

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

DEPARTMENT: Planning and Inspection Department, Planning Division

AGENDA DATE: Introduction – June 9, 2020

PUBLIC HEARING DATE: July 7, 2020

CONTACT PERSON NAME AND PHONE NUMBER:

Philip F. Etiwe, (915) 212-1553, etiwepf@elpasotexas.gov

Andrew Salloum, (915) 212-1603, salloumam@elpasotexas.gov

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:

An Ordinance changing the zoning of all of Tract 1 and that portion of Tracts 2 and 3 lying east of the Playa Lateral, Block D, Christie Tract, 7860 Craddock Avenue, City of El Paso, El Paso County, Texas from R-F (Ranch and Farm) to R-1 (Residential). The penalty is as provided for in Chapter 20.24 of the El Paso City Code. The proposed rezoning 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. Property Owner: Catholic Properties of El Paso. PZRZ20-00006 (**District 7**)

BACKGROUND / DISCUSSION:

On April 30, 2020, The CPC reviewed and recommended approval of the rezoning request.

PRIOR COUNCIL ACTION:

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

AMOUNT AND SOURCE OF FUNDING:

N/A

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

DEPARTMENT HEAD:

Philip F. Etiwe, Director
Planning and Inspection Department

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF ALL OF TRACT 1 AND THAT PORTION OF TRACTS 2 AND 3 LYING EAST OF THE PLAYA LATERAL, BLOCK D, CHRISTIE TRACT, 7860 CRADDOCK AVENUE, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO R-1 (RESIDENTIAL). 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 EL PASO:

Pursuant to Section 20.04.360 of the El Paso City Code, the zoning of **All of Tract 1 and that portion of Tracts 2 and 3 lying east of the Playa Lateral, Block D, Christie Tract, 7860 Craddock Avenue**, located in the City of El Paso, El Paso County, Texas, and as more particularly described by the metes and bounds attached as **Exhibit "A"**, be changed from **R-F (Ranch and Farm)** to **R-1 (Residential)**, as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly.

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 _____, 2020.


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

(Exhibit "A" on the following pages)

ORDINANCE NO. _____
20-1007-2615 | 991370 | 7860 Craddock Avenue
RTA

PZRZ20-00006 (Related to PZST20-00006)

EXHIBIT "A"

PROPERTY DESCRIPTION

0 Craddock

Description of a parcel of land being all of Tract 1 and that portion of Tracts 2 and 3 lying east of the Playa Lateral, Block D, Christie Tract, City of El Paso, El Paso County, Texas, map of said Christie Tract recorded in book 6, page 48, Plat Records, El Paso County, Texas and also being that same parcel recorded in book 1412, page 300, El Paso County Clerks Records, and also shown on that Survey by Robert Medina dated 12/06/1986 on file at the El Paso Central Appraisal District, and described as follows;

Beginning at a 5/8" rebar with cap stamped "5372" set at the former location of a found 1/2" rebar with cap stamped "5572" located at the southeasterly corner of this parcel, said rebar also marking the southeast corner of said Tract 1, said rebar also marking the northeast corner of Tract 4 of said Block D, said rebar also lying on the westerly ROW line of James Street (30' wide), and being the "Point Of Beginning";

Thence, with the southerly tract line of said Tracts 1, 2 and 3, and the northerly tract line of Tracts 4, 5 and 6 of said Block D, North 71°10'00" West a distance of 573.00' to a 1/2" rebar with cap stamped "5572" found at the southwesterly corner of this parcel and also lying on the easterly ROW line of said Playa Lateral (125' ROW);

Thence, with said easterly ROW line of said Playa Lateral, the following courses and distances;
-North 04°20'00" East a distance of 94.39' to a 1/2" rebar with cap stamped "5572" found;
-along the arc of a curve to the right a distance of 287.71', having a central angle of 40°00'00", a radius of 412.12' and a chord that bears North 24°20'00" East a distance of 281.91' to a 1/2" rebar found;
- North 44°20'00" East a distance of 493.37' to a 1/2" rebar with cap stamped "5572" found at the intersection with the southerly ROW line of Craddock Avenue (45' wide);

Thence, with the southerly ROW line of Craddock Avenue, South 71°10'00" East a distance of 356.50' to a 5/8" rebar with cap stamped "5372" set at the intersection with said westerly ROW line of James Street;

Thence, with said westerly ROW line of James Street, South 18°47'00" West a distance of 817.30' to the "Point Of Beginning" and containing 427,842 sq. ft. or 9.8219 acres.

Based on a field survey performed under my supervision and dated 10/17/2017 and updated 04/27/2020.


