



ITEM 28

9614 Socorro Rd. Rezoning

PZRZ22-00003

Strategic Goal 3.

Promote the Visual Image of
El Paso



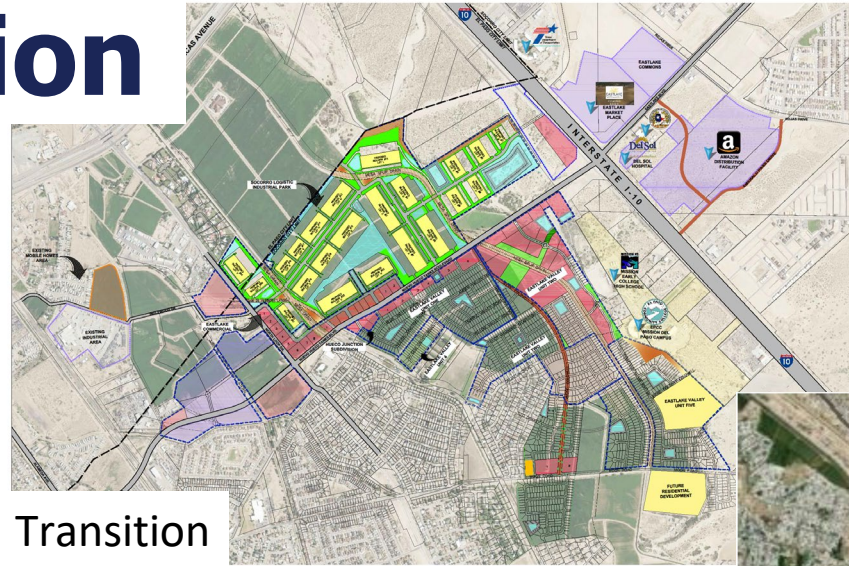
0 95 190 380 570 760

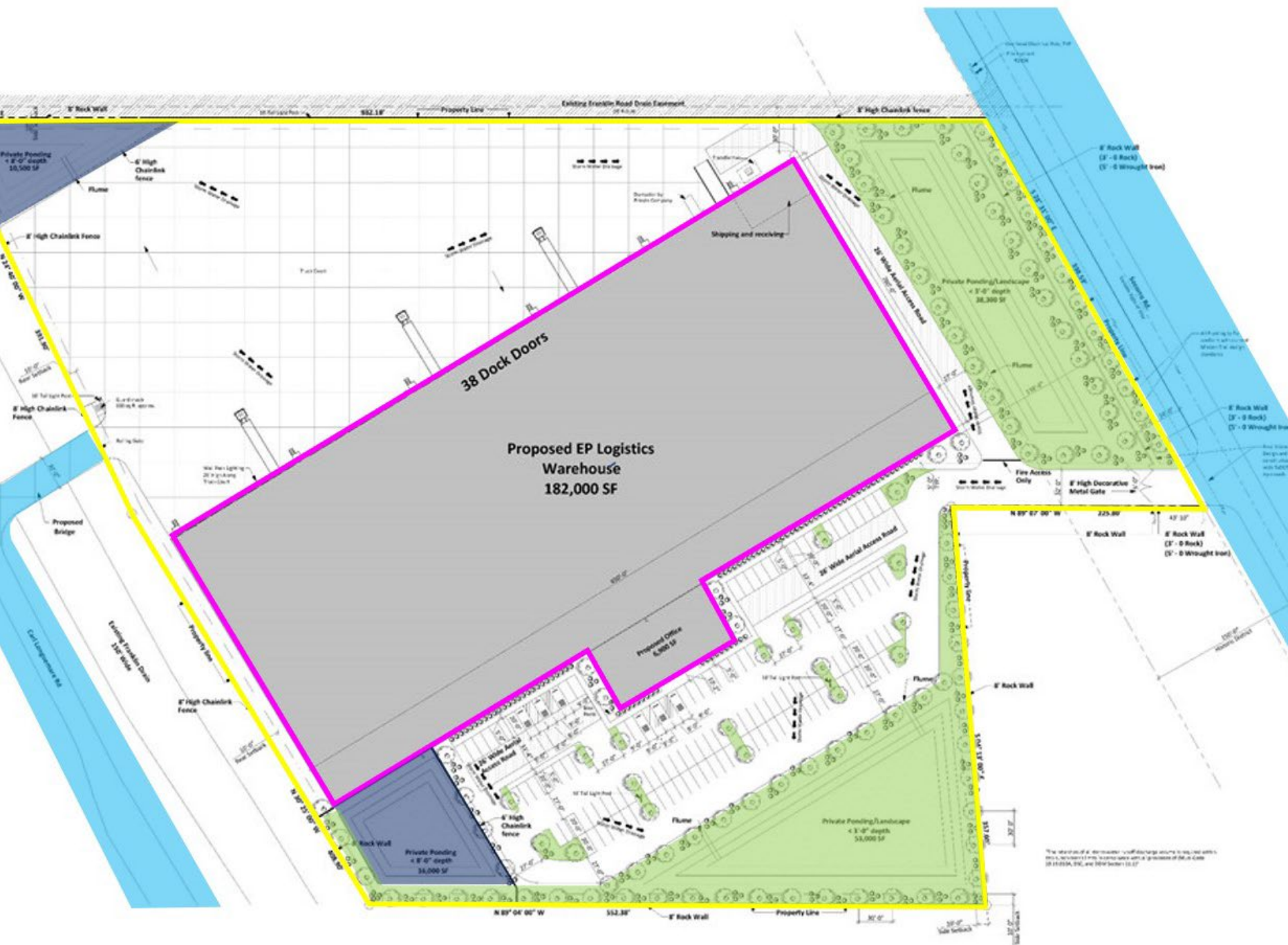
Feet



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





Detailed Site Development Plan



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