approved by: 

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 25TH DAY OF NOVEMBER 2026.

BY: Myrian Apodaca.

Myrian Apodaca, Board of Adjustments Secretary.

DATE &TIME POSTED: 11/25//2026@4:00pm **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/ Mayor Pro-Tem

Gina Cordero.
District 3

Irene Rojas
District 4

Adriana Rodarte
City Manager

CITY OF SOCORRO BOARD OF ADJUSTMENT

Regular Meeting Minutes
November 12, 2026

Members Present	Member Absent	Staff Present	Others Present
Miriam Cruz Albert Lagunas Victor Espinoza David Oropeza	Amparo G Carillo Ashley Serrano	Lorrine Quimiro, *City Planner Director of Development.* 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 6:04 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 David Oropeza and seconded by Victor Espinoza *to approve Item three (3)* Motion carried.

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

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 September 24, 2026.

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

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

7. **Consider and Take Action** on the 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.

   Presentation was given by Ms. Judith Rodriguez.

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

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

8. **Consider and Take Action** on the Variance Requests from the City of Socorro Unified Development Code (UDC), Section 2.06.04(A) – Building Size, to Allow a Building Exceeding the 3,000 Sq. Ft. Limit; Section 2.06.05(D) – Residential Setbacks, to Allow a Reduced Rear Setback of 0'-0" Instead of the Required 100'-0" Setback; and Section 2.04.09 – Front Setback, to Allow a 30'-0" Setback Instead of the Required 60'-0" Setback, for Lot 19, Block 25, Valle del Sol Unit 8, Located at Moon Rd. and North Loop Dr., City of Socorro, El Paso County, Texas.

   A motion was made by Miriam Cruz and seconded by Victor Espinoza *to go to executive session.* Motion carried.

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

   Left 6:31 PM
   Return 6:56 PM

Miriam Cruz abstain
quorum not met to have a motion item was table for next meeting.

A motion was made by Victor Espinoza and seconded by David Oropeza to *table Item eight (8) for next meeting.* Motion carried.
Ayes:, Albert Lagunas, David Oropeza, and Victor Espinoza.
Nays:
Abstain: Miriam Cruz
Absent: Amparo G Carillo and Ashley Serrano

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

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

Meeting adjourned at **7:03 PM.**

_____ _____
Miriam Cruz, Chairman Date minutes were approved

_____ _____
Myrian Apodaca, Secretary Date minutes were approved.

CITY OF SOCORRO
BOARD OF ADJUSTMENTS SPECIAL MEETING

MEETING DATE: DECEMBER 3, 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 AND A VARIANCE REQUEST FROM SEC. 2.04.09 - FRONT SETBACK TO ALLOW FOR A 30'-0" SETBACK INSTEAD OF 60'-0", 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 three 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' and as per Sec. 2.04.09 - Front Setback to be 30'-0" instead of 60'-0".
BACKGROUND:	Scott Maham 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
SPECIAL MEETING

MEETING DATE: DECEMBER 3, 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.

SECTION 2.04.09. REGIONAL COMMERCIAL (C-2)

D. Special Regulations

2. Minimum Front Setbacks Based on Street Classification

c. Major Arterials: 60 feet

STAFF RECOMMENDATION:

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

ALTERNATIVE:

The Alternative is to DENY the variance requests.

APPLICATION

BOARD OF ADJUSTMENT APPLICATION

APPEAL ☐ SPECIAL EXCEPTION ☐ VARIANCE ☒ TODAY'S DATE: 11/06/2026

****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)

(Email) (Phone)

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

Property Owner Printed Name: _____ Property Owner Signature: _____

Applicant: Scott W. Maham, PE 12121 Wickchester Ln. Ste 100 Houston, Tx 77079
[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	60'	30'	see secord reason for petition
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. Additionally we request that the Setback along North Loop be reduced to 30-feet. As part of this variance we agree to a building setback along the border with the residential property be set at 50-feet and that the "masonry" wall on this common property line will be increased to a minimum height of 10-feet.

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 this code on property that was subdivided as part of a master development under the guideines that did not anticipate these new much larger buffers and setback greatly restricts any possible development of this proptery.

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 Harris

Subscribed and sworn to before me this 16th day of November, 20 26

Casey Lee Herrera
Notary Public

(seal)

CASEY LEE HERRERA
My Notary ID # 134823985
Expires March 26, 2028

My Commission expires: March 26, 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*****

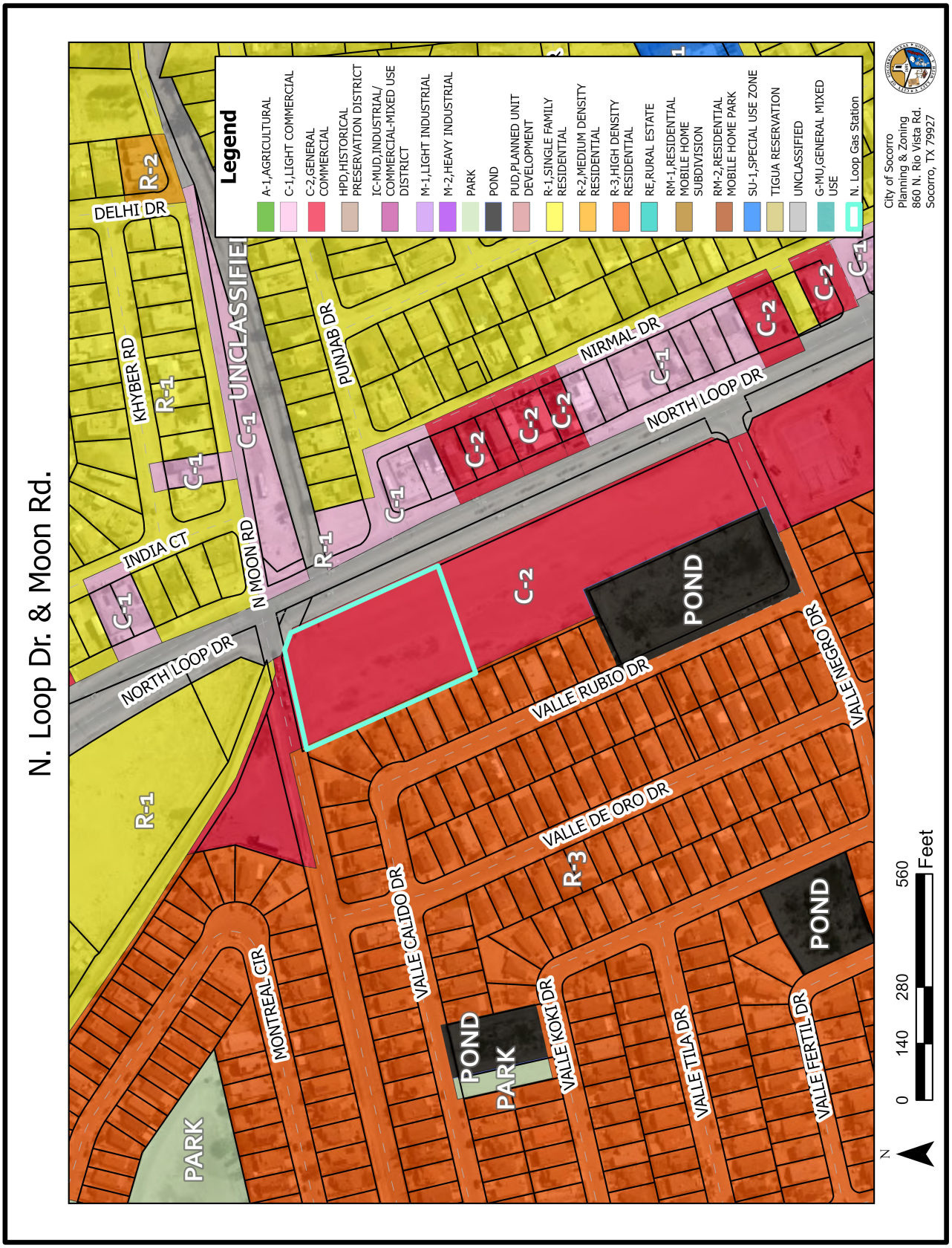
Seeking an appeal from the Municode, City of Socorro Zoning Ordinance, Section No:

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

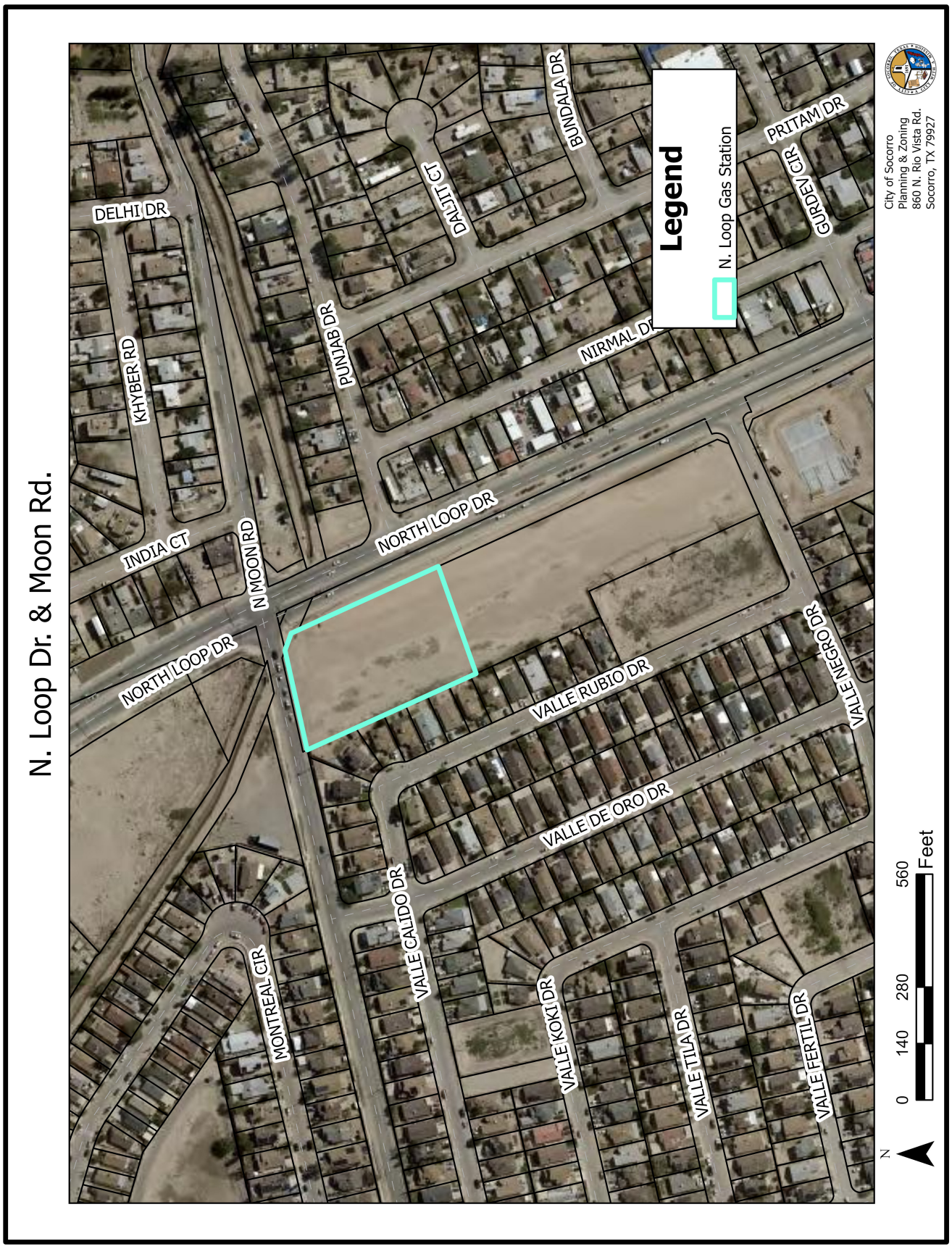
Received by: | Signature: | Date:

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

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

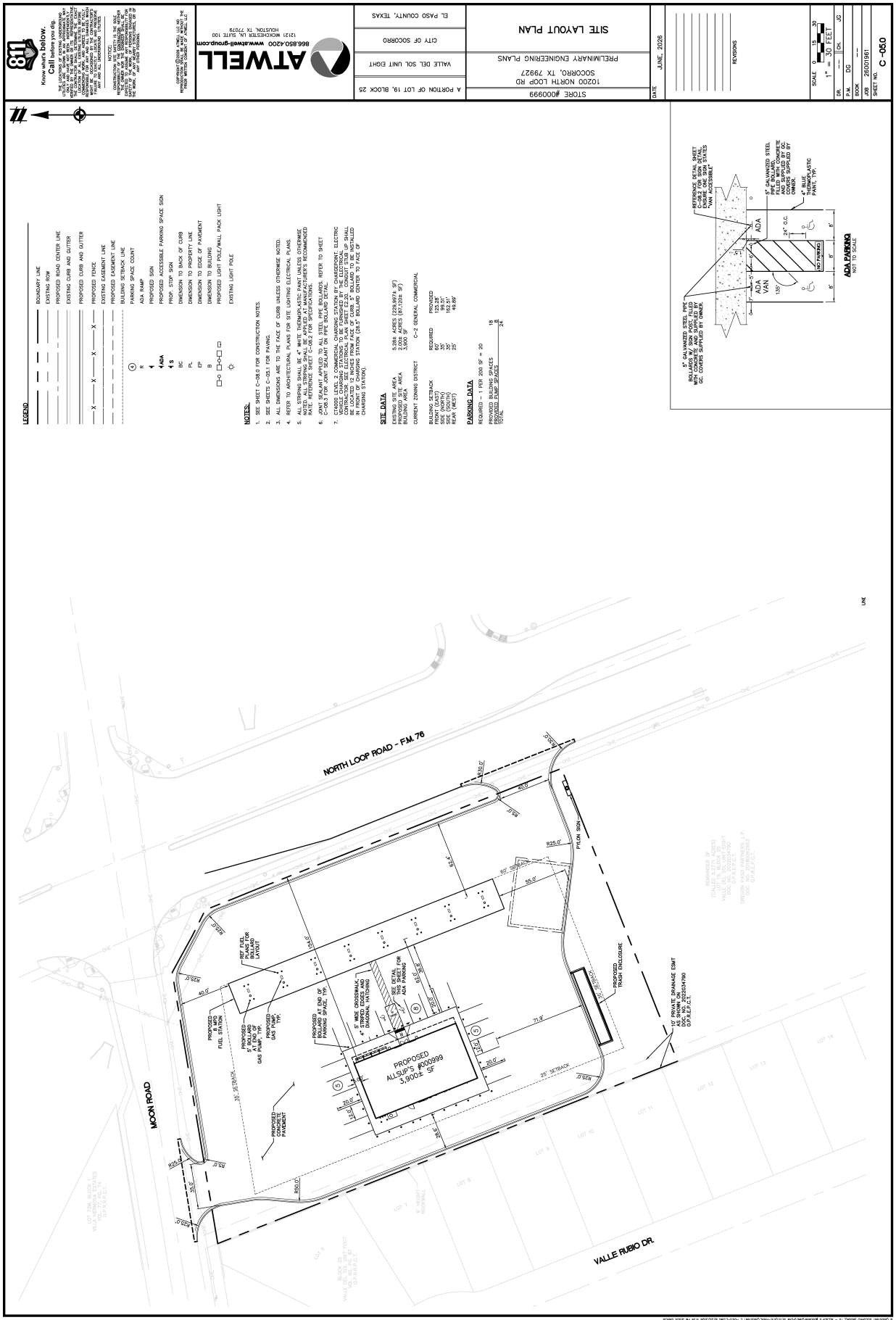
View of property from Moon Rd.