John A Eby, Texas R.P.L.S. 5372 NM PLS 17779

Paso Del Norte Surveying Inc.
13998 Bradley Road
El Paso, TX. 79938
915-241-1841
TBPLS Firm #10001200



PROPERTY DESCRIPTION

0 Craddock

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TBPLS Firm #10001200



ORDINANCE NO. _____

PZST20-00006 (Related to PZRZ20-00006)

20-1007-2615 | 991369 | Special Permit-7860 Craddock Avenue
RTA

PROPERTY DESCRIPTION

0 Craddock

Description of a parcel of land being all of Tract 1 and that portion of Tracts 2 and 3 lying east of the Playa Lateral, Block D, Christie Tract, City of El Paso, El Paso County, Texas, map of said Christie Tract recorded in book 6, page 48, Plat Records, El Paso County, Texas and also being that same parcel recorded in book 1412, page 300, El Paso County Clerks Records, and also shown on that Survey by Robert Medina dated 12/06/1986 on file at the El Paso Central Appraisal District, and described as follows;

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MEMORANDUM

DATE: May 27, 2020; Revised June 8, 2020, 2nd Revision July 6, 2020

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

FROM: Andrew Salloum, Senior Planner

SUBJECT: PZRZ20-00006

The City Plan Commission (CPC), on April 30, 2020, voted 7-1 to recommend approval of the rezoning from R-F (Ranch and Farm) to R-1 (Residential) to allow for single-family dwellings.

This case is related to the special permit case PZST20-00006 to allow for a planned residential development overlay.

The CPC found that the rezoning is in conformance with Plan El Paso. The CPC also determined that the rezoning protect 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 have no negative effect on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

The Planning Division received a letter via e-mail in opposition to the rezoning request, see Attachment 5 of the CPC staff report.

The same resident that sent the letter in opposition spoke in opposition at the virtual CPC meeting.

The presidents of Playa Neighborhood Association and Corridor 20 Civic Association in Mission Valley, which are residents of and live in the neighborhood along James St., spoke in favor of the rezoning request at the virtual CPC meeting.

On July 5, 2020, the Planning Division received a letter via e-mail from the president of the Playa Neighborhood Association in support of the rezoning request.

Property Owner: Catholic Properties of El Paso
Representative: Del Rio Engineering, Inc.

Attachments:
Staff report

7860 Craddock Avenue

City Plan Commission — April 30, 2020 (REVISED)



CASE NUMBER: PZRZ20-00006
CASE MANAGER: Andrew Salloum, 915-212-1603, salloumam@elpasotexas.gov
PROPERTY OWNER: Catholic Properties of El Paso
REPRESENTATIVE: Del Rio Engineering, Inc.
LEGAL DESCRIPTION: All of Tract 1 and that portion of Tracts 2 and 3 lying east of the Playa Lateral, Block D, Christie Tract, City of El Paso, El Paso County, Texas
LOCATION: 7860 Craddock Avenue (District 7)
PROPERTY AREA: 9.82 acres
REQUEST: Rezone from R-F (Ranch and Farm) to R-1 (Residential)
RELATED APPLICATIONS: PZST20-00006
PUBLIC INPUT: Received a letter via e-mail in opposition (see Attachment 5)

SUMMARY OF REQUEST: The applicant is proposing to rezone the property from R-F (Ranch and Farm) to R-1 (Residential) in order to allow for single-family dwellings. This case is related to the special permit case PZST20-00006 to allow for a planned residential development overlay.

SUMMARY OF STAFF RECOMMENDATION: The Planning Division recommends APPROVAL of the rezoning request based on compatibility with the surrounding zoning and uses. The proposed district is consistent with the surrounding residential districts in the immediate area and meets the established character of its surrounding neighborhood. Furthermore, the proposed development meets the intent of the G-3, Post-War use designation of *Plan El Paso* in the Mission Valley planning area.

