

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

**DEPARTMENT:** Planning & Inspections, Planning Division

**AGENDA DATE:** December 8, 2020

**CONTACT PERSON NAME AND PHONE NUMBER:** Philip F. Etiwe, (915) 212-1553  
Luis Zamora, (915) 212-1552

**DISTRICT(S) AFFECTED:** 7

**STRATEGIC GOAL:** #3 Promote the Visual Image of El Paso

**SUBGOAL:** 3.1 Provide business friendly permitting and inspection processes  
3.2 Improve the visual impression of the community

**SUBJECT:**

A resolution approving a Detailed Site Development Plan for a portion of Tract 1, Block 5 and a Portion of Tract 1, Block 6, Christy Tract, 588 South Yarbrough, City of El Paso, El Paso County, Texas, pursuant to Section 20.04.150. The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

The proposed detailed site development plan meets the intent of the Future Land Use designation for the property and is in accordance with *Plan El Paso*, the City's Comprehensive Plan.

Subject Property: 588 South Yarbrough  
Applicant: Sitework Engineering, LLC PZDS20-00026

**BACKGROUND / DISCUSSION:**

Detailed Site Development Plan approval for a proposed apartment complex as required per Ordinance No. 8707, dated June 24, 1986, requiring that prior to the issuance of any building permits, a detailed site development plan must be approved by the City Plan Commission and the Mayor and City Council. City Plan Commission recommended 8-0 to approve the proposed PZDS20-00026 on October 29, 2020. As of November 30, 2020, staff has received no communication in support/opposition of the request. See attached staff report for additional information.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

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\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**DEPARTMENT HEAD:**



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Philip F. Etiwe - Planning and Inspections Director

## RESOLUTION

**A RESOLUTION APPROVING A DETAILED SITE DEVELOPMENT PLAN FOR A PORTION OF TRACT 1, BLOCK 5 AND A PORTION OF TRACT 1, BLOCK 6, CHRISTY TRACT, 588 SOUTH YARBROUGH, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.04.150. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.**

**WHEREAS, ESTANCIAS VALENCIA, LLC, (the "Owner") has applied for approval of a detailed site development plan which requires City Plan Commission and City Council approval. The detailed site development plan is subject to the development standards in the C-1/SC (COMMERCIAL/SPECIAL CONTRACT) District regulations and 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,**

**WHEREAS, pursuant to Ordinance No. 8707, approval of the detailed site development plan is required by the City Plan Commission and the City Council: and**

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

**WHEREAS, the City Plan Commission has approved and herein recommends Council approval of the subject detailed site development plan; and**

**WHEREAS, the City Council finds that the detailed site development plan meets all applicable requirements of the El Paso City Code:**

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

1. Pursuant to requirements, the City Council hereby approves the detailed site development plan submitted by the Applicant, on the following described property which is located in a C-1/SC (COMMERCIAL/SPECIAL CONTRACT) District:

**A PORTION OF TRACT 1, BLOCK 5, AND A PORTION OF TRACT 1, BLOCK 6, CHRISTY TRACT, 588 SOUTH YARBROUGH, City of El Paso, El Paso County, Texas, and as more particularly described on the attached Exhibit "A".**

2. A copy of the approved detailed site development plan, signed by the Applicant, the City Manager and the Secretary of the City Plan Commission, is attached hereto, as Exhibit "B" and incorporated herein by reference.

3. All construction and development on the property shall be done in accordance with the approved detailed site development plan and the development standards applicable in the C-1/SC (COMMERCIAL/SPECIAL CONTRACT) District regulations.

4. The Applicant shall sign an agreement to develop the property and to perform all construction thereon in accordance with the approved detailed site development plan and the standards applicable in the C-1/SC (COMMERCIAL/SPECIAL CONTRACT) District. Such agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary of the City Plan Commission before building permits are issued.

5. This approval shall be void if construction on the property is not started in accordance with the approved detailed site development plan within four (4) years from the date hereof.

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

**THE CITY OF EL PASO**

\_\_\_\_\_  
Dee Margo  
Mayor

**ATTEST:**

\_\_\_\_\_  
Laura D. Prine  
City Clerk

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Leslie B. Jean-Pierre  
Assistant City Attorney

**APPROVED AS TO CONTENT:**

\_\_\_\_\_  
Philip F. Etiwe, Director  
Planning & Inspections Department

(Agreement on following page)

**DEVELOPMENT AGREEMENT**

By execution hereof, ESTANCIAS VALENCIA, LLC, ("Owner"), identified in the Resolution to which this Development Agreement is attached, hereby covenant and agree, to develop the above-described property in accordance with the approved Detailed Site Development Plan, and in accordance with the standards applicable to the C-1/SC (COMMERCIAL/SPECIAL CONTRACT) District located within the City of El Paso.

EXECUTED this 2nd day of December, 2020.

ESTANCIAS VALENCIA, LLC

By: [Signature]

**ACKNOWLEDGMENT**

THE STATE OF TEXAS )

COUNTY OF EL PASO )

This instrument is acknowledged before me on this 2nd day of December, 2020, by Eduardo Valencia, in his legal capacity on behalf of Estancias Valencia LLC

[Signature]  
Notary Public, State of Texas

My Commission Expires:

5/21/2020



(Exhibits on the following pages)

**EXHIBIT "A"**

Being a portion of Tract 1, Block 5 and  
A portion of Tract 1, Block 6,  
Christy Tract,  
City of El Paso, El Paso County, Texas  
August 17, 2020

**METES AND BOUNDS DESCRIPTION**  
Exhibit "A"

**FIELD NOTE DESCRIPTION** of being a portion of Tract 1, Block 5 and a portion of Tract 1, Block 6, Christy Tract, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

**COMMENCING FOR REFERENCE** at a found iron rod on the southwesterly corner of Tract 1, Block 5 and the easterly right-of-way line of Yarbrough Drive (R.O.W. varies), also being the **POINT OF BEGINNING** of the herein described parcel;

**THENCE**, leaving said southwesterly corner and along the Easterly right-of-way line of Yarbrough Drive, North  $18^{\circ}47'00''$  East, a distance of 30.67 feet to a found iron rod for corner;

**THENCE**, continuing along said easterly right-of-way line, 338.87 feet along the arc of a curve to the left whose radius is 4,244.71 feet, whose interior angle is  $04^{\circ}34'27''$ , whose chord bears North  $27^{\circ}38'18''$  East, a distance of 338.78 feet to a found iron rod for corner;

**THENCE**, leaving easterly right-of-way line of Yarbrough Drive, South  $71^{\circ}10'00''$  East, a distance of 331.42 feet to a found chiseled "V" for corner;

