

**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 changing the zoning of A portion of Lot 1, Block 1, Yarbrough Village, 550 Yarbrough Rd., an addition to the City of El Paso, El Paso County, Texas from C-1/sc (Commercial/special contract) to C2 (Commercial). 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. PZRZ18-00032 (District 7) This case is related to special permit (PZST18-00010) & 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.

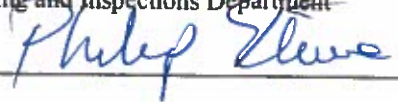
*****REQUIRED AUTHORIZATION*****

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 CHANGING THE ZONING OF A PORTION OF LOT 1, BLOCK 1, YARBROUGH VILLAGE, 550 YARBROUGH RD., AN ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM C-1/SC (COMMERCIAL/SPECIAL CONTRACT) TO C2 (COMMERCIAL). THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

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

Pursuant to Section 20.04.360 of the El Paso City Code, the zoning of A portion of Lot 1, Block 1, Yarbrough Village, 550 Yarbrough Rd. an addition to the, located in the City of El Paso, El Paso County, Texas, and more particularly described in Exhibit "A", be changed from C-1/sc (Commercial/special contract) to C2 (Commercial), as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly attached herein as Exhibit "B".

The penalties for violating the standards imposed through this rezoning ordinance are found in Section 20.24 of the El Paso City Code.

ADOPTED this _____ day of _____, 2018.

THE CITY OF EL PASO

Dee Margo, Mayor

ATTEST:

Laura D. Prine, City Clerk

APPROVED AS TO FORM:

Russell T. Abeln
Assistant City Attorney

APPROVED AS TO CONTENT:

Philip F. Etiwe, Director
Planning & Inspections Department

ORDINANCE NO. _____
18-1007-2294 | 827399
550 Yarbrough Dr.
RTA

PZRZ18-00032

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 Maurer 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



(Exhibit "B" on the following page)

ORDINANCE NO. _____

18-1007-2294 | 827399
550 Yarbrough Dr.
RTA

PZRZ18-00032



LEGEND

- ① SEWER MANHOLE
- SIGH
- Ⓐ POWER POLE
- Ⓐ WATER VALVE
- Ⓐ WATER METER
- C ELECT. LINE
- Ⓐ CITY COUNCIL
- Ⓐ LAMP POST
- ← QUV WIRE {ANCHOR}
- Ⓐ ACCESSIBLE SIGN
- Ⓐ ELECTRIC BOX
- SS → SANITARY SEWER
- W → WATER LINE
- C GAS LINE
- STORM WATER

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

NOTES CORRESPONDING TO ZONING

සමස්තයක් ලෙස මෙම ප්‍රකාශනය සඳහා **රු. 1.10** ක් වටිනාකමක් ඇති බව පෙනේ.

- NAME _____ b1
 -LAST NAME _____
 -CHILDREN FIRST & LAST NAME _____ b6
 -BORN _____ b7
 -WORK ADDRESS & TELEPHONE NO
 APPOINTMENT OFFICE _____
 -HOME STREET _____ b6
 -HUSBANDS ADDRESS _____ b7
 -DATE (XXXX) IS FIRST WHEN AN APPOINTMENT
 IS MADE OF THE FIRST & FURNISHED FIRST
 ALL SUBJECTS (XXXXXXXX) FOR EACH FIRST
 OF SUBJECT IS (XXXX) OF IS

የጥቅም ላይ የዋለው የጥናት ዓላማ

68447 *Journal of the Royal Society of Medicine*

18-1007-2294 | 827399
550 Yarbrough Dr.
RTA

EXHIBIT "B"

Table 1						
Year	Area	Population	Land use	Climate	Soil type	Water supply
1990	1000	1000	1000	1000	1000	1000
2000	1000	1000	1000	1000	1000	1000
2010	1000	1000	1000	1000	1000	1000
2020	1000	1000	1000	1000	1000	1000
2030	1000	1000	1000	1000	1000	1000
2040	1000	1000	1000	1000	1000	1000
2050	1000	1000	1000	1000	1000	1000
2060	1000	1000	1000	1000	1000	1000
2070	1000	1000	1000	1000	1000	1000
2080	1000	1000	1000	1000	1000	1000
2090	1000	1000	1000	1000	1000	1000
2100	1000	1000	1000	1000	1000	1000

[illegible]

