



City of El Paso – City Plan Commission Staff Report

Case No: PZDS13-00002 (Expedited)
Application Type: Detailed Site Plan
CPC Hearing Date: February 7, 2013
Staff Planner: Michael McElroy, 915-541-4238, mcelroyms@elpasotexas.gov
Location: 5772 Diamond Point Circle
Legal Description: Lots 18 & 19, Block 3, Shadow Mountain Heights Replat “B”, City of El Paso, El Paso County, Texas
Acreage: 0.29-acre
Rep District: 1
Zoning: PR-2/sc (Planned Residential II/special contract)
Existing Use: Single-family dwelling and vacant
Request: Detailed Site Plan Review per Ordinance No. 6439, dated January 19, 1979
Proposed Use: Addition of cabana, swimming pool, and tennis court
Property Owner: Julie and James Cardwell
Representative: Mardi Crupper

SURROUNDING ZONING AND LAND USE

North: PR-2/sc (Planned Residential II/special contract) / Single-family dwelling
South: PR-2/sc (Planned Residential II/special contract) & R-4/sc (Residential) / Single-family dwelling
East: PR-2/sc (Planned Residential II/special contract) / Single-family dwelling
West: PR-2/sc (Planned Residential II/special contract) / Single-family dwelling

Plan El Paso Designation: G4-Suburban (Walkable), (Northwest Planning Area)

Nearest Park: Snow Heights Park (4,897 ft.)

Nearest School: Western Hills Elementary (4,445 ft.)

NEIGHBORHOOD INPUT

Detailed Site Development Plan Review does not require public notification as per Section 20.04.520, *Notice*.

APPLICATION HISTORY

A Detailed Site Development Plan review is required by Ordinance No. 6439, dated January 19, 1979 in recognition of the property’s rezoning from R-3 to PUD-2 (now P-R II).

APPLICATION DESCRIPTION

The detailed site development plan shows an existing 5,812 sq. ft. home with a proposed addition of a 1,010 sq. ft. cabana, swimming pool, and tennis court. Access to the subject property is proposed from Diamond Point Circle.

CITY DEVELOPMENT DEPARTMENT-PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **APPROVAL** of the detailed site development plan request as it meets all the requirements of Section 20.04.150, Detailed Site Development Plan.

Plan El Paso- Future Land Use Map Designation

All applications for detailed site plan review shall demonstrate compliance with the following criteria:

G-4 – Suburban (Walkable): This sector applies to modern single-use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. 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.

The purpose of the P-R II (Planned Residential 2) district is to provide planned developments that create a superior living environment through unified planning and building operations at higher residential densities; encourage variety in housing needed to meet changing housing demands; provide adequate community facilities well-located with respect to needs; protect the natural beauty of the landscape; encourage preservation and more efficient use of open space; offer an opportunity for design flexibility; and encourage innovations which may result in improved relationships between uses of different types and between land uses and transportation facilities.

City Development Department – Land Development

No Objection.

Grading plan and permit shall be required.*

Storm Water Pollution Prevention Plan and/or permit required.*

Drainage plans must be approved by the City Development Dept. Land Development Section.*

* This requirement will be applied at the time of development.

City Development Department – Planning Division - Transportation

No objections

City Development Department – Building Permits & Inspections

Landscape is not required because this subdivision is vested and 18.46 is mostly commercial projects. Unless this parcel will be replatted to one parcel, either by metes and bounds or another alternative the new building shall meet the setbacks.

Fire Department

Recommend APPROVAL of “Detailed Site Plan” as presented.

NOTE: In accordance with the requirements of the Zoning Code Section 20.04.160 Content of application the Fire Planning Division has reviewed the submitted “Detailed Site Plan for the following: Elevations, Perspective of the building, Dimensions, square footage and height of all structures, Number of dwelling units in Multi- family structures, and Driveways as applicable to following sections of the fire code; Sections 503 and Appendix D Fire Apparatus Access Roads, Section 903 Automatic Sprinkler Systems, Section 905 Standpipe Systems. “When required as per section 905.3.1, 905.4 and 905.5 all fire protections system plans shall be submitted separately to Fire Plan Review for further requirements and comments”.

Sun Metro

Sun Metro does not oppose this request. Recommends the construction of sidewalks to permit pedestrian access to mass transit opportunities.

El Paso Police Department

No objection.

EPWU

1. EPWU does not object to this request.

Water:

2. There is an existing 8-inch diameter water main extending along Diamond Point Circle that is available for service, the water main is located approximately 7 feet north from the center line of the right-of-way.

3. EPWU records indicate a vacant water service connection (inactive meter) and a ¾ inch water meter serving the subject properties. The addresses for these services are 5776 and 5772 Diamond

Point Circle respectively.

Sanitary Sewer:

4. There is an existing 8-inch diameter sanitary sewer main extending along Diamond Point Circle that is available for service, the sewer main is located approximately 5 feet south from the center line of the right-of-way.

General:

5. EPWU requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current 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.

CITY PLAN COMMISSION OPTIONS

