

**CITY OF EL PASO, TEXAS
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM**

DEPARTMENT: Planning and Inspections Department, Planning Division

AGENDA DATE: Introduction: October 30, 2018
Public Hearing: November 27, 2018

CONTACT PERSON/PHONE: Philip F. Etiwe, (915) 212-1553, EtiwePF@elpasotexas.gov
Adriana Martinez, (915) 212-1611, MartinezAD@elpasotexas.gov

DISTRICT(S) AFFECTED: 7

SUBJECT:

An Ordinance granting a Special Permit No. PZST18-00010, to allow for a ballroom on the property described as A portion of Lot 1, Block 1, Yarbrough Village, 550 Yarbrough Rd., an addition to the City of El Paso, El Paso County, Texas, Pursuant to Section 20.10.240 of the El Paso City Code. The Penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject property: 550 Yarbrough Rd. Owner: River Oaks Properties LTD. PZST18-00010 (District 7) This case is related to rezoning (PZRZ18-00032) & special condition release (PZCR18-00004).

BACKGROUND / DISCUSSION:

On September 20, 2018, The City Plan Commission recommended Approval.

PRIOR COUNCIL ACTION:

There is no prior City Council action on this rezoning application.

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

City Plan Commission (CPC) – Recommended Approval on a 5-0 vote.

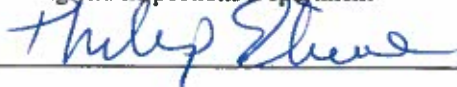
*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD:

Philip F. Etiwe
Planning and Inspections Department



APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST18-00010, TO ALLOW FOR A BALLROOM ON THE PROPERTY DESCRIBED AS A PORTION OF LOT 1, BLOCK 1, YARBROUGH VILLAGE, 550 YARBROUGH RD. AN ADDITION TO THE, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.10.240 OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, the River Oaks Properties LTD., has applied for a Special Permit under Section 20.10.240 of the El Paso City Code to allow for a Ballroom; and,

WHEREAS, a report was made by the City Plan Commission and a public hearing was held regarding such application; and,

WHEREAS, the City Plan Commission has recommended approval of the subject Special Permit; and

WHEREAS, the subject Special Permit has been submitted to the City Council of the City of El Paso for review and approval; and

WHEREAS, the City Council of the City of El Paso finds that the application conforms to all requirements of Section 20.04.320 of the El Paso City Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. That the property described as follows, is in a C-1/sc (Commercial/special contract) District:

A portion of Lot 1, Block 1, Yarbrough Village, 550 Yarbrough Rd., an addition to the , City of El Paso, El Paso County, Texas; more particularly described and attached as Exhibit "A", and;

2. That the City Council hereby grants a Special Permit under Section 20.04.320 of the El Paso City Code to allow for ballroom on the property described in Paragraph 1 of this Ordinance; and,

3. That this Special Permit is issued subject to the development standards in the C-1/sc (Commercial/special contract) District regulations and is subject to the approved Detailed Site Development Plan signed by the Applicant, the City Manager and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as Exhibit "B" and is incorporated herein by reference for all purposes; and,

4. That if at any time the Applicant fails to comply with any of the requirements of this Ordinance, Special Permit No. PZST18-00010, shall be subject to termination; construction

ORDINANCE NO. _____

18-1007-2295 | 827408
550 Yarbrough Dr.
RTA

PZST18-00010

or occupancy shall be discontinued; and the Applicant shall be subject to the penalty provisions of Chapter 20.24 and any other legal or equitable remedy; and,

5. That the Applicant shall sign an Agreement incorporating the requirements of this Ordinance. Such Agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary to the City Plan Commission before building permits are issued.

ADOPTED this ____ day of _____, 2018.

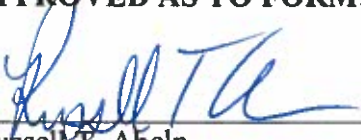
THE CITY OF EL PASO

ATTEST:

Dee Margo
Mayor

Laura D. Prine
City Clerk

APPROVED AS TO FORM:



Russell F. Abeln
Assistant Attorney

APPROVED AS TO CONTENT:



Philip F. Etiwe, Director
Planning & Inspections Department

(Agreement on the following page)

ORDINANCE NO. _____

18-1007-2295 | 827408
550 Yarbrough Dr.
RTA

PZST18-00010

River Oaks Properties LTD., the Applicant referred to in the above Ordinance, hereby agrees to develop the above-described property in accordance with the approved Detailed Site Development Plan attached to same Ordinance, and in accordance with the standards identified in the **C-1/sc (Commercial/special contract) District** regulations, and subject to all other requirements set forth in this Ordinance.

(Name/Title)

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

My Commission Expires:

550 Yarbrough Dr.
RTA

PZST18-00010

EXHIBIT "A"

EXHIBIT "A"

Property Description: Portion of Lot 1, Block 1, Yarbrough Village, an addition to the City of El Paso, El Paso County, Texas.

METES AND BOUNDS

The parcel of land herein described is a portion of Lot 1, Block 1, Yarbrough Village, an addition to the city of El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows;

Commencing at an existing city monument lying on the centerline intersection of Yarbrough Drive (120' public right of way) and Yermoland Drive (60' public right of way); Thence, South 16° 19' 16" East, a distance of 817.28 feet to a set 1/2 inch rebar with SLI cap stamped TX-2998 lying on the easterly right of way line of Yarbrough Drive and the common boundary line between the southerly boundary line of a portion of Lot 1, Block 1 (Volume 2896, Page 664) and the northerly portion of Lot 1, Block 1, Yarbrough Village (Volume 1553, Page 096), said point being the TRUE POINT OF BEGINNING of this description;

THENCE, North 70° 53' 21" East, along said common boundary line, a distance of 150.00 feet to a set 1/2 inch rebar with SLI cap stamped TX-2998 for the northeast corner of the subject parcel;

THENCE, South 19° 06' 39" East, along the easterly boundary of the subject parcel, at a distance of 4.47 feet the southernmost corner of said parcel described in Volume 2896, Page 664 and continuing along the westerly boundary line of the City Housing Authority property being a portion of Tracts 2A1B, 2B1B, and 2C5, Block 6, Ascarate Grant (Volume 1232, Page 675), E.P.C.D.R. for a total distance of 490.00 feet to a set concrete nail for the southeast corner lying on Mauer Road (60' public right of way);

THENCE, South 70° 53' 21" West, along said right of way line, a distance of 130.00 feet to a set chiseled "X" for both a point for a corner and a point for a curve;

THENCE, 31.42 feet along an arc of a curve to the right, having a radius of 20.00 feet, a central angle of 90° 00' 00" and a chord which bears North 64° 06' 39" West, a distance of 28.28 feet to set chiseled "X" for a corner lying on the easterly right of way line of Yarbrough Drive;

THENCE, North 19° 06' 39" West, along said right of way line, a distance of 470.00 feet to the TRUE POINT OF BEGINNING of this description.

Said parcel of land containing 1.685 acres (73,414 sq. ft.) of land more or less.

A PLAT OF SURVEY OF EVEN DATE ACCOMPANIES THIS METES AND BOUNDS DESCRIPTION.