Page, Book number	
Page number	Book number
10	10
11	11
12	12
13	13
14	14
15	15
16	16
17	17
18	18
19	19
20	20
21	21
22	22
23	23
24	24
25	25
26	26
27	27
28	28
29	29
30	30
31	31
32	32
33	33
34	34
35	35
36	36
37	37
38	38
39	39
40	40
41	41
42	42
43	43
44	44
45	45
46	46
47	47
48	48
49	49
50	50
51	51
52	52
53	53
54	54
55	55
56	56
57	57
58	58
59	59
60	60
61	61
62	62
63	63
64	64
65	65
66	66
67	67
68	68
69	69
70	70
71	71
72	72
73	73
74	74
75	75
76	76
77	77
78	78
79	79
80	80
81	81
82	82
83	83
84	84
85	85
86	86
87	87
88	88
89	89
90	90
91	91
92	92
93	93
94	94
95	95
96	96
97	97
98	98
99	99
100	100

**PROPERTY DESCRIPTION**

Property Description: Portion of Lot 1, Block 1, Verburgh Woods, 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, Township 24Np, as addition to the city of O'Fallon, O'Fallon County, Texas, and is more particularly described by metes and bounds on sheet.

Continuation of an existing city boundary lying on the easterly
boundary line of Village 304 (1/20' point east of apex) and Village 305
East (1/20' point east of apex). South 1/2' 18' 10" East. A
distance of 21.20 feet to a cut 1/2 inch wide with 1/2 inch clearance
to Village 305 lying on the village right of way line. The boundary line
is a continuation of the boundary line of Village 304 (1/20' point east of
apex) to Station 1 (Village 304, Page 604) and the northern
boundary of Station 1, Station 1, Village 305 (Village 305, Page 604),
and along with the 1/20' point East of apex.

Intersect, from W 90° 00' 00" East, along the eastern boundary of the subject parcel, at a distance of 6.67 feet the southwestern corner of said parcel described in Volume 1290, Page 664 and continuing along the eastern boundary line of said City subject property directly along a portion of Tracts 1946, 2006 and 2673, from a bearing line to Tracts 1231, Page 673, 1 & 2 S 4 for a total distance of 690.00 feet to a set bearing call to the south-east corner lying on their filed 100' curve right of way.

INDEX, South for 11 71° East, along and right of way line, is defined of 1200 feet to be not observed "U" for both a point for a corner and a point for a curve

SECTION 34.43 feet along an arc of a curve to the right, having a radius of 24.00 feet, a central angle of $30^{\circ} 00' 00''$ and a chord which bears north $64^{\circ} 36' 30''$ west, a distance of 25.70 feet ~~to~~ not changed "1" for a station lying on the property right of way line of Taborville Drive.

34022. Starts 10' 00" 30" East, along road north of east line, a distance of 4 1/2 miles to the 1000' point of the 1000' contour.

FLOOD ZONE

[illegible][illegible][illegible]

NOTES:

1. 2017년 1월 1일부터 2017년 12월 31일까지의 기간에 걸쳐 발생한 수익과 손익을 산정하고, 이를 2017년 12월 31일 기준으로 작성한 재무제표에 첨부하여 제출한다.
2. 2017년 1월 1일부터 2017년 12월 31일까지의 기간에 걸쳐 발생한 수익과 손익을 산정하고, 이를 2017년 12월 31일 기준으로 작성한 재무제표에 첨부하여 제출한다.
3. 2017년 1월 1일부터 2017년 12월 31일까지의 기간에 걸쳐 발생한 수익과 손익을 산정하고, 이를 2017년 12월 31일 기준으로 작성한 재무제표에 첨부하여 제출한다.
4. 2017년 1월 1일부터 2017년 12월 31일까지의 기간에 걸쳐 발생한 수익과 손익을 산정하고, 이를 2017년 12월 31일 기준으로 작성한 재무제표에 첨부하여 제출한다.
5. 2017년 1월 1일부터 2017년 12월 31일까지의 기간에 걸쳐 발생한 수익과 손익을 산정하고, 이를 2017년 12월 31일 기준으로 작성한 재무제표에 첨부하여 제출한다.
6. 2017년 1월 1일부터 2017년 12월 31일까지의 기간에 걸쳐 발생한 수익과 손익을 산정하고, 이를 2017년 12월 31일 기준으로 작성한 재무제표에 첨부하여 제출한다.
7. 2017년 1월 1일부터 2017년 12월 31일까지의 기간에 걸쳐 발생한 수익과 손익을 산정하고, 이를 2017년 12월 31일 기준으로 작성한 재무제표에 첨부하여 제출한다.
8. 2017년 1월 1일부터 2017년 12월 31일까지의 기간에 걸쳐 발생한 수익과 손익을 산정하고, 이를 2017년 12월 31일 기준으로 작성한 재무제표에 첨부하여 제출한다.
9. 2017년 1월 1일부터 2017년 12월 31일까지의 기간에 걸쳐 발생한 수익과 손익을 산정하고, 이를 2017년 12월 31일 기준으로 작성한 재무제표에 첨부하여 제출한다.
10. 2017년 1월 1일부터 2017년 12월 31일까지의 기간에 걸쳐 발생한 수익과 손익을 산정하고, 이를 2017년 12월 31일 기준으로 작성한 재무제표에 첨부하여 제출한다.

