

**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 granting Special Permit No. PZST20-00006, to allow for a Planned Residential Development Overlay on the property described as 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, City of El Paso County, Texas, Pursuant to Section 20.10.470 of the El Paso City Code. The Penalty being as provided in Chapter 20.24 of the El Paso City Code. Property Owner: Catholic Properties of El Paso. PZST20-00006  
**(District 7)**

**BACKGROUND / DISCUSSION:**

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

**PRIOR COUNCIL ACTION:**

There is no prior City Council action on this special permit application.

**AMOUNT AND SOURCE OF FUNDING:**

N/A

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

**DEPARTMENT HEAD:**

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Philip F. Etiwe, Director  
Planning and Inspection Department

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST20-00006, TO ALLOW FOR A PLANNED RESIDENTIAL DEVELOPMENT OVERLAY ON THE PROPERTY DESCRIBED AS 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, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.10.470 OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.24 OF THE EL PASO CITY CODE.**

**WHEREAS**, the Catholic Properties of El Paso, has applied for a Special Permit under Section 20.10.470 of the El Paso City Code to allow for a Planned Residential Development Overlay; and,

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

**WHEREAS**, the City Plan Commission has recommended approval of the subject Special Permit; and

**WHEREAS**, the subject Special Permit has been submitted to the City Council of the City of El Paso for review and approval; and

**WHEREAS**, the City Council of the City of El Paso finds that the application conforms to all requirements of Section 20.04.320 of the El Paso City Code.

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

1. That the property described as follows, is in a R-1 (Residential) District:  
*All of Tract 1 and that portion of Tracts 2 and 3 lying east of the Playa Lateral, Block D, Christie Tract, 7860 Craddock Avenues, City of El Paso, El Paso County, Texas; and as more particularly described by metes and bounds on the attached Exhibit "A",*

2. That the City Council hereby grants a Special Permit under Section 20.04.320 of the El Paso City Code to allow for Planned Residential Development Overlay on the property described in Paragraph 1 of this Ordinance; and,

3. That this Special Permit is issued subject to the development standards in the R-1 (Residential) District regulations and is 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,

4. That if at any time the Applicant fails to comply with any of the requirements of this Ordinance, Special Permit No. PZST20-00006, shall be subject to termination; construction or occupancy shall be discontinued; and the Applicant shall be subject to the penalty provisions of Chapter 20.24 and any other legal or equitable remedy; and,

5. That the Applicant shall sign an Agreement incorporating the requirements of this Ordinance. Such Agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary to the City Plan Commission before building permits are issued.

**ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2020.


**THE CITY OF EL PASO**

**ATTEST:**

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

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

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Russell T. Abeln  
Assistant Attorney

**APPROVED AS TO CONTENT:**

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

## AGREEMENT

**Catholic Properties of El Paso**, the Applicant referred to in the above Ordinance, hereby agrees to develop the above-described property in accordance with the approved Detailed Site Development Plan attached to same Ordinance, and in accordance with the standards identified in the **R-1 (Residential) District** regulations, and subject to all other requirements set forth in this Ordinance.

**EXECUTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Catholic Properties of El Paso

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Name/Title)

## ACKNOWLEDGMENT

**THE STATE OF TEXAS**    )  
                                          )  
**COUNTY OF EL PASO**    )

This instrument is acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by \_\_\_\_\_ for Catholic Properties of El Paso as Applicant.

(Seal)

\_\_\_\_\_  
Notary Public, State of Texas  
Signature

\_\_\_\_\_  
Printed or Typed Name

My Commission Expires:

\_\_\_\_\_

(Exhibit A & B on the following pages)

## 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 southwest 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

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  $71^{\circ}10'00''$  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  $04^{\circ}20'00''$  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  $40^{\circ}00'00''$ , a radius of 412.12' and a chord that bears North  $24^{\circ}20'00''$  East a distance of 281.91' to a 1/2" rebar found;
- North  $44^{\circ}20'00''$  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  $71^{\circ}10'00''$  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;

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915-241-1841  
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;

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.  
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TBPLS Firm #10001200

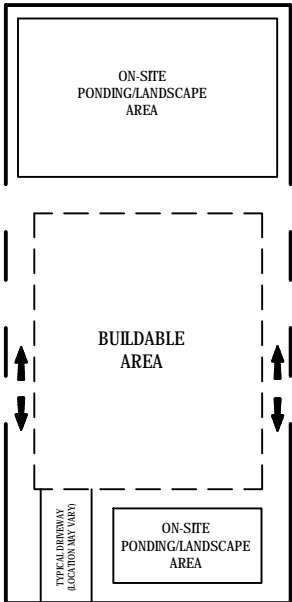


EXHIBIT "B"