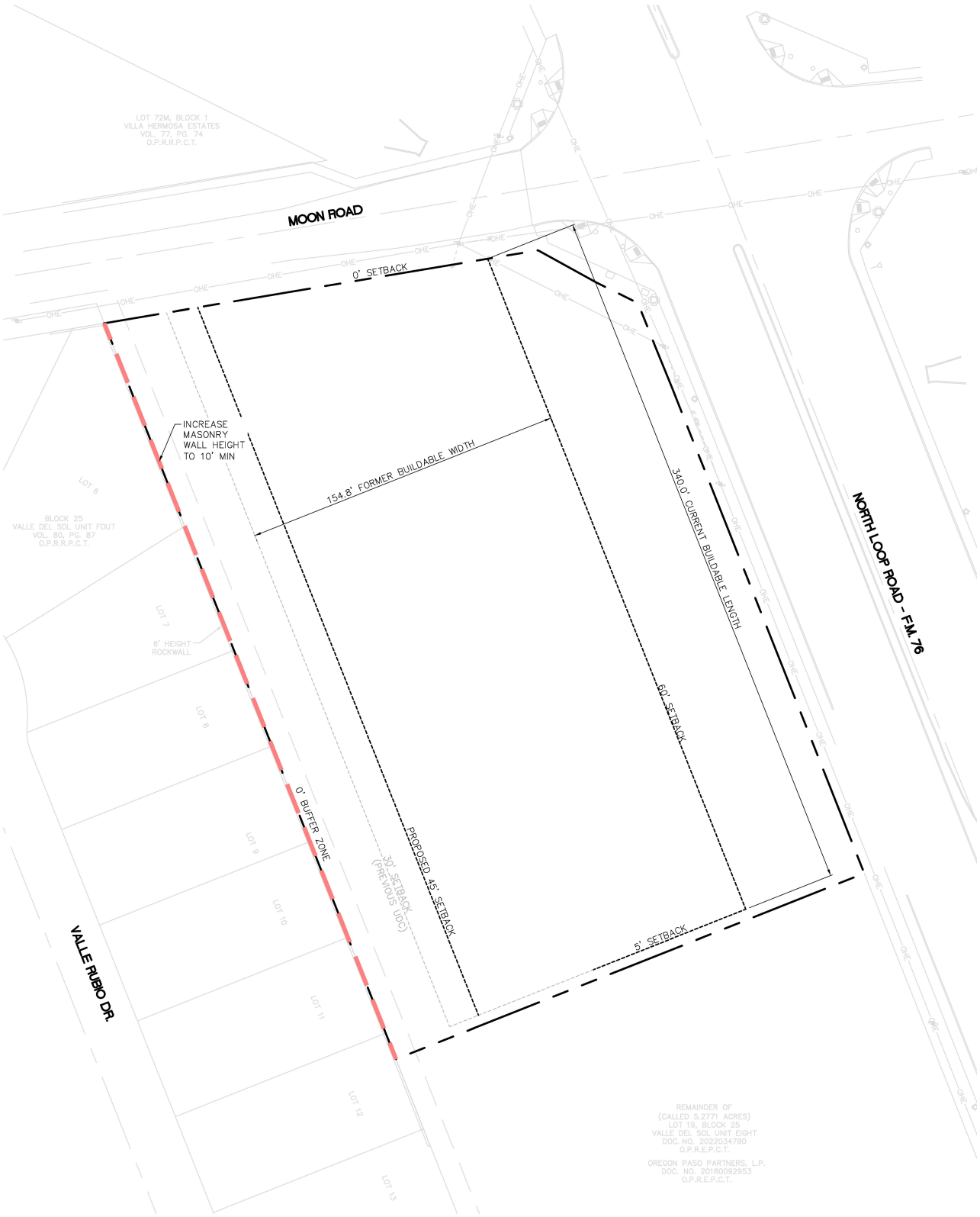




PROPOSED PLAN


811
Know what's below.
Call before you dig.
ATWELL
866.850.4200 www.atwell-group.com
12121 WICKCHESTER LN, SUITE 100
HOUSTON, TX 77079
STORE #000999
10200 NORTH LOOP RD
SOCORRO, TX 79927
PRELIMINARY ENGINEERING PLANS
SITE LAYOUT PLAN
A PORTION OF LOT 19, BLOCK 23
CITY OF SOCORRO
VALLE DEL SOL UNIT EIGHT
EL PASO COUNTY, TEXAS
JUNE, 2026
REVISIONS
SCALE 1" = 30'
DR. --- CH. JS
P.M. DG
BOOK ---
JOB 26001981
SHEET NO. C-050
LEGEND
BOUNDARY LINE
EXISTING ROW
PROPOSED ROAD CENTER LINE
EXISTING CURB AND GUTTER
PROPOSED CURB AND GUTTER
PROPOSED FENCE
EXISTING EASEMENT LINE
PROPOSED EASEMENT LINE
BUILDING SETBACK LINE
PARKING SPACE COUNT
ADA RAMP
PROPOSED SIGN
PROPOSED ACCESSIBLE PARKING SPACE SIGN
PROP. STOP SIGN
DIMENSION TO BACK OF CURB
DIMENSION TO PROPERTY LINE
DIMENSION TO EDGE OF PAVEMENT
DIMENSION TO BUILDING
PROPOSED LIGHT POLE/WALL PACK LIGHT
EXISTING LIGHT POLE
NOTES:
1. SEE SHEET C-080 FOR CONSTRUCTION NOTES.
2. SEE SHEETS C-051 FOR PAVING.
3. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING ELECTRICAL PLANS.
5. ALL STRIPING SHALL BE 4" WHITE THERMOPLASTIC PAINT UNLESS OTHERWISE NOTED. ALL STRIPING SHALL BE APPLIED AT MANUFACTURER'S RECOMMENDED MIL THICKNESS AND APPLICATION METHOD.
6. JOINT SEALANT APPLIED TO ALL STEEL PIPE BOLLARDS. REFER TO SHEET C-083 FOR JOINT SEALANT ON PIPE BOLLARD DETAIL.
7. CYAGOS LEVEL 2 COMMERCIAL CHARGING STATION 8'9" CHARGEPOINT ELECTRIC VEHICLE CHARGING STATION. CONDUIT STUB UP SHALL BE PROVIDED BY ELECTRICAL CONTRACTOR. SEE ELECTRICAL PLAN SHEET E2.20. CONDUIT STUB UP SHALL BE LOCATED TO ENSURE PROPER PLACEMENT OF CONDUIT STUB UP SHALL BE IN FRONT OF CHARGING STATION (28.5" BOLLARD CENTER TO FACE OF CHARGING STATION).
SITE DATA
EXISTING SITE AREA 5.284 ACRES (230,207± SF)
PROPOSED SITE AREA 2.005 ACRES (87,320± SF)
BUILDING AREA 3,900 SF
CURRENT ZONING DISTRICT C-2 GENERAL COMMERCIAL
BUILDING SETBACK REQUIRED PROVIDED
FRONT (EAST) 50' 123.28'±
SIDE (NORTH) 35' 35.0'±
SIDE (SOUTH) 35' 102.61'±
REAR (WEST) 25' 46.66'
PARKING DATA
REQUIRED - 1 PER 200 SF = 20
PROVIDED BUILDING SPACES 18
PROVIDED CHARGING SPACES 6
TOTAL 24
5" GALVANIZED STEEL PIPE BOLLARDS W/ SIGN POST, FILLED W/ CONCRETE AND PAINTED SAFETY YELLOW. GC COVERS SUPPLIED BY OWNER.
REFERENCE DETAIL SHEET C-083 FOR ADDITIONAL DOUBLE ADA SIGN STATES "VAN ACCESSIBLE"
5" GALVANIZED STEEL PIPE BOLLARDS FILLED W/ CONCRETE AND SUPPLIED BY GC. COVERS SUPPLIED BY OWNER.
4" BLUE THERMOPLASTIC PAINT, TYP.
ADA PARKING
NOT TO SCALE
NORTH LOOP ROAD - F.M. 76
MOON ROAD
VALLE RUBIO DR.
PROPOSED ALLSUP'S #000999 3,900± SF
PROPOSED 6 MPD FUEL STATION
PROPOSED 5" RAISED CONCRETE ISLAND AT END OF GAS ISLAND
PROPOSED GAS PUMP, TYP.
PROPOSED CANOPY
REF. F/D PLANS FOR CANOPY LAYOUT
PROPOSED CONCRETE PAVEMENT
5' WIDE CROSSWALK W/ 4" STRIPED DOUBLE DIAGONAL HATCHING
SEE DETAIL THIS SHEET FOR ADA PARKING
PROPOSED TRASH ENCLOSURE
PYLON SIGN
35' SETBACK
25' SETBACK
10' PRIVATE DRAINAGE ESMT (BY THIS PLAT) DOC. NO. 20220347190 O.P.R.E.P.C.T.
PROPOSED 8" WATER LINE
PROPOSED 8" SEWER LINE
PROPOSED 6" SEWER LINE
PROPOSED 2" GAS LINE
PROPOSED 4" GAS LINE
PROPOSED 6" GAS LINE
PROPOSED 8" GAS LINE
PROPOSED 12" GAS LINE
PROPOSED 4" WATER LINE
PROPOSED 6" WATER LINE
PROPOSED 8" WATER LINE
PROPOSED 12" WATER LINE
PROPOSED 4" SEWER LINE
PROPOSED 6" SEWER LINE
PROPOSED 8" SEWER LINE
PROPOSED 12" SEWER LINE
PROPOSED 2" GAS LINE
PROPOSED 4" GAS LINE
PROPOSED 6" GAS LINE
PROPOSED 8" GAS LINE
PROPOSED 12" GAS LINE
REMARKS BY
(SALES AGENT)
WALL MOUNTED
WALL MOUNTED
WALL MOUNTED

UPDATE EXHIBIT



CITY OF SOCORRO
BOARD OF ADJUSTMENTS SPECIAL MEETING

MEETING DATE: DECEMBER 3, 2026

VARIANCE REQUEST
STAFF REPORT

SUBJECT:

VARIANCE REQUEST FROM THE CITY OF SOCORRO UNIFIED DEVELOPMENT CODE SECTION 2.04.06, TABLE 2.04.06-T1- MEDIUM-DENSITY RESIDENTIAL (R-2) DIMENSIONAL STANDARDS,TO ALLOW A REDUCED REAR YARD SETBACK OF 14.6 FEET INSTEAD OF THE REQUIRED 20 FEET FOR A PROPOSED ADDITION TO THE EXISTING RESIDENCE ON LOT 15, BLOCK 2, LAS LUNAS, LOCATED AT 1119 CHRIS FORBES CIR., CITY OF SOCORRO, EL PASO COUNTY, TEXAS.