SLI ENGINEERING, INC.
Consulting Engineers—Land Surveyors

Guillermo Licon
Registered Professional Land Surveyor
Texas License No. 2998



1-17-18

18-1007-2295 | 827408
550 Yarbrough Dr.
RTA

(Exhibit "B" on the following page)

ORDINANCE NO. _____

18-1007-2295 | 827408

550 Yarbrough Dr.

RTA

PZST18-00010

~~EXHIBIT "B"~~



VICINITY MAP

LEGEND

- SEWER MANHOLE
- S— SIGN
- POWER POLE
- ⌒ WATER VALVE
- ⌒ WATER METER
- E-- ELEC LINE
- CITY MONUMENT
- ⊞ LAMP POST
- (---) OUT BORE (ANCHOR)
- ♿ ACCESSIBLE SIGN
- ⚡ ELECTRIC BOX
- SS— SANITARY SEWER
- W— WATER LINE
- G— GAS LINE
- S— STORM WATER

LANDSCAPING REQUIREMENT: $(73,414 - 18720) \times .15 = 8,2014$ SQUARE FEET
LANDSCAPING PROVIDED = 800 SQUARE FEET

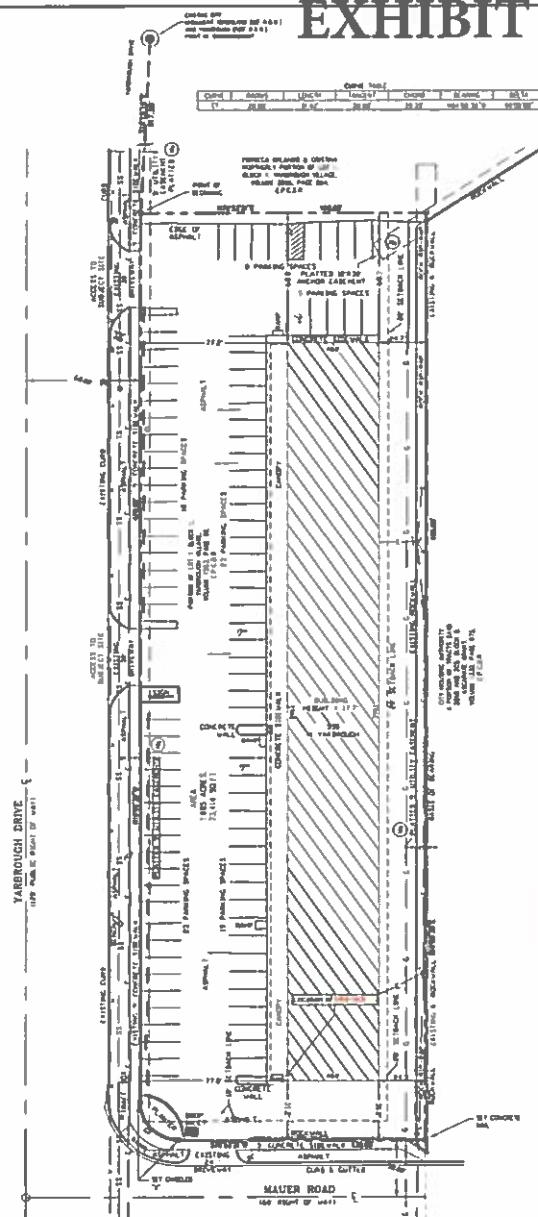
NOTES CORRESPONDING TO ZONING

- [illegible]

[REDACTED] [REDACTED] [REDACTED]
 [REDACTED] [REDACTED] [REDACTED]
 [REDACTED] [REDACTED] [REDACTED]
 [REDACTED] [REDACTED] [REDACTED]

CONTACT info@adpctsa.com

18-1007-2295 | 827408
550 Yarbrough Dr.
RTA



සමස්ත ප්‍රතිඵල ප්‍රස්තාරය		
ප්‍රශ්න අංකය	සිද්ධි ප්‍රතිඵලය	ප්‍රතිඵල ප්‍රස්තාරය
01.00	ප්‍රශ්න	01
02.00	ප්‍රශ්න	02
03.00	ප්‍රශ්න	03
04.00	ප්‍රශ්න	04
05.00	ප්‍රශ්න	05
06.00	ප්‍රශ්න	06
07.00	ප්‍රශ්න	07
08.00	ප්‍රශ්න	08
09.00	ප්‍රශ්න	09
10.00	ප්‍රශ්න	10
11.00	ප්‍රශ්න	11
12.00	ප්‍රශ්න	12
13.00	ප්‍රශ්න	13
14.00	ප්‍රශ්න	14
15.00	ප්‍රශ්න	15
16.00	ප්‍රශ්න	16
17.00	ප්‍රශ්න	17
18.00	ප්‍රශ්න	18
19.00	ප්‍රශ්න	19
20.00	ප්‍රශ්න	20
21.00	ප්‍රශ්න	21
22.00	ප්‍රශ්න	22
23.00	ප්‍රශ්න	23
24.00	ප්‍රශ්න	24
25.00	ප්‍රශ්න	25
26.00	ප්‍රශ්න	26
27.00	ප්‍රශ්න	27
28.00	ප්‍රශ්න	28
29.00	ප්‍රශ්න	29
30.00	ප්‍රශ්න	30
31.00	ප්‍රශ්න	31
32.00	ප්‍රශ්න	32
33.00	ප්‍රශ්න	33
34.00	ප්‍රශ්න	34
35.00	ප්‍රශ්න	35
36.00	ප්‍රශ්න	36
37.00	ප්‍රශ්න	37
38.00	ප්‍රශ්න	38
39.00	ප්‍රශ්න	39
40.00	ප්‍රශ්න	40
41.00	ප්‍රශ්න	41
42.00	ප්‍රශ්න	42
43.00	ප්‍රශ්න	43
44.00	ප්‍රශ්න	44
45.00	ප්‍රශ්න	45
46.00	ප්‍රශ්න	46
47.00	ප්‍රශ්න	47
48.00	ප්‍රශ්න	48
49.00	ප්‍රශ්න	49
50.00	ප්‍රශ්න	50
51.00	ප්‍රශ්න	51
52.00	ප්‍රශ්න	52
53.00	ප්‍රශ්න	53
54.00	ප්‍රශ්න	54
55.00	ප්‍රශ්න	55
56.00	ප්‍රශ්න	56
57.00	ප්‍රශ්න	57
58.00	ප්‍රශ්න	58
59.00	ප්‍රශ්න	59
60.00	ප්‍රශ්න	60
61.00	ප්‍රශ්න	61
62.00	ප්‍රශ්න	62
63.00	ප්‍රශ්න	63
64.00	ප්‍රශ්න	64
65.00	ප්‍රශ්න	65
66.00	ප්‍රශ්න	66
67.00	ප්‍රශ්න	67
68.00	ප්‍රශ්න	68
69.00	ප්‍රශ්න	69
70.00	ප්‍රශ්න	70
71.00	ප්‍රශ්න	71
72.00	ප්‍රශ්න	72
73.00	ප්‍රශ්න	73
74.00	ප්‍රශ්න	74
75.00	ප්‍රශ්න	75
76.00	ප්‍රශ්න	76
77.00	ප්‍රශ්න	77
78.00	ප්‍රශ්න	78
79.00	ප්‍රශ්න	79
80.00	ප්‍රශ්න	80
81.00	ප්‍රශ්න	81
82.00	ප්‍රශ්න	82
83.00	ප්‍රශ්න	83
84.00	ප්‍රශ්න	84
85.00	ප්‍රශ්න	85
86.00	ප්‍රශ්න	86
87.00	ප්‍රශ්න	87
88.00	ප්‍රශ්න	88
89.00	ප්‍රශ්න	89
90.00	ප්‍රශ්න	90
91.00	ප්‍රශ්න	91
92.00	ප්‍රශ්න	92
93.00	ප්‍රශ්න	93
94.00	ප්‍රශ්න	94
95.00	ප්‍රශ්න	95
96.00	ප්‍රශ්න	96
97.00	ප්‍රශ්න	97
98.00	ප්‍රශ්න	98
99.00	ප්‍රශ්න	99
100.00	ප්‍රශ්න	100

අනුමත ප්‍රමාණය	
ප්‍රමාණය	අනුමත ප්‍රමාණය
අනුමත ප්‍රමාණය	12
අනුමත ප්‍රමාණය	1
අනුමත ප්‍රමාණය	0.5
අනුමත ප්‍රමාණය	15

**PROPERTY DESCRIPTION**

Property Description: Portion of Lot 2, Block 1, Tenthorough Woods an
addition to the City of St. Paul, in Ramsey County,
Minnesota

METES AND BOUNDS

The parcel of land herein described is a portion of Lot 5 South
Tenth Street, in addition to the lot of O. P. Papp, Pope County,
Iowa, and is more particularly described by metes and bounds as
follows:

[illegible]

Section 706. The first 15 ft. from the north boundary line is composed of 190 sq feet in all of one corner section. This was changed to 200 by the addition of part of the adjacent parcel.

