

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

DEPARTMENT:

AGENDA DATE:

PUBLIC HEARING DATE:

CONTACT PERSON NAME:

PHONE NUMBER:

2nd CONTACT PERSON NAME:

PHONE NUMBER:

DISTRICT(S) AFFECTED:

STRATEGIC GOAL:

SUBGOAL:

SUBJECT:

BACKGROUND / DISCUSSION:

The applicant is requesting to rezone the subject property from R-F (Ranch and Farm) to C-1 (Commercial) for the proposed use of printshop and other permitted commercial retail uses. City Plan Commission recommended 5-0 to approve the proposed rezoning with conditions on January 30, 2025. As of May 22, 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. See attached staff report for additional information.

COMMUNITY AND STAKEHOLDER OUTREACH:

The subject property is located within the Save the Valley 21, Mission Valley Civic Association, and Corridor 20 Civic Association. The applicant contacted these associations as part of neighborhood outreach. Public notices were sent to all property owners within 300 feet of the subject property. One (1) email in support of the rezoning request was obtained.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

N/A

NAME	AMOUNT (\$)

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

DEPARTMENT HEAD: Philip Tiive

(If Department Head Summary Form is initiated by Purchasing, client department should sign also)

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF TRACT 70 AND 71, CINECUE PARK SUBDIVISION, 422 S. YARBROUGH DRIVE, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO C-1 (COMMERCIAL), AND IMPOSING CONDITIONS. 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, that the zoning of *a portion of Tract 70, and 71, Cinecue Park Subdivision, 422 S. Yarbrough Drive, located in the City of El Paso, El Paso County, Texas*, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, be changed from **R-F (Ranch and Farm)** to **C-1 (Commercial)**, as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly.

Further, that the property described above be subject to the following conditions which are necessitated by and attributable to the increased intensity of use generated by the change of zoning in order to protect the health, safety and welfare of the adjacent property owners and the residents of this City:

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.

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 _____, **2025**.

(Signatures on following page)

THE CITY OF EL PASO

ATTEST:

Renard U. Johnson
Mayor

Laura D. Prine City
Clerk

APPROVED AS TO FORM:

Russel T. Abeln

Russell T. Abeln
Assistant City Attorney

APPROVED AS TO CONTENT:

Philip F. Etiwe

Philip F. Etiwe, Director
Planning & Inspections Department

ORDINANCE NO. _____
HQ25-4651|Tran#606566|P&I
422 S. Yarbrough
RTA

Zoning Case No: PZRZ24-00032

Exhibit "A"

Barragan And Associates Inc.

10950 Pellicano Dr., Building "F", El Paso, Texas 79935 Ph. (915) 591-5709 Fax (915) 591-5706

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Tract 70 and 71, of Cinecue Park Subdivision, an addition to the City of El Paso, El Paso County, Texas, filed for record in volume 7, page 2, of the Real Property Records of El Paso County, Texas, being the same property described in Instrument No. 20100023250, and being more particularly described as follows:

COMMENCING, at a Found Old Iron on the old centerline of Riverside Drive and North Line of Cinecue Park Subdivision, **WHENCE** a Found 3/8" Iron on the old centerline of Riverside Drive and Craddock Avenue, bears S 18° 47' 00" W (Bearing Basis), a distance of 832.4 feet; **THENCE**, S 18° 47' 00" W, along said old centerline of Riverside Drive, a distance of 758.01 feet to a point; **THENCE**, S 71° 10' 00" E, leaving said centerline, a distance of 254.47 feet, to a Found Nail on the common corner of Tracts 31, 32, 71 and 72, of Cinecue Park Subdivision, said Found Nail being the **POINT OF BEGINNING** of this Description;

THENCE, N 18° 47' 00" E, along the common line of said Tracts 71 and 72, a distance of 37.34 feet to a Found 1/2" Rebar W/Cap "B&A Inc.", on the easterly right-of-way line of S Yarbrough Drive, being the beginning of a non-tangential curve;

THENCE, 385.23 feet, along said easterly right-of-way line of S Yarbrough Drive and along an arc of a curve to the right with a radius of 1091.44 feet, an interior angle of 20° 13' 23", and a chord which bears N 57° 27' 21" E, a distance of 383.23 feet to a point of intersection with a non-tangential line;