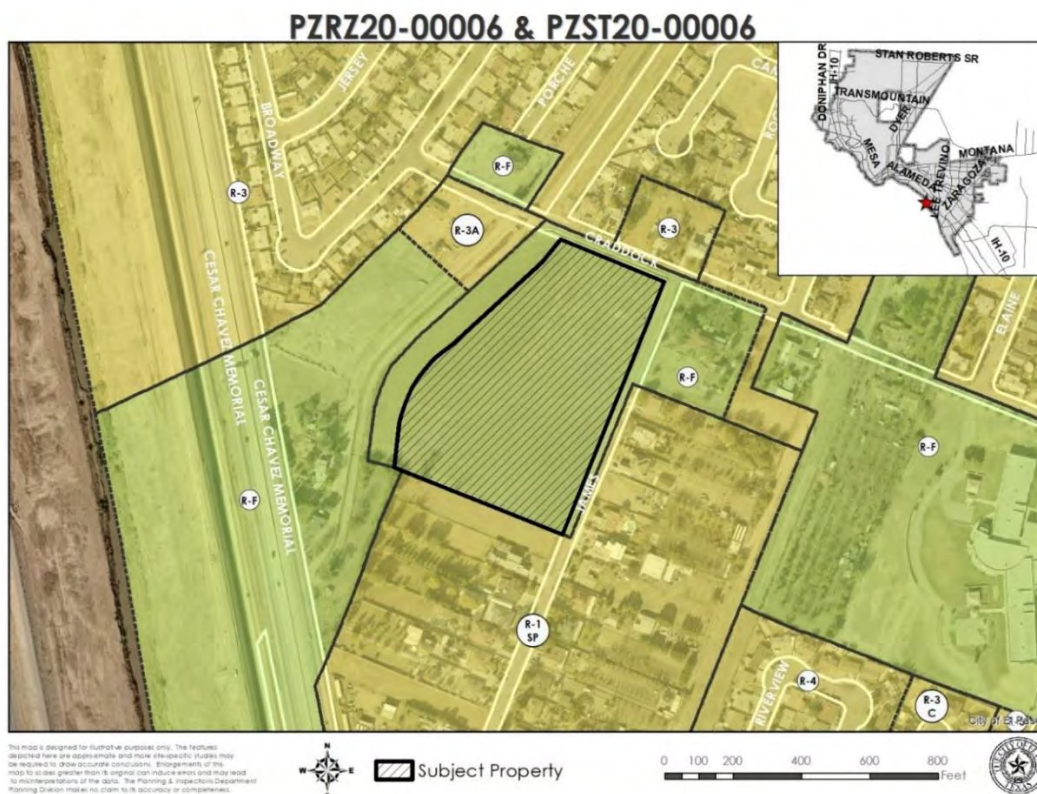


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone from R-F (Ranch and Farm) to R-1 (Residential) to allow for single-family dwellings. The subject property is currently vacant. The detailed site development plan shows 13 single-family dwellings. Access to the subject property is provided from James Street.

PREVIOUS CASE HISTORY: On January 25, 2018, the City Plan Commission reviewed and recommended denial of the rezoning request from R-F (Ranch and Farm) to R-3 (Residential) to allow for residential development on the subject property. The case moved forward to City Council as an appeal case and a 211 case. On June 26, 2018, City Council voted to delete the item after the applicant submitted a withdrawal of the appeal petition to City Council.

The property to the immediate south was subsequently rezoned from R-3 (Residential) to R-1 (Residential) with a special permit for planned residential development overlay with reduction in minimum required setbacks and lot dimensions, corresponding to what the applicant is now requesting for the subject property.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed development is consistent with the residential developments in close proximity and meets the established character of its surrounding neighborhood. Further, the proposed the development meets the intent of G-3 Post-War use designation of Plan El Paso, the City's Comprehensive Plan.

COMPLIANCE WITH PLAN EL PASO/REZONING POLICY	
Criteria	Does the Request Comply?
<p>Future Land Use Map: Proposed use(s)/layout 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, it is compatible with the G-3 Post-War Future Land Use designation. The rezoning will add to the existing housing stock.</p>
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>R-1 (Residential) District: The purpose of the district is to promote and preserve residential development within the City to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the district will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.</p>	<p>Yes, the proposed development is a permitted use in the R-1 (Residential). The proposed development is within close proximity of other low-density residential developments.</p>
<p>Preferred Development Locations: Is the property in a "Compact Urban" area?</p>	<p>N/A</p>
THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	

COMPLIANCE WITH PLAN EL PASO/REZONING POLICY	
Historic District or Special Designations & Study Area Plans: 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
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	The proposed development is not anticipated to pose any adverse effects on the community. The proposed development will match development immediately surrounding the subject property.
Natural Environment: Anticipated effects on the natural environment.	Subject property does not involve greenfield/environmentally sensitive land or arroyo disturbance.
Stability: Whether the area is stable or in transition.	The area is stable and the proposed development is compatible with the existing single-family zoning and uses of the surrounding properties.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	The proposed development is within an older, stable area of the city comprised of single-family properties previously rezoned from Ranch-Farm throughout the years.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: Access to the subject property is proposed from James Street, which is designated a local street. It is adequate to serve the proposed development.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: No objections to proposed rezoning. There were no adverse comments received. Applicant is responsible for obtaining all applicable permits and approvals prior to construction.

PUBLIC COMMENT: The subject property lies within the boundaries of the Thomas Manor Neighborhood Association, Mission Valley Civic Association, Playa Neighborhood Association, and Corridor 20 Civic Association, all of which were notified prior to submittal of the Rezoning Application. Public notices were mailed to property owners within 300 feet on April 17, 2020, and corrected notices mailed on April 20, 2020. The Planning Division received a letter via e-mail in opposition to the rezoning and special permit request, see Attachment 5.

RELATED APPLICATIONS: PZST20-00006

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. (Staff Recommendation)
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.
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. Department Comments
3. Neighborhood Notification Boundary Map
4. Detailed Site Development Plan
5. Letter in Opposition

ATTACHMENT 1



ATTACHMENT 2

Planning & Inspections Department

Recommend approval.

BPI Review

No comments received.

At the time of submittal for building permits, the project will need to comply with all applicable provisions of the IBC, Municipal Code, and TAS.

Land Development

No objections to rezoning and special permit.

Fire

No adverse comments.

Sun Metro

No objections.

TxDOT

Proposed development is not abutting TxDOT right of way. Therefore, TxDOT has no comment.

Environmental Services Department

No objections.

El Paso Water

El Paso Water does not object to this request.

Water:

There is an existing 8-inch diameter water main that extends along James Street, approximately 10-feet east of right-of-way centerline. This main is available for service.

There is an existing 12-inch diameter water main that extends along Craddock Avenue, approximately 24.5-feet north of the property. This main is available for service.