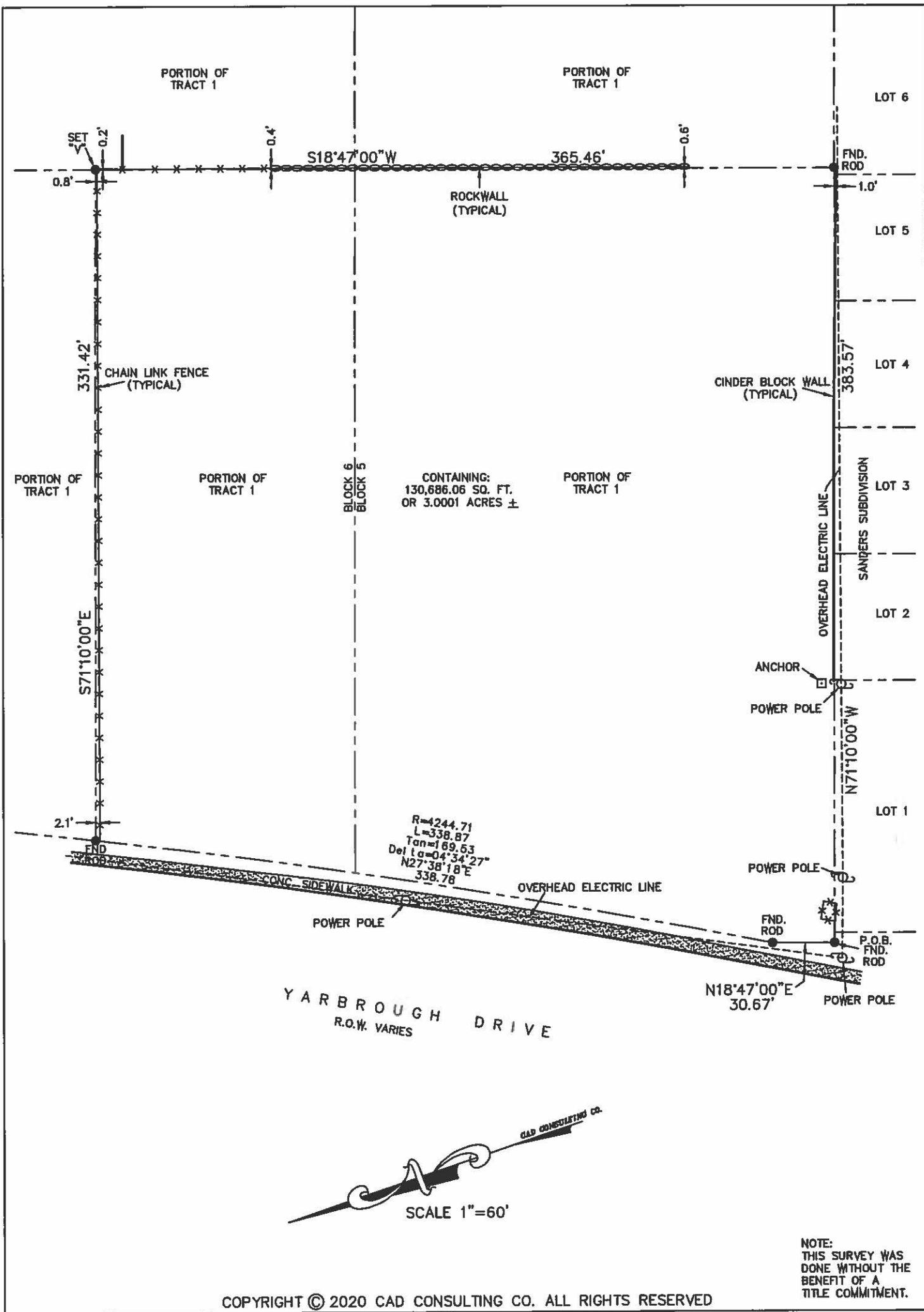
**THENCE**, South  $18^{\circ}47'00''$  West, a distance of 365.46 feet to a found iron rod for corner at the common boundary line of Sanders Subdivision and Christy Tract;

**THENCE**, along the common boundary line of Christy Tract and Sanders Subdivision, North  $71^{\circ}10'00''$  West, a distance of 383.57 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 130,686.06 square feet or 3.0001 acres of land more or less.

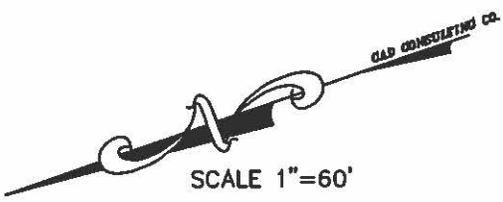
CAD Consulting Co.  
1790 Lee Trevino Drive. Suite 503  
El Paso, Texas 79936  
(915) 633-6422  
I:\M&B\2020\20-2283\_Yarbrough Drive.wpd



EXHIBIT "A"



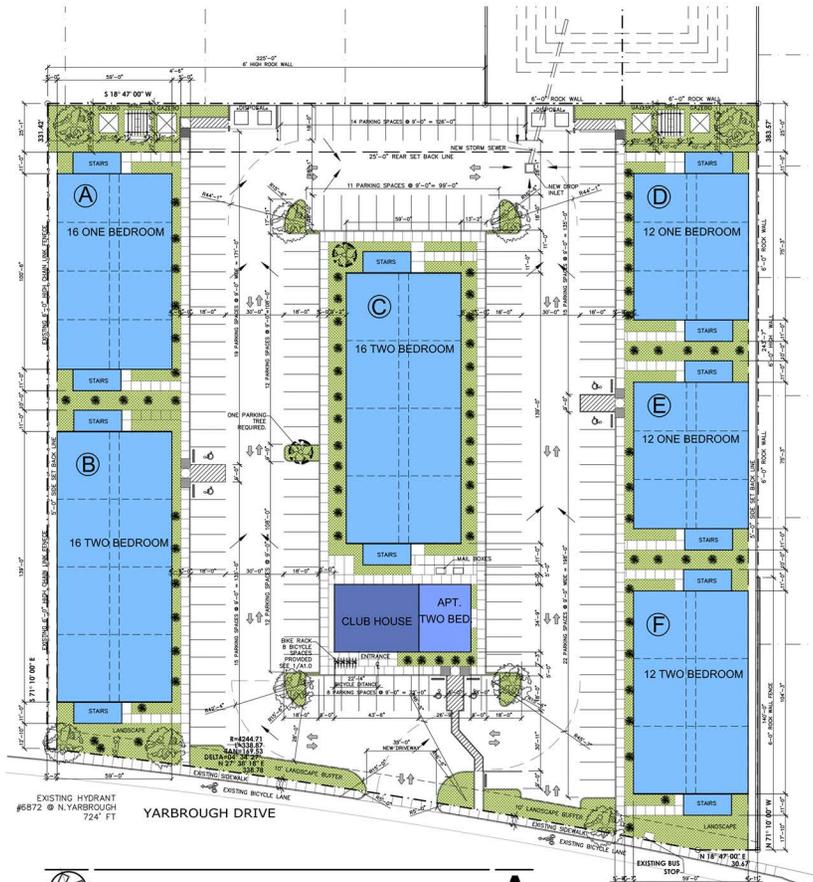
YARBROUGH DRIVE  
R.O.W. VARIES



NOTE:  
THIS SURVEY WAS  
DONE WITHOUT THE  
BENEFIT OF A  
TITLE COMMITMENT.