THENCE, S 18° 47' 00" W, leaving said easterly right-of-way, along the common line of Tracts, 69, and 70, of Cinecue Park Subdivision, filed for record in volume 14, page 53, a distance of 336.75 feet to a Found 1/2" Rebar W/Cap "B&A Inc.", being the common corner of Tracts 33, 69, 70 and Lot 7, Orchard Acres, filed for record in volume 14, page 53, Plat Records of El Paso County, Texas; **WHENCE** a Found 1/2" Rebar bears N 53° 19' W, a distance of 1.7 feet;

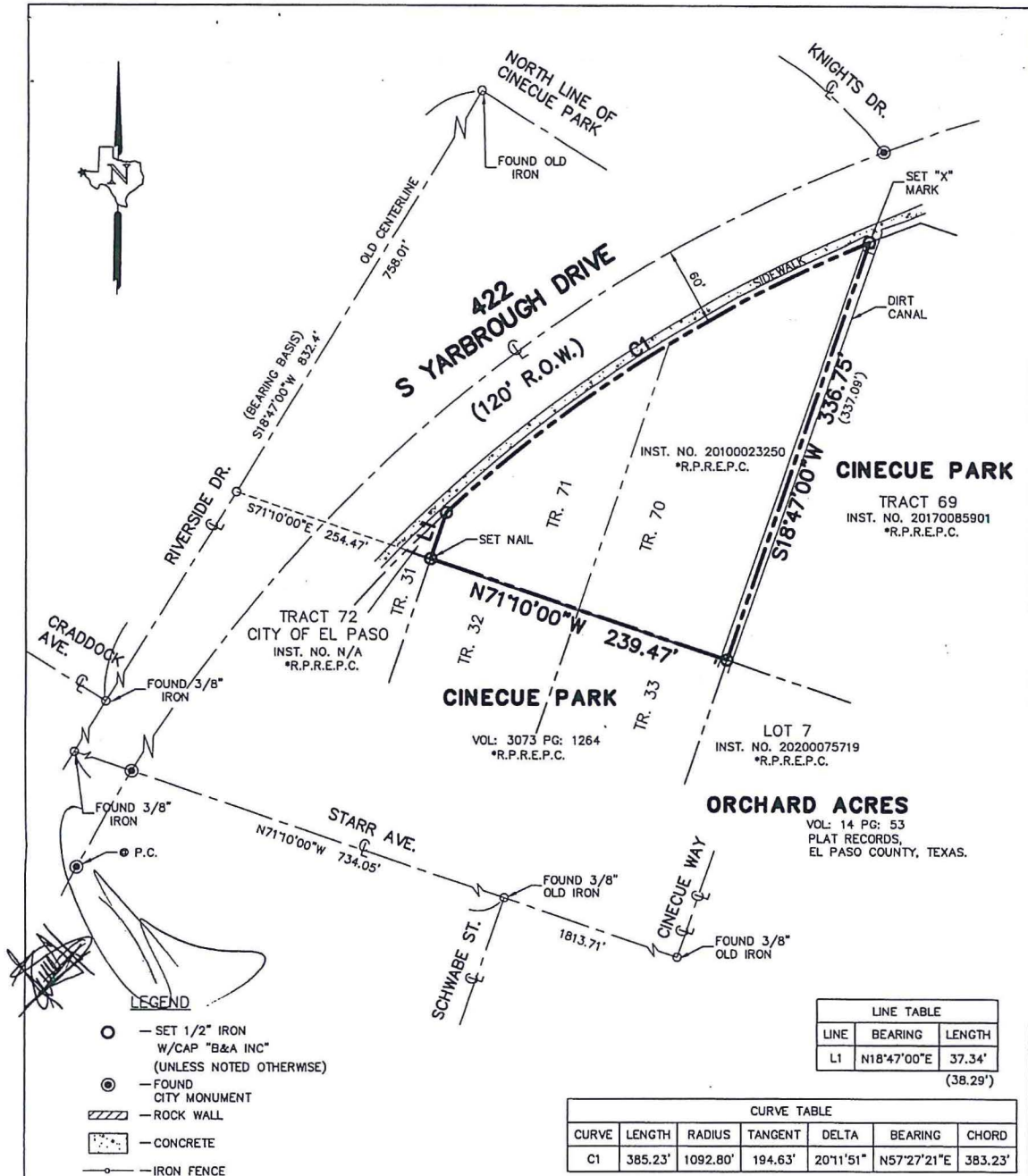
THENCE, N 71° 10' 00" W, along the common line of Tracts 32, 33, 70 and 71, a distance of 239.47 feet to the **POINT OF BEGINNING** of this description and containing in all 1.13 acres more or less.

