



ITEM 28

9614 Socorro Rd. Rezoning

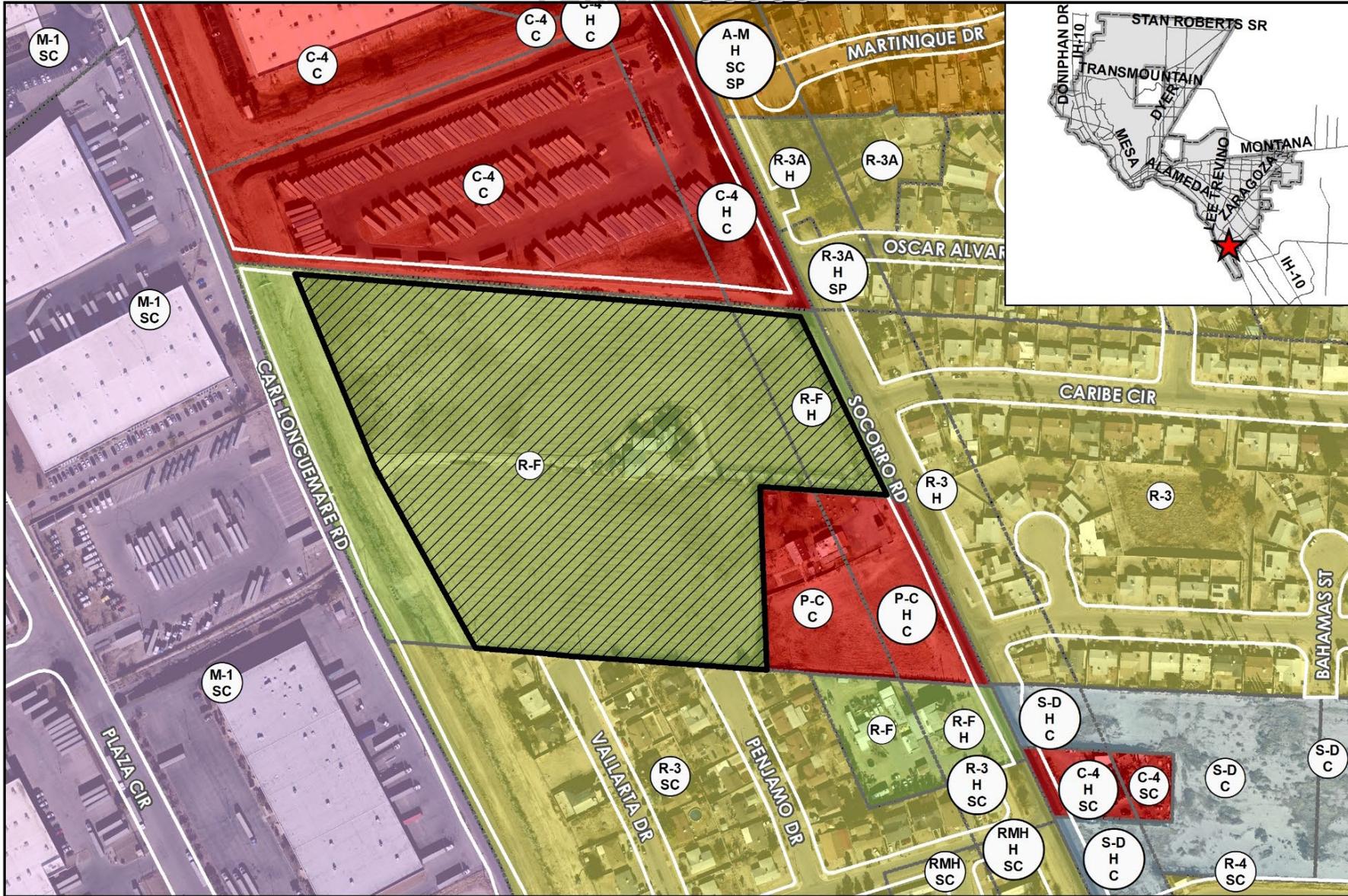
PZRZ22-00003



Strategic Goal 3.