TOTAL RESIDENTIAL LOTS: 13

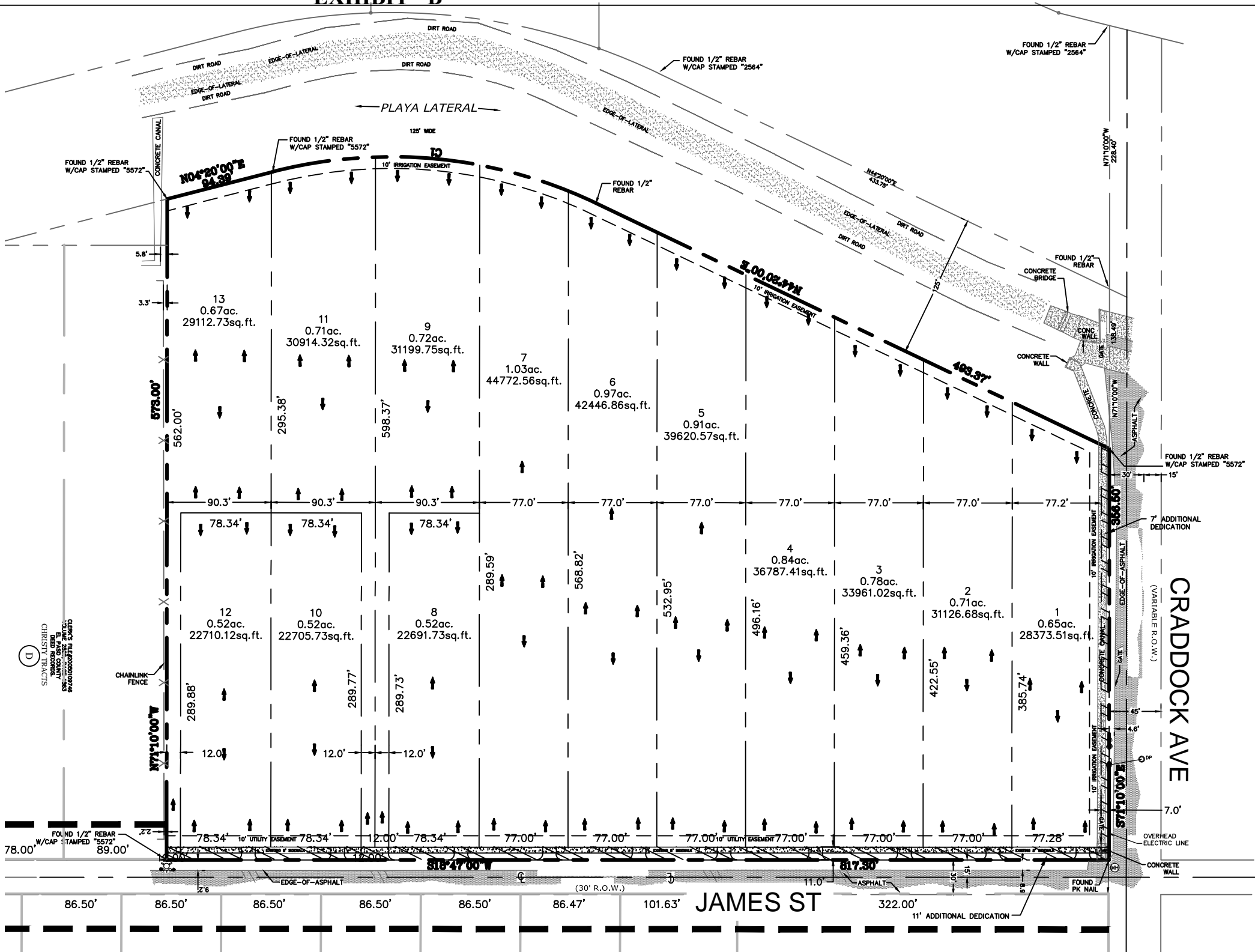
LOT	LENGTH (FT)	WIDTH (FT)	LOT AREA (AC)
1	385.74	77.20	0.65
2	422.55	77.00	0.71
3	459.36	77.00	0.78
4	496.16	77.00	0.84
5	532.95	77.00	0.91
6	568.82	77.00	0.94
7	591.37	77.00	1.03
8	289.73	78.34	0.52
9	308.64	90.34	0.72
9 PANHANDLE	289.73	12.00	
10	289.77	78.34	0.52
11	295.38	90.34	0.71
11 PANHANDLE	289.77	12.00	
12	289.88	78.34	0.52
13	295.38	90.34	0.67
13 PANHANDLE	289.88	12.00	

PONDING AREA CALCULATIONS (El Paso City)					
LOT	RUNOFF COEFFICIENT "C"	RAINFALL (in/hr) "R"	AREA (AC) "A"	ESTIMATED RUNOFF (C"R"A/12) "Q"	REQUIRED CAPACITY (AC-FT) (C"R"A/12) "Q"
1	0.60	4.0	0.65	1.560	0.1300
2	0.60	4.0	0.71	1.704	0.1420
3	0.60	4.0	0.78	1.872	0.1560
4	0.60	4.0	0.84	2.016	0.1680
5	0.60	4.0	0.91	2.184	0.1820
6	0.60	4.0	0.97	2.328	0.1940
7	0.60	4.0	1.03	2.472	0.2060
8	0.60	4.0	0.52	1.248	0.1040
9	0.60	4.0	0.72	1.728	0.1440
10	0.60	4.0	0.52	1.248	0.1040
11	0.60	4.0	0.71	1.704	0.1420
12	0.60	4.0	0.52	1.248	0.1040
13	0.60	4.0	0.67	1.608	0.1340



