



ITEM 30

# 422 S. Yarbrough Rezoning

PZRZ24-00032

**Strategic Goal 3.**

Promote the Visual Image of  
El Paso





PZRZ24-00032

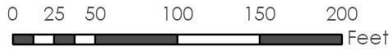


Aerial

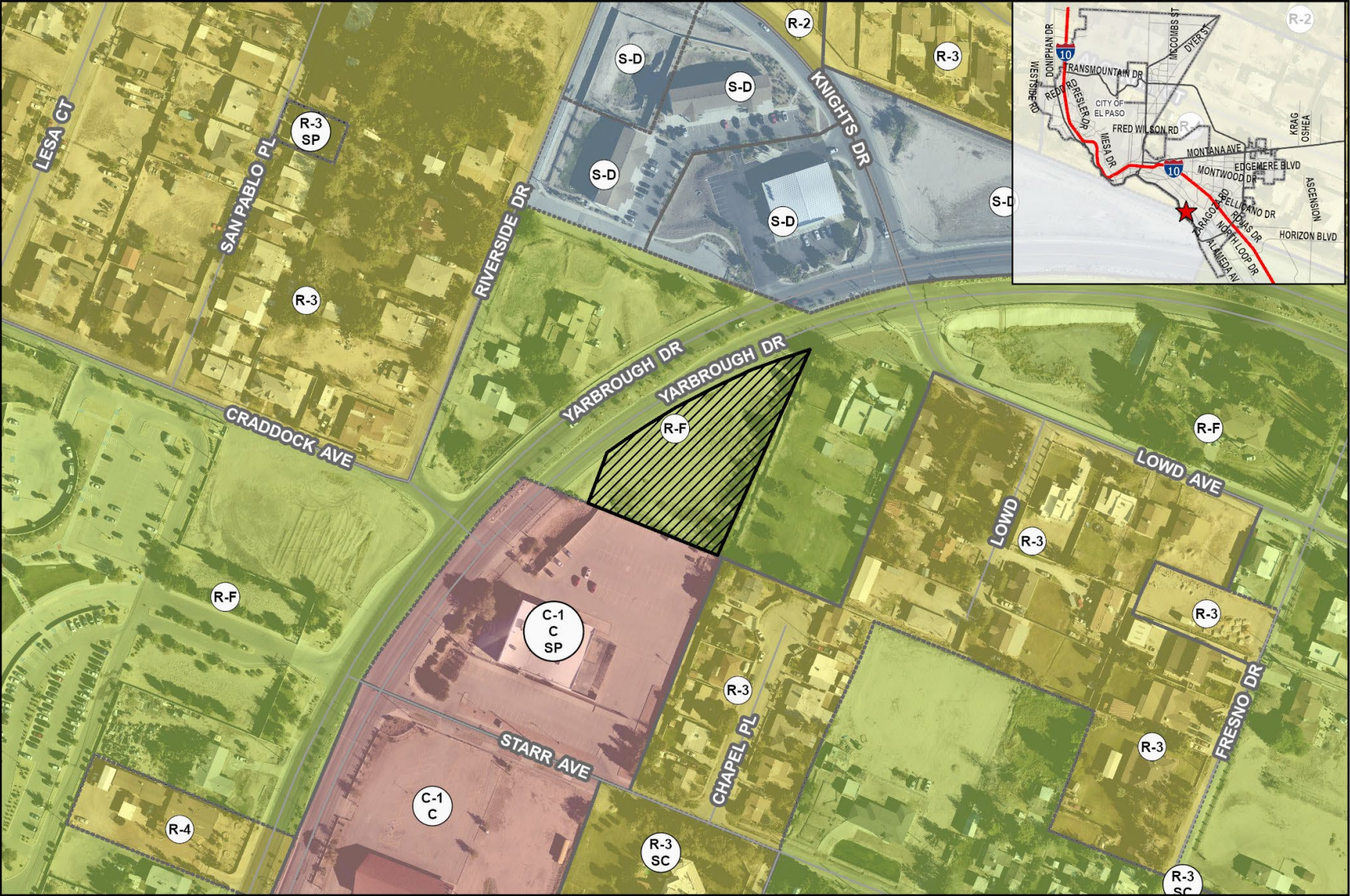
This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The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



