

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

AGENDA DATE: January 30, 2024
PUBLIC HEARING DATE: February 27, 2024

CONTACT PERSON(S) NAME AND PHONE NUMBER: Philip F. Etiwe, (915) 212-1553
Andrew Salloum , (915) 212-1603

DISTRICT(S) AFFECTED: District 7

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

SUBGOAL: 3.2 Set one standard for infrastructure across the city

SUBJECT:

An Ordinance changing the zoning of a portion of Tracts 2 and 3, Block D, Christy Tract, 7814 Craddock Avenue, City of El Paso, El Paso County, Texas from R-F (Ranch and Farm) and R-3A (Residential) 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.

Subject Property: 7814 Craddock Ave.
Applicant: Romo Property Investments, LLC, PZRZ23-00031

BACKGROUND / DISCUSSION:

The applicant is requesting to rezone from R-F (Ranch and Farm) and R-3A (Residential) to R-1 (Residential) to allow for single-family dwellings. On November 16, 2023, City Plan Commission recommended 5-0 to approve of the proposed rezoning. As of January 11, 2024, the Planning Division has not received any communication in support or opposition to the request from the public. See attached staff report for additional information.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

HAVE ALL AFFECTED DEPARTMENTS BEEN NOTIFIED? X YES ___ NO

PRIMARY DEPARTMENT: Planning & Inspections, Planning Division

SECONDARY DEPARTMENT: N/A

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

DEPARTMENT HEAD:

Philip Etiwe

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF TRACTS 2 AND 3, BLOCK D, CHRISTY TRACT, 7814 CRADDOCK AVENUE, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) AND R-3A (RESIDENTIAL) 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 THE CITY OF EL PASO:

Pursuant to Section 20.04.360 of the El Paso City Code, the zoning of **a portion of Tracts 2 and 3, Block D, Christy Tract, 7814 Craddock Avenue** located in the City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, be changed from **R-F (Ranch and Farm) and R-3A (Residential)** 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 _____, 2024.

THE CITY OF EL PASO

Oscar Leeser, Mayor

ATTEST:

Laura D. Prine, City Clerk

APPROVED AS TO FORM:

Russell Abeln

Russell T. Abeln
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

Philip F. Etiwe

Philip F. Etiwe, Director
Planning & Inspections Department

ORDINANCE NO. _____

HQ2023-1831-P&I | TRAN-#506813 | RTA
Rezoning Ordinance Full Lot No Conditions | PZRZ23-00031 - 7814 Craddock

PZRZ23-00031

EXHIBIT "A"

EXHIBIT "A"

August 28, 2023
Parcel 1
(R-1)

METES AND BOUNDS DESCRIPTION

Description of a parcel of land, being a portion of Tracts 2 and 3, Block D, Christy Tract, as recorded in Volume 6, page 48, Plat Records of El Paso County, Texas and being more particularly described by Metes and Bounds as follows:

The **"TRUE POINT OF BEGINNING"** being a found ½" rebar on the intersection of the southerly right of way line of Craddock Avenue with the westerly line of The Playa Drain from which a found ½" rebar with a cap marked 5372 on the intersection of the southerly right of way line of Craddock Avenue with the easterly line of the Playa Drain bears, South 71°04'55" East a distance of 138.51 feet;

Thence along the westerly line of the Playa Drain, South 44°20'00" West a distance of 253.29 feet to a set ½" rebar with a cap marked TX 5152;

Thence leaving said line, North 52°30'59" West a distance of 193.56 feet to a set nail in rock wall on the easterly line of Thomas Manor Unit Nine;

Thence along said line, North 42°19'17" East a distance of 74.11 feet to a set 1/2" rebar with a cap marked TX 5152 on the common line of Lots 63 and 64, Thomas Manor Unit Nine;

Thence leaving said line, South 60°22'56" East a distance of 150.00 feet to a to a set ½" rebar with a cap marked TX 5152;

Thence, North 68°03'05" East a distance of 63.88 feet to a set ½" rebar with a cap marked TX 5152;

Thence, North 44°20'00" East a distance of 94.27 feet to a set nail in post on the southerly right of way line of Craddock Avenue;

Thence along said line, South 71°10'00' East a distance of 26.58 feet to the **TRUE POINT OF BEGINNING**" and containing 21,324 Square Feet or 0.4895 Acres of land more or less.