ALL OTHER SPACES ARE 960 SF



CONCEPTUAL
SITE PLAN

1 OF 1

MEMORANDUM

DATE: October 18, 2018

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

FROM: Adriana Martinez, Planner

SUBJECT: PZRZ18-00032

The City Plan Commission (CPC), on September 20, 2018 voted 5-0 to recommend **Approval** to the rezoning of 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 from C-1/sc (Commercial/special contract) to C2 (Commercial) to allow for commercial retail & a ballroom with approval of special permit. This case is related to special permit (PZST18-00010) & 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 — 09/20/2018

PZRZ18-00032

Rezoning



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:	To rezone from C-1/sc (Commercial/special contract) to C2 (Commercial)
RELATED APPLICATIONS:	PZST18-00010 & 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 2—4 for basis for recommendation)

SUMMARY OF REQUEST: The property owner is requesting a rezone from C-1/sc (Commercial/special contract) to C2 (Commercial) to allow for commercial retail & a ballroom with approval of special permit 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 special permit (PZST18-00010) & special condition release (PZCR18-00004).

SUMMARY OF RECOMMENDATION: The Planning Division recommends **APPROVAL** of rezoning the property from C-1/sc (Commercial/special contract) to C2 (Commercial). The proposed zoning district is consistent with other commercial districts in the immediate area along Yarbrough Dr., and meets the established character of its surrounding neighborhood. Further, the proposed development meets the intent of the G-3, Post-war land use designation of Plan El Paso, in the Mission Valley Planning area.



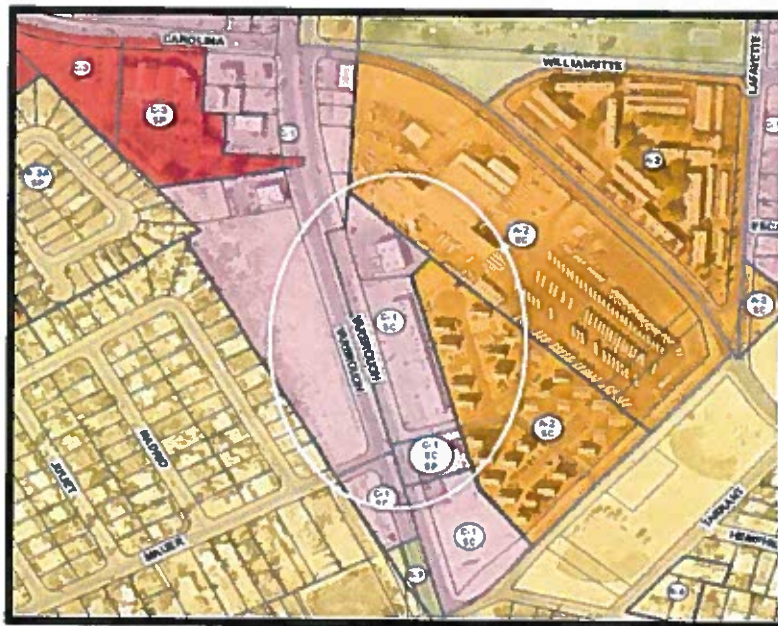
DESCRIPTION OF REQUEST

The property owner is requesting a rezone from C-1/sc (Commercial/special contract) to C2 (Commercial) to allow for commercial retail & a ballroom with approval of special permit 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. & Mauer Rd.