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<p><b>CERTIFICATION</b></p> <p>I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY SURVEY WAS MADE ON THE GROUND AND UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF... THAT THERE ARE NO ENCROACHMENTS HEREIN SHOWN HEREON.</p> <p><b>CAD CONSULTING CO.</b></p> <p>3950</p> <p>LAND SURVEYOR</p> <p>CARLOS M. GONZALEZ R.P.L.S. No. 3950</p>	<p>JOB # 20-2283 DATE: 08-17-2020 FIELD: JM OFFICE: EA FILE: NET:\JORGE\2020\20-2283</p>
	<p>LOCATED IN ZONE x PANEL # 480214-0044-C DATED 02-16-06</p>
	<p>RECORDED IN VOLUME N/A PAGE N/A , PLAT RECORDS, EL PASO COUNTY, TX</p>
<p>YARBROUGH DRIVE - A PORTION OF TRACT 1 BLOCK 5 AND A PORTION OF TRACT 1, CHRISTY TRACT (SEE EXHIBIT "A") CITY OF EL PASO, EL PASO COUNTY, TEXAS</p>	<p><b>CAD CONSULTING COMPANY</b> 1790 LEE TREVINO DRIVE SUITE 503 EL PASO, TEXAS 79936 (915) 633-6422</p>
<p>FIRM# 10099300</p>	



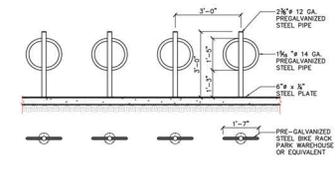
<b>PROJECT DATA</b>	
ADDRESS	
N/A	
LEGAL DESCRIPTION	
A PORTION OF TRACT 1, BLOCK 5 AND A PORTION OF TRACT 1, BLOCK 6, CHRISTY TRACT, CITY OF EL PASO, EL PASO COUNTY, TX	
PROPERTY ID	
PID NO. C45499900500100	
LAND AREA	
TOTAL LAND AREA:	130,686.06 SF (±3.0001 ACRES)
ZONING	
ZONING: C-1 (SC)	
FRONT YARD:	0'-0" FT.
SIDE YARD:	5'-0" FT.
REAR YARD:	25'-0" FT.
TYPICAL APARTMENT AREAS	
ONE BEDROOM APARTMENT	693.75 SQ.FT.
TWO BEDROOM APARTMENT	964.31 SQ.FT.
CLUB HOUSE	
CLUB HOUSE AREA	1,511.62 SQ.FT.
APARTMENT BUILDING AREA	
AREA PER BUILDING:	
BUILDING "A"	11,100.00 SQ.FT.
BUILDING "B"	15,428.96 SQ.FT.
BUILDING "C"	15,428.96 SQ.FT.
BUILDING "D"	8,325.00 SQ.FT.
BUILDING "E"	8,325.00 SQ.FT.
BUILDING "F"	11,571.72 SQ.FT.
CLUB HOUSE APARTMENT	929.56 SQ.FT.
ONE BEDROOM APARTMENT	1
TWO BEDROOM APARTMENT	45
<b>TOTAL 46 ONE BEDROOM AND 45 TWO BEDROOM APARTMENTS</b>	
<b>85 UNITS IN TOTAL</b>	

<b>GAZEBO AND PERGOLA AREAS</b>	
GAZEBO =	100.0 SQ.FT.
PERGOLA =	100.0 SQ.FT.
<b>PARKING REQUIREMENTS</b>	
1.5 PARKING SPACES FOR EVERY ONE BEDROOM APT.	
1.5 PARKING SPACES (40-ONE BEDROOM APARTMENT)=	60
PARKING SPACES REQUIRED	
2 TOTAL PARKING FOR ONE BEDROOM APARTMENT=	60
2 TOTAL PARKING SPACES FOR EVERY-TWO OR MORE BEDROOM APT.	
2 PARKING SPACES (44-TWO BEDROOM APARTMENT)=	88
SPACES REQUIRED	
2 TOTAL PARKING FOR TWO BEDROOM APARTMENT=	88
2 PARKING SPACES (2 BEDROOM CLUB HOUSE APARTMENT)=	2
TOTAL PARKING REQUIRED FOR ALL APARTMENTS=	
150	
CLUBHOUSE OFFICE, BUSINESS 1/576 SF GF=	
1511.62 SF / 576=2.62 (3) PARKING SPACES REQUIRED	
153 PARKING SPACES REQUIRED	
156 PARKING SPACES PROVIDED, 6 OF WHICH ARE H.C.	
8 BICYCLE SPACES PROVIDED	
TABLE 1106.1(2015 IBC) ACCESSIBLE PARKING SPACES	
TOTAL PARKING	151 TO 200
REQUIRED MIN. NUM. ACCESSIBLE SPACES	6 REQUIRED
<b>LANDSCAPE REQUIREMENTS</b>	
TOTAL LAND AREA:	130,686.06 SF (±3.0001 ACRES)
TOTAL BUILDING AREA(FOOTPRINT):	42,901.57 SQ.FT.
130,686.06 (TOTAL LAND AREA) - 42,901.57 (TOTAL BUILDING AREA-FOOTPRINT) x 0.15=	13,167.67 OF LANDSCAPE REQUIRED
LANDSCAPE PROVIDED	17,726.72 SQ.FT.

**PROJECT**  
**ESTANCIAS VALENCIA APARTMENTS**  
 588 S. YARBROUGH DR.  
 EL PASO, TEXAS 79915



**OVER ALL SITE PLAN B**  
 NORTH SCALE: 1" = 100'-0"

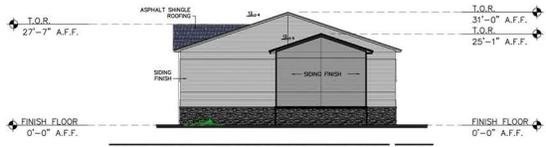


**BICYCLE RACK DETAIL 1**  
 SCALE: 3/8" = 1'-0"

**DETAILED SITE DEVELOPMENT PLAN A**  
 NORTH SCALE: 1" = 30'-0"



**CLUB HOUSE/APARTMENT SIDE ELEVATION 2**  
 SCALE: 3/32" = 1'-0"



**TYP. SIDE ELEVATION 4**  
 SCALE: 1/16" = 1'-0"



**CLUB HOUSE/APARTMENT FRONT ELEVATION 3**  
 SCALE: 3/32" = 1'-0"



**TYP. FRONT ELEVATION 5**  
 SCALE: 1/16" = 1'-0"

**CONSTRUCTION DOCUMENT COORDINATION**  
 THE ARCHITECTURAL, CIVIL, MECHANICAL, PLUMBING, STRUCTURAL, ELECTRICAL, LANDSCAPE ARCHITECTURE AND ALL OTHER DRAWINGS INCLUDED ARE PART OF ONE SET OF CONSTRUCTION DOCUMENTS. THEY ARE TO BE TAKEN TOGETHER AS A SINGLE DOCUMENT. WITHOUT WRITTEN PERMISSION FROM FOKUS ON ARCHITECTURE, INC. FOR THE SPECIFIC PURPOSE INTENDED IS A VIOLATION OF FEDERAL COPYRIGHT LAW. UNAUTHORIZED USE OF THIS MATERIAL MAY RESULT IN CIVIL AND/OR CRIMINAL PROSECUTION AND/OR PENALTIES.

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 Architecture | Planning | Accessibility | Interiors  
 5788 North mesa street | el paso, texas 79912  
 817.843.1714 | 1.715.843.0122 | www.focusonarchitecture.com

PROFESSIONAL SEAL:  
 PROJECT No: 1841  
 DATE: OCTOBER 15, 2020  
 SHEET TITLE: DETAILED SITE DEVELOPMENT PLAN  
 SHEET No: A1.0

THE PROFESSIONAL ARCHITECT SEAL APPLIED TO THIS SHEET APPLIES ONLY TO THE MATERIAL AND FEES SHOWN ON THIS SHEET. ALL DRAWINGS, REVISIONS OR OTHER DOCUMENTS NOT EXHIBITING THIS SEAL SHALL NOT BE CONSIDERED PROVIDED BY THE ARCHITECT AND THE ARCHITECT'S LIABILITY SHALL BE LIMITED TO THE MATERIAL AND FEES SHOWN ON THIS SHEET. ALL DRAWINGS, REVISIONS OR OTHER DOCUMENTS NOT EXHIBITING THIS SEAL SHALL NOT BE CONSIDERED PROVIDED BY THE ARCHITECT AND THE ARCHITECT'S LIABILITY SHALL BE LIMITED TO THE MATERIAL AND FEES SHOWN ON THIS SHEET.