Note: A drawing of even date accompanies this description.


Ron R. Conde
R.P.L.S. No. 5152



CONDE INC
ENGINEERING / LAND SURVEYING / PLANNING
6080 SURETY DRIVE / SUITE 100 / EL PASO, TEXAS 79905
(915) 592-0283 FAX (915) 592-0286 FIRM No. 10078100

August 28, 2023
Parcel II
(R-1)

METES AND BOUNDS DESCRIPTION

Description of a parcel of land, being a portion of Tract 3, Block D, Christy Tract, as recorded in Volume 6, Page 48, Plat Records of El Paso County, Texas and being more particularly described by Metes and Bounds as follows:

Commencing for reference at a found ½” rebar on the intersection of the southerly right of way line of Craddock Avenue with the westerly line of Playa Drain from which a found ½” rebar with a cap marked 5372 on the intersection of the southerly right of way line of Craddock Avenue with the easterly line of the Playa Drain bears, South 71°04’55” East a distance of 138.51 feet; Thence along the westerly line of the playa drain, South 44°20’00” West a distance of 253.29 feet to a set ½” rebar with a cap marked TX 5152; for the **“TRUE POINT OF BEGINNING”**.

Thence along the westerly line of Playa Drain, South 44°20’00” West a distance of 180.46 feet to a found ½” rebar at the point of curve;

Thence along the westerly line of the Playa drain, 55.73 feet along the arc of a curve to the left whose radius is 537.12 feet whose interior angle is 5°56’40” whose chord bears, South 41°21’40” West a distance of 55.70 feet to a point from which a found ½” rebar bears North 20°32’32” East a distance of 0.13 feet;

Thence leaving said line, North 71°10’00” West a distance of 204.40 feet to a found ½” rebar with a cap marked TX 2564 on the easterly line of Thomas manor Unit Nine;

Thence along said line, North 42°19’17” East a distance of 301.18 feet to a set nail in rock wall;

Thence leaving said line, South 52°30’59” East a distance of 193.56 feet to the **TRUE POINT OF BEGINNING** and containing 50,661 Square Feet or 1.1630 Acres of land more or less.

Note: A drawing of even date accompanies this description.


Ron R. Conde
R.P.L.S. No. 5152



CONDE INC
ENGINEERING / LAND SURVEYING / PLANNING
6080 SURETY DRIVE / SUITE 100 / EL PASO, TEXAS 79905
(915) 592-0283 FAX (915) 592-0286 FIRM# 10078100

7814 Craddock Avenue

City Plan Commission — November 16, 2023

REZONING



| | |
|------------------------------|--|
| CASE NUMBER: | PZRZ23-00031 |
| CASE MANAGER: | Nataly Nevarez, (915) 212-1644, NevarezKN@elpasotexas.gov |
| PROPERTY OWNER: | Romo Property Investments, LLC |
| REPRESENTATIVE: | Conde, Inc. |
| LOCATION: | 7814 Craddock (District 7) |
| PROPERTY AREA: | 1.65 acres |
| REQUEST: | Rezone from R-F (Ranch and Farm) and R-3A (Residential) to R-1 (Residential) |
| RELATED APPLICATIONS: | SUSU23-00078 - Resubdivision Preliminary |
| PUBLIC INPUT: | None as of November 9, 2023 |

SUMMARY OF REQUEST: The applicant is requesting to rezone the subject property from R-F (Ranch and Farm) and R-3A (Residential) to R-1 (Residential) to allow for single-family dwellings.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the rezoning request. The proposed zoning district is compatible with the residential districts in the surrounding area and is consistent with *Plan El Paso*, the City's adopted Comprehensive Plan, and the G-3, Post-War for the future land use designation.