Promote the Visual Image of
El Paso

PZR22-00003

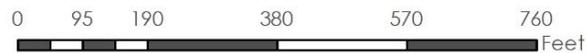


Existing Zoning R-F
Proposed Zoning C-4

This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.

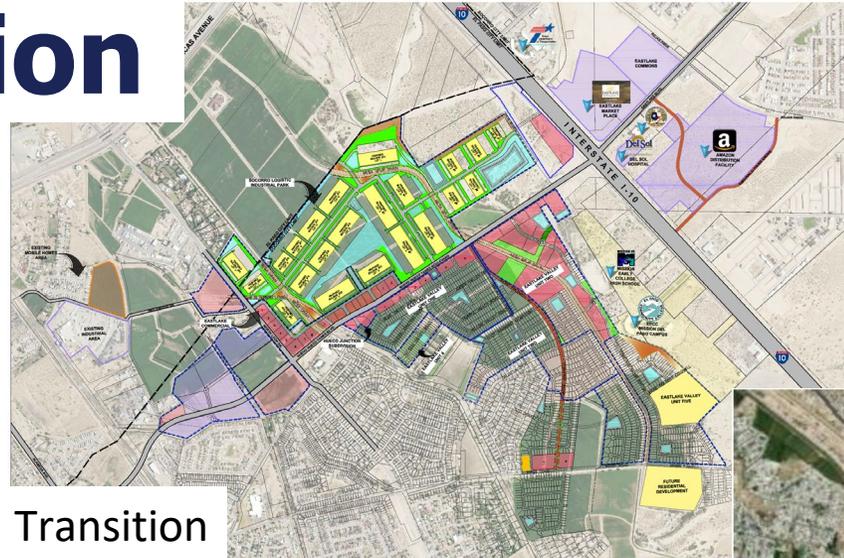


 Subject Property



Area in Transition

- Zaragoza POE
- COEP extension of Winn Rd.
- TxDOT Loop 375 improvements
- Amazon Distribution (County)
- 2020 City of Socorro rezoning
- 2021 Ivey rezoning (COEP)
- 2021 Inglewood rezoning (COEP)
- Foreign Trade Zone inclusion
- Future Land Use Map (*Plan El Paso*)
- Viability of Farming



Transition



FTZ

Expand Zaragoza Magnet Site
Add in EP Logistics Land
Add in PWSB Land

EPL
Expansion Land

Riverside International Industrial
Center Expansion Land
Cushman Wakefield/Pires Intn'l



Plan El Paso

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0 95 190 380 570 760 Feet



Subject
Property

Public Input

Public meetings were held with the neighborhood community on:

- September 10, 2022
- July 15, 2023
- August 19, 2023

Averaged 10 to 20 people in attendance

August 16, 2023 – the applicant hosted a meeting to tour existing facility on Plaza Circle Dr. which included a mail-out to all property owners within 500 feet

Main points of concern from neighborhood:

- Socorro Rd. is a historical road
- Trailer traffic on Socorro Rd.
- Current condition of Socorro Rd.
- Noise pollution

Final design established September 2023

Recommendation

No recommendation from CPC – tie vote (9/21/23)

- Compliance with *Plan El Paso*; and approval subject to the following conditions:
 1. *Access for semi-trucks be restricted to Carl Longuemare through bridge crossing over lateral.*
 2. *Delivery and emergency vehicles be allowed access from Socorro Rd, right-in right-out driveway design along Socorro Rd.*
 3. *50' setback, 8' masonry wall, 10' landscape buffer abutting residential side.*
 4. *Separation requirements for any bar use to avoid clustering.*
 5. *Prohibited Uses: auto-related, residential, and apartment.*
 6. *Detailed Site Development Plan prior to issuance of certificates of occupancy.*

Zoning conditions and development design address and mitigate the neighborhood's concerns



Mission

Deliver exceptional services to support a high quality of life and place for our community



Vision

Develop a vibrant regional economy, safe and beautiful neighborhoods and exceptional recreational, cultural and educational opportunities powered by a high performing government



Values

Integrity, Respect, Excellence, Accountability, People