TYPICAL LOT GRADING

SCALE: NTS



PROPOSED SETBACKS (FT)	
FRONT YARD	40
REAR YARD	30
SIDE YARD	5
SIDE STREET YARD	10
FRONT & REAR YARD SETBACK CUMULATIVE	65
SIDE & SIDE STREET TARD SETBACK CUMULATIVE	20

- ON-SITE PONDING NOTES:
- PERMANENT ELEVATION MARKERS SHALL BE INSTALLED TO DEFINE THE LEVELS TO BE MAINTAINED TO ENSURE THE EFFECTIVENESS OF ON-SITE PONDING ON ALL RESIDENTIAL LOTS.
  - PERMANENT ELEVATIONS MARKERS SHALL NOT BE MOVED, COVERED OR ALTERED WITHOUT WRITTEN PERMISSION FROM THE CITY ENGINEER.
  - FILLING OR CHANGING THE LOT, OR ALLOWING THE LOT TO BE FILLED OR CHANGED TO AN ELEVATION GREATER THAN ESTABLISHED BY THE PERMANENT ELEVATION MARKERS, IS PROHIBITED.
  - THE CITY SHALL BE GRANTED PERMANENT RIGHT OF ACCESS TO INSPECT THE LOT ELEVATION AND THE PERMANENT ELEVATION MARKERS.
  - NO MORE THAN FIFTY (50) PERCENT OF THE AREA OF THE RESIDENTIAL LOT COVERED BY THE DEED MAY EVER BE COVERED BY IMPROVEMENTS OF ANY KIND, EITHER TEMPORARY OR PERMANENT.
  - DEVELOPER/BUILDER SHALL ALSO COMPLY WITH SECTION 10.18.080 - ON-SITE PONDING.

ORDINANCE NO. PZST20-00006 (Related to PZRZ20-00006)  
20-1007-2615 | 991369 | Special Permit-7860 Craddock Avenue

RTA

Release Dates: 03/29/19

Revisions:

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SAL B. MASOUD, P.E. 70774. ALTERATIONS OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

All drawings submitted in relation to this project, Architectural, Civil, Mechanical, Structural, Electrical, Landscaping, etc., are interrelated. The Contractor and Subcontractors shall review and coordinate the Entire Set of drawings and project specifications. The Contractor shall be responsible for verifying all data shown on the plans. If discrepancies are found, the Contractor shall notify the owner or Engineer immediately so that proper corrections can be made.

**DRE** Del Rio Engineering, Inc.  
P.O. Box 220251 El Paso, Texas 79913 915/833-2400 TBPE Firm #: E-1093  
This document is the property of Del Rio Engineering, Inc. It is to be used only for the project and for the specific purpose intended. It is not to be reproduced, copied, or distributed without the written permission of Del Rio Engineering, Inc. Any person who violates this policy will be liable for damages.

SITE DEVELOPMENT PLAN

PLAYA ESCONDIDA  
TRACTS 1, 2 AND 3, BLOCK D,  
CHRISTY TRACT  
CITY OF EL PASO, EL PASO COUNTY, TEXAS.

Project #:	J19-102	Design By:	SM
Plot Date:	04/27/20	Drawn By:	ME
SHEET:		Scale:	1"=100'



## MEMORANDUM

**DATE:** May 27, 2020; Revised June 8, 2020; 2<sup>nd</sup> Revised July 6, 2020

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

**FROM:** Andrew Salloum, Senior Planner

**SUBJECT:** PZST20-00006

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The City Plan Commission (CPC), on April 30, 2020, voted 7-1 to recommend approval of a special permit to allow for planned residential development in the R-1 (Residential) zone district as requested as El Paso City Code Section 20.10.470 Planned Residential Development, 20.04.320 Special Permit, and 20.04.150 Detailed Site Development Plan.

This case is related to the rezoning case PZRZ20-00006, which requests to rezone the subject property from R-F (Ranch and Farm) to R-1 (Residential).

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 special permit request, see Attachment 6 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 special permit 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: PZST20-00006  
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  
EXISTING ZONING: R-F (Ranch and Farm)  
REQUEST: Special Permit to allow for planned residential development in R-1 (Residential) zone district  
RELATED APPLICATIONS: PZRZ20-00006  
PUBLIC INPUT: Received a letter via e-mail in opposition (see Attachment 6)

**SUMMARY OF REQUEST:** The applicant is requesting a special permit to allow for planned residential development in the R-1 (Residential) zone district as requested as El Paso City Code Section 20.10.470 Planned Residential Development, 20.04.320 Special Permit, and 20.04.150 Detailed Site Development Plan. This case is related to the rezoning case PZRZ20-00006, which requests to rezone the subject property from R-F (Ranch and Farm) to R-1 (Residential).