ENCLOSURE South of the 36' line, along the eastern boundary of the subject parcel, at a distance of 4.7' from the quarter-section corner of said parcel described in Volume 2888, Page 565 and continuing along the line of the 36' line of the City of Chicago. A large granite base of a portion of the 36' line 2480' and 2520' South of American Road (Approx. 7132, Page 673), of P.C. 610 has a total distance of 600.00 to the 36' line and the line between the corner lying on the same line (the 36' line) and the 36' line.

WELSH, George W. 1/2 1/2" tall, young and rigid at age two, a distance of 1 1/2" tall to 1" and showed "K" for both a point for a letter and a point for a curve.

BECK, p. 42 that among an area of a curve in the right hand of
radius of 20.00 feet, a center angle of 90° 00' 00" and a chord
length 20.00 feet, a distance of 20.00 feet to the center of the curve.

W-2000. North 17° 05' 30" West, along road right of way line, a distance of 100 feet.

The person or persons who are authorized to sign this document on behalf of the donor are:

FLOOD ZONE

[illegible]

Figure 1. The effect of the concentration of the polymer on the rate of polymerization.

සමස්ත ප්‍රජාවට මෙම ප්‍රතිඵලය සඳහා ස්තූතියක් පිළිගනිමු. මෙම ප්‍රතිඵලය මගින් ප්‍රජාවට සහතිකයක් ලෙසින් සැලකිය හැකිය. මෙම ප්‍රතිඵලය මගින් ප්‍රජාවට සහතිකයක් ලෙසින් සැලකිය හැකිය.

১৯৯৬ সাল থেকে ১৯৯৮ সাল পর্যন্ত এই কাজে মোট ১০ জন কর্মকর্তা নিয়োজিত ছিলেন।
 এছাড়াও ১৯৯৬ সাল থেকে ১৯৯৮ সাল পর্যন্ত মোট ১০ জন কর্মকর্তা নিয়োজিত ছিলেন।
 এছাড়াও ১৯৯৬ সাল থেকে ১৯৯৮ সাল পর্যন্ত মোট ১০ জন কর্মকর্তা নিয়োজিত ছিলেন।

1. **အခြေခံအားဖြင့်** မြန်မာနိုင်ငံတော်အတွင်းရှိ မြို့နယ်အလိုက် အမျိုးသမီးတို့၏ လူမှုစီးပွားရေး ဖွံ့ဖြိုးတိုးတက်မှု အခြေအနေအထားကို စိစစ်ရန်၊

NOTES:

- [illegible]

ALL OTHER SPACES ARE 960 SF

[illegible]

SL **SU ENGINEERING, INC.**
15151 5th Ave. N.
Lynn, MA 01902
(617) 552-1427



CONCEPTUAL
SITE PLAN

MEMORANDUM

DATE: October 18, 2018

TO: The Honorable Mayor and City Council
Tommy Gonzalez, City Manager

FROM: Adriana Martinez, Planner

SUBJECT: PZST18-00010

The City Plan Commission (CPC), on September 20, 2018 voted 5-0 to recommend **Approval** to the Special Permit request to allow for a ballroom use in the C-2 (Commercial) zone district for the property described as A portion of Lot 1, Block 1, Yarbrough Village, 550 Yarbrough Rd., an addition to the City of El Paso, El Paso County, Texas. The property is 1.685 acres in size and is currently being used as a retail shopping center. This case is related to rezoning (PZRZ18-00032) & special condition release (PZCR18-00004).

The CPC found that the rezoning is in conformance with Plan El Paso. The CPC also determined that the rezoning protects the best interest, health, safety and welfare of the public in general; that the proposed use is compatible with adjacent land uses; and the rezoning will not have negative effects on the natural environment, social economic conditions, property values in the vicinity, and the city as a whole.

Planning has not received any communication in support or opposition to the rezoning request; Notices sent to property owners within 300 feet on September 6, 2018.

Property Owner: River Oaks Properties LTD.
Applicant: River Oaks Properties LTD.
Representative: SLI Engineering, Inc.

Attachments:
Staff Report

550 Yarbrough Dr.

City of El Paso — Plan Commission — 09/20/18

PZST18-00010

Special Permit



STAFF CONTACT: Adriana Martinez, 915-212-1611, Martinezad@elpasotexas.gov
OWNER: River Oaks Properties LTD.
REPRESENTATIVE: SLI Engineering, Inc.
LOCATION: 550 Yarbrough Rd., District 7
LEGAL DESCRIPTION: A portion of Lot 1, Block 1, Yarbrough Village, an addition to the City of El Paso, El Paso County, Texas
EXISTING ZONING: C-1/sc (Commercial/special contract)
REQUEST: Special Permit to allow for ballroom in a C-2 (Commercial) district
RELATED APPLICATIONS: PZRZ18-00032 & PZCR18-00004

PUBLIC INPUT

Planning has not received any communication in support or opposition to the rezoning request; Notices sent to property owners within 300 feet on September 6, 2018.

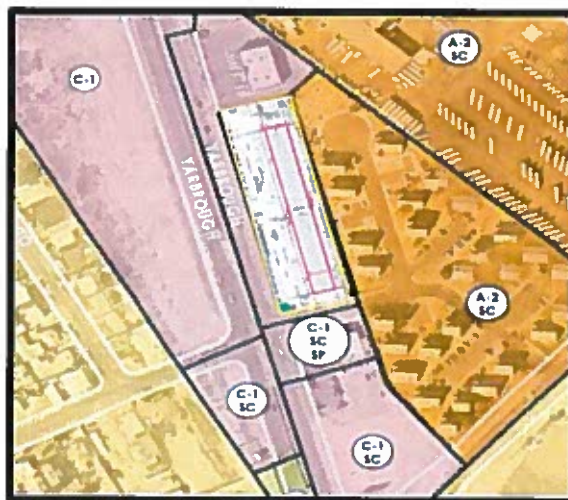
STAFF

RECOMMENDATION:

Approval (see pages 1—5 for basis of recommendation)

SUMMARY OF REQUEST: The applicant is requesting a special permit to allow for a ballroom use in the C-2 (Commercial) zone district for the property located at 550 Yarbrough Rd. The property is 1.685 acres in size and is currently being used as a retail shopping center. This case is related to rezoning (PZRZ18-00032) & special condition release (PZCR18-00004).

SUMMARY OF RECOMMENDATION: The Planning Division recommends approval of the requests for special permit and detailed site development plan review for a ballroom as it complies with Sections 20.04.260 and 20.04.320, Special Permit, 20.04.150, Detailed Site Development Plan, and the Plan El Paso land use designation G-3, Post-war land use designation in the Mission Valley Planning area.