REZONING POLICY

POLICY	DOES IT COMPLY?
Compatibility Proposed zone change matches existing land use map or matches existing land use designation within 300 ft. of the subject property.	Yes, properties adjacent to the subject property are zoned R-3 (Residential), A-2 (Apartment), and C-1/sp (Commercial/special permit).
Plan El Paso Properties located within 300 feet of the subject property have the same or similar zoning. The zoning district opens the opportunity for new commercial uses.	Yes, the property is designated G-3, Post-war land use designation of Plan El Paso it will introduce a balanced mix of uses, which in turn will reduce distances between the workplaces, housing and new amenities.

NEIGHBORHOOD CHARACTER AND COMPATIBILITY: The site is currently zoned C-1 (Commercial) and is currently being used, as a retail shopping center. Properties adjacent to the subject property are zoned R-3 (Residential), A-2 (Apartment), and C-1/sp (Commercial/special permit). Surrounding land uses include an adult day care, restaurant, and dwellings, single-family. The nearest park is E.L. Williams Park (910 feet) and the nearest school is Belair Middle School (1,898 feet).



COMPLIANCE WITH PLAN ELPASO: The property owner is requesting a rezone from C-1/sc (Commercial/special contract) to C2 (Commercial) to allow for commercial retail & a ballroom for the property located at 550 Yarbrough Rd. The purpose of the application is to introduce balance of housing, jobs, shopping, recreation, and civic uses to a property within a G-3, Post-war land use designation of Plan El Paso. It will introduce a balanced mix of uses, which in turn will reduce distances between the workplaces, housing and new amenities.



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): Establishments providing goods or rendering services which are used in support of the community's trade and	Yes, a ballroom is a permissible use in the C-2 (Commercial) district with the approval of a

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, including light automobile related uses.	special permit (PZST18-00010) and a condition release (PZCR18-00004).
POLICY	DOES IT COMPLY?
1.2.3 "Vacant and underutilized parcels in and around the City's traditional neighborhoods can be excellent locations for redevelopment that adds housing, shopping, employment, entertainment, and recreational options for nearby residents and transit patrons. Redevelopment of such sites should mesh with the scale and character of these existing neighborhoods rather than imposing a suburban or high-rise model on traditional neighborhoods. The City's zoning and development regulations should be modified accordingly. Additional infill incentives should be considered by the City".	Yes, the applicant is proposing the redevelopment of an existing parcel, adding additional uses, and the potential for new employment.

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.

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 rezoning request.

STAFF COMMENTS: No objections to proposed rezoning. No reviewing departments had any negative comments. Applicant is responsible for obtaining all applicable permits and approvals prior to any construction or change in occupancy.

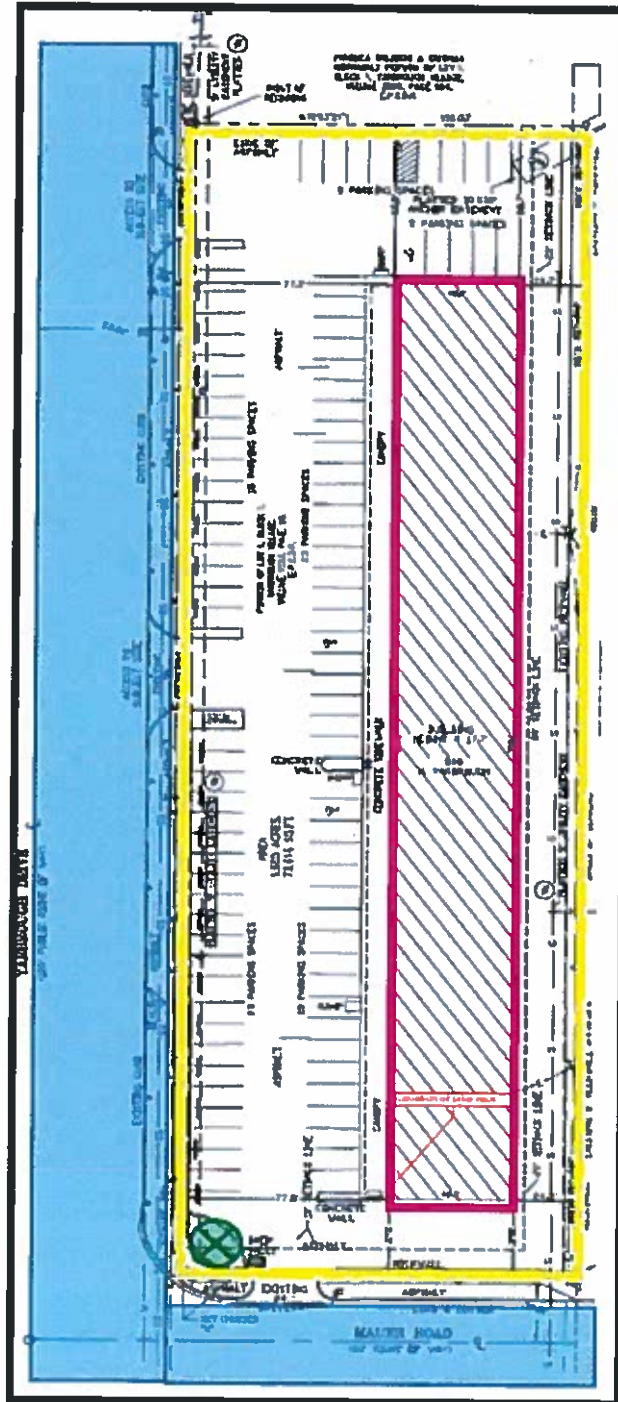
OTHER APPLICABLE FACTORS: Approval of the detailed site plan by the City Plan Commission constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater is in compliance with ordinances, codes, 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