PROPERTY ADDRESS:	1119 Chris Forbes Cir.
PROPERTY LEGAL DESCRIPTION:	Block 2, Lot 15, Las Lunas
PROPERTY OWNER:	Adrian & Yarely Sepulveda
PROPERTY AREA:	6,016 sq, ft.
CURRENT ZONING:	R-2 (Medium Density Residential)
SUMMARY:	The applicant is requesting a variance to reduce the required rear yard setback from 20 feet to 14.6 feet to accommodate a proposed addition to the existing residence, resulting in a 5.4-foot encroachment in to the required rear yard setback.

BACKGROUND:

The applicant is requesting a variance from the required rear yard setback to build an addition to the existing home.

The applicant stated that the home accommodates a family of five and that more living space is needed for their comfort. The applicant also believes the addition will not affect neighboring properties and is requesting the Board's approval before starting construction.

(Continue on next page...)

CITY OF SOCORRO
BOARD OF ADJUSTMENTS SPECIAL MEETING

MEETING DATE: DECEMBER 3, 2026

VARIANCE REQUEST
STAFF REPORT

STATEMENT OF THE ISSUE: Section 2.04, Table 2.04.06-T1 of the City of Socorro Unified Development Code, requires a minimum rear yard setback of 20 feet for properties zoned R-2. The proposed addition would have a 14.6 foot rear yard setback, which does not comply with the required setback. Therefore, the applicant is requesting a variance from this requirement to the Board of Adjustments.

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the variance request to allow a reduced rear yard setback of 14.6 feet instead of the required 20 feet for the proposed addition for the property located at 1119 Chris Forbes Cir.

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*: 1119 Chris Forbes
(Street address)

Subdivision: Las Lomas Lot: Lot 15 Block: _____

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

Property Owner: Adrian Sepulveda / Yarely Sepulveda 1119 Chris Forbes, Socorro TX
(Name) (Address) (City, State, & Zip Code)

[redacted]
(Email) (Phone)

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

Property Owner Printed Name: Adrian Sepulveda / Yarely Sepulveda Property Owner Signature: [signature] [signature]

Applicant: Adrian Sepulveda 1119 Chris Forbes El Paso TX 79927
(Name) (Address) (City, State, & Zip Code)

Yarely Sepulveda 1119 Chris Forbes El Paso TX 79927
(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	20'	14.6	5.4
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:

Build an addition on principal residence in the back yard of the property with a measurement of 14X14 and 12X7

APPLICATION

WILL THIS REQUEST SERVE A PUBLIC INTEREST?

No

WILL LITERAL ENFORCEMENT OF THE CODE CREATE A HARDSHIP?

No

DOES THIS REQUEST MEET THE SPIRIT OF THE CODE?

Yes everything is according to the required codes.

WILL SUBSTANTIAL JUSTICE BE MADE WITH THIS REQUEST?

La aprovacion se no afecta a vecinos, tenemos una necisidad para hacer la addicion.

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 10th day of November, 2026

ILIANA MARTINEZ
My Notary ID # 10676486
Expires May 11, 2027

Notary Public

(seal)

My Commission expires: May 11, 2027

NOTICE:

This application can be made available upon request. Requests can be made by calling (915) 872-8531 (Voice) or email p&z@costx.us 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:

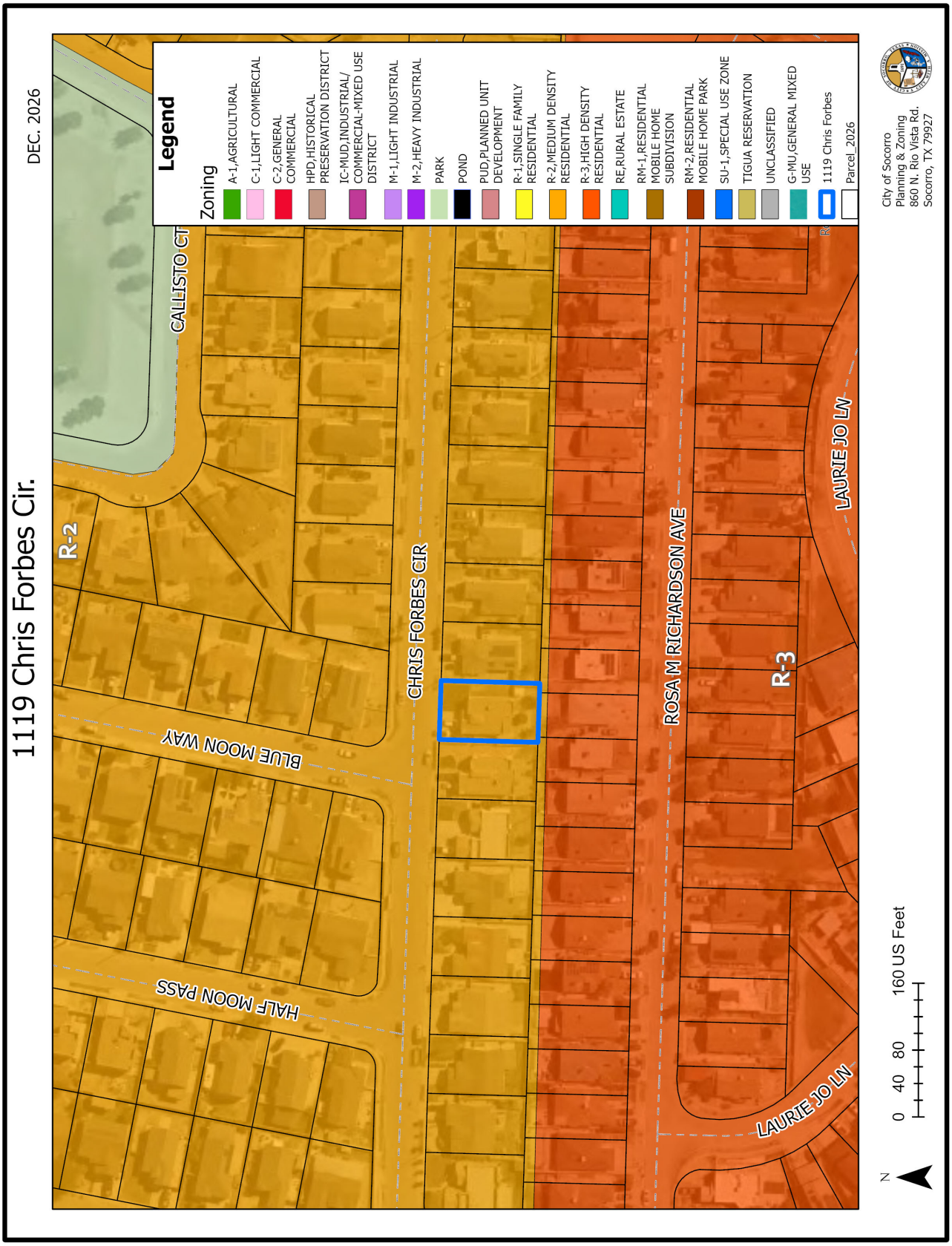
AERIAL IMAGE



CLOSER AERIAL VIEW



ZONING MAP


1119 Chris Forbes Cir.
DEC. 2026
Legend
Zoning
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
1119 Chris Forbes
Parcel_2026
CALLISTO CT
R-2
CHRIS FORBES CIR
BLUE MOON WAY
HALF MOON PASS
ROSA M RICHARDSON AVE
R-3
LAURIE JO LN
LAURIE JO LN
City of Socorro
Planning & Zoning
860 N. Rio Vista Rd.
Socorro, TX 79927
N
0 40 80 160 US Feet

SITE PICTURES

View of property from Chris Forbes Cir.

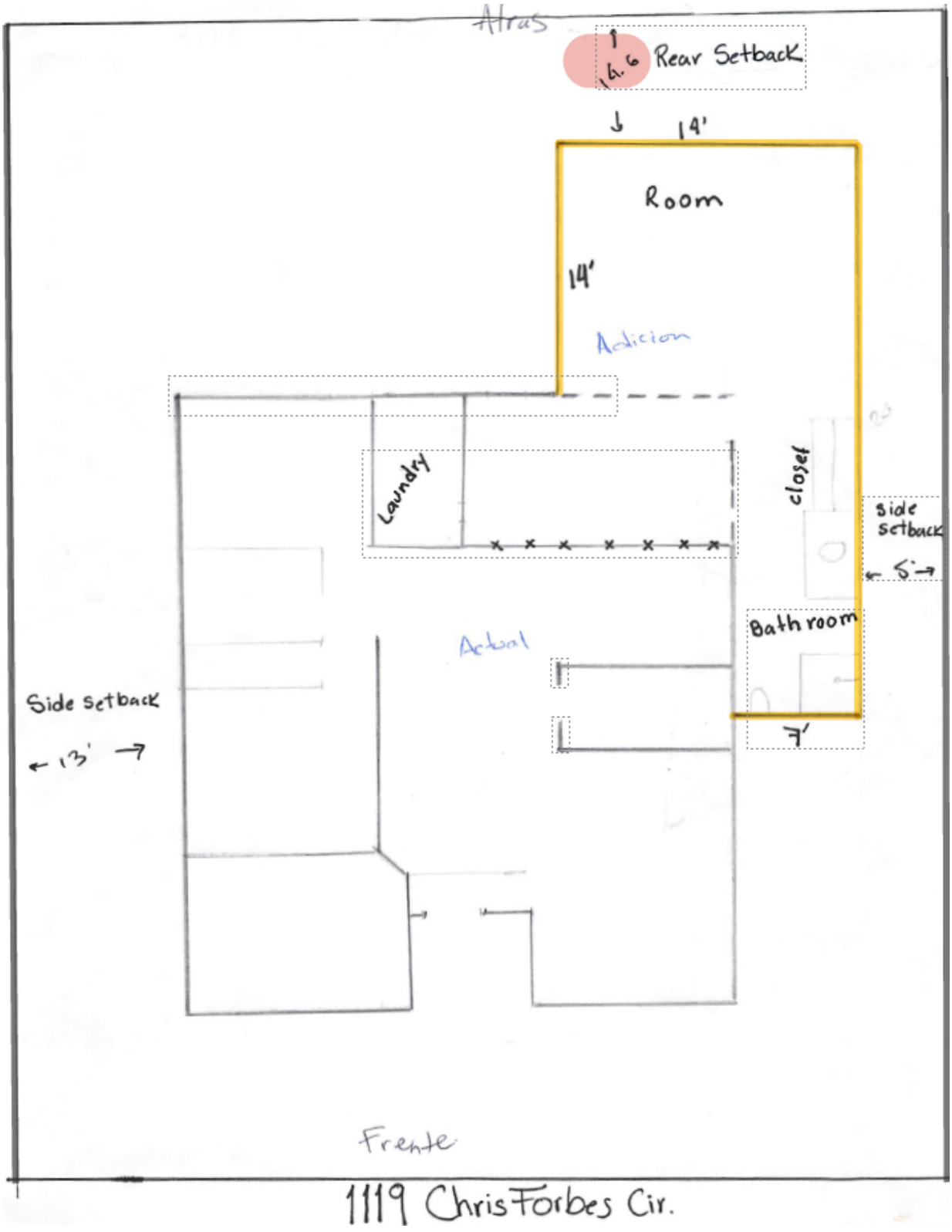
Front right view



Front-left view



SITE PLAN


Atras
Rear Setback
14'
Room
14'
Adicion
Laundry
closet
side setback
5'
Bath room
Actual
Side setback
13'
7'
Frente
1119 Chris Forbes Cir.

CITY OF SOCORRO
BOARD OF ADJUSTMENTS SPECIAL MEETING

MEETING DATE: DECEMBER 3, 2026

VARIANCE REQUEST
STAFF REPORT

SUBJECT: VARIANCE REQUEST FROM THE CITY OF SOCORRO UNIFIED DEVELOPMENT CODE (UDC), SECTION 3.06.02.(I)(3)(b)- ATTACHED SIGN AREA CALCULATION, TO ALLOW THE PLACEMENT OF A ATTACHRED SIGN MEASURING AN AREA OF 98 SQ FT, INSTEAD OF AN ATTACHED SIGN MEASURING AN AREA OF 75 SQ FT, AS REQUIRED BY THE ORDINANCE, ON LOT 18, BLOCK 15, VALLE DEL SOL #6, LOCATED AT 10466 NORTH LOOP DR., CITY OF SOCORRO, EL PASO COUNTY, TEXAS.

PROPERTY ADDRESS:	10466 North Loop Dr.
PROPERTY LEGAL DESCRIPTION:	Lot 18, Block 15, Valle Del Sol #6
PROPERTY OWNER:	Jose E. Valdez G.
PROPERTY AREA:	81,899.82 sq. ft.
CURRENT ZONING:	C-2 (General Commercial)
SUMMARY:	The applicant is requesting a variance to allow the placement of a attached sign that exceeds the allowable 75 sq ft area by 23 sq ft.