# 588 S. Yarbrough Drive

City Plan Commission — October 29, 2020

REZONING



<b>CASE NUMBER:</b>	<b>PZDS20-00026</b>
<b>CASE MANAGER:</b>	Luis Zamora, (915) 212-1552, ZamoraLF@elpasotexas.gov
<b>PROPERTY OWNER:</b>	Estancias Valencia, LLC
<b>REPRESENTATIVE:</b>	Sitework Engineering, LLC
<b>LOCATION:</b>	588 S. Yarbrough Drive (District 7)
<b>PROPERTY AREA:</b>	3.00 acres
<b>REQUEST:</b>	Detailed Site Development Plan Approval per Ordinance No. 8707
<b>RELATED APPLICATIONS:</b>	None
<b>PUBLIC INPUT:</b>	None received as of October 22, 2020

**SUMMARY OF REQUEST:** Detailed Site Development Plan review for a proposed apartment complex as required per Ordinance No. 8707, dated June 24, 1986, requiring that prior to the issuance of any building permits, a detailed site development plan must be approved by the City Plan Commission and the Mayor and City Council.

**SUMMARY OF RECOMMENDATION:** Staff recommends **APPROVAL** of the request. The proposed development is consistent with the surrounding single-family and apartment residential development and meets the requirements of El Paso City Code Section 20.04.150 Detailed Site Development Plan. Furthermore, the development complies with the G-3 Post-War land use designation of *Plan El Paso*.

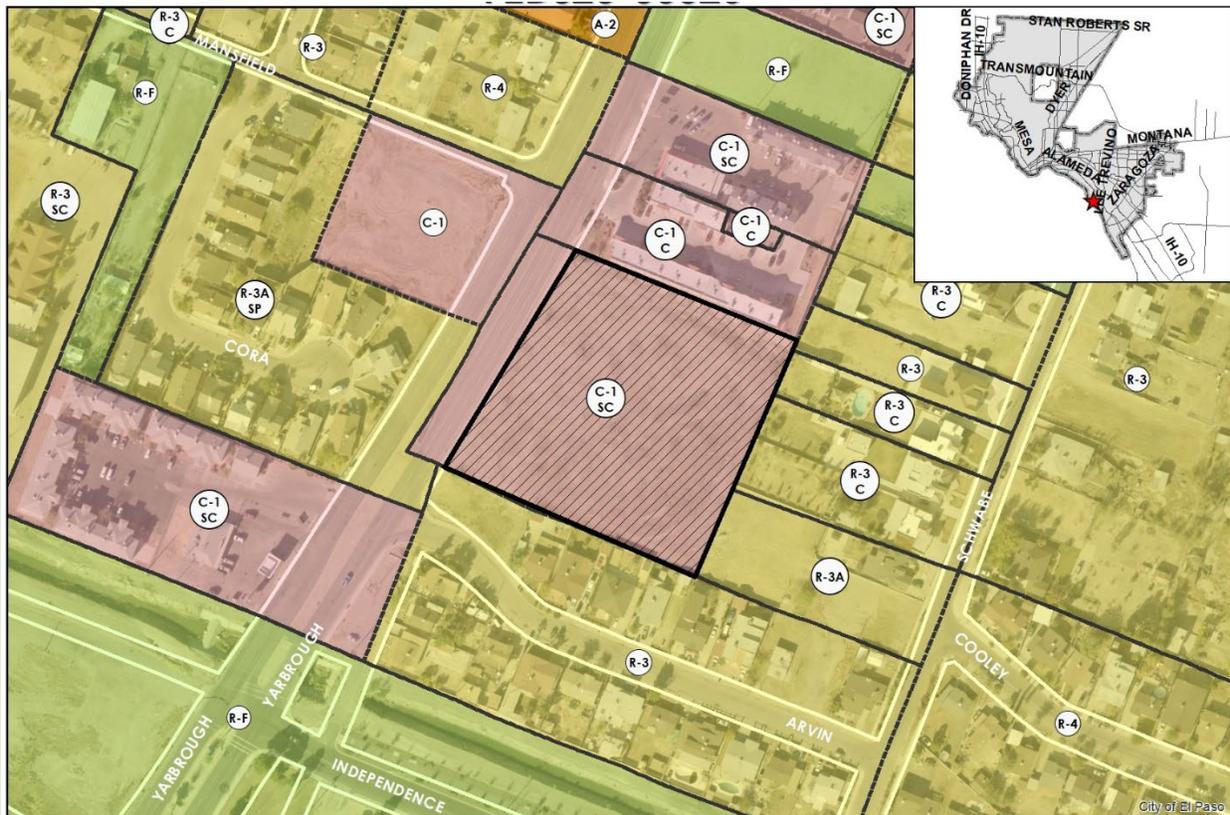


Figure A. Subject Property & Immediate Surroundings

**DESCRIPTION OF REQUEST:** The applicant is requesting approval of a Detailed Site Development Plan to develop a proposed apartment complex, that includes seven (7) buildings, from which six (6) will be solely for residential use and one (1) to serve as office/club house with an additional residential unit. There are 85 units in total being proposed, consisting of 40 one-bedroom units and 45 two-bedroom units. Required maximum parking for the property is 154 vehicular spaces consisting of 148 regular parking spaces and six (6) accessible parking spaces, and eight (8) bicycle spaces. The proposed development provides 156 vehicular spaces consisting of 150 regular parking spaces and six (6) accessible parking spaces, and eight (8) bicycle spaces. In addition to required landscape requirements, the development includes one (1) parking tree as required per El Paso City Code Section 20.14.050.E. Primary access to proposed development will be from Yarbrough Drive.

**PREVIOUS CASE HISTORY:** None.

**COMPATIBILITY WITH NEIGHBORHOOD CHARACTER:** The abutting property to the north is zoned C-1 (Commercial) and consists of an apartment complex. Abutting properties to the east and south are zoned R-3 (Residential) consisting of single-family dwellings. Abutting properties to the west across Yarbrough Drive are zoned R-3A (Residential) and C-1 (Commercial), consisting of single-family homes and a vacant lot. The nearest school is Rio Bravo Middle School (0.55 miles) and the nearest park is J. P. Shawyer (0.10 miles).

<b>COMPLIANCE WITH THE ZONING ORDINANCE – When evaluating whether a proposed Detailed Site Development Plan is in accordance with the Zoning Ordinance, consider following factors:</b>	
<b>Criteria</b>	<b>Does the Request Comply?</b>
<p><b>20.04.140 – When Required.</b> Except as stated herein, a detailed site development plan is required prior to development in a special purpose district or with a special permit application and may be required if a zoning condition exists on a particular piece of property. Detailed site development plans are not required for any projects for development in the Mixed Use District (RMU, GMU and IMU) or for any other projects other than those located in special purpose districts or as otherwise required herein.</p>	<p>A Detailed Site Development Plan approval by the City Plan Commission and City Council is required prior to the issuance of building permits per Ordinance No. 8707 (dated June 24, 1986).</p>
<p><b>Compatibility with Zoning Regulations:</b> The zoning district permits the proposed use, and all applicable regulations are met</p> <p><b>C-1 (Commercial) District:</b> The purpose of these districts 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>Apartments are permitted in the C-1 (Commercial) zoning district. The proposed Detailed Site Development Plan is in compliance with the requirements and is in keeping with the spirit of the C-1 (Commercial) District.</p>

<b>COMPLIANCE WITH THE ZONING ORDINANCE – When evaluating whether a proposed Detailed Site Development Plan is in accordance with the Zoning Ordinance, consider following factors:</b>	
<b>THE PROPOSED ZONING DISTRICT’S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:</b>	
<b>Historic District or Special Designations &amp; Study Area Plans:</b> Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.	N/A. The proposed development is not within any historic districts or study area plan boundaries.
<b>Potential Adverse Effects:</b> Potential adverse effects that might be caused by approval or denial of the special permit.	There are no anticipated adverse impacts from the approval of the Detailed Site Development Plan request.
<b>Natural Environment:</b> Anticipated effects on the natural environment.	The subject property does not involve greenfield or environmentally sensitive land or arroyo disturbance.

**ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE:** Main access to the proposed apartment complex will be from Yarbrough Drive, which is designated as a Major Arterial as per the City of El Paso’s Major Thoroughfare Plan and is adequate for an apartment complex. A bus stop is located in close proximity to the proposed development. Sidewalks exist adjacent to the property and on both sides of Yarbrough for pedestrian accessibility. Turning access for traffic on Yarbrough Drive going southbound might require coordination with the Streets Department, as there is an existing landscaped median.

**SUMMARY OF DEPARTMENTAL REVIEW COMMENTS:** There are no adverse comments from reviewing departments.

**PUBLIC COMMENT:** None as of October 22, 2020. Notices were not required.

**RELATED APPLICATIONS:** None.

**OTHER CONSIDERATIONS:** None.

**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 has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

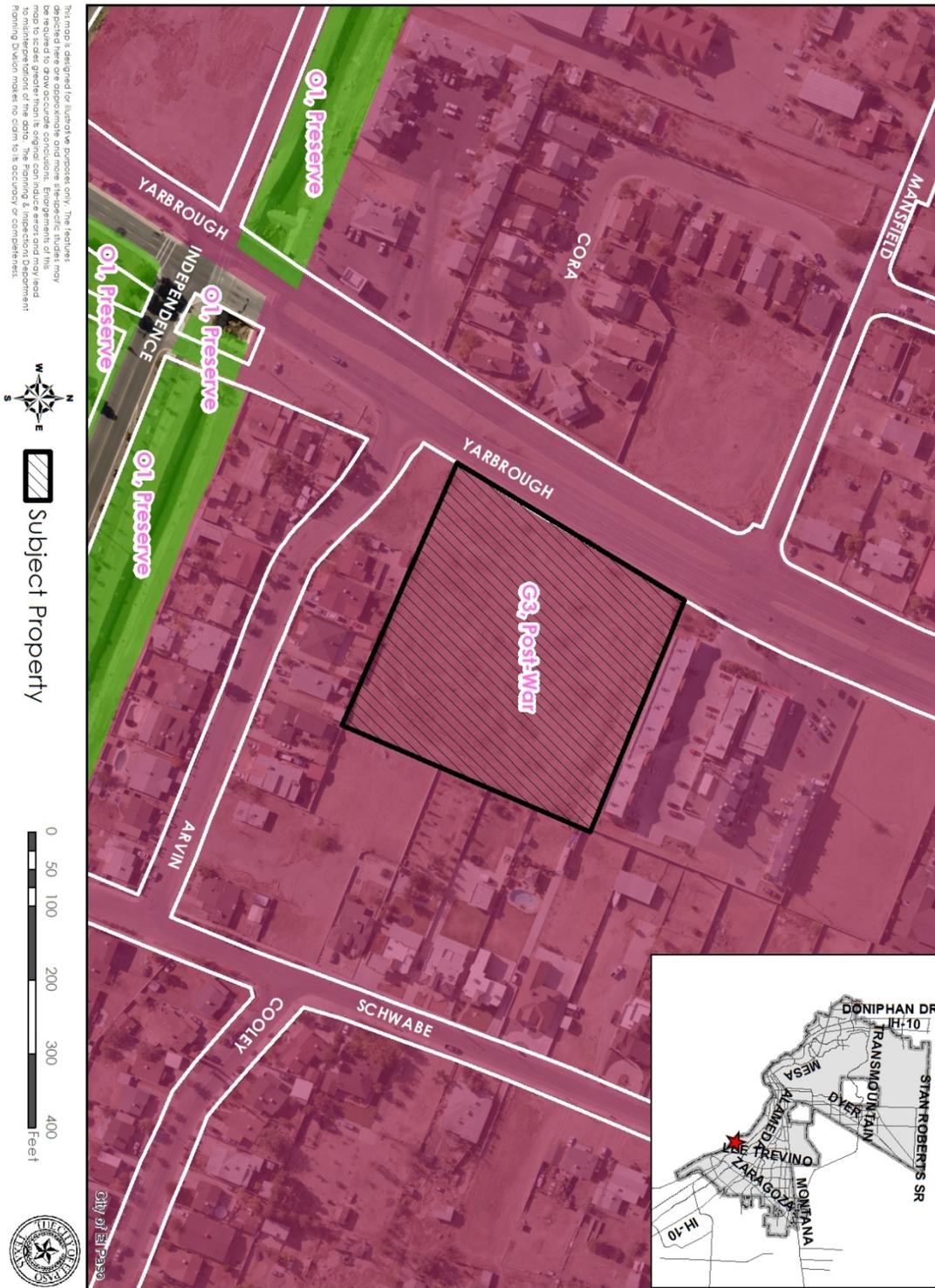
1. **Approve/Recommend Approval** of the Detailed Site Development Plan, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
2. **Approve/Recommend Approval of the Detailed Site Development Plan 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.
3. **Deny/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:**

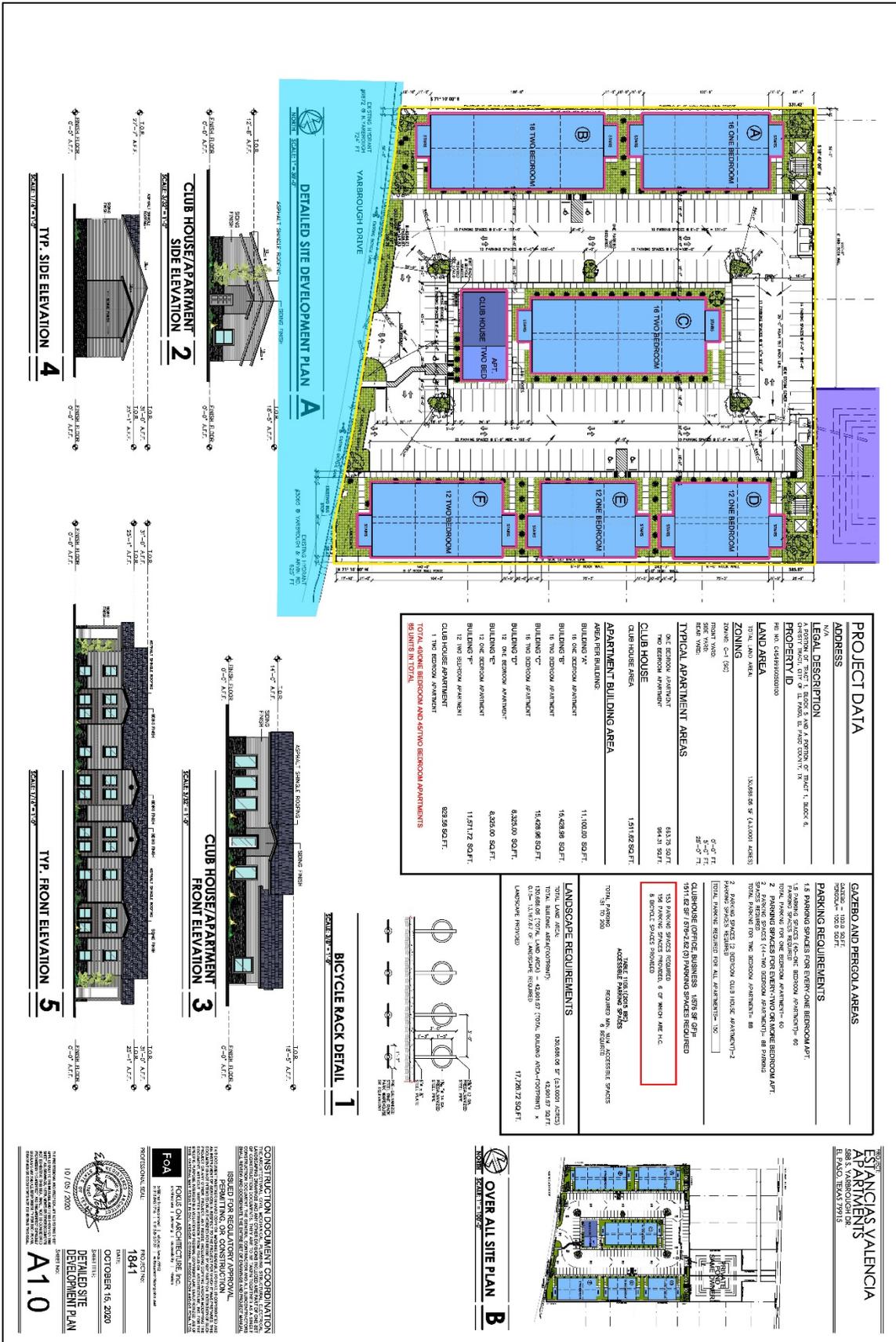
1. Future Land Use Map
2. Detailed Site Plan
3. Department Comments
4. Ordinance No. 8707