NOTES:

1. This property may be subject to easements whether of record or not. No Additional Research was performed by B&A Inc. for any reservations, restrictions, building lines, and or easements which may or may not affect this parcel.
2. Bearings shown are based on the County Plat of Ysleta Grant Block 32.
3. This Description is not intended to be a subdivision process which may be required by local or state code, and it is the client's/owner responsibility to comply with this code if required.
4. No Plat of Survey accompanies this description.



Benito Barragan, T.X. R.P.L.S. 5615,
Barragan and Associates Inc.
Texas Surveying Firm # 10151200
September 26, 2024
422 S Yarbrough
Job No. 240925-06



*R.P.R.E.P.C. = REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS

NOTES:

1. ACCORDING TO THE FLOOD INSURANCE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, THE SUBJECT PROPERTY APPEARS TO BE LOCATED IN ZONE "X", AS SHOWN ON MAP NO. 480214 0044 C; MAP REVISED 02-16-06, FOR EL PASO COUNTY AND INCORPORATED AREAS. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
2. BEARINGS SHOWN ARE BASED ON THE COUNTY PLAT OF YSLETA GRANT BLOCK 32.
3. NO ADDITIONAL RESEARCH WAS PERFORMED BY B&A INC. FOR ANY RESERVATION, BUILDING AND UTILITY LINES, AND/OR EASEMENTS WHICH MAY OR MAY NOT AFFECT SUBJECT PARCEL.

4. PROPERTY OWNERS ARE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL TITLE COMMITMENT PROVISIONS, TERMS, CONDITIONS, COVENANTS, AND CONFIRMING THE SIZE AND USE OF ALL RECORDED TERMS, RESTRICTION CONDITIONS AND EASEMENTS PERTAINING TO THIS PROPERTY, IN SPITE OF THE ACCURACY OR DEFECTS OF THIS PLAT.
5. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS ONLY TO BE USED FOR TITLE INSURANCE BY THE HEREON NAMED BORROWER, MORTGAGE COMPANY, AND/OR TITLE COMPANY.
6. TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, GF NO. HP22-2051, DATED 10-2-22, BORROWER: N/A.
7. THE TERM "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON INDICATED AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED; AND IS ADDRESSED EXCLUSIVELY TO THE PARTIES NAMED HEREON.
8. METES AND BOUNDS IN EXHIBIT "A" PERFORMED BY OTHERS, PROVIDED BY CLIENT AS PART OF COMMITMENT NO. HP22-2051.

B Barragan & Associates Inc.

LAND PLANNING & SURVEYING
TEXAS SURVEYING FIRM# 10151200
10950 Pellicano Dr. Building-F,
El Paso, Tx 79935
Phone (915) 591-5709 Fax (915) 591-5708

Plat of Survey

A PORTION OF TRACTS 70 AND 71,
OF CINECUE PARK SUBDIVISION
AN ADDITION TO THE
CITY OF EL PASO,
EL PASO COUNTY, TEXAS.
AREA 1.13 ACRES ±

Plat Reference Vol/Bk 7 Pages 21

Scale: 1"=100' Date: 10-24-22 Drawn By: VB

I hereby certify that the foregoing survey was made on the ground and under my supervision and is correct to the best of my knowledge and belief.



Benito Barragan R.P.L.S. No. 5615
Job No. 221018-1V Copy Rights ©

Field: CC Book: N/A Page: N/A

GNZ



PZRZ24-00032 (REVISED)

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL with CONDITIONS** of the rezoning request. This recommendation is based on the consistency of the request with *Plan El Paso*, the City's adopted Comprehensive Plan, for the G-3, Post-War future land use designation. The conditions are the following:

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.



Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone the subject property from R-F (Ranch and Farm) to C-1 (Commercial) to allow for a print and copy shop and permitted commercial retail uses. The property is approximately 1.13 acres in size. The conceptual site plan shows two (2) proposed buildings along with landscape and parking areas. Main access to the proposed development is from Yarbrough Drive. The conceptual plan is not under review for zoning requirements as per Title 20 of the El Paso City Code and is not binding.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed rezoning will introduce neighborhood commercial uses previously not available in the immediate vicinity. Properties to the north include single-family dwellings zoned R-F (Ranch and Farm); properties to the south include commercial development zoned C-1/c/sp (Commercial/conditions/special contract); and lastly, properties to the east and west include single-family dwellings zoned R-F (Ranch and Farm). The nearest school, Ysleta Pre-K Center is 0.6 miles and the nearest park, Shawver Park is 1.3 miles in proximity to the proposed development.