**SUMMARY OF STAFF RECOMMENDATION:** The Planning Division recommends APPROVAL of the special permit for a planned residential development as it meets all the requirements of El Paso City Code 20.10.470 Planned Residential Development, 20.04.320, Special Permit, and 20.04.150, Detailed Site Development Plan.



Figure A. Subject Properties & Immediate Surroundings

**DESCRIPTION OF REQUEST:** The applicant is requesting a special permit to allow for planned residential development in the R-1 (Residential) zone district as requested as El Paso City Code Section 20.10.470. The detailed site development plan shows 13 single-family dwellings. The applicant is also requesting the following reductions: from the required 125 foot lot width to 77 feet, from the required 15 foot side yard setback to 5 feet, from the required 20 foot side street setback to 10 feet, from the required 100 foot rear/front cumulative setback to 65 feet, from the required 40 foot side/side street cumulative setback to 20 feet. **The applicant proposes a 40-foot front minimum setback, in-line with the majority of the existing single-family dwellings on James Street. The detailed site development plan also includes a 10-foot wide irrigation easement running along the entire property abutting the Playa Drain and also running along the side abutting Craddock Ave.** The detailed site development plan complies with all other density and dimensional standards. This special permit application is related to the rezoning application PZR20-00006. Access to the subject property is proposed from James Street. The following table summarizes the request:

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



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.

<b>COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (20.10.470 – Planned Residential Development)</b>	
<b>Criteria</b>	<b>Does the Request Comply?</b>
A. A planned residential development shall occupy at least the minimum site area established in the district regulations. City council may approve a special permit for a planned residential development with general lot sizes and setbacks below the minimum of the underlying zoning district. The proposed development shall additionally meet the following requirements necessary to protect the public health, safety and general welfare of the community and in order to foster the attractiveness of a residential development and its surrounding neighborhoods:	Yes, there is no minimum district area for the R-1 (Residential) District. The applicant is requesting reductions dimensional and setbacks for single-family dwellings.
1. Evaluation Criteria. a. Proposed buildings shall be sited harmoniously to the terrain and to other buildings in the vicinity that have a visual relationship to the proposed buildings. For purposes of this subsection, harmoniously shall not be deemed to require that the same architecture or same type of building materials be uniformly used.	Yes, the attached detailed site plan shows typical layouts for the proposed development. Each being sited harmoniously to the terrain and to other structures along the block face.
b. With respect to vehicular and pedestrian circulation and parking, special attention shall be given to the location and number of access points to public streets, width of interior drives and access points, relationship of vehicular and pedestrian traffic, and the arrangement of parking areas that are safe and convenient.	Yes, each lot contains one access point onto a street for each house with frontage onto that street, the low residential density of the existing development will help to reduce the potential for vehicular/pedestrian conflicts.
2. General Requirements.  a. Private streets and gates shall be permitted within a planned residential development and shall conform to the design standards enumerated in Title 19 (Subdivisions) of this Code.	No private streets are proposed.
b. The minimum site area for a planned residential development shall be one acre, within which only residential uses of the base-zoning district shall be permitted. Extensions to a planned residential development from a common boundary shall be permitted in increments of less than one acre, provided that the owners of at least seventy-five percent of the	Yes, the site area for this development is 9.82 acres.



<b>COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (20.10.470 – Planned Residential Development)</b>	
land within the original planned residential development are in agreement and are included as joint applicants to the request for special permit.	
c. The minimum area requirement of the base-zoning district may be reduced by no more than twenty-five percent for lots within a planned residential development, provided, however, that the maximum density permitted by the base-zoning district shall apply in all cases except as otherwise approved by any applicable special permit granted pursuant to Chapter 20.04 (Administrative Provisions).	Yes, the applicant is not requesting to reduce the minimum district area.
d. The setback requirements of the base-zoning district shall not apply to a planned residential development, except as follows: i. The distance between buildings shall be a minimum of ten feet except as otherwise permitted in this title; ii. The length of the driveway shall not be less than twenty feet as measured from the face of the garage or carport to the dwelling side of the sidewalk, or to the property line where there is no sidewalk.	Yes, the side and side street setbacks are reduced through approval of the detailed site development plan for the R-1 (Residential) district.
e. The perimeter of the planned residential development shall be designed to insure compatibility with adjacent existing or potential development by provision of compatible uses and structures.	Yes, as the planned residential development is part of a larger semi-rural area and is compatible with their larger neighborhood.
f. No building shall exceed the height requirements of the base-zoning district.	Yes, the applicant has not requested to exceed maximum height of 35 feet for the R-1 (Residential) District and all structures <del>lots</del> within the subject properties will be required to comply with that standard.
g. Consideration in the site plan review and evaluation process shall include the following: i. The nature and character of the development and adequacy of the buffer between proposed improvements on the site and adjacent property; ii. The adequacy of utilities, access, drainage and other necessary supporting facilities that have been or will be provided; iii. The adequacy of the design, location and arrangement of driveways and parking spaces so as to provide for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments.	Yes, no adverse comments were received from other reviewing departments.  The location and arrangement of the development is in character with the existing area.
h. A planned residential development shall be an architecturally integrated subdivision, whether unified by similar use and density, design, building materials, or open space and streetscape elements.	Yes, the use and density of the subject property will match that of surrounding properties. The proposed single-family use will match that of the subdivisions of which the subject properties are part.