# ATTACHMENT 1

PZDS20-00026



# ATTACHMENT 2



PROJECT DATA	
ADDRESS	1841 YARBROUGH DRIVE
LEGAL DESCRIPTION	A PORTION OF TRACT 1, BLOCK 8 AND A PORTION OF TRACT 1, BLOCK 8, A PORTION OF TRACT 1, BLOCK 11, BLOCK 12, PARCELS 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

LANDSCAPE REQUIREMENTS	
TOTAL LAND AREA	130,000 SF (13,000 SQM)
TOTAL BUILDING AREA	142,000 SF (14,200 SQM)
TOTAL PAVEMENT AREA	17,200 SF (1,720 SQM)
LANDSCAPE REQUIRED	110,800 SF (11,080 SQM)

PARKING REQUIREMENTS	
1.5 PARKING SPACES PER ONE BEDROOM APT	15 PARKING SPACES
2.0 PARKING SPACES PER TWO OR MORE BEDROOM APT	20 PARKING SPACES
TOTAL PARKING SPACES REQUIRED	35 PARKING SPACES
TOTAL PARKING SPACES PROVIDED	35 PARKING SPACES

**CONSTRUCTION DOCUMENT COORDINATION**  
 PROJECT NO: 1841  
 DATE: OCTOBER 16, 2020  
 SHEET NO: A1.0  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

# **ATTACHMENT 3**

## **Planning and Inspections Department - Planning Division**

Recommend approval.

1. Coordinate with the Streets and Maintenance Department to check if a safe U-turn is available for southbound traffic on Yarbrough Dr.

## **Planning and Inspections Department – Plan Review & Landscaping Division**

Recommend approval.

## **Planning and Inspections Department – Land Development**

Recommend approval.

## **Fire Department**

Recommend approval.

## **Streets and Maintenance Department**

1. Please note that Yarbrough is an existing Bike Lane and will need to maintain bike lane with installation of new driveway.

## **Environmental Services Department**

No comments.

## **Police Department**

No comments received.

## **Sun Metro**

There is an existing bus stop adjacent to the subject property along Yarbrough. Please coordinate with Sun Metro if any work is proposed within the bus stop area.

## **El Paso Water Utilities**

No comments received.

## **Texas Department of Transportation**

No comments received.

# ATTACHMENT 4

008707

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF TRACT 1, BLOCK 5 AND THE SOUTHWESTERLY PORTION OF TRACT 1, BLOCK 6, CHRISTY TRACT, THE PENALTY BEING AS PROVIDED IN SECTION 25-96 OF THE EL PASO CITY CODE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of a portion of Tract 1, Block 5, and the southwesterly portion of Tract 1, Block 6, Christy Tract, as more particularly described by metes and bounds in the attached Exhibit "A," be changed from R-F (Ranch/Farm) to C-1 (Commercial) within the meaning of the zoning ordinance, subject to a special contract placing certain restrictions, conditions and covenants on the property, and that the zoning map of the City of El Paso be revised accordingly.

PASSED AND APPROVED this 24<sup>th</sup> day of June, 1986.

ATTEST:

Carole Hunter  
City Clerk

Jonathan W. Rye  
Mayor

APPROVED AS TO FORM:

John R. Bate  
Assistant City Attorney

APPROVED AS TO CONTENT:

Ray Gilman  
Planning Department

I certify that the zoning map has been revised to reflect the amendment of ordinance # 008707 by Rye Date 10-24-86

I CERTIFY THAT THE FOLLOWING ZONING MAPS HAVE BEEN REVISED: ED.  
10-24-86 COUNTER  
10-24-86 ORIGINAL  
10-24-86 Billy Casper  
10-24-86 CONTROL Rye

008707

Contract 6-24-86

86-5169  
OCT 24 1986  
DEPARTMENT  
OF PLANNING

008707

PROPERTY DESCRIPTION

BEING the description of a parcel of land being a portion of Tract 1, Block 6 of Christy Tract and Tract 1, Block 5, Christy Tract in Block 31, Ysleta Grant in El Paso County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a point, said point being the point of intersection of the southwesterly R.O.W. line of Valley View Drive and the northwesterly R.O.W. line of Schwabe Road; thence along the southwesterly R.O.W. line of Valley View Drive North 71° 10' 00" West a distance of 309.66 feet to a point; thence South 18° 47' 00" West a distance of 577.09 feet to the Point of Beginning of the parcel of land being described;

THENCE South 18° 47' 00" West a distance of 365.46 feet to a point;

THENCE North 71° 10' 00" West a distance of 383.57 feet to a point in the southeasterly R.O.W. line of Yarbrough Drive extension;

THENCE along the southeasterly R.O.W. line of Yarbrough Drive extension North 18° 47' 00" East a distance of 30.67 feet to a point;

THENCE continuing along the southeasterly R.O.W. line of Yarbrough Drive 209.47 feet along the arc of a curve to the left whose radius is 4244.71 feet, whose angle of intersection is 02° 49' 39" and whose chord bears North 28° 30' 40" East a distance of 209.45 feet to a point;

THENCE along the southeasterly R.O.W. line of Yarbrough Drive 129.40 feet along the arc of a curve to the left whose radius is 4244.71 feet, whose angle of intersection is 01° 44' 48", and whose chord bears North 26° 13' 26" East a distance of 129.40 feet to a point;

THENCE South 71° 10' 00" East a distance of 331.42 feet to the Point of Beginning of the parcel of land being described and containing 3.000 acres of land more or less.

\*9 \$10

EXHIBIT "A"

008707

86-5169



THE CITY OF EL PASO  
Second Party

By *[Signature]*  
Mayor

ATTEST:

*[Signature]*  
City Clerk

APPROVED AS TO CONTENT:

*[Signature]*  
Planning Department

APPROVED AS TO FORM:

*[Signature]*  
Assistant City Attorney

THE STATE OF TEXAS )  
COUNTY OF EL PASO )

This instrument was acknowledged before me on this 21 day  
of October, 1986, by DANIEL S. GUILLEN.