DESCRIPTION OF REQUEST

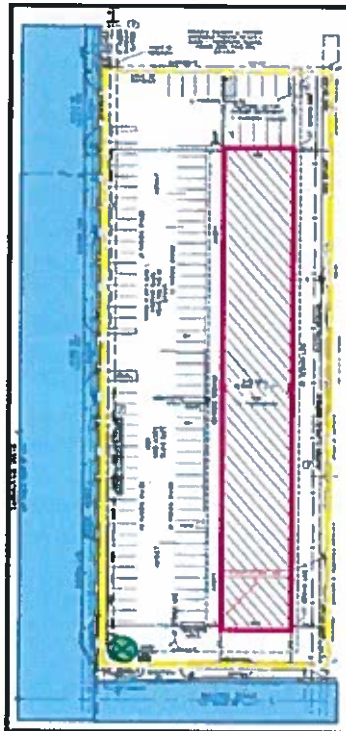
The applicant is requesting a special permit and detailed site development plan approval to allow for the ballroom use in a C-2 (Commercial) district for the property located at 550 Yarbrough Rd. The property is 1.685 acres in size and is currently being used as a retail shopping center. The project proposed to introduce a new use and revamp the existing retail shopping center. The development requires a minimum of 65 parking spaces of which the proposed development has provided 96 to include 3 bicycle racks. The development is also in compliance with Title 18 of the Landscaping Ordinance. Access to the subject property is from Yarbrough Dr. & Maurer Rd.

SPECIAL PERMIT REQUIREMENTS

To grant the special permit to allow for a ballroom, the applicant must comply with the following standards, per 20.04.260 & 20.04.320, Special Permit and 20.04.150, Detailed Site Development Plan.

20.04.260 & 20.04.0320 Special Permit	DOES IT COMPLY?
A. Building and occupancy permits shall not be issued to any building or use identified in this title as requiring a special permit until after approval of such special permit by the city council.	Yes. Ballroom is a permitted use in C-2 (Commercial) zone district with an approved Special Permit and Detailed Site Development Plan as identified by the zone district use regulations.
D. The city council, after hearing and report by the city plan commission, may approve a special permit upon a finding that the proposed development meets the following minimum requirements necessary to protect the public health, safety and general welfare of the community:	Yes, the proposed use complies the 20.04.320 D 1-8, as further explained below.
1. The proposed development complies, except to the extent waived, varied or modified pursuant to the provisions of this title, with all of the standards and conditions applicable in the zoning district in which it is proposed to be located; complies with any special standards applicable to the particular type of development being proposed, or to the particular area in which the development is proposed; complies with any special approvals required in connection with such development or area;	Yes, the development complies with setbacks required for the proposed C-2 (commercial) zone district. The development proposes tenant improvement for an existing commercial shopping center. Adequate parking is provided.
2. The proposed development is in accordance with and in furtherance of the plan for El Paso, any special neighborhood plans or policies adopted by the city regarding the development area, or any approved concept plan;	Yes. The subject property, and the proposed development for it, meet the intent of the G-3, Post-war Future Land Use Map designation.
3. The proposed development is adequately served by and will not impose an undue burden upon the public improvements and rights-of-way by which it will be served or	Yes, A TIA is not required. No negative comments from any reviewing departments were received.

benefited, or which exist or are planned for installation within its boundaries or their immediate vicinity. A traffic impact study may be required to determine the effects of the proposed development on the public rights-of-way;	
4. Any impacts of the proposed development on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development;	No new construction is proposed other than interior remodeling.
5. The design of the proposed development mitigates substantial environmental problems;	It does not apply to the existing building/use.
6. The proposed development provides adequate landscaping and/or screening where needed to reduce visibility to adjacent uses;	The development complies with the minimum landscape area requirements of Title 18.46. An existing 6ft. masonry wall is in place between the commercial and residential zone district.
7. The proposed development is compatible with adjacent structures and uses;	The ballroom is compatible with adjacent commercial district along Yarbrough Dr.
8. The proposed development is not materially detrimental to the enjoyment or valuation of the property adjacent to the site.	The proposed use will no negative affect adjacent uses on the site.



RELATION OF PROPOSED CHANGE TO THE CITY'S COMP. PLAN

CONSISTENCY WITH PLAN EL PASO	DOES IT COMPLY?
G-3 – Post-war: This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns with- out alleys and shopping centers are located at major inter- sections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.	Yes, the lot sits within the Mission Valley Plan Area of Plan El Paso the purpose of this project is to maximize the potential of the subject property, which is proposes to introduce new uses to an existing commercial development.
ZONING DISTRICT	DOES IT COMPLY?
C-2 (Commercial): The zone district is to accommodate establishments providing goods or rendering services which are used in support of the community's trade and service establishments and serving multi-neighborhoods within a planning area of the city. The regulations of the districts will permit intensities designed to be compatible with each other and to provide for a wide range of types of commercial activity, including light automobile related uses.	Yes, a ballroom is a permissible use in the C-2 (Commercial) district with the approval of a special permit (PZST18-00010) and a condition release (PZCR18-00004).

SUITABILITY OF SITE FOR USES UNDER CURRENT ZONING: The lot is 1.685 acres in size. The proposed development site proposes the redevelopment of an existing parcel, adding additional uses, and the potential for new employment. The site meets the minimum dimensional requirements of the C-2 (Commercial) District, and the proposed use is permitted by special permit.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE: The intent of the Zoning Ordinance is to protect the public health, safety, and general welfare; to regulate the use of land and buildings within zoning districts to ensure compatibility, and to protect property values. The purpose of a C-2 (Commercial) district is for establishments providing goods or rendering services which are used in support of the community's trade and service establishments and serving multi-neighborhoods. Permit intensities designed to be compatible with each other and to provide for a wide range of types of commercial activity.

The G-3, Post-war sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns with- out alleys and shopping centers are located at major inter- sections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.

ADEQUACY OF PUBLIC FACILITIES AND SERVICES: There is an existing 8-inch diameter water main extending along the eastside of Yarbrough Dr., approximately 19-feet west of and parallel to the eastern right-of-way line of Yarbrough Dr. This water main is available for service.

EFFECT UPON THE NATURAL ENVIRONMENT: Subject property does not involve greenfield/ environmentally sensitive land or arroyo disturbance.

COMMENT FROM THE PUBLIC: The subject property falls within the boundary of the Mission Valley Civic area & Lomaland Neighborhood Association which has been contacted as required by 20.04.520. Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on September 6, 2018. Planning has not received any communication in support or opposition to the special permit request.

STAFF COMMENTS: No objections to proposed special permit and detailed site development plan approval. No reviewing departments had any comments. The applicant will need to coordinate with the El Paso Water Utility to establish service at the subject property. Applicant is responsible for obtaining all applicable permits and approvals prior to any construction or change in occupancy.