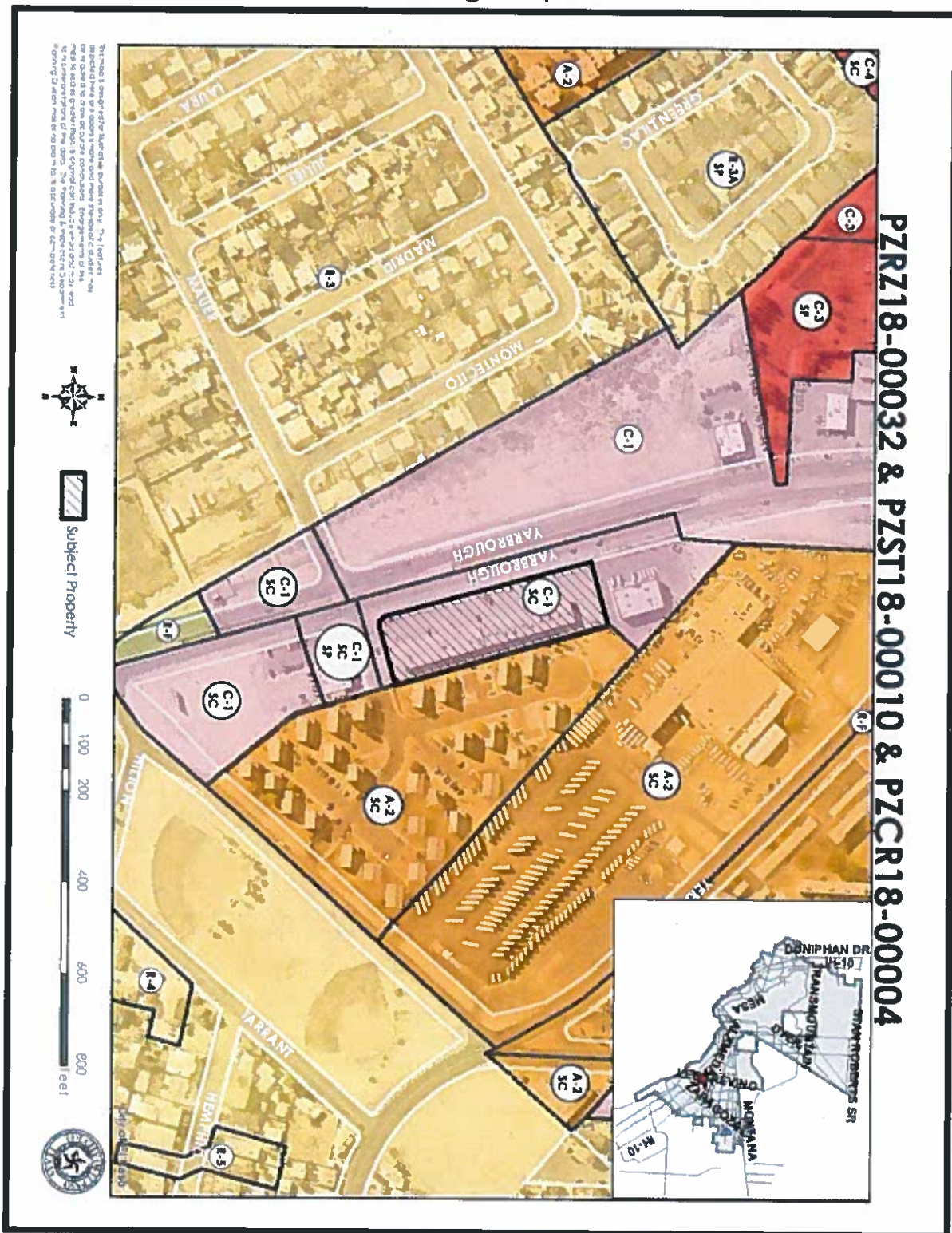
ATTACHMENT 1

Detailed Site Development Plan