COMPLIANCE WITH <i>PLAN EL PASO</i>/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors:	
Criteria	Does the Request Comply?
<p>Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p>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 without alleys and shopping centers are located at major intersections 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.</p>	<p>Yes, the proposed development is consistent with the future land use designation as it is located on a major arterial and will provide commercial uses previously not available in the area.</p>
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>C-1 (Commercial) District: The purpose of this district is to serve the needs of surrounding residential neighborhoods by providing compatible neighborhood convenience goods and services that serve day-to-day needs. The regulations of the districts will permit location of business and professional offices and retail category uses within adjacent residential areas of medium and high densities.</p>	<p>Yes, the proposed zoning is compatible with the adjacent commercial uses and serves as a buffer for the existing single-family residential zoning districts in the area.</p>
<p>Preferred Development Locations: Located along an arterial (or greater street classification) or the intersection of two collectors (or greater street classification). The site for proposed rezoning is not located mid-block, resulting in it being the only property on the block with an alternative zoning district, density, use and/or land use.</p>	<p>Yes. The subject property is located along Yarbrough Drive, which is designated as a major arterial in the City's Major Thoroughfare Plan. The classification of this road is adequate for the proposed development as it connects to other existing and emergent commercial uses and leads to Loop 375, a freeway located to the south of the proposed development.</p>
THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
<p>Historic District or Special Designations & Study Area Plans: Any historic district or other special designations</p>	<p>None. The property is not located within any historic districts nor any other special designation areas.</p>

that may be applicable. Any adopted small area plans, including land-use maps in those plans.	
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	None. There are no anticipated adverse impacts.
Natural Environment: Anticipated effects on the natural environment.	None. The subject property does not involve green field or environmentally sensitive land or arroyo disturbance.
Stability: Whether the area is stable or in transition.	Yes, the area has been stable, with potential future commercial development along Yarbrough Drive.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	None.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: Primary access is proposed from Yarbrough Drive, a roadway classified as a major arterial on the City of El Paso's Major Thoroughfare Plan (MTP) and is suitable for the proposed development. The proposed development is accessible for both vehicular and pedestrian traffic and connects to Loop 375, which is 0.7 miles south of the site. The nearest bus stop is 0.05 miles in proximity to the proposed development.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: No adverse comments were received for the rezoning request from the reviewing departments.

PUBLIC COMMENT: The subject property is located within the Save the Valley 21, Mission Valley Civic Association, and Corridor 20 Civic Association. The applicant contacted these associations for neighborhood outreach. Notices were sent to property owners within 300 feet of the subject property on January 17, 2024. As of January 29, 2024, the Planning Division received one (1) email in support from the Mission Valley Civic Association for the rezoning request.

CITY PLAN COMMISSION OPTIONS:

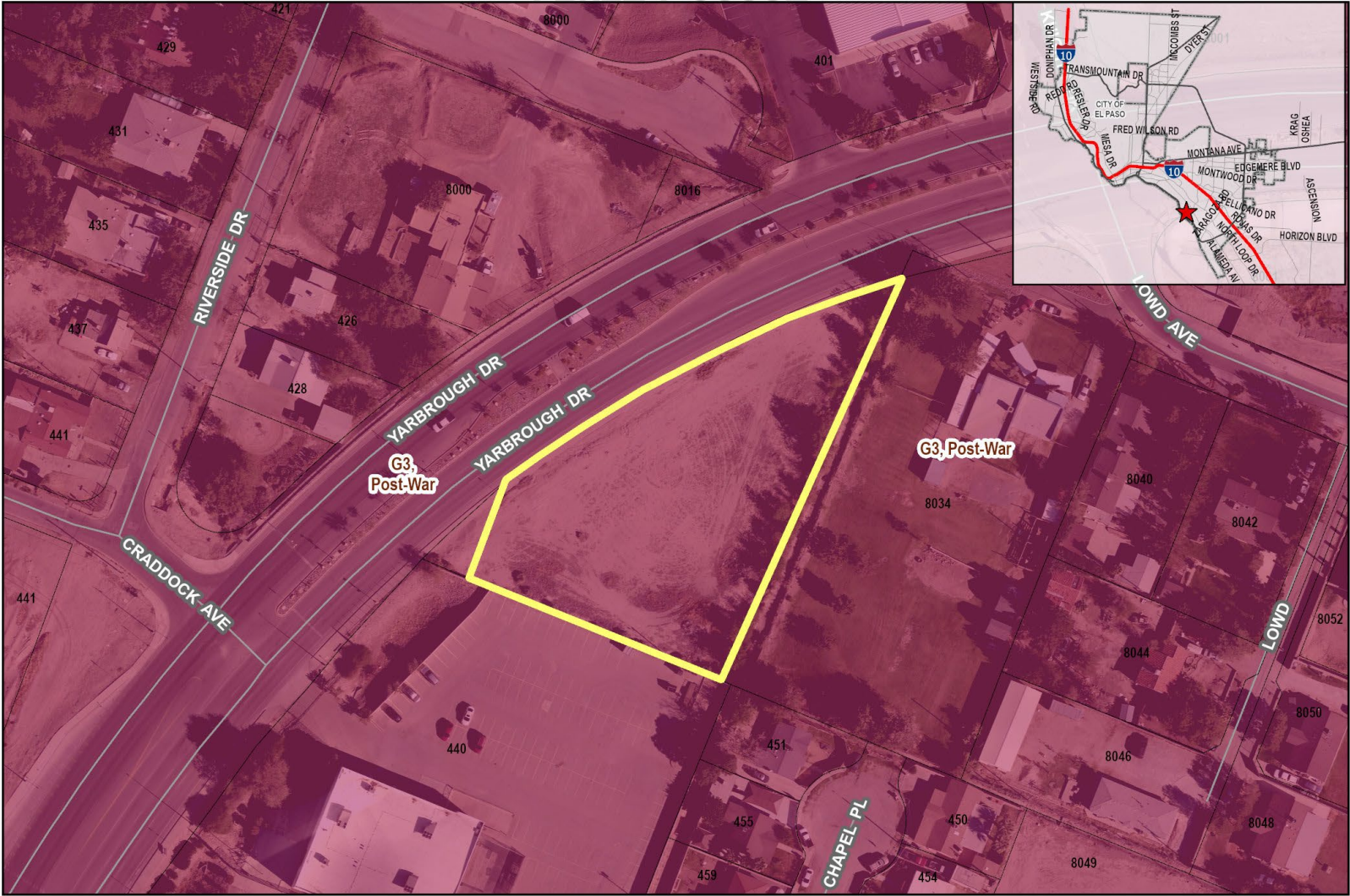
The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan.
2. **Recommend Approval of the rezoning request With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan. (Staff Recommendation)
3. **Recommend Denial** of the rezoning request, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

ATTACHMENTS:

1. Future Land Use Map
2. Conceptual Site Plan
3. Department Comments
4. Neighborhood Notification Boundary Map
5. Public Input