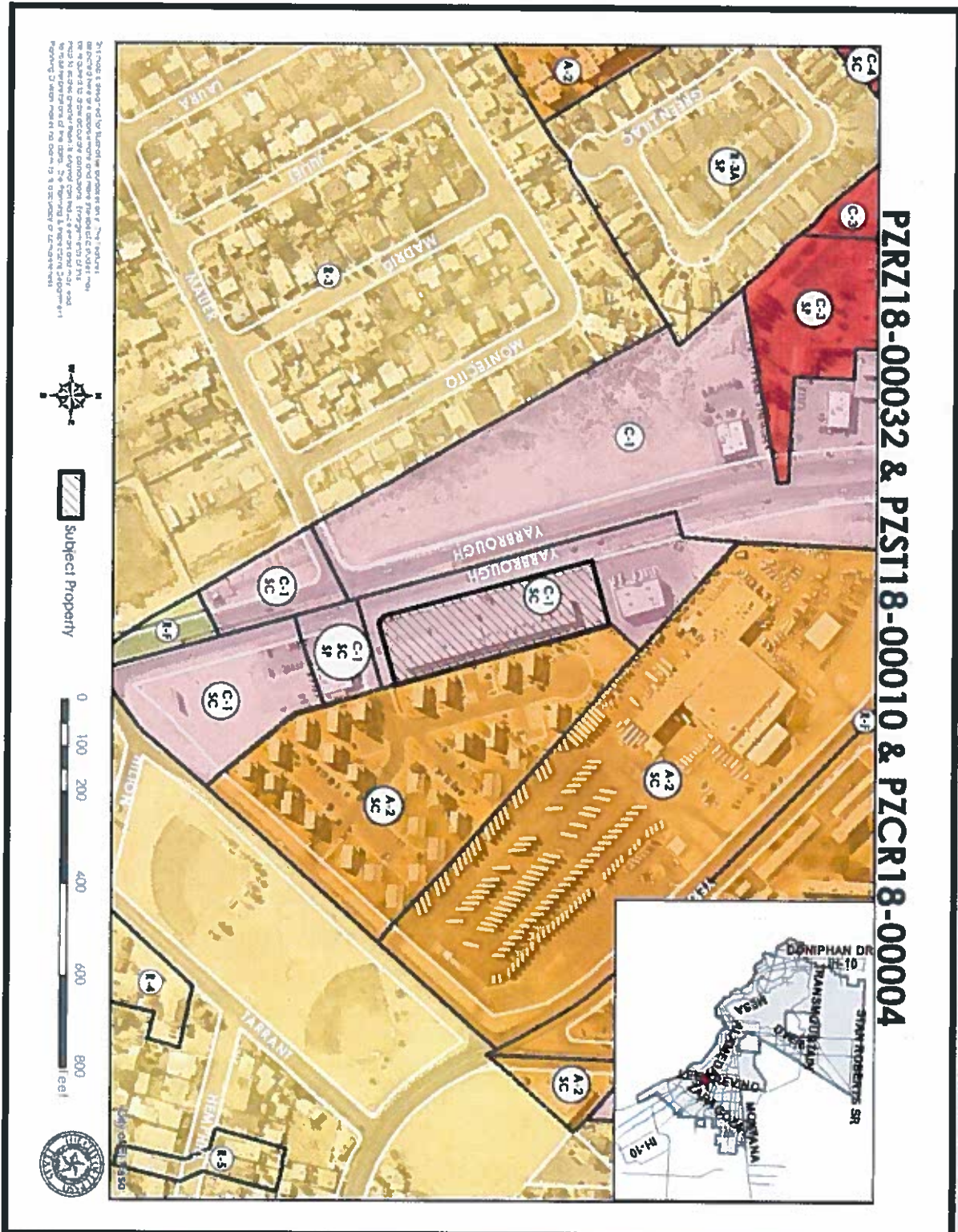
OTHER APPLICABLE FACTORS: Approval of the site plans by CPC constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

ATTACHMENTS:

1. Detailed Site Development Plan
2. Zoning Map
3. Future Land Use Map
4. Department Comments
5. Public Notification Boundary Map

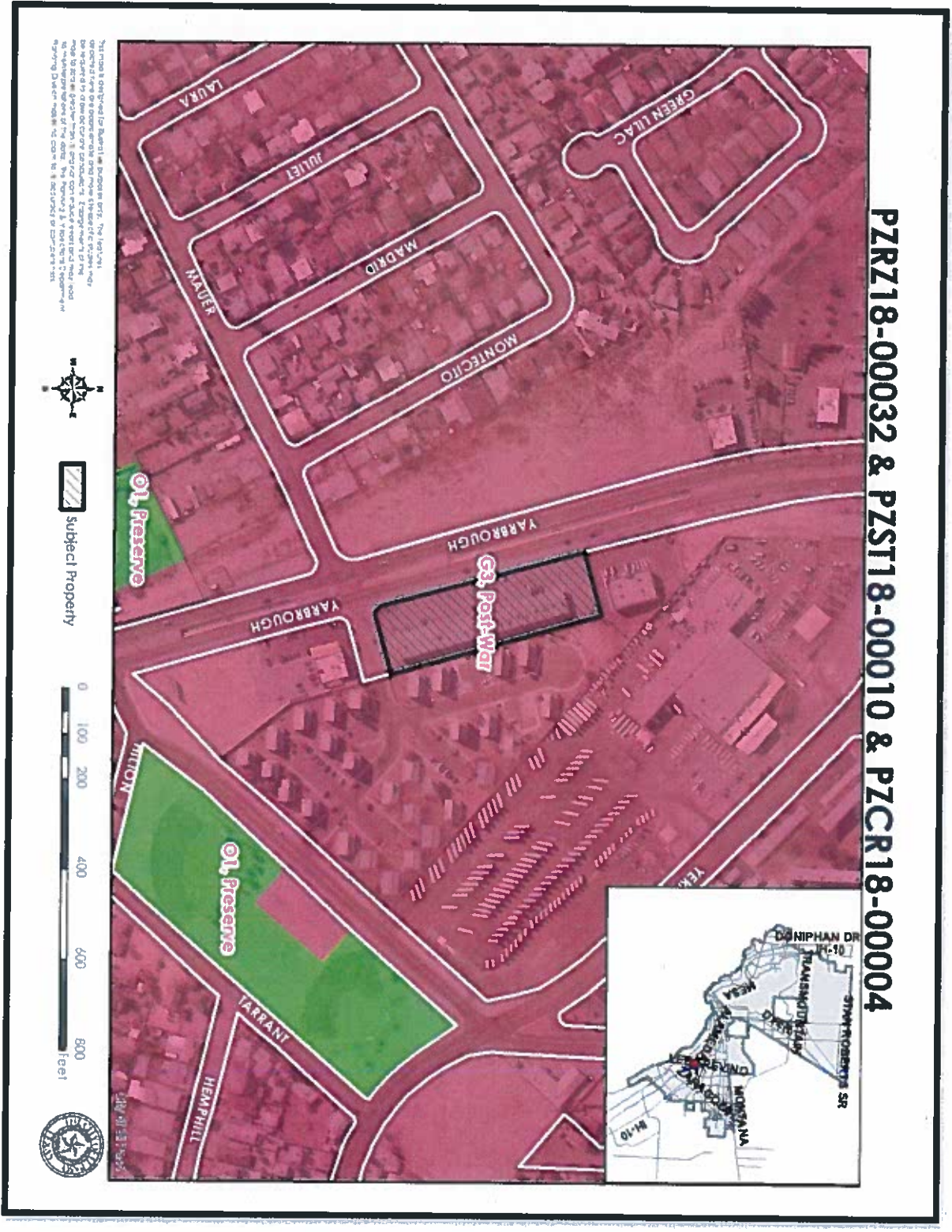
ATTACHMENT 2

Zoning Map



ATTACHMENT 3

Future Land Use Map



ATTACHMENT 5

Department Comments

Planning and Inspections Department- Planning Division

No objections to rezoning.

Note: All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

Planning and Inspections Department - City Development & Permitting- Landscape

Recommended approval.

Planning and Inspections Department - Land Development

Recommended approval.

Sun Metro:

No objections to the proposed rezoning.

Subdivision Department:

A subdivision **replat is not required** for the property. The proposed development meets the requirement of the following exemptions in Title 19.

Note: 19.01.030 – Exemptions: The following land divisions are exempt from the requirements of this article that apply to plats, provided that the applicant has an approved exemption determination application in accordance with Section 19.37.100:

3. The sale by metes and bounds and subsequent issuance of a permit for improvements upon a portion of a platted commercial lot within a commercial unit development;
4. Provided, however, that no additional right-of-way or public easements must be dedicated, or public utilities or roadway must constructed.