Previous water pressure readings conducted on fire hydrant # 5432 located at 448 James Street approximately 817' north of Mansfield Avenue, have yielded a static pressure of 126 psi, residual pressure of 108 psi, discharge of 1,61 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:

There is an existing 8-inch diameter sanitary sewer main that extends along James Street located approximately 10-feet west of the right-of-way centerline. This main is available for service.

There is an existing 8-inch diameter sewer main that extends along Craddock Avenue located approximately 10-feet north of the property. This main is available for service.

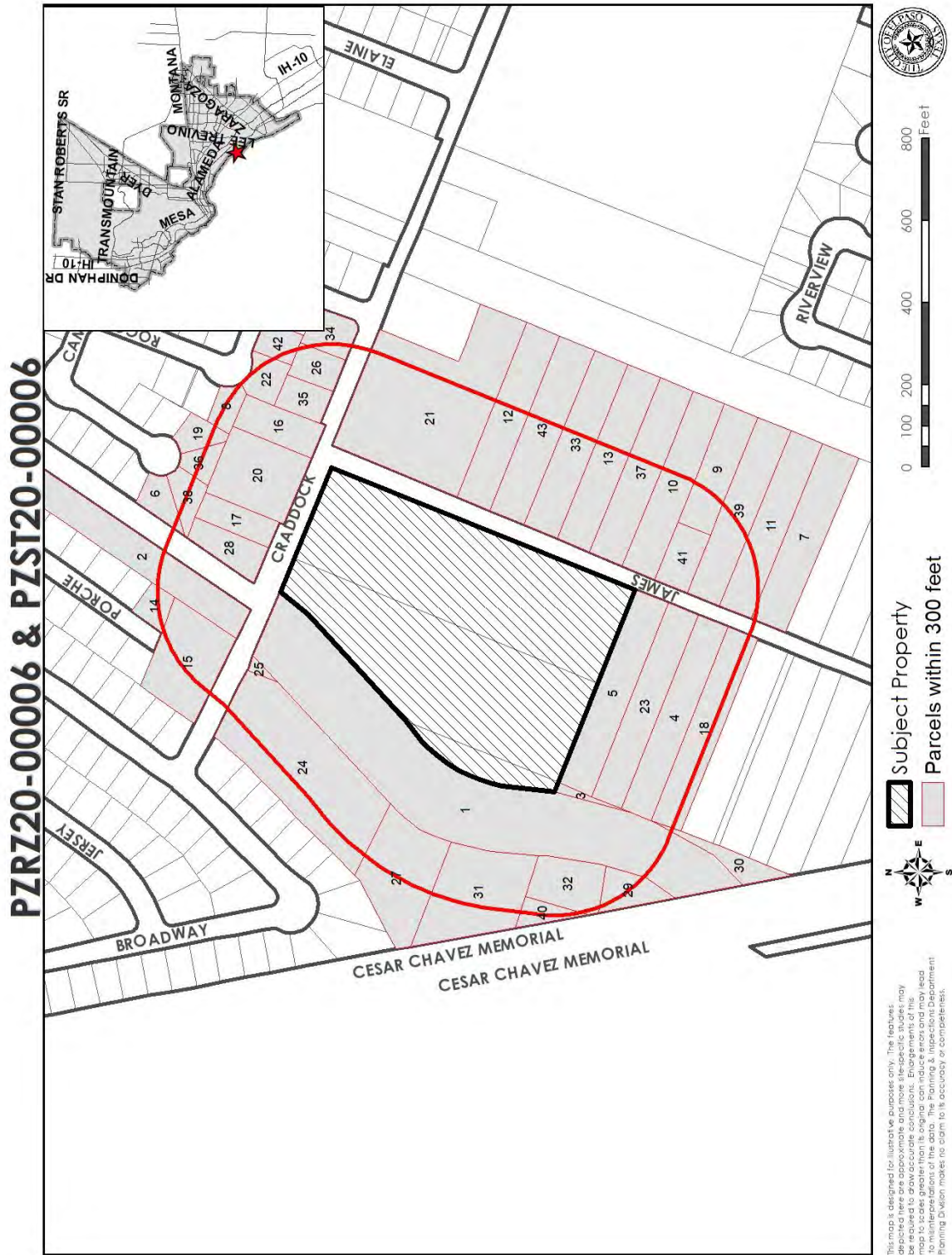
General

Application for water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd Floor. 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.