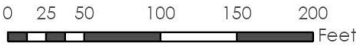
PZRZ24-00032



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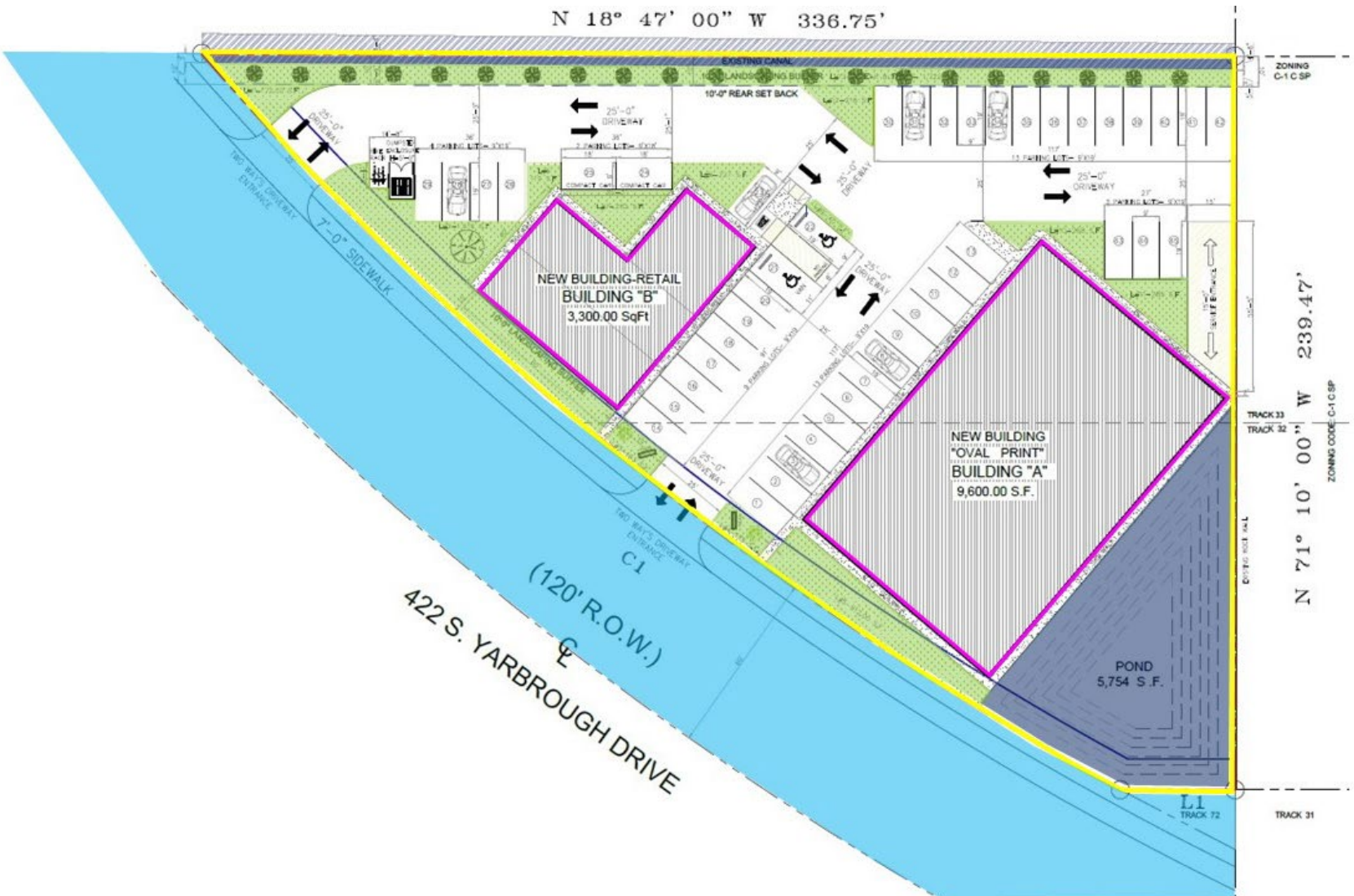


Subject Property



ATTACHMENT 1

ATTACHMENT 2



ATTACHMENT 3

Planning and Inspections Department - Planning Division

Staff recommends **APPROVAL with CONDITIONS** of the rezoning request. This recommendation is based on the consistency of the request with *Plan El Paso*, the City's adopted Comprehensive Plan, for the G-3, Post-war future land use designation. The conditions are the following:

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 native trees be placed 15' on center along the easterly property line where it abuts residentially-zoned property.

Planning and Inspections Department – Plan Review & Landscaping Division

Recommend Approval

The generalized site plan is not being reviewed for conformance due to conceptual nature. No objections to proposed rezoning. At the time of submittal for building permit, the project will need to comply with all applicable provisions of the ICC, TAS and Municipal Code.

Planning and Inspections Department – Land Development

Recommend approval.

1. Show proposed drainage flow patterns on the site plan showing how all storm-water runoff will flow into proposed pond.
2. Provide rock-wall/wrought iron between pond and street ROW for pedestrian safety.
3. Misspelled pond on square footage label.

Note: Plans are conceptual. To be reviewed in the building plan stage and platting stage if applicable.

Fire Department

Recommend approval. No adverse comments.

Streets and Maintenance Department

Traffic and Transportation Engineering.

No TIA is required.

Street Lights Department

Street Lights Department does not object to this request. (REVISED)

Street Lights Department requires that all projects that involve a roadway are to be evaluated for lighting requirements based on the City of El Paso Street Design Manual (SDM) and the Design Standards for Construction (DSC) according to City of El Paso Codes (cited below). While developing a project or construction area the existing street illumination system shall be protected and preserved. Complete survey for street illumination system shall be shown on plans. Any change on existing street illumination systems shall be coordinated with Street Lights Department.