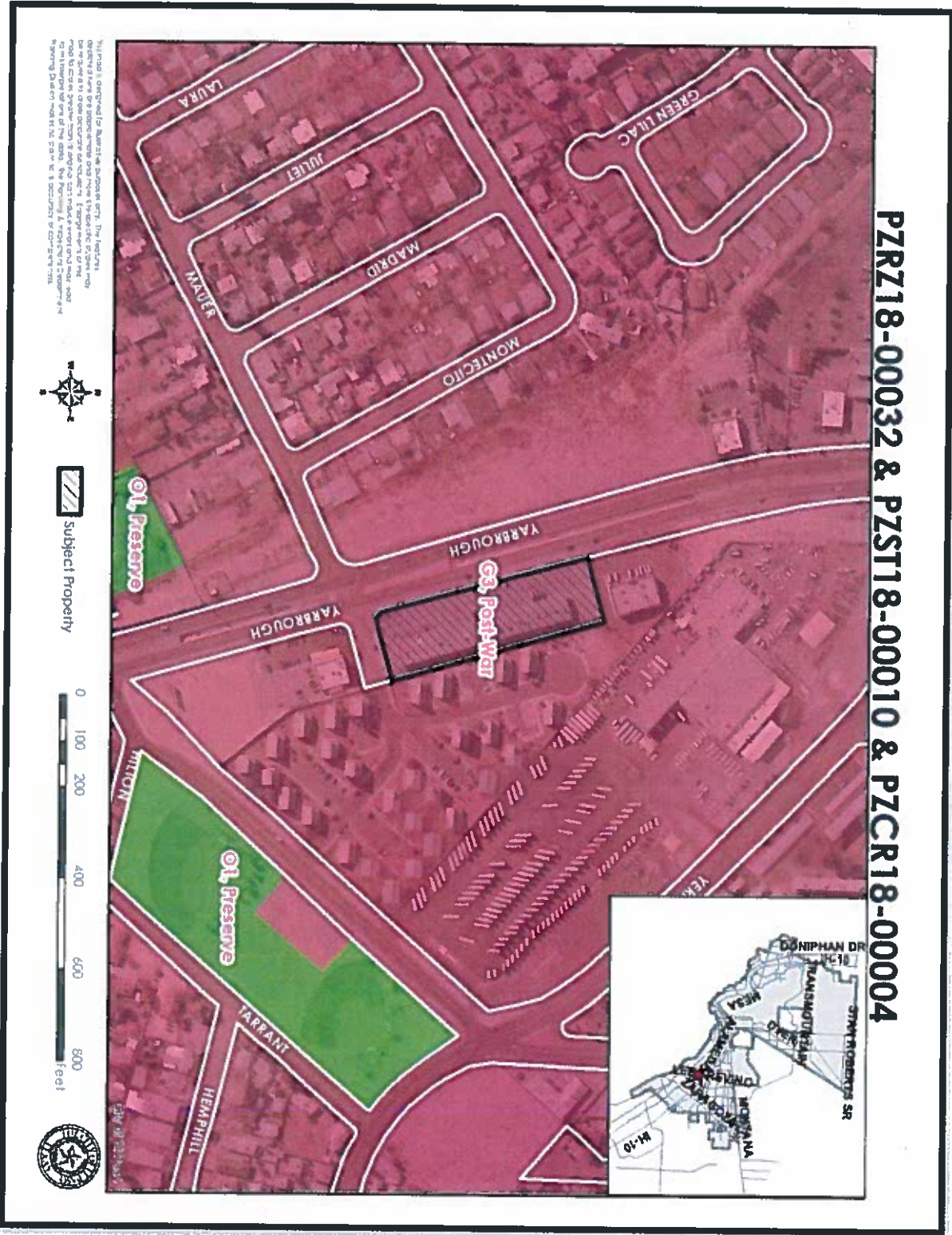
ATTACHMENT 2

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.