<b>COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (20.04.320.D)</b>	
<b>Criteria</b>	<b>Does the Request Comply?</b>
1. The proposed development complies, except to the extent waived, varied or modified pursuant to the provisions of this title, with all of the standards and conditions applicable in the zoning district in which it is proposed to be located.	Yes, The proposed setback and lot dimension reductions comply with the Planned Residential overlay standards.
2. Furthers <i>Plan El Paso</i> and applicable neighborhood plans or policies.	Yes, the requests comply with the recommendations of <i>Plan El Paso</i> and the G-3 designation.
3. Adequately served by and will not impose an undue burden upon public improvements.	Yes, access to the driveway and on-street parking will be from James Street, an improved local street.
4. Any impacts of the proposed development on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development.	Yes, the proposed design of the development is compatible with surrounding properties. Construction will comply with building permit and construction requirements.
5. The design of the proposed development mitigates substantial environmental problems.	Yes, subject property does not involve greenfield/environmentally sensitive land or arroyo disturbance.
6. The proposed development provides adequate landscaping and/or screening where needed.	Yes, the development will comply with landscaping ordinance requirements.
7. The proposed development is compatible with adjacent structures and uses.	Yes, this proposed development is consistent with the existing R-1/sp (Residential/special permit) to the immediate south.
8. The proposed development is not materially detrimental to the property adjacent to the site.	Yes, the proposed redevelopment is similar in intensity and scale to surrounding development.

**COMPLIANCE WITH *PLAN EL PASO* GOALS & POLICIES – When evaluating whether a proposed special permit is in accordance with *Plan El Paso*, consider the following factors:**

Criteria	Does the Request Comply?
<p><b>Future Land Use Map:</b> Proposed use(s)/layout is compatible with the Future Land Use designation for the property:</p> <p><b>G-3, Post-War:</b> 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 subject property, and the proposed development for it, meet the intent of the G-3 Future Land Use Map designation.</p>
<p><b>Compatibility with Surroundings:</b> The proposed zoning district is compatible with those surrounding the site:</p> <p><b>R-1 (Residential) District:</b> 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, single-family dwellings are permitted in the R-1 District and the proposed development will maintain a low single-family density.</p>
<p><b>THE PROPOSED PROJECT’S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:</b></p>	
<p><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.</p>	<p>N/A</p>
<p><b>Potential Adverse Effects:</b> Potential adverse effects that might be caused by approval or denial of the requested rezoning.</p>	<p>No adverse effects anticipated. The uses and development configurations are already existing and are similar to other properties in the immediate area.</p>
<p><b>Natural Environment:</b> Anticipated effects on the natural environment.</p>	<p>Subject property does not involve greenfield/environmentally sensitive land or arroyo disturbance.</p>
<p><b>Stability:</b> Whether the area is stable or in transition.</p>	<p>The area is stable and the proposed development is compatible with the existing single-family zoning and uses of the surrounding properties.</p>
<p><b>Socioeconomic &amp; Physical Conditions:</b> Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.</p>	<p>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.</p>

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: Access to the subject property is proposed from James Street, 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.

RELATED APPLICATIONS: PZRZ20-00006

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 Special Permit 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 6.