For the development of a project a complete set of plans shall be submitted to Street Lights Department for review showing the minimum requirements for street illumination proposals**. The submission shall contain but shall not necessarily be limited to plans indicating the location on the premises of all lighting fixtures, both proposed and existing on the site***. The description of all lighting fixtures, both proposed and existing. Photometric data. Plans shall show street illumination design and details. El Paso city code is applicable to this process, Street Design Manual (SDM)* and any other applicable standards or requirements of the city.

City of El Paso Codes to be followed:

*Title 19 - 19.16.010 - Streetlighting.

**18.18.190 – Submission contents.

*** 19.02.040 Criteria for approval.

Contract Management Section

1. Incorporate a location map.
2. Follow DSC and City of El Paso Municipal Codes as applicable for all proposed and improvements on the project.
3. Incorporate a legend box with all elements and hatching lines.
4. To include a detail information for all proposed items in plan.
5. Incorporate capacity information for proposed pond and also include proposed contour levels in plan.
6. Incorporate all general notes and utilities notes as applicable on plans as per El Paso City municipal codes.
7. Incorporate all utilities lines in plans as applicable.

Note: To be reviewed in the building plan stage and platting stage if applicable.

Sun Metro

Proposed site plan is within 1000ft vicinity of Sun Metro bus stop. This site is eligible for Parking Reduction Letter upon request.

If construction requires a Traffic Control Permit, please provide a copy in order prevent any disruption of Sun Metro Transit services and operations.

El Paso Water

EPWater-PSB does not object to this request.

There are no water or sanitary sewer mains fronting the property.

Water:

There is an existing 6-inch diameter sanitary sewer main extending along Riverside Street. This main can be extended to provide service

There is an existing 6-inch diameter sanitary sewer main extending along Starr Street that is available for extension. This main can be extended to provide service.

There is an existing 8-inch diameter sanitary sewer main extending along Lowd Street. This main can be extended to provide service.

Previous water pressure from fire hydrant #0645 located on the intersection of Craddock Street and Riverside Street has yield a static pressure of 102 (psi), a residual pressure of 60 (psi), and a discharge of 1,321 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.

Sewer:

There is an existing 24-inch diameter sanitary sewer main extending along Starr Street. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations. This main can be extended to provide service.

There is an existing 24-inch diameter sanitary sewer main extending along Riverside Street. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations. This main can be extended to provide service.

General:

Water & sanitary sewer main extensions are required to provide service. Water main shall be extended to create a looped system. The water main extension shall cover the entire Yarbrough frontage. Water & sanitary sewer main extensions costs will be the responsibility of the owner.

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 6 to 8 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 EPWater-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.

Stormwater:

EP Water-SW reviewed the property described above and provide the following comments:

- The ponding areas shown shall have enough capacity to hold the developed runoff for a 100-yr. storm event.

El Paso County 911 District

The 911 District has no comments or concerns.

El Paso County Water Improvement District No. 1

The item located on 422 S. Yarbrough does have water rights. Please have the applicant submit an application, application fee and three irrigable land exhibits to the office located at 13247 Alameda in Clint, Texas. Also, there is an outstanding balance of past due taxes in the amount of \$111.21.

Texas Department of Transportation

No comments received.

Texas Gas Service

No comments received.

El Paso Electric

No comments received.