PZRZ18-00032 & PZST18-00010 & PZCR18-00004





Recommendation/Public Input

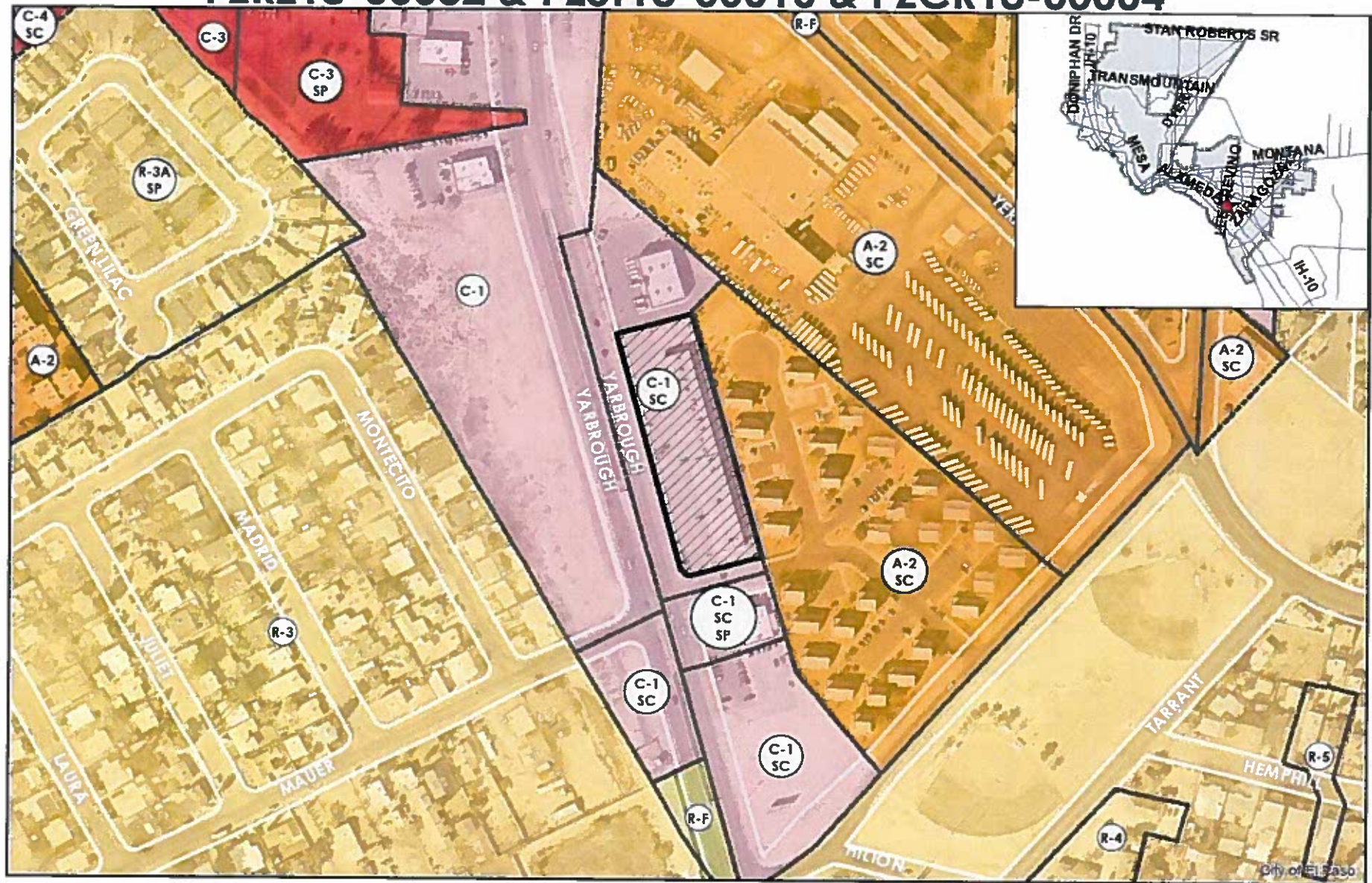
- **Planning Division recommendation:** Approval
- **CPC Vote:** Approval Recommendation on a 5-0 vote
- **Public Input:** The Planning Division did not receive any calls in support or opposition to the rezoning, Special Permit, & Condition Release request.