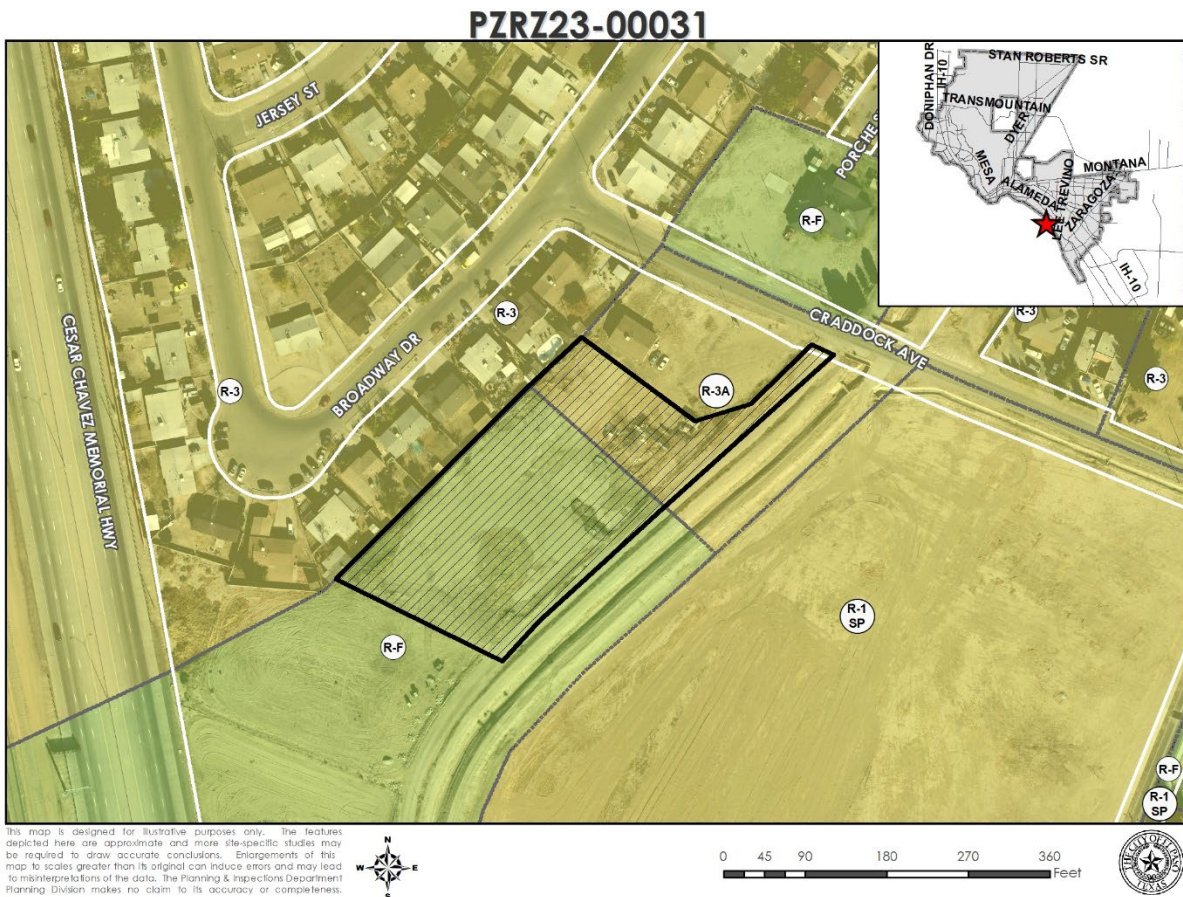


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone the subject property from R-F (Ranch and Farm) and R-3A (Residential) to R-1 (Residential) to allow for single-family dwellings. The size of the property is 1.65 acres and is currently vacant. The conceptual site plan shows two (2) proposed single-family dwellings with main access to the property provided from Craddock Avenue.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER The proposed single-family dwellings and the R-1 (Residential) district are compatible with the adjacent single-family dwellings zoned R-3 (Residential) and R-F (Ranch and Farm) to the north, single-family dwellings zoned R-1/sp (Residential/special permit) and a vacant lot zoned R-F (Ranch and Farm) to the south, single-family dwellings and vacant lots zoned R-1/sp (Residential/special permit) to the east, and single-family dwellings zoned R-3 (Residential) to the west. The proposed single-family dwellings and R-1 (Residential) zoning district are compatible with the established character of the area surrounding the subject property. The nearest school is Ysleta Pre-K Center, which is located 0.28 miles away, and the nearest park is Thomas Manor Park, which is 0.39 miles from the subject property.

| COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with Plan El Paso, consider the following factors: | |
|---|--|
| Criteria | Does the Request Comply? |
| <p>Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p>G-3, Post-War: This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.</p> | <p>Yes. The subject property and the proposed development meet the intent of the G-3, Post-War Future Land Use designation of <i>Plan El Paso</i>.</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 these districts 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 districts 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 single-family dwellings are consistent with residential uses in the neighborhood. The proposed development is within close proximity of other light density residential developments. The surrounding properties are zoned R-F (Ranch and Farm), R-1/sp (Residential/special permit), and R-3 (Residential). The existing uses of the surrounding area range from single-family dwellings to vacant lots.</p> |
| THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS: | |
| <p>Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.</p> | <p>None. The subject property is not located within historic districts nor any other special designation areas.</p> |

| COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors: | |
|--|--|
| Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning. | None. There are no anticipated adverse impacts. |
| Natural Environment: Anticipated effects on the natural environment. | None. The proposed rezoning does not involve green field or environmentally sensitive land or arroyo disturbance. |
| Stability: Whether the area is stable or in transition. | There has been some transition within the last 10 years in the nearby area. To the east of the subject property, there is a property that was rezoned in 2020 from R-F (Ranch and Farm) to R-1/sp (Residential/special permit). This area supports residential developments. |
| Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property. | None. |

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

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: No adverse comments were received from reviewing departments.

PUBLIC COMMENT: The subject property is located within the boundaries of the Thomas Manor Association, Playa Neighborhood Association, Mission Valley Association, and the Corridor 20 Civic Association, which were notified of the rezoning request by the applicant. Public notices were mailed to property owners within 300 feet on November 3, 2023. As of November 9, 2023, the Planning Division has not received any communication in support or opposition to the request from the public. This past August, prior to submitting the rezoning application, the applicant held a meeting with the neighborhood which resulted in the current R-1 request.

RELATED APPLICATIONS: A Resubdivision Preliminary application (SUSU23-00078) approval with a condition was previously granted by the City Plan Commission on November 2, 2023. The condition being that the rezoning must be approved by City Council prior to the recordation of the final plat.

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:

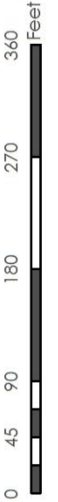
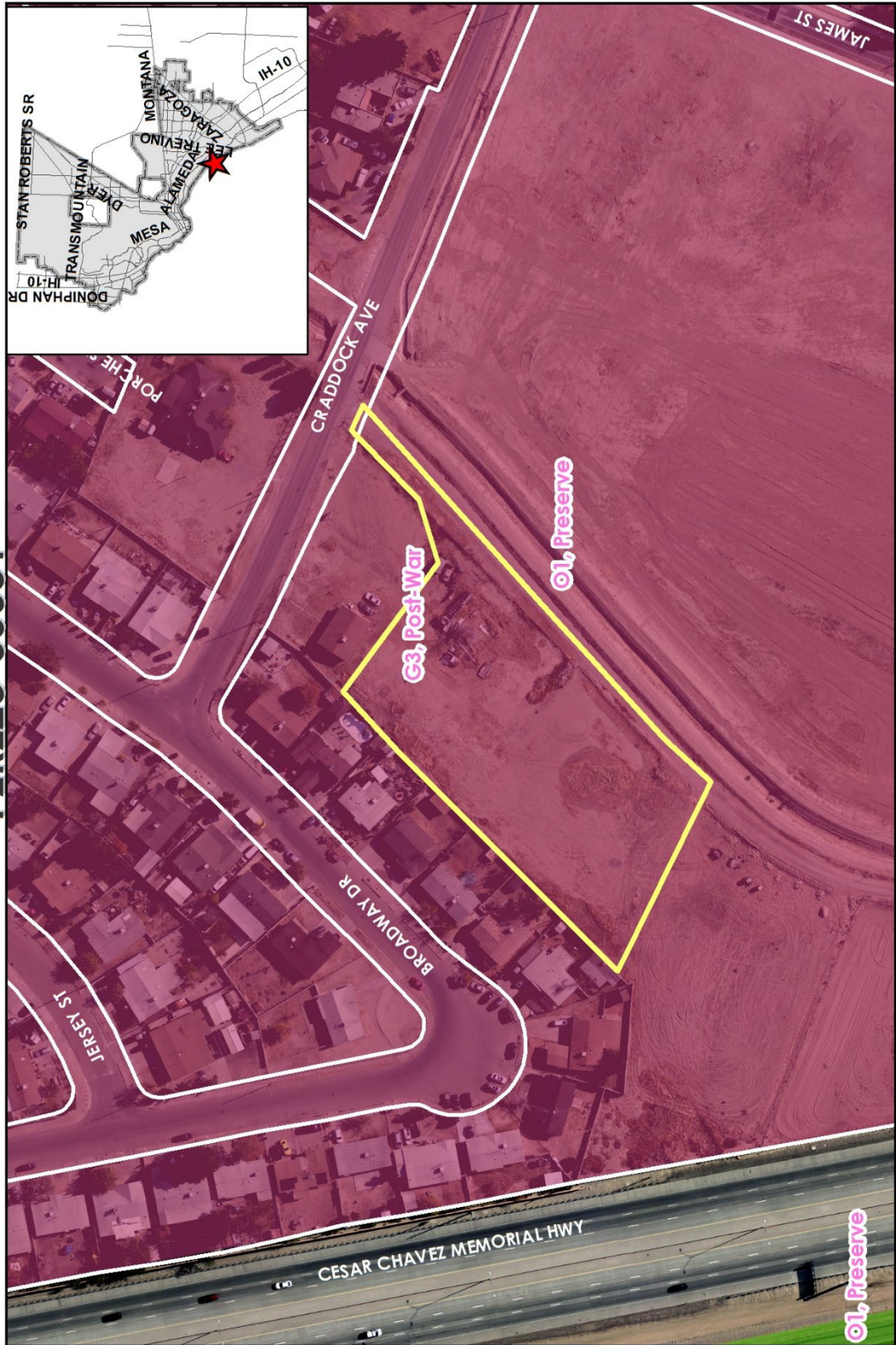
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
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. Generalized Plot Plan
3. Department Comments
4. Neighborhood Notification Boundary Map