Please be advised that the definition of "commercial unit development" is as follows: a platted lot, zoned for commercial, manufacturing or industrial uses, which is further divided into more than one lot and where all additional lots are provided access to a public or private street through a private easement. The access shall be a parcel of land over which a private easement for road purposes, having a minimum paved width of twenty feet, is granted to all owners of property within the commercial unit development. In each instance the instrument creating such private easement, including the original agreement and any changes thereto resulting from the sale, lease or creation of additional lots, shall be held in perpetuity between all signatories, owners or lessees, to the agreement or their successors in interest, shall run with the land and be unseverable, and shall be duly recorded and filed with the office of the county clerk.

Fire Department

Recommends approval

Police Department

Recommended approval.

Note: We have concern with the noise emitted during events and during trash removal.

TxDot

No comment received.

Streets & Maintenance

Recommends approval

Note: We don't anticipate for the difference in peak hour trips to require a TIA.

El Paso Water Utilities

We have reviewed the property described above and provide the following comments:

1. EPWater does not object to this request

Water

2. There is an existing 8-inch diameter water main extending along the eastside of Yarbrough Dr., approximately 19-feet west of and parallel to the eastern right-of-way line of Yarbrough Dr. This water main is available for service.
3. EPWater records indicate one (1) 1-1/2 inch water meter serving the subject property. The service address for this meter is 550 Yarbrough Dr.
4. Previous water pressure from fire hydrant #5829 located on Yarbrough Drive approximately 850-feet southeast of Yermoland Drive, has yielded a static pressure of 100 psi, a residual pressure of 85 psi, and a discharge of 1,061 gallons per minute. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer:

5. There is an existing 8-inch diameter sanitary sewer main extending along the eastside of Yarbrough Dr., approximately 9.5-feet west of and parallel to the eastern right-of-way line of Yarbrough Dr. This sanitary sewer main is available for service.

General:

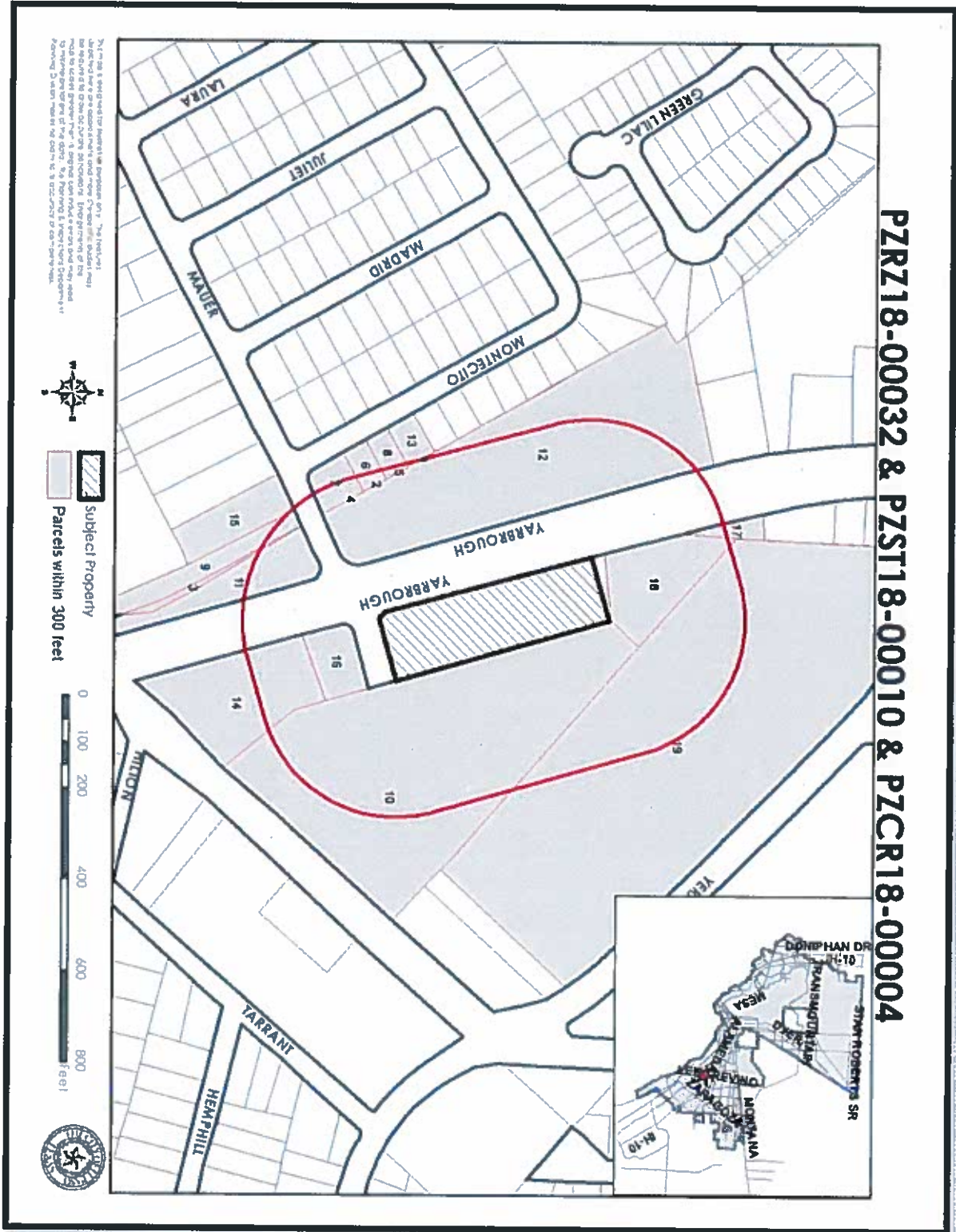
6. EPWater - PSB requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 8 to 10 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU - PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances. EPWU-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within utility and PSB easements 24 hours a day, seven (7) days a week.

Stormwater:

As per Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable in order to reduce flooding. The code also encourages the use of nonstructural stormwater management such as the preservation of greenspace, water harvesting, and other conservation efforts, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.