#### CITY PLAN COMMISSION OPTIONS:

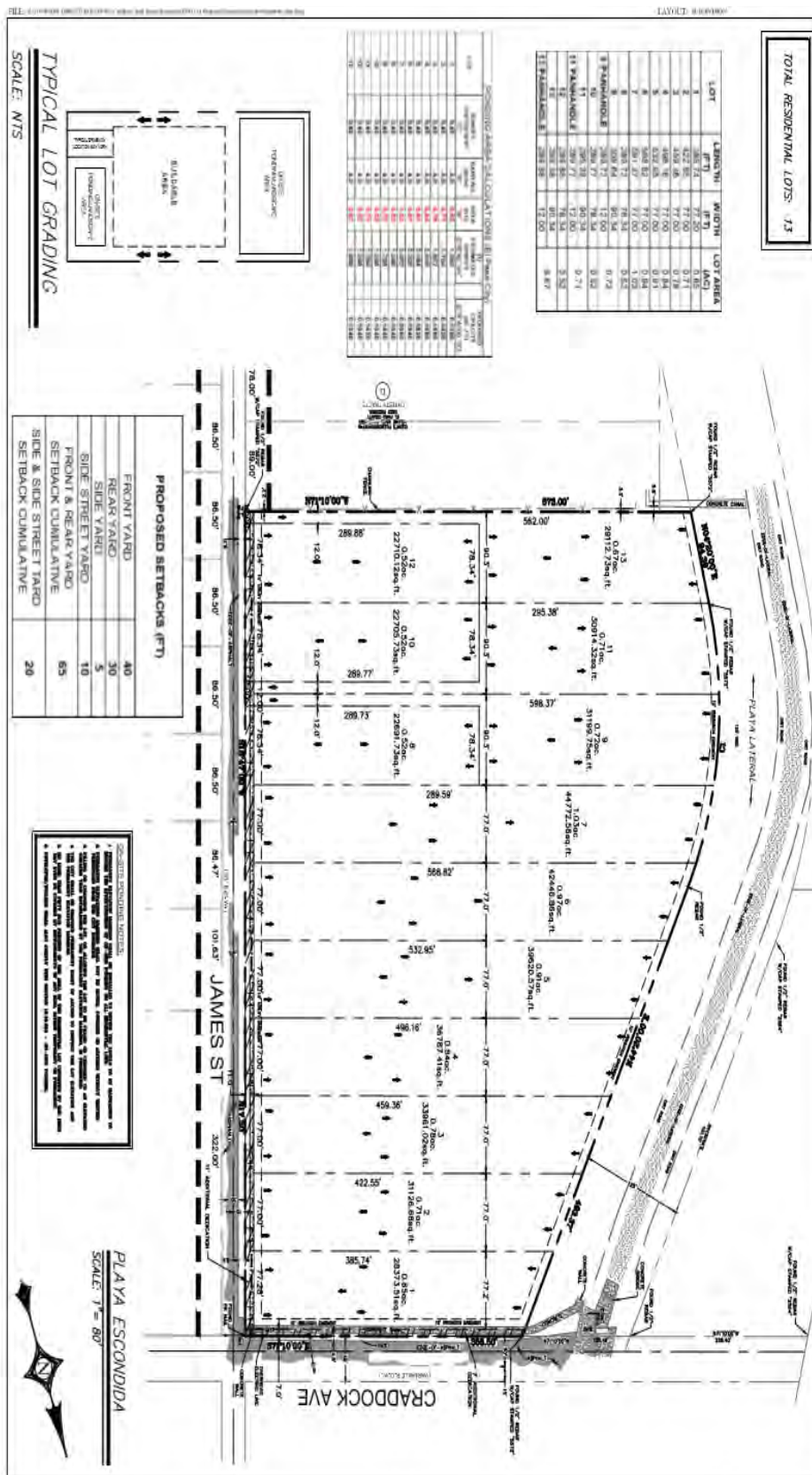
The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

1. **Recommend Approval** of the special permit 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 special permit 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 special permit 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.

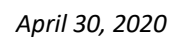
#### ATTACHMENTS:

1. Detailed Site Plan
2. Zoning Map
3. Future Land Use Map
4. Department Comments
5. Neighborhood Notification Boundary Map
6. Letter in Opposition





**PZRZ20-00006 & PZST20-00006**





# ATTACHMENT 3

PZR20-00006 & PZST20-00006



# ATTACHMENT 4

## **Planning & Inspections Department**

Recommend approval.

Note: As a requirement of the platting process and in accordance with Section 19.23.040(C)2 of the Subdivision Code, any buildings served by a panhandle exceeding 100 feet will be required by the fire marshall to be sprinklered and have a hard wired alarm system. A note shall be added to the recording plat and the subdivision improvement plans indicating whether buildings are required to be sprinklered within the subdivision, and which lot numbers have such requirement.