ATTACHMENT 1

PZR23-00031

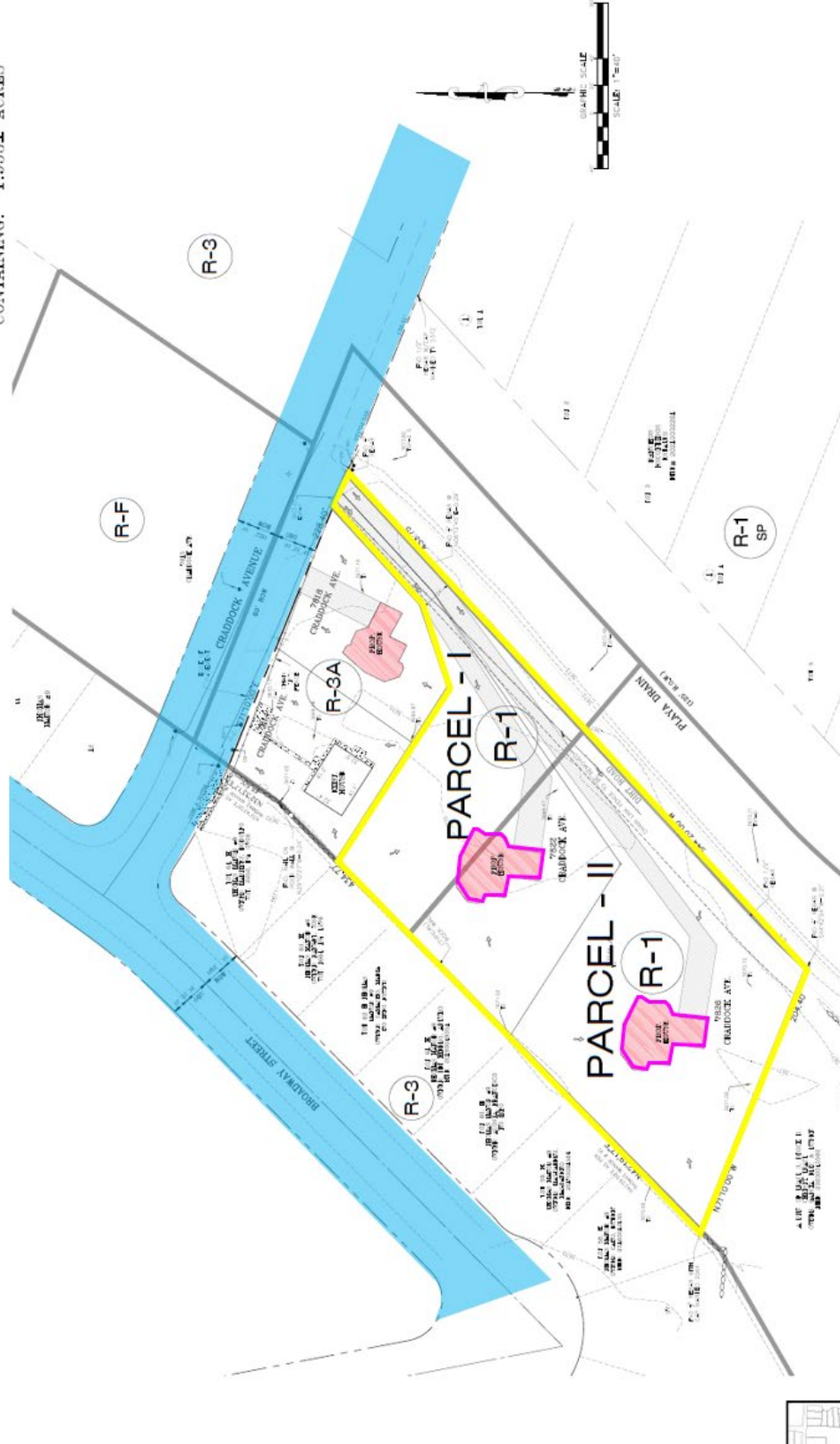


This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The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

ATTACHMENT 2

MARTINEZ ESTATES REZONING PLAN

BEING PORTION OF TRACTS 2 AND 3,
BLOCK D; CHRISTY TRACT,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 1.953± ACRES



ATTACHMENT 3

Planning and Inspections Department - Planning Division

Staff recommends **APPROVAL** of the rezoning request. The proposed zoning district is compatible with the residential districts in the surrounding area and is consistent with *Plan El Paso*, the City's adopted Comprehensive Plan, and the G-3, Post-War for the future land use designation.

Planning and Inspections Department – Plan Review & Landscaping Division

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

Planning and Inspections Department – Land Development

1. The property is in the flood zone area "AH", therefore provide a preliminary elevation certificate at the time of grading permit
2. Provide a flood zone determination note on the preliminary and final plat.
3. Show existing and proposed drainage flow patterns on the site plan and identify the discharge and/or storage location(s) for all storm-water runoff within the subdivision. Provide alternate drainage courses for historic flow.
4. Add a general note to both the preliminary and final plat sheets: "The retention of all storm-water runoff discharge volume is required within this subdivision's limits in compliance with all provisions of (Muni-Code 19.19.010A, DSC, and DDM Section 11.1)."
5. The proposed ponding area for subdivision shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event.

Fire Department

No comments provided.

Police Department

No comments provided.

Environment Services