ATTACHMENT 6

Notification Map





Recommendation/Public Input

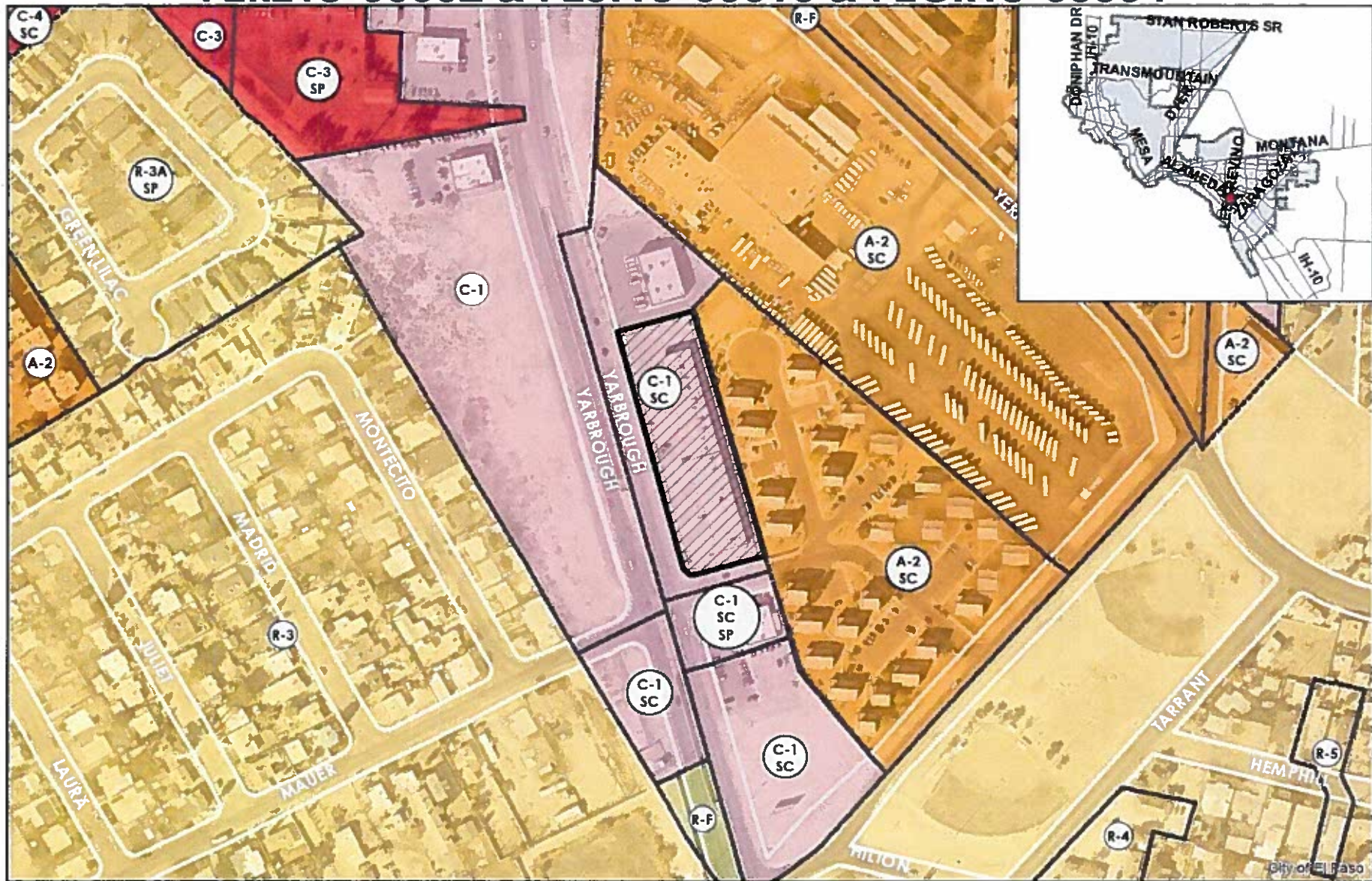
- **Planning Division recommendation:** Approval
- **CPC Vote:** Approval Recommendation on a 5-0 vote
- **Public Input:** The Planning Division did not receive any calls in support or opposition to the rezoning, Special Permit, & Condition Release request.

Strategic Goal #3 Promote the Visual Image of El Paso

- 3.1 Provide business friendly permitting and inspection processes
- 3.2 Improve the visual impression of the community

"Delivering Outstanding Services"

PZRZ18-00032 & PZST18-00010 & PZCR18-00004



This map is designed for illustrative purposes only. The features as depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than 1:50,000 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

0 100 200 400 600 800 Feet



PZRZ18-00032 & PZST18-00010 & PZCR18-00004



This map is designed for illustrative purposes only. The features depicted here are approximate and more precise studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than 1:10,000 can induce errors and may lead to misinterpretations of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.



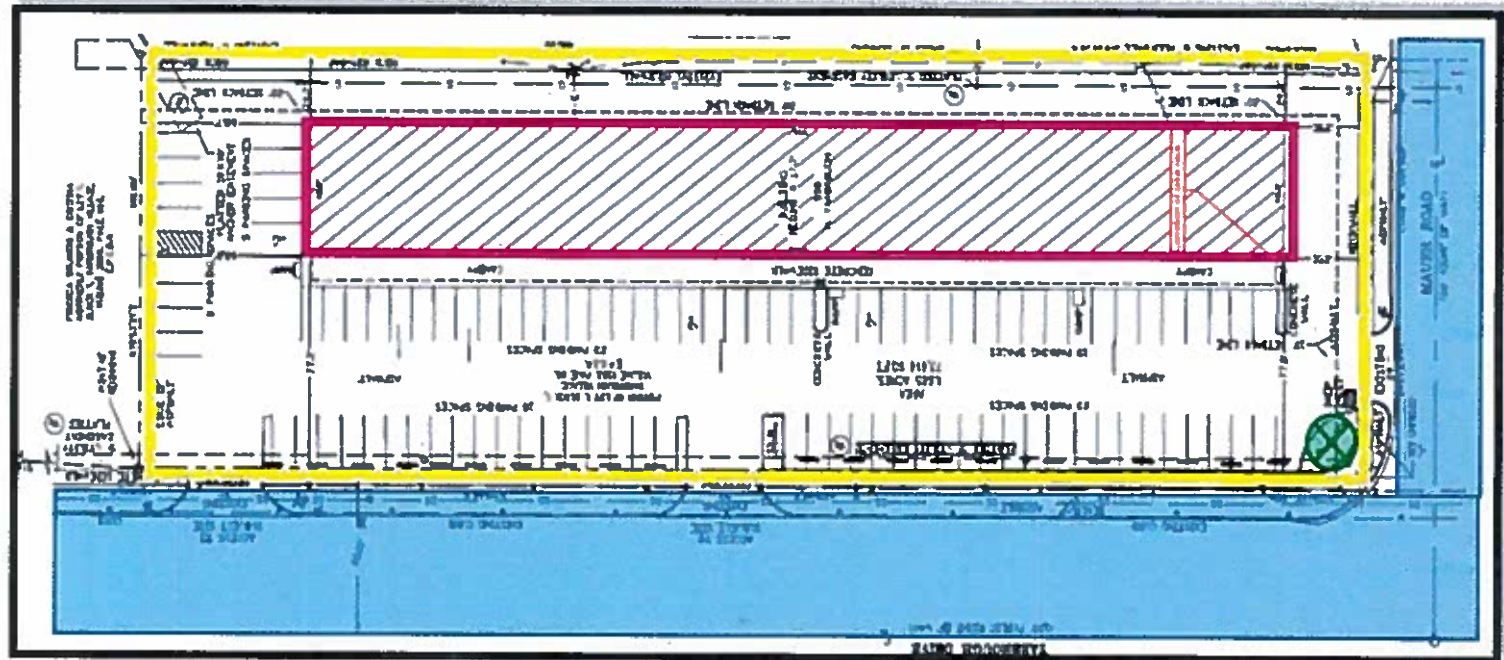
Subject Property

0 100 200 400 600 800 Feet





Detailed Site Plan



"Delivering Outstanding Services"