 Subject Property







# Existing Zoning

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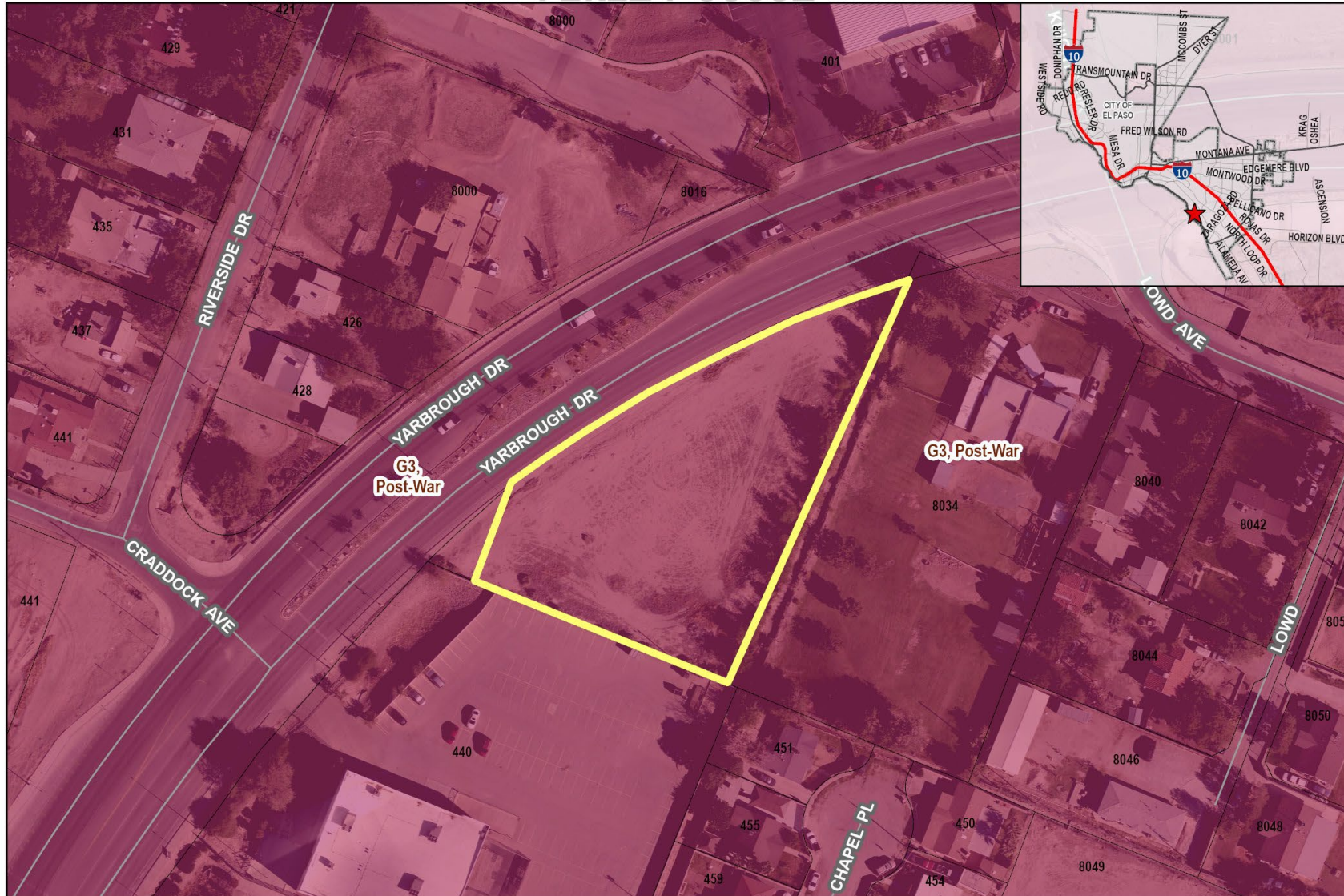
 Subject Property

0 45 90 180 270 360 Feet





PZRZ24-00032



# Future Land Use Map

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 Subject Property

0 25 50 100 150 200 Feet







# Subject Property





# Surrounding Development



W



N



S





# Public Input

- Notices were mailed to property owners within 300 feet on January 17, 2025.
- The Planning Division received one (1) email in support and one (1) phone call in opposition of the rezoning request, along with one (1) in-person comment in support at the City Plan Commission meeting on January 30, 2025.





# Recommendation

Staff recommends **Approval with Conditions** of the rezoning request.

CPC recommends **Approval (5-0) with Conditions** of the rezoning request.

1. *That the property not be used for an automotive service station;*
2. *That the property not be used for minor motor vehicle repair;*
3. *That a ten-foot (10') landscaped buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at twenty feet (20') on center along the property lines adjacent to residential zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy or certificates of completion.*





## 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