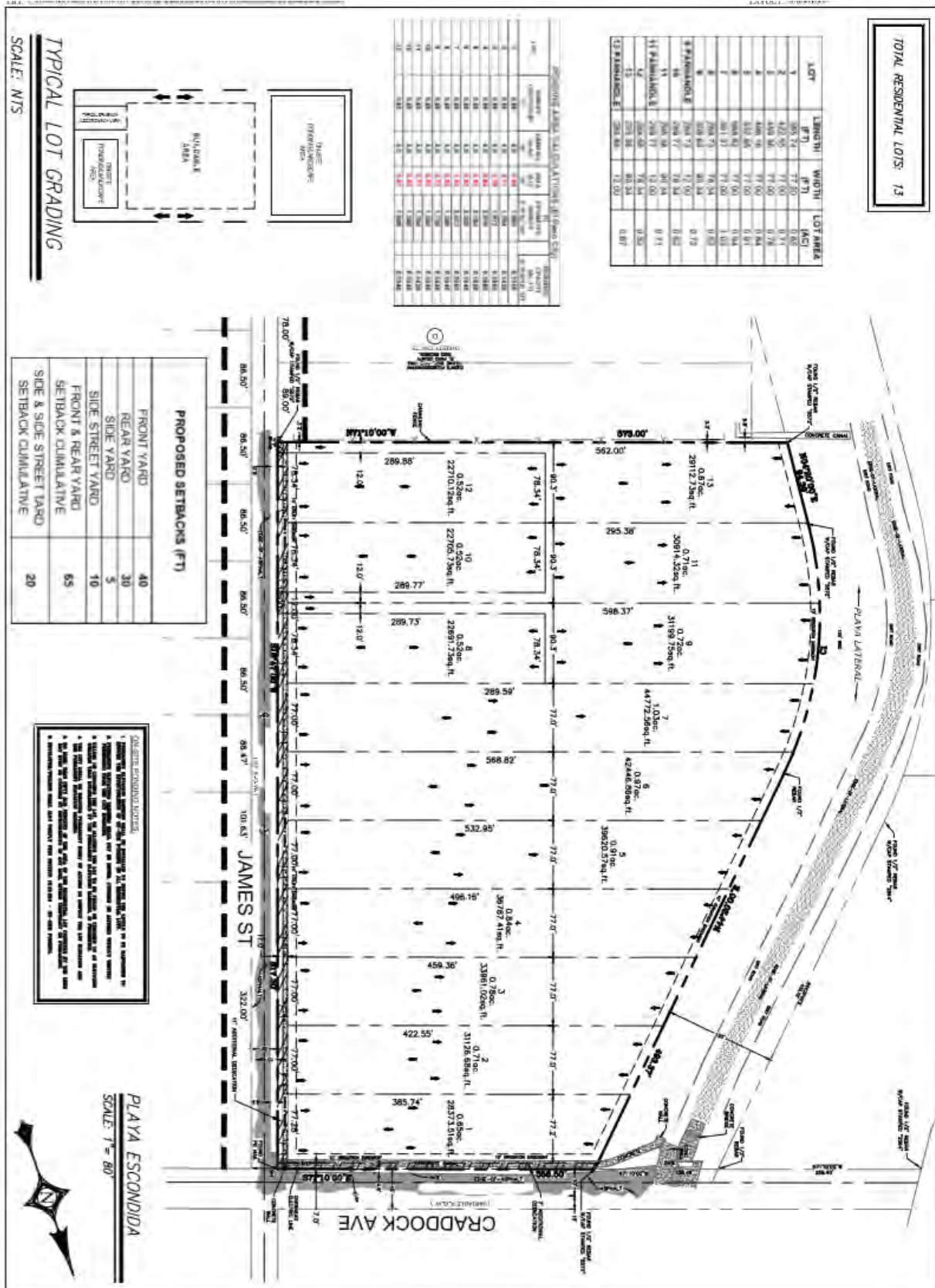
Stormwater Engineering

No comments received.

ATTACHMENT 3



ATTACHMENT 4



ATTACHMENT 5

(915) 502-8774
roavalos2@yahoo.com

April 23, 2020

Andrew Salloum-
Planning and Inspection Department-Planning Division
PO Box 1890
El Paso, Texas 79950-1890
sallumam@elpasotexas.gov
(915) 212-1603

RE :PZRZ20-0006 & PZST20-0006

Dear Mr Salloum,

As a property owner on James St. in the Cristy Tract Subdivision, (El Paso Consolidated Tax Property ID #406277), I am compelled to express my **strong opposition and hard objection to requested zoning changes** of the property adjacent to my property located on the corner of James and Craddock Streets that is owned by the Diocese of El Paso.

I am deeply concerned that such rezoning change will cause long lasting negative impact to the community as well as harm and irrevocable damage to my patrimony.

Presently the above mentioned Diocese of El Paso property is zoned as Ranch and Farm and has had a long history of its use as farm land. I own the adjacent property and hold a USDA Farm Services #FMS1912 T-1807. My property would be severely compromised if allowed such changes for residential development.

Nothing has changed from the previous denial to rezone: we still have insufficient road infrastructure as well as the health and safety issues from the surrounding irrigation ditches and gateways. (El Paso Times: April 20, 2020 "Man dies after ATV accident in canal in El Paso's Lower Valley").

I strongly recommend that you again negate the purposed rezoning

The Diocese of El Paso does not need that this property be rezoned, as it was a gift to the Church for a specific purpose, as noted on the deed ("...for ever and ever"), and does not require rezoning.

I thank you for the affordance to participate and express by strong opposition and hard objection to the rezoning of my neighbors property, The Diocese of The Paso.

Cordially,

Roberto Avalos, Jr.