My Commission Expires:

THE STATE OF TEXAS )  
COUNTY OF EL PASO )

*[Signature]*  
Notary Public, State of Texas

This instrument was acknowledged before me on this 27<sup>th</sup> day  
of JUNE, 1986, by JONATHAN W. ROGERS, as Mayor  
of the City of El Paso.

My Commission Expires:

4-30-88

*[Signature]*  
Notary Public, State of Texas

*Ord #8707*  
86-5169  
RECEIVED  
OCT 24 1986  
PLANNING DEPARTMENT

008707

PROPERTY DESCRIPTION

BEING the description of a parcel of land being a portion of Tract 1, Block 6 of Christy Tract and Tract 1, Block 5, Christy Tract in Block 31, Ysleta Grant in El Paso County, Texas and being more particularly described by metes and bounds as follows:

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THENCE South 71° 10' 00" East a distance of 331.42 feet to the Point of Beginning of the parcel of land being described and containing 3.000 acres of land more or less.

\*9 \$10

RECEIVED  
OCT 24 1986  
PLANNING DEPARTMENT

"A"

008707

86-5169



# 588 S. Yarbrough Detailed Site Development Plan

PZDS20-00026

**Strategic Goal 3.**

Promote the Visual Image of  
El Paso





## Recommendation

- Staff recommend approval of the Detailed Site Development Plan
- CPC recommended approval (8-0) on October 29, 2020

# PZDS20-00026



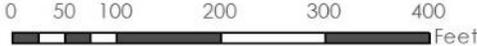
# Aerial



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.



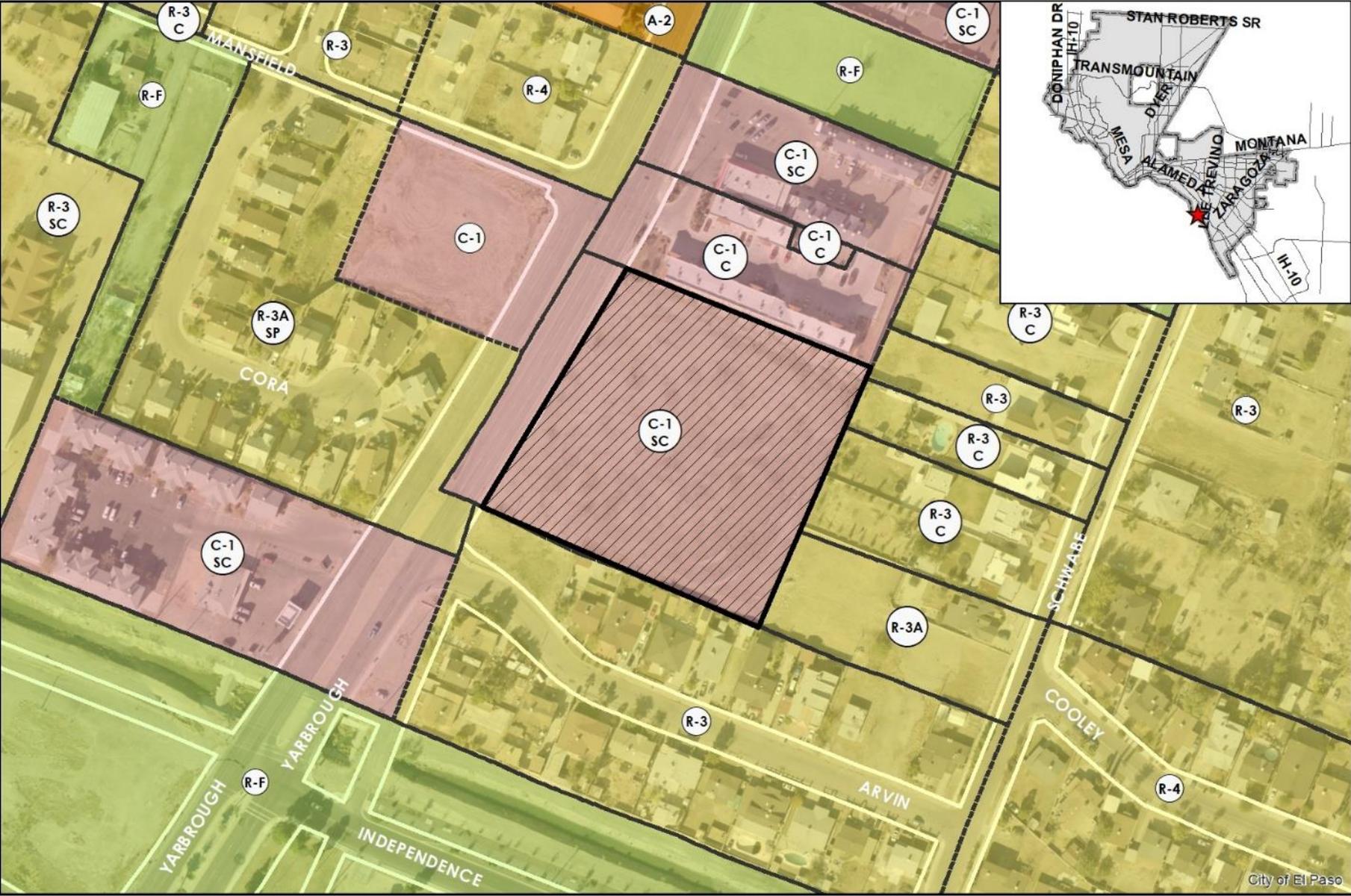
 Subject Property



# PZDS20-00026



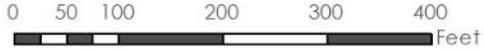
# Existing Zoning



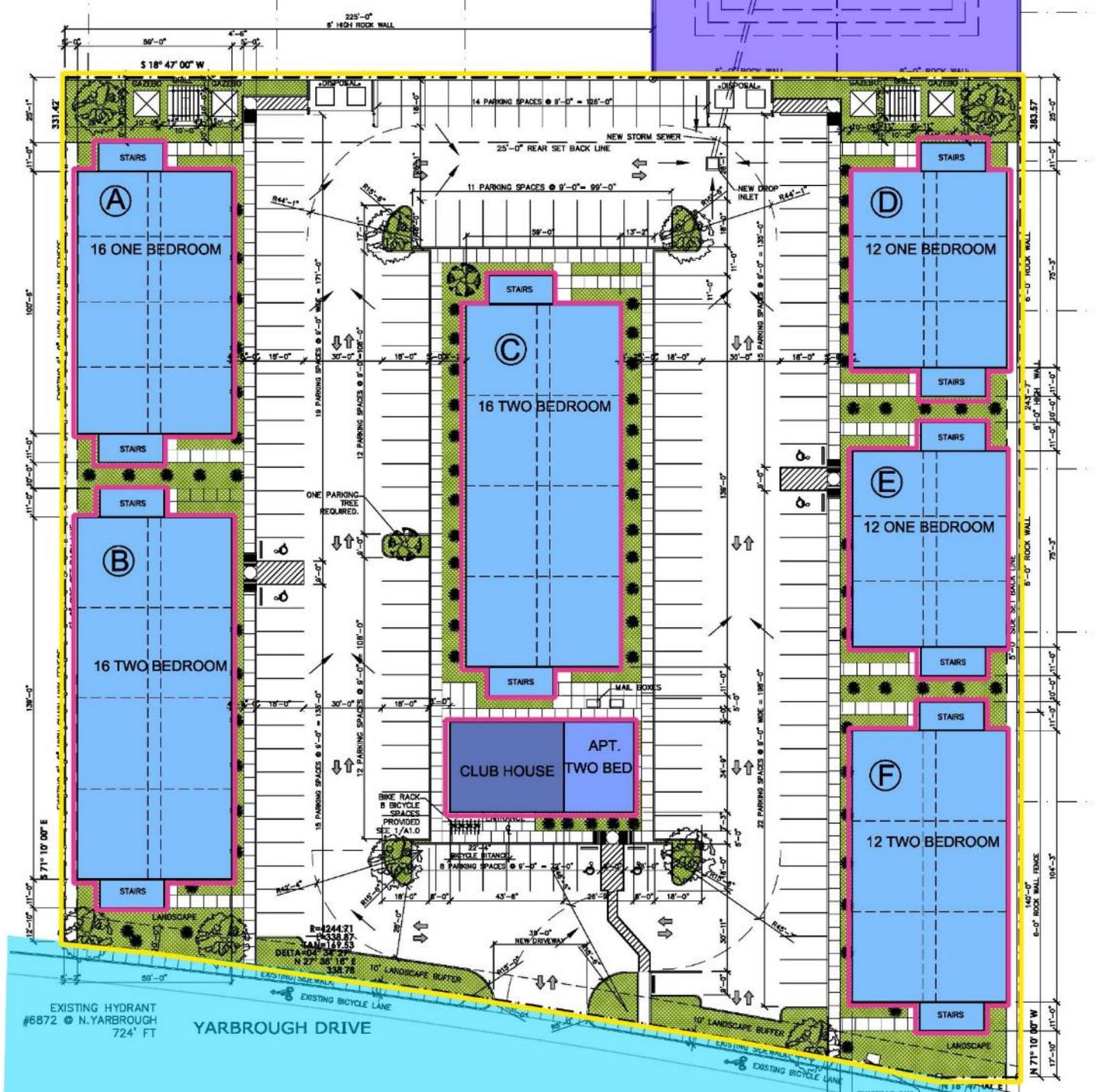
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 Subject Property