## **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.

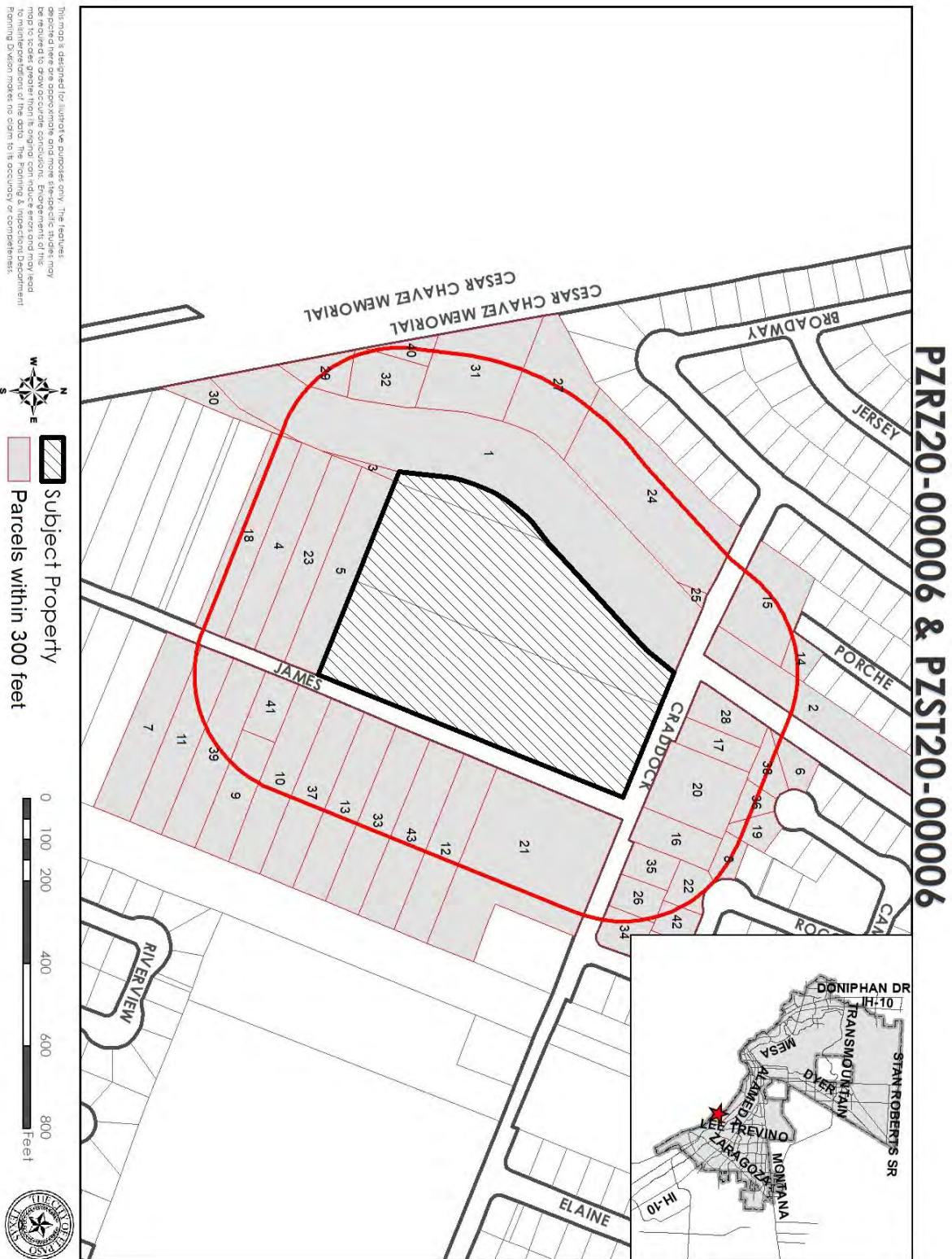
#### General

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 5



# ATTACHMENT 6

(915) 502-8774  
[roavalos2@yahoo.com](mailto: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](mailto: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