BACKGROUND:

The business will be occupying 3 retail spaces from a shopping center on North Loop that will give the store a total 60 linear feet of frontage. The UDC allows 1.25 sq ft of sign area per linear foot, giving this business 75 sq ft of sign area in total. The proposed illuminated sign by the applicant measures an area of 98 sq ft. It is important to note that the sign will be 186 feet away from North Loop, which is a major arterial, and it is unlikely that it will cause a nuisance to traffic and/or other businesses.

(Continue on next page...)

CITY OF SOCORRO
BOARD OF ADJUSTMENTS SPECIAL MEETING

MEETING DATE: NOVEMBER 12, 2026

VARIANCE REQUEST
STAFF REPORT

STATEMENT OF THE ISSUE:

Section 3.06.02(I)(3)(b)- Attached Sign Area Calculation
For multi-tenant buildings, allowable attached sign area shall be calculated based on the linear frontage of the individual tenant space or building face directly associated with the tenant space.

The proposed attached sign exceeds that maximum allowable area and 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 3.06.02(I)(3)(b)- Attached Sign Area Calculation*, to allow the placement of a attached sign measuring an area of 98 sq ft at 10466 North Loop Dr., City of Socorro, El Paso County, Texas.

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*: 10766 North Loop Dr Ste - 5, 6 & 7
(Street address)

Subdivision: 15 Valle Del Sol #6 18 (Exc NWLY PT) Lot: _____ Block: _____

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

Property Owner: JCCBA 8780 Castner Dr El Paso, Tx 79907

[redacted]
(Email) (Phone)

Property Owner is giving Jose E. Valdez G. authority to represent him/her at meeting.
(Applicant Name)

Property Owner Printed Name: Oscar Lujan Property Owner Signature: _____

Applicant: A & A Signs 3716 Montana Ave. El Paso, Tx 79903
(Name) (Address) (City, State & Zip Code)

[redacted]
(Email) (Phone)

****REQUEST****

Please list types requested:

Description	Ordinance Requirements	Requested Dimensions	Variance from Ordinance
Lot Size	8199.82		
Lot Width	321.95		
Lot Depth	239.8		
Side Yard	OTHER		
Side Yard	OTHER		
Side at Corner	OTHER		
Front Yard	OTHER		
Rear Yard	OTHER		
Driveway	OTHER		
Other	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: The city code allow a maximun sign area of 80sq.ft. Our proposed signage measures 98 sqft. While this exceeds the standard limit for a single storefront, this business will occupy 3 adjacent retail spaces within the commercial center. Because of this, we respectfully request an exemption to the ordinance. We propose that the total permitted signage area be calculated proportionally by combining the allowable allocations for all 3 occupied spaces. Granting this variance will allow us to maintain a cohesive, legible and aesthetically pleasing storefront that aligns with the physical scale of our expanded layout, without causing any negative visual impact to the surrounding area.

APPLICATION

WILL THIS REQUEST SERVE A PUBLIC INTEREST?

WILL LITERAL ENFORCEMENT OF THE CODE CREATE A HARDSHIP?

DOES THIS REQUEST MEET THE SPIRIT OF THE CODE?

WILL SUBSTANTIAL JUSTICE BE MADE WITH THIS REQUEST?

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.

Jose E. Valdez Gutierrez
Oscar Lujan
Property Owner Signature (If different from Applicant)

Applicant's Signature

STATE OF TEXAS

COUNTY OF El Paso

Subscribed and sworn to before me this 12th day of November, 2024

Notary Public

LILIANA GALVAN
ID #124424490
My Commission Expires
January 16, 2027

(seal)

My Commission expires: Jan. 16, 2027

NOTICE:

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

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

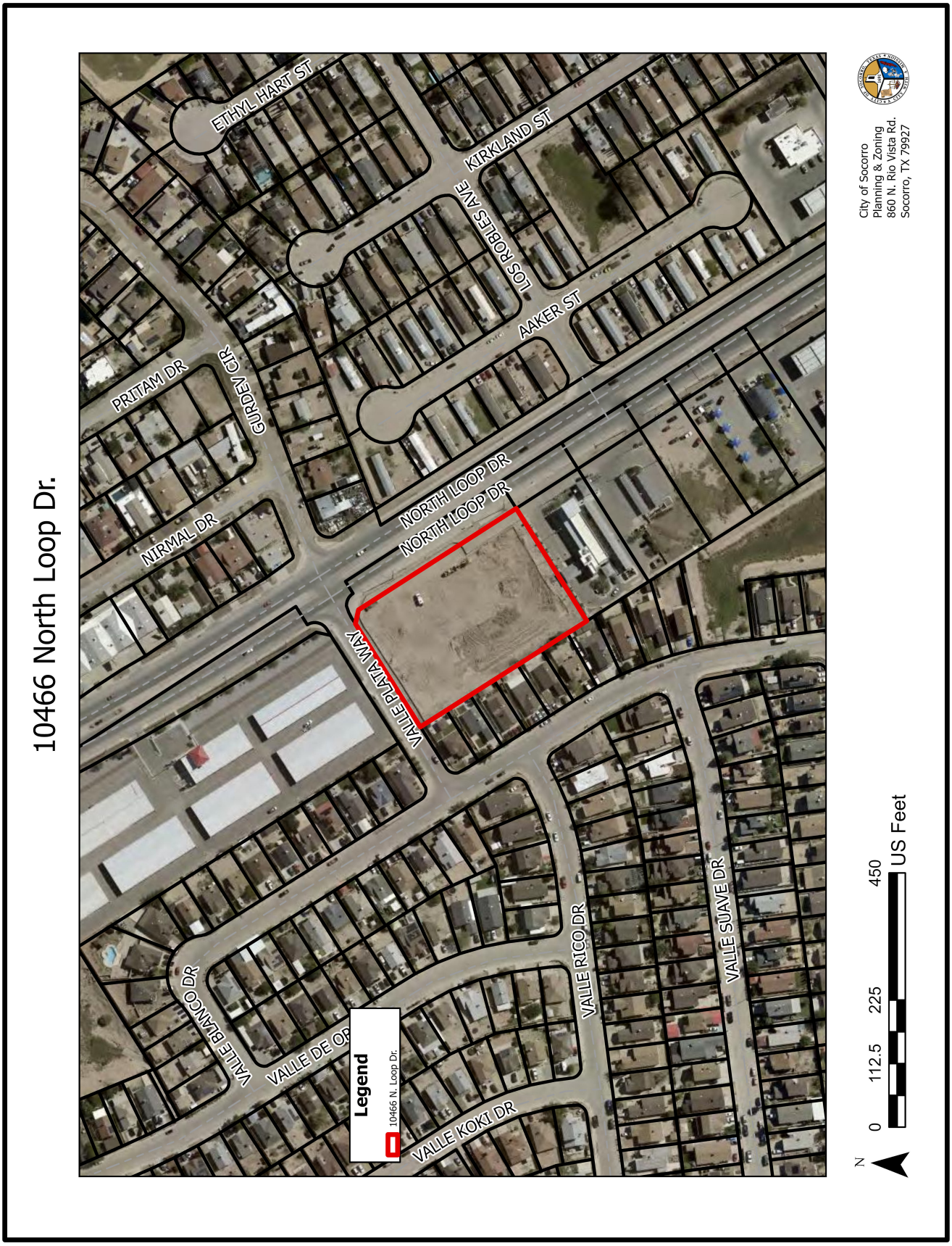
Seeking an appeal from the Municode, City of Socorro Zoning Ordinance, Section No:

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

Received by: | Signature: | Date:

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

AERIAL IMAGE



ZONING MAP


10466 North Loop Dr.
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
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RM-2,RESIDENTIAL MOBILE HOME PARK
SU-1,SPECIAL USE ZONE
TIGUA RESERVATION
UNCLASSIFIED
G-MU,GENERAL MIXED USE
10466 N. Loop Dr.
ETHYL
HART ST
PRITAM DR
GURDEV CIR
NIRMAL DR
KIRKLAND ST
LOS ROBLES AVE
AAKER ST
NORTH LOOP DR
NORTH LOOP DR
VALLE PLATA WAY
VALLE RICO DR
VALLE SUAVE DR
R-1
R-3
RM-1
C-1
C-2
UNCLASSIFIED
POND
N
0
100
200
400
US Feet
City of Socorro
Planning & Zoning
860 N. Rio Vista Rd.
Socorro, TX 79927

SUPPORTING DOCUMENT

A&A SIGNS & LIGHTING, LLC.

7007 COMMERCE AVE.
EL PASO, TX 79915
PH. 915.300.0427
C. 915.246.6937

2-4

14'

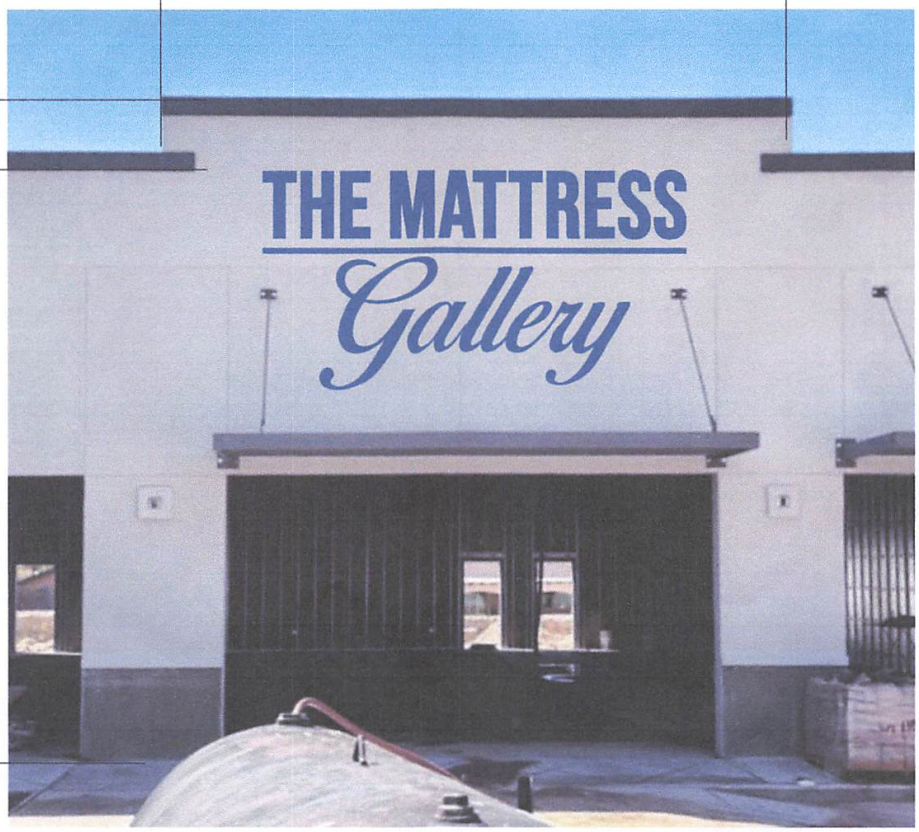
7'

THE MATTRESS
Gallery

20'

20'

18.5'



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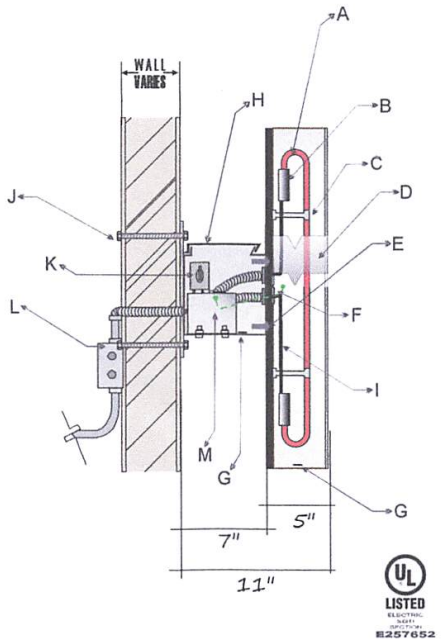
3-4



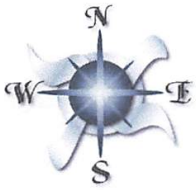
All electrical to be UL Listed and Labeled

A	15 MM NEON
B	2.5"SILICONE RUBBER END CAPS
C	2" GLASS STAND-OFF
D	.040 ALUMINUM RETURNS
E	INSTALLATION: 1/4" NYLON ANCHORS
F	½" CONDUITS
G	DRAIN HOLES
H	LISTED SIGN SECTION
I	.265" BLACK GTO WIRE
J	INSTALLATION: 3/8" X 6" TOGLE BOLT
K	DISCONNECT SWITCH
L	PRIMARY ELECTRICAL SOURCE
M	DC 12V-LED TRANSFORMER

SUPPORTING DOCUMENT

A&A SIGNS & LIGHTING, LLC.
7007 COMMERCE AVE.
EL PASO, TX 79915
PH. 915.300.0427
C. 915.246.6937

4-4



Parcel Info

Parcels 1

PIDN V09900001501800

STREET NUMBER	10466
STREET NAME	NORTH LOOP
LEGAL_DESC	15 VALLE DEL SOL #6 1B (EXC NWLY PT) (81899.82 SQ FT)
PROP_ID	369416
OWNER	JCBA & P&I LLC
EXEMPTIONS	