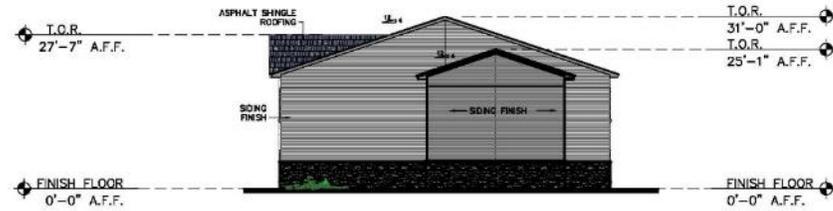
# Detailed Site Plan





**CLUB HOUSE/APARTMENT  
SIDE ELEVATION 2**

SCALE: 3/32" = 1'-0"



**TYP. SIDE ELEVATION 4**

SCALE: 1/16" = 1'-0"



**CLUB HOUSE/APARTMENT  
FRONT ELEVATION 3**

SCALE: 3/32" = 1'-0"

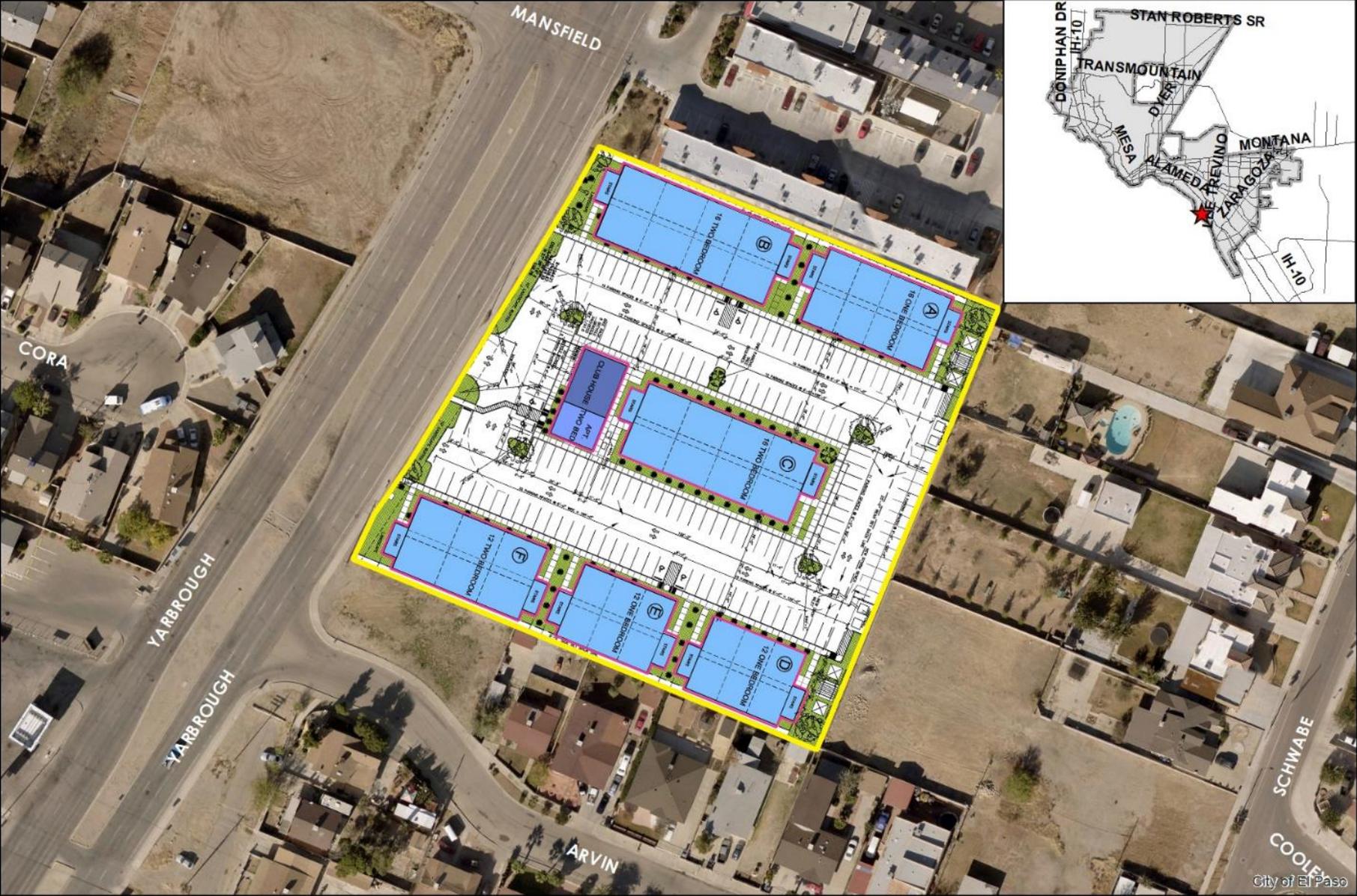


**TYP. FRONT ELEVATION 5**

SCALE: 1/16" = 1'-0"

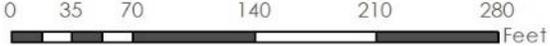
# Elevations

# PZDS20-00026



## Aerial with Site Plan

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

A wide-angle photograph of a vacant lot. In the foreground, there is a dark asphalt road with white dashed lane markings. A concrete curb separates the road from a gravel shoulder. Two orange traffic cones are placed on the gravel shoulder. Beyond the gravel, there is a large, flat, brownish-yellow field of dry grass. In the background, there are several residential buildings, including a large, multi-story apartment-style building on the left and several smaller houses. A utility pole with power lines is visible on the right side of the image. The sky is clear and blue.

588 S. Yarbrough

# Surrounding Development



N



W

E

S



# Public Input

- Notices not required





## 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