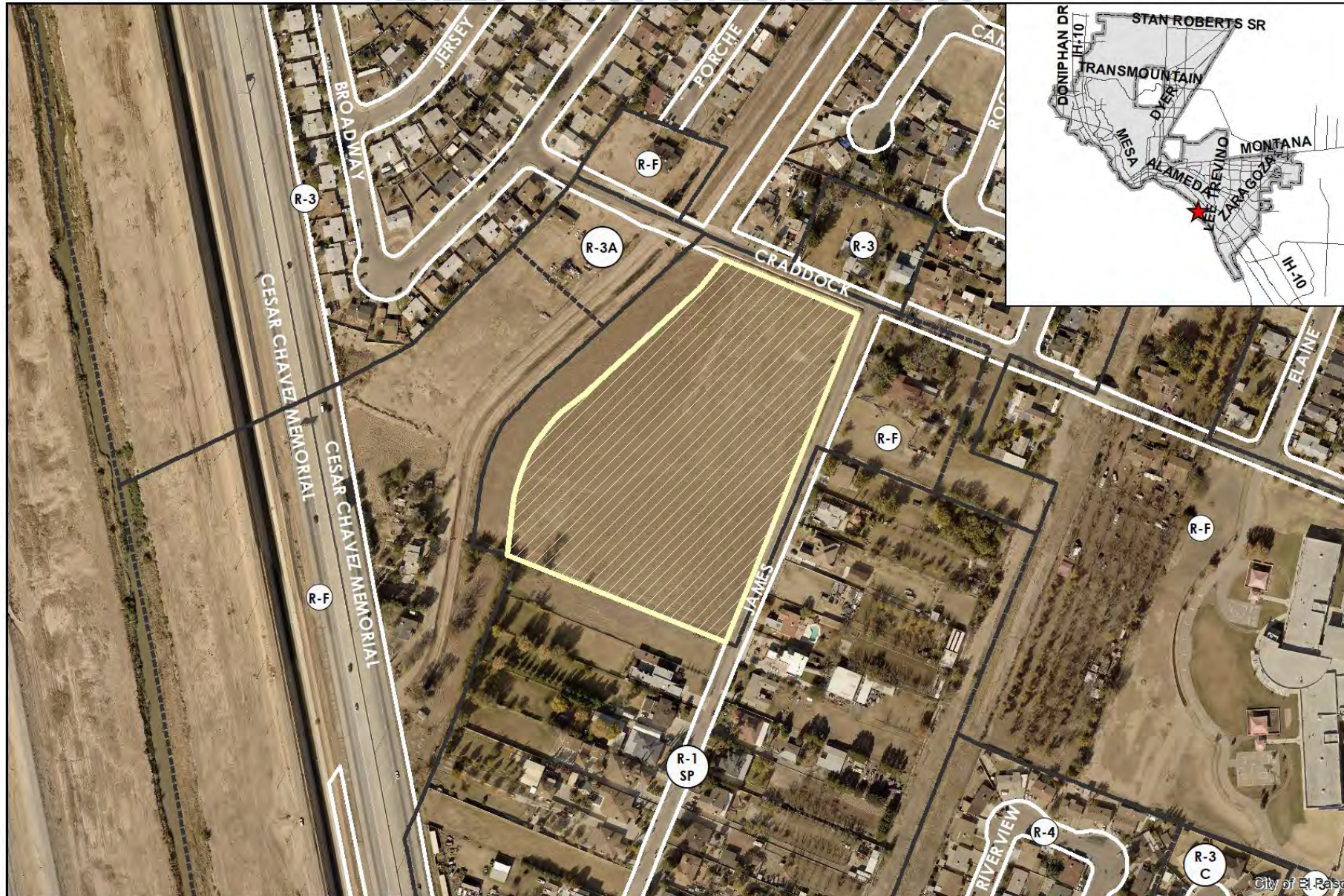




# PZRZ20-00006 & PZST20-00006



## 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



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.



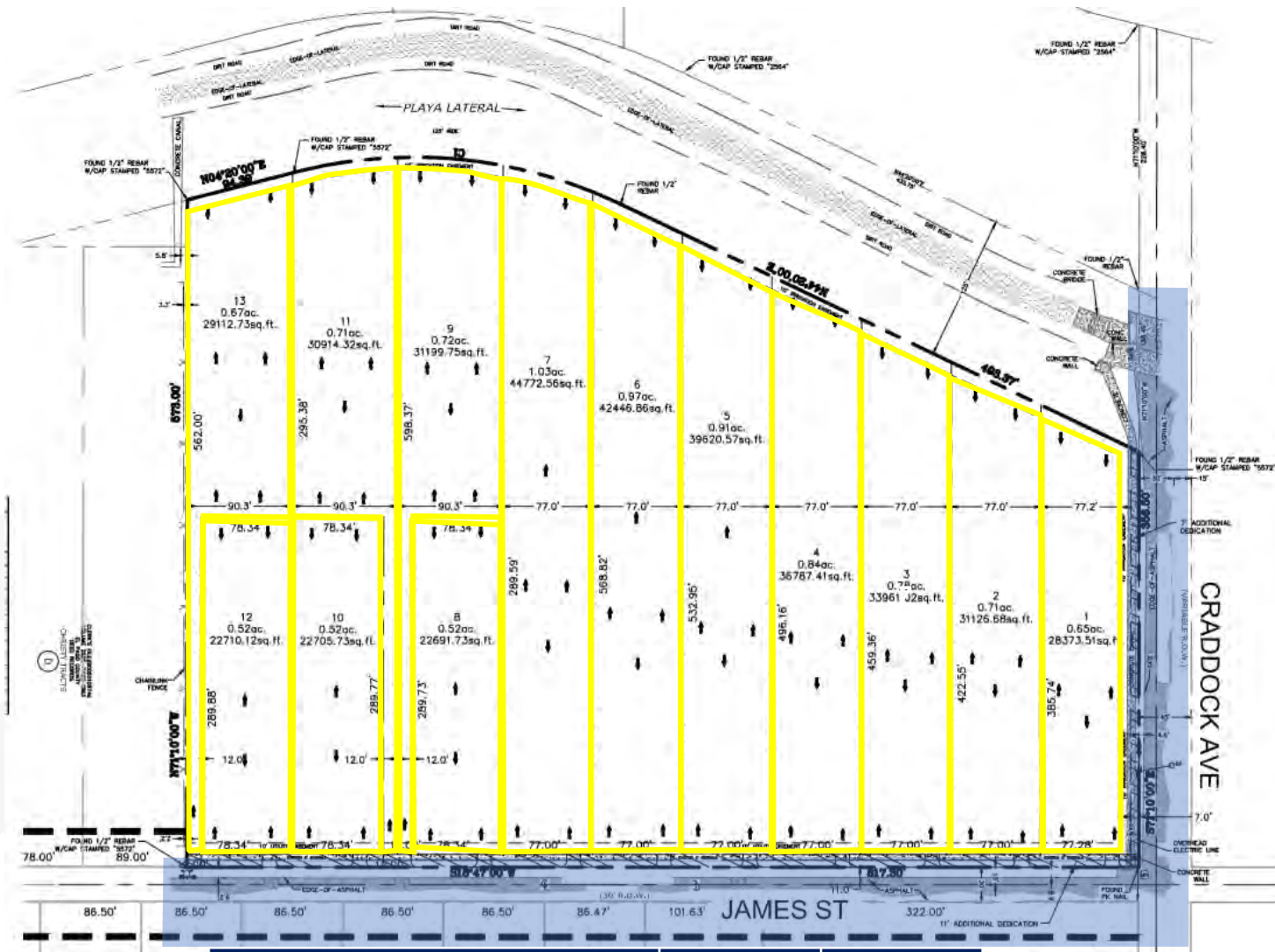
Subject Property

0 100 200 400 600 800 Feet





# 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

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



# 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