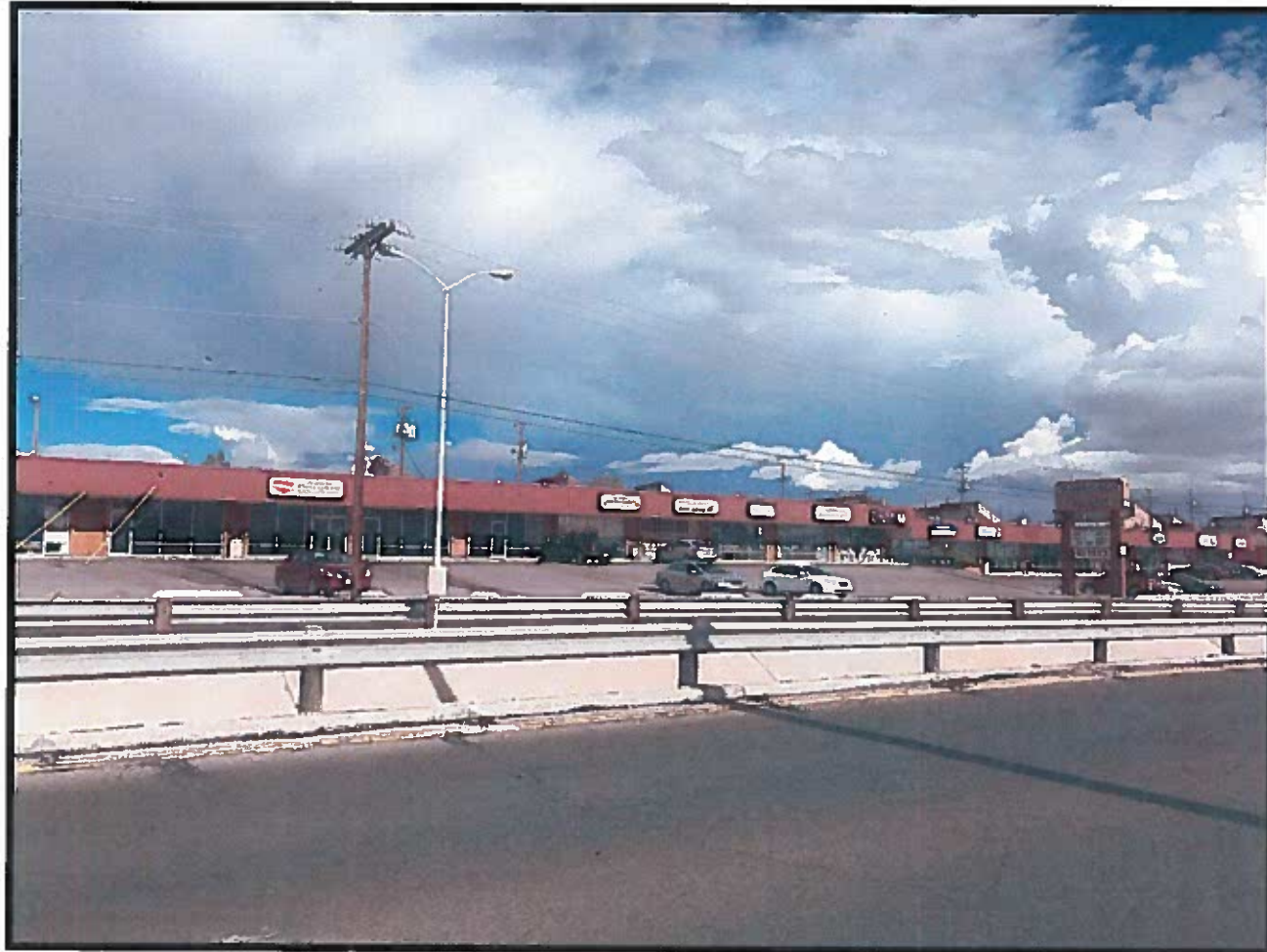
Ordinance No. 7422

Dated on March 2, 1982

1. No building permits shall be issued for the property until a subdivision plat of the property has been approved by the City Plan Commission and filed for record. **(Satisfied)**
2. No bar, private club or other establishment where alcoholic beverages are sold for consumption on the premises shall be permitted on the property. **(Has been superseded by Title 20 & TABC requirements)**
3. No adult bookstore, adult motion picture theater or nude live entertainment club shall be permitted on the property. **(Not applicable)**
4. No certificate of occupancy and compliance shall be issued by the City for any building constructed on the property until First Party has, at no cost to the City, done the following:
 - a. Installed curbs, gutters and asphalt paving on both sides of Lafayette Drive adjacent to First Party's property. **(Satisfied)**
 - b. Installed concrete sidewalks along the boundary of the property which is adjacent to Yarbrough Drive. **(Satisfied)**



Subject Property



"Delivering Outstanding Services"

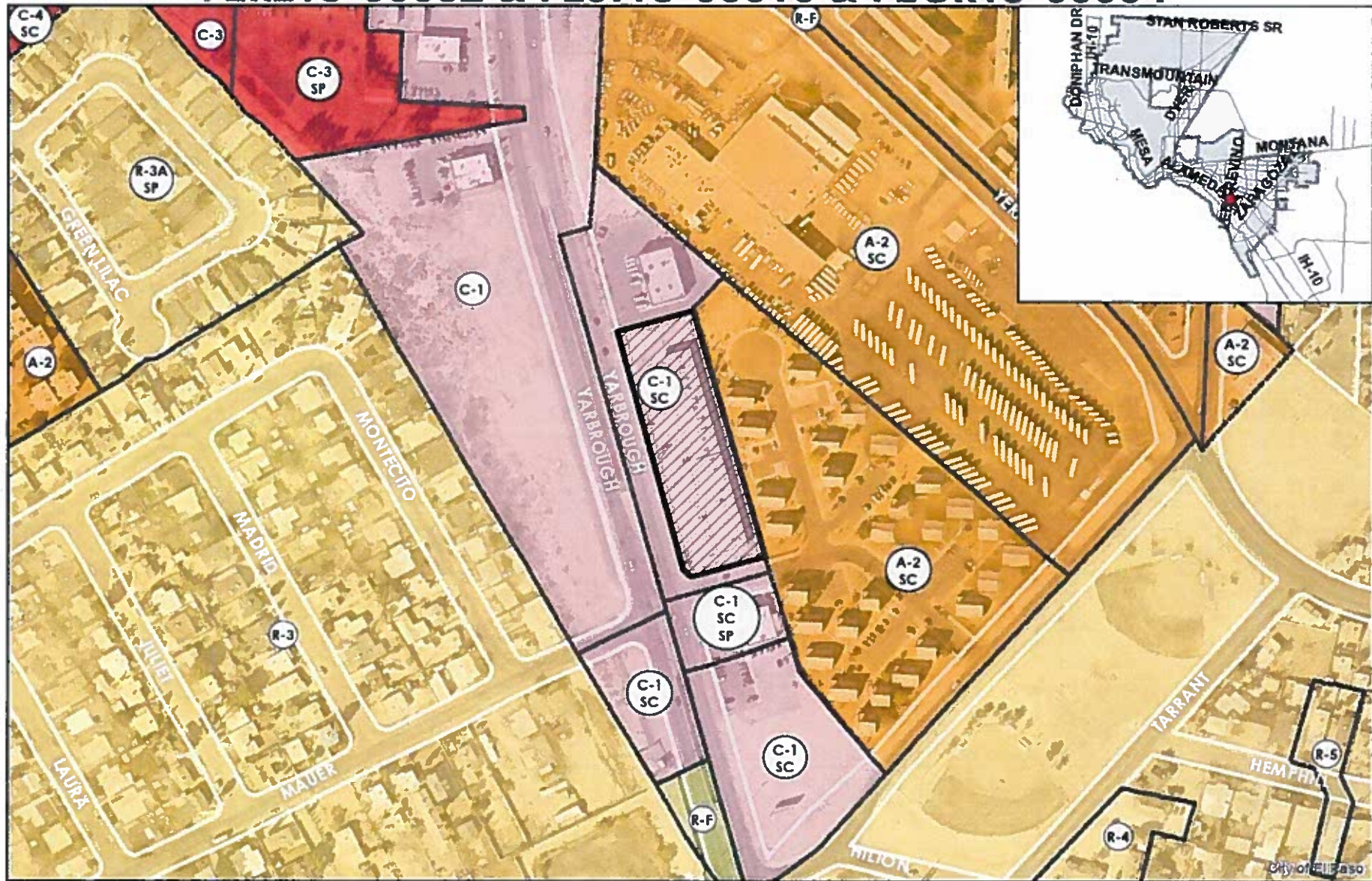


Surrounding Areas

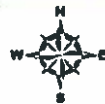


"Delivering Outstanding Services"

PZRZ18-00032 & PZST18-00010 & PZCR18-00004



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 the map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspection Department Planning Division makes no admission to accuracy or completeness.



Subject Property

0 100 200 400 600 800 Feet