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 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 & Inspection 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 detailed studies may be required to draw accurate conclusions. Enlargement of this map to scales greater than 1:10,000 can induce error 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







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"

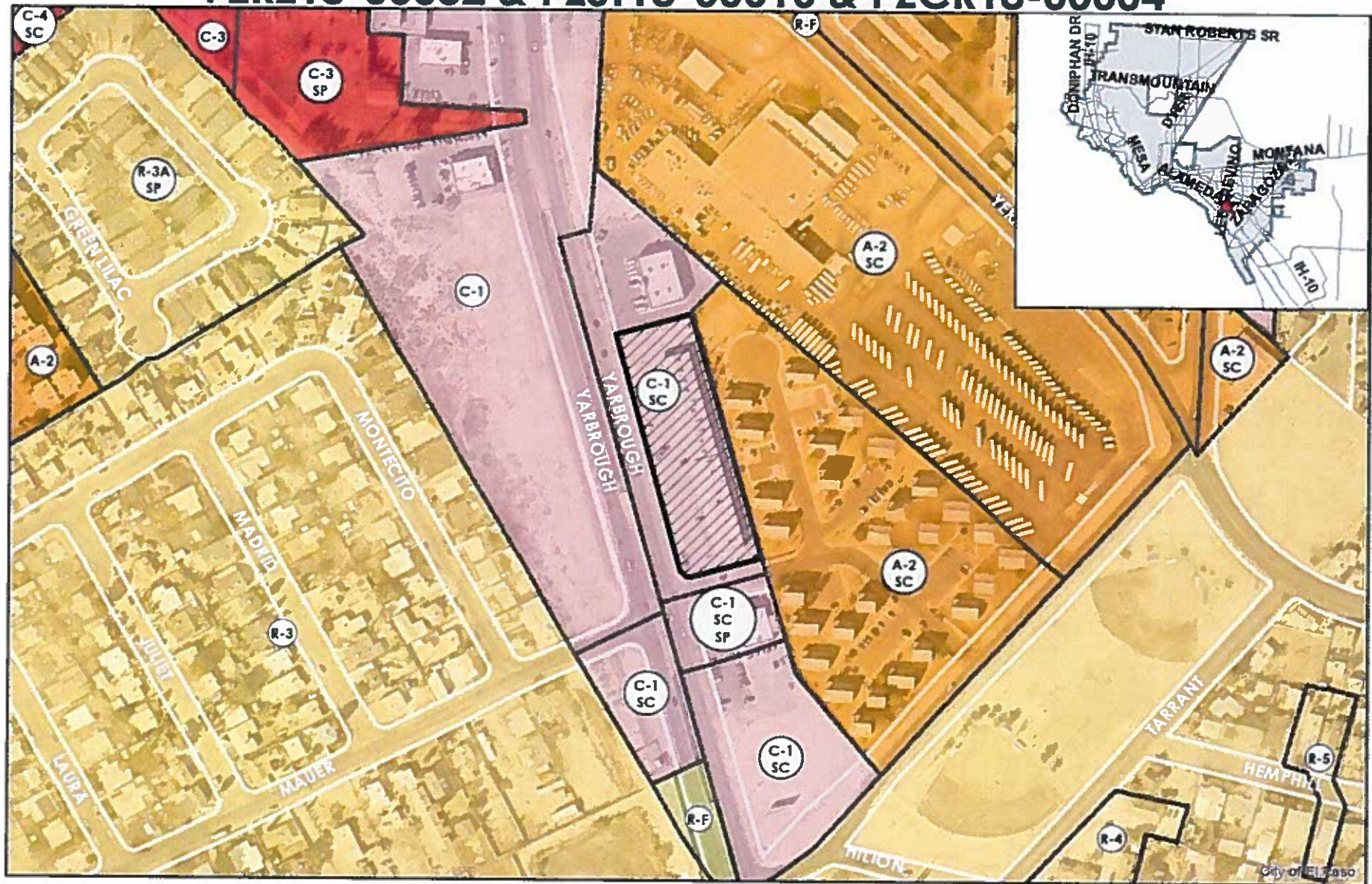


Surrounding Areas



"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 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

0 100 200 400 600 800 Feet