CC: Philip F. Etiwe

PLAYA

04 July 2020

Ms. Phillip Etiwe + Mr. Raul Garcia
El Paso Planning + Inspections Department
801 Texas Avenue, El Paso, Texas 79901

Reference: Case No. PZRZ20-00006 Rezoning + PZST20-00006 Special Permit Planned Residential Overlay

Dear Mr. Phillip Etiwe + Raul Garcia:

Neighborhood Associations are organized groups of residents who work together to improve and maintain the quality of life in their neighborhood and community

-The City of El Paso

The Playa Neighborhood Association was created in October 2016 to establish an organized group of citizens that would join efforts in order to preserve the positive qualities of the neighborhood and achieve the improvement of streets in our community, specifically our local street James Street. The Playa Neighborhood is characterized by open space, shady trees, irrigation rights, animal husbandry, peacefulness, and tranquility. The nature of existing properties along James Street and Craddock Avenue has been conserved since the 1940s.

The Playa Neighborhood is part of a “Rural Corridor” that extends from James Street to Craddock Avenue, Riverside Drive to Nogal Place, Rosedale Street to Rose Lane (to the North), Lowd Avenue to Valley View Drive, Roseway Drive to New Haven Drive, and Pendale Road to Eastland Street (to the East); this “Rural Corridor,” encompassed within a 2.5 mile radius, is a unique asset to our city and our city’s Mission Valley.

2017

In November of 2017, a new development was proposed on a 9-acre agricultural field at the heart of the Playa Neighborhood. The proposal entailed a 59-home immensely dense inward-looking suburban-sprawl development surrounded by 6ft rock wall. A suburban-sprawl development is a typical model of the 1970’s that has proven to break city’s by dividing land-uses and disregarding strong connections that can improve quality of life. Connections to a park (open space), connections to plaza/public space, connections to neighborhood scale commercial shops/groceries, connections to areas of worship, and an implementation of neighborhood walking paths outside of the typical 5ft sidewalk are all lost opportunities with the typical suburban-sprawl development.

2018

In January of 2018, within an 8-week period, The Playa Neighborhood Association presented themselves at the City Plan Commission Hearing with +50 community members, 48 Letters, and +100 signatures in opposition. By illustrating the negative impact this new 59-home development would incur on the existing neighborhood and with the Sunny Fields Neighborhood Association and the Thomas Manor Neighborhood Association by our side, the City Plan Commission recommended the Developer reach a compromise with the existing neighborhood. Unfortunately, after a couple of meetings hosted by our City District 7 Representative, the developer insisted on a high-density development.

The best approach to a proposed development in an established community is to “meet or exceed” the qualities of the existing neighborhood

-Playa Neighborhood Association

Three weeks later in January, with the presence of Holmsley Trail Neighborhood Association, Pueblo Viejo Neighborhood Association, Zach White Neighborhood Association, Palm Grove Neighborhood Association, Travis White Neighborhood Association, Las Palmas Neighborhood Association, Southside Neighborhood Association, Sunset Heights Neighborhood Improvement Association, Valle De Las Misiones Neighborhood Association, Castner Heights N.A., Valleyview/Cresthill N.A., Stiles Garden N.A., Sunrise N.A., Austin Terrace N.A., Mountainview N.A., Save the Valley 21 N.A., Lower Valley N.A., YTP N.A., Love Road N.A., Cielo Vista N.A., and the El Paso Neighborhood Coalition Leaders in favor of Playa N.A.’s cause, the City Plan Commission recommended denial of the application. This would allow the developer to appeal the decision in front of City Council.

Note: It is important to note that the developer was provided a waiver to extend the time of appeal further than 90-days allocated by code; ‘til this day no response has been provided as to the validity of this measure by our City of El Paso’s Legal Department.

Five months later in June, our entire community was present at the City Council deciding Hearing. Through those five months, the Playa Neighborhood Association attended numerous Neighborhood Association meetings, Neighborhood Coalition events, and scheduled formalized meetings with our city’s top leaders to advocate for the preservation of our neighborhood’s character. With 50 Letters in opposition to this development, +400 signatures, Letters from our County Commissioner David Stout, Texas State Representative Cesar J. Blanco, and our Ysleta Independent School District Trustee Carlos Bustillos, the developer decided to withdraw from his proposed development.

After six months of arduous work, the Playa Neighborhood Association was determined to prevent another developer to introduce another insensitively dense development on the 9-acre property. Through the City of El Paso’s “open request,” the Playa N.A. identified a discrepancy in the zoning city records for the Playa Neighborhood in the year 1981. These records indicated much of the Playa Neighborhood area had been inappropriately rezoned allowing for future suburban-sprawl type developments to inhabit the area. In October 2018, with the support of the City of El Paso Planning Department and our City District 7 Representative Henry Rivera, a rezoning request of the properties incorrectly rezoned was initiated in order to correct the error committed in the previous decades. In addition, the development of a neighborhood plan to help preserve the character of the existing neighborhood would also be initiated.

2019

In May of 2019, incorrectly zoned areas within the Playa Neighborhood were rezoned to R-1 Special Permit designation to encourage future development coherent with the existing characteristics of the neighborhood.

2020

In July 2020, a zoning proposal for the development of 13-homes within the 9-acre property will be presented in-front of City Council. Reducing the amount of homes from an original 59-home development down to thirteen, brought much joy into our community. The proposed development will be zoned R-1 Special Permit and is intended to harmonize with the existing characteristics of the existing Playa Neighborhood. Once the zoning case is approved, the Playa Neighborhood would have achieved their main goal "To preserve the character of the Playa Neighborhood for future generations to come" – A time of celebration!

Through the rocky road, we the Playa Neighborhood Association have created beautiful relationships with many of our city's Neighborhood Associations, City Officials, and District Officials. We are truly thankful for all of the support. The bond amongst our neighbors is stronger than ever! Our extreme gratitude to our City District 7 Representative Henry Rivera, our City Council, Mayor, City Manager, and the City of El Paso's Planning Department.

Sincerely,
Playa Neighborhood Association

A handwritten signature in black ink, appearing to read 'Ivan Lopez', with a stylized flourish at the end.

Ivan Lopez
President/Coordinator



ITEM #

7860 Craddock Avenue Rezoning & Special Permit

PZRZ20-00006 & PZST20-00006

Strategic Goal 3.

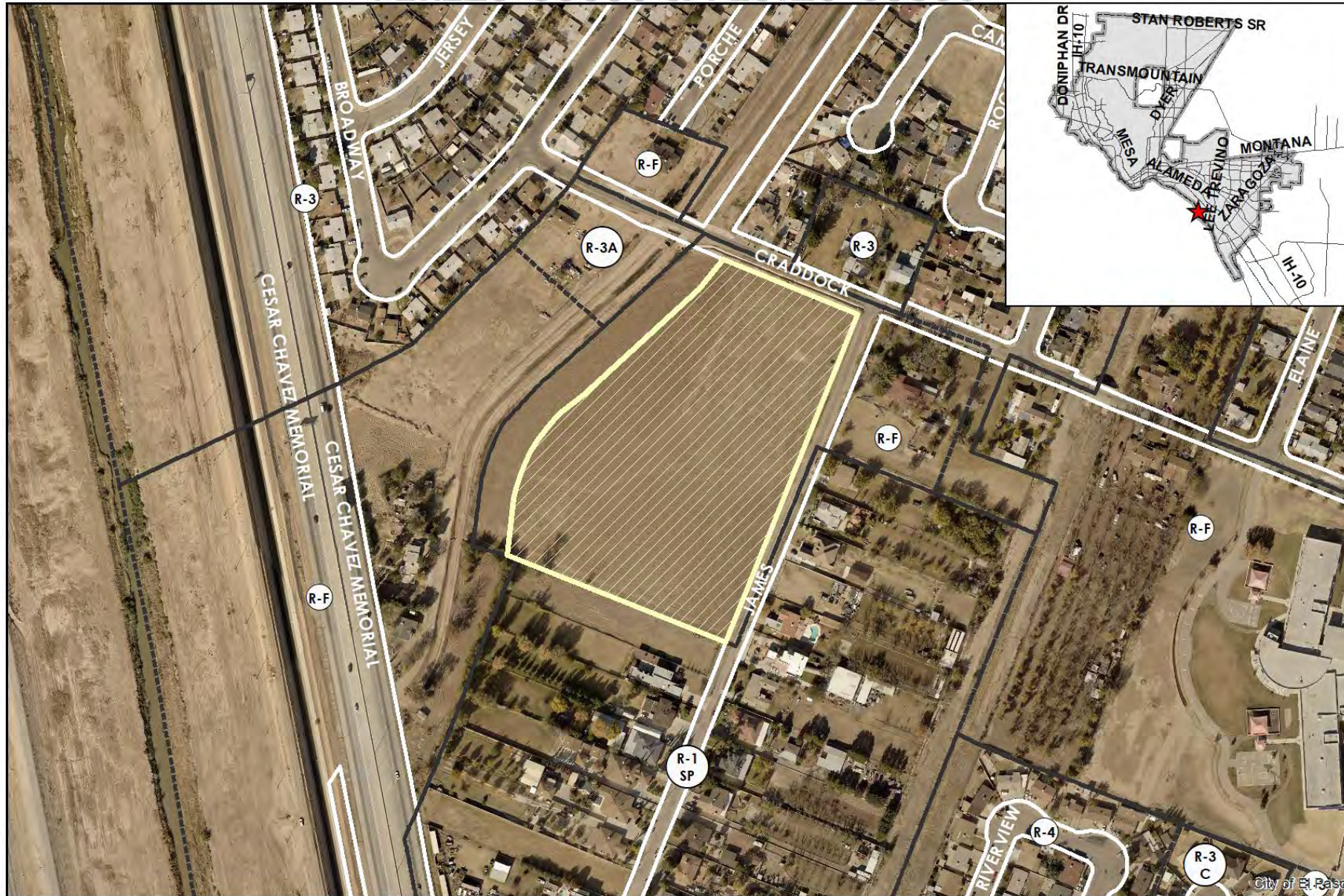
Promote the Visual Image of
El Paso



PZRZ20-00006 & PZST20-00006



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

0 100 200 400 600 800 Feet



PZRZ20-00006 & PZST20-00006



Existing Zoning



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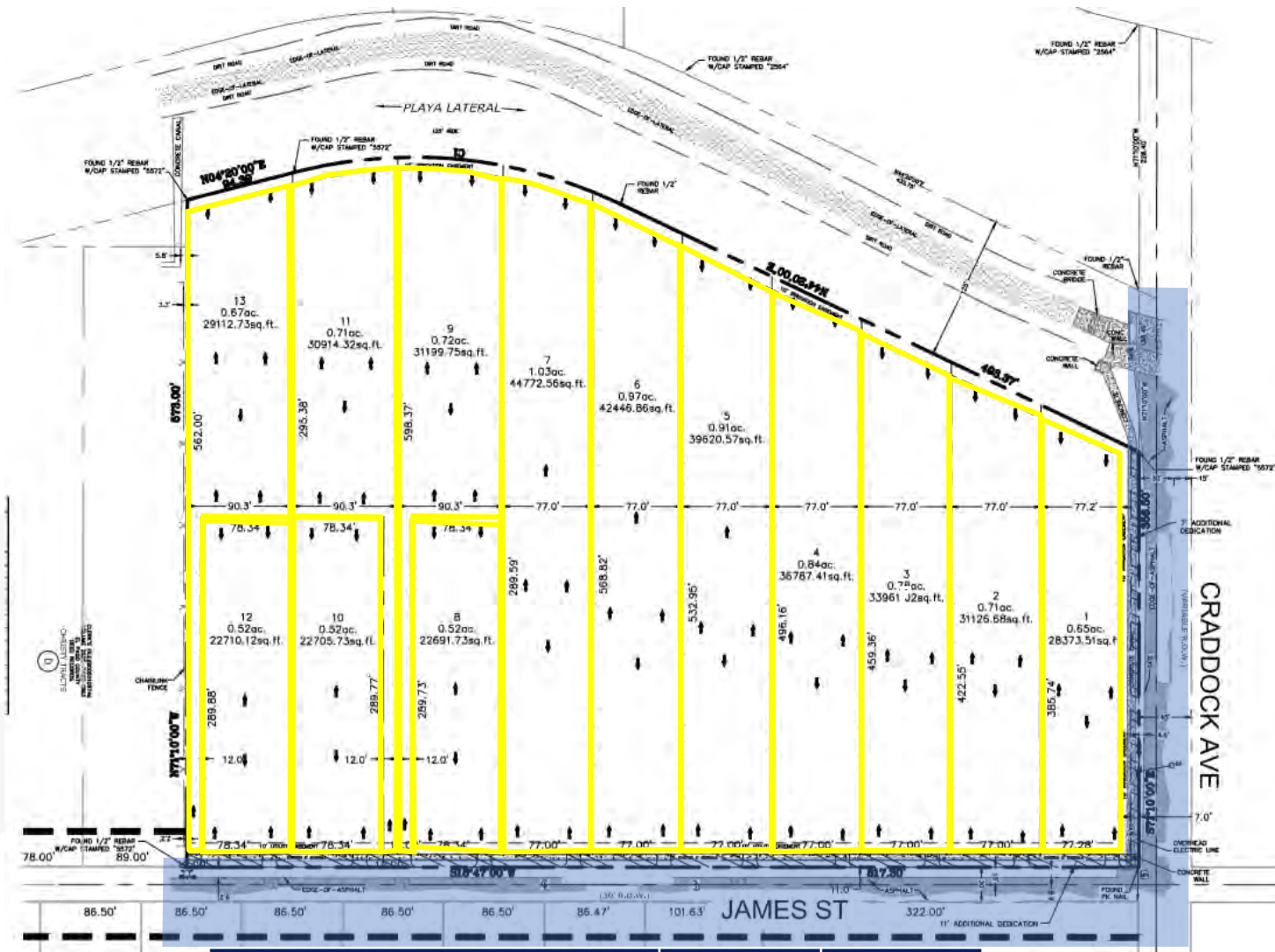


Subject Property

0 100 200 400 600 800 Feet



Detailed Site Plan



Density/Setback – R-1 Zone District	Required	Proposed
Lot area size	20,000 sq. ft.	20,000 sq. ft.
Lot width	125 ft.	77 ft.
Lot Depth	150 ft.	289 ft.
Front yard setback	30 ft.	40 ft.
Rear yard setback	30 ft.	30 ft.
Side yard setback	15 ft.	5 ft.
Side street yard setback	20 ft.	10 ft.
Front & rear yard setback cumulative	100 ft.	65 ft.
Side & side street yard setback cumulative	40 ft.	20 ft.

Elevations



PZRZ20-00006 & PZST20-00006



Aerial with Site Plan

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Subject Property



Surrounding Development



W



N



E



S

Public Input

- The Planning Division received a letter via e-mail in opposition to the rezoning and special permit.





Recommendation

- Planning Division recommend approval of the rezoning and special permit
- CPC recommended Approval



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