No comments provided.

Streets and Maintenance Department

Streets and Maintenance traffic engineering has no objections.

Sun Metro

No comments provided.

El Paso Water

EPWater does not object to this request.

EPWU-PSB Comments

There is an existing 12-inch diameter water main that extends along Craddock Avenue, approximately 20-feet north of the property. This main is available for service.

Previous water pressure readings from fire hydrant # 3048 located at northeast corner of Broadway Street and Craddock Avenue, have yielded a static pressure of 98 psi, residual pressure of 78 psi, discharge of 1,087 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 sewer main that extends along Craddock Avenue located approximately 25-foot north of the property. This main is dead-end approximately 248-feet east of Broadway Street. This main is available for main extension and service.

Sanitary sewer main extension is required to provide sewer service to lots 2, 3 and 4. Owner is responsible for all main extension costs.

General

Service shall be provided at the property line adjacent to the public dedicated right-of-way for lot 3 and lot 4. The Owner is to provide the locations for the water services outside of the driveways. No vehicular traffic is allowed over the water meter boxes.

Each lot requires a separate water/sanitary sewer service connection within the limits of each lot.

EPWater requires a new service application to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWater – PSB Rules and Regulations. The owner 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:

El Paso County 911 District

No comments provided.

Texas Department of Transportation

No comments provided.

El Paso County Water Improvement District #1

No comments provided.

ATTACHMENT 4