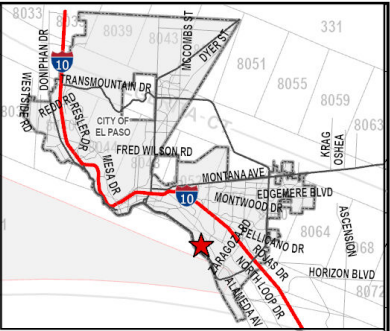
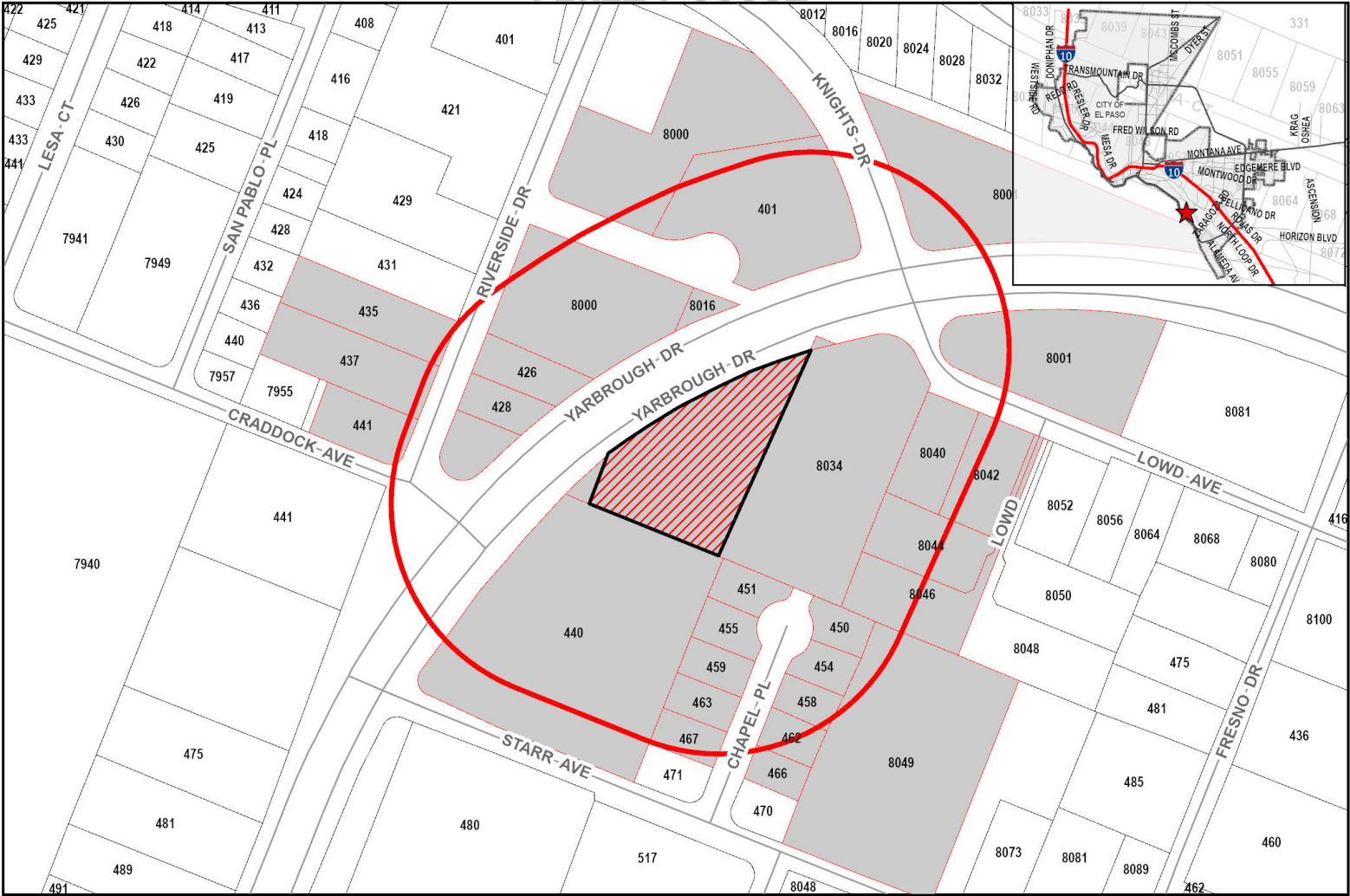
Police Department

No comments received.

Environment Services

No comments received.

PZRZ24-00032



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- Subject Property
- 300 Feet Notice Area
- Notified Properties



ATTACHMENT 4

ATTACHMENT 5

From: [Sylvia Carreon](#)
To: [Pina, Saul J.](#)
Subject: PZRZ24-00032
Date: Wednesday, January 29, 2025 12:33:13 PM

You don't often get email from longhorn_1989@hotmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the City of El Paso. Do not click links or open attachments unless you recognize the sender and know the content is safe. If suspicious, use **Phish Alert** or forward to SpamReport@elpasotexas.gov.

Good afternoon Mr. Pina, this is Sylvia Carreon, president of the Mission Valley CIVIC Association and wanted to let you and the City know that we are not opposing this rezone request at 422 S. Yarbrough Dr. We have researched the area and it is comparable to the existing area. It is a welcome to see new businesses being built in this area. I spoke with the owner, Enrique Padilla, and advised him of our approval for this rezoning. Thank you and please advise the commission as well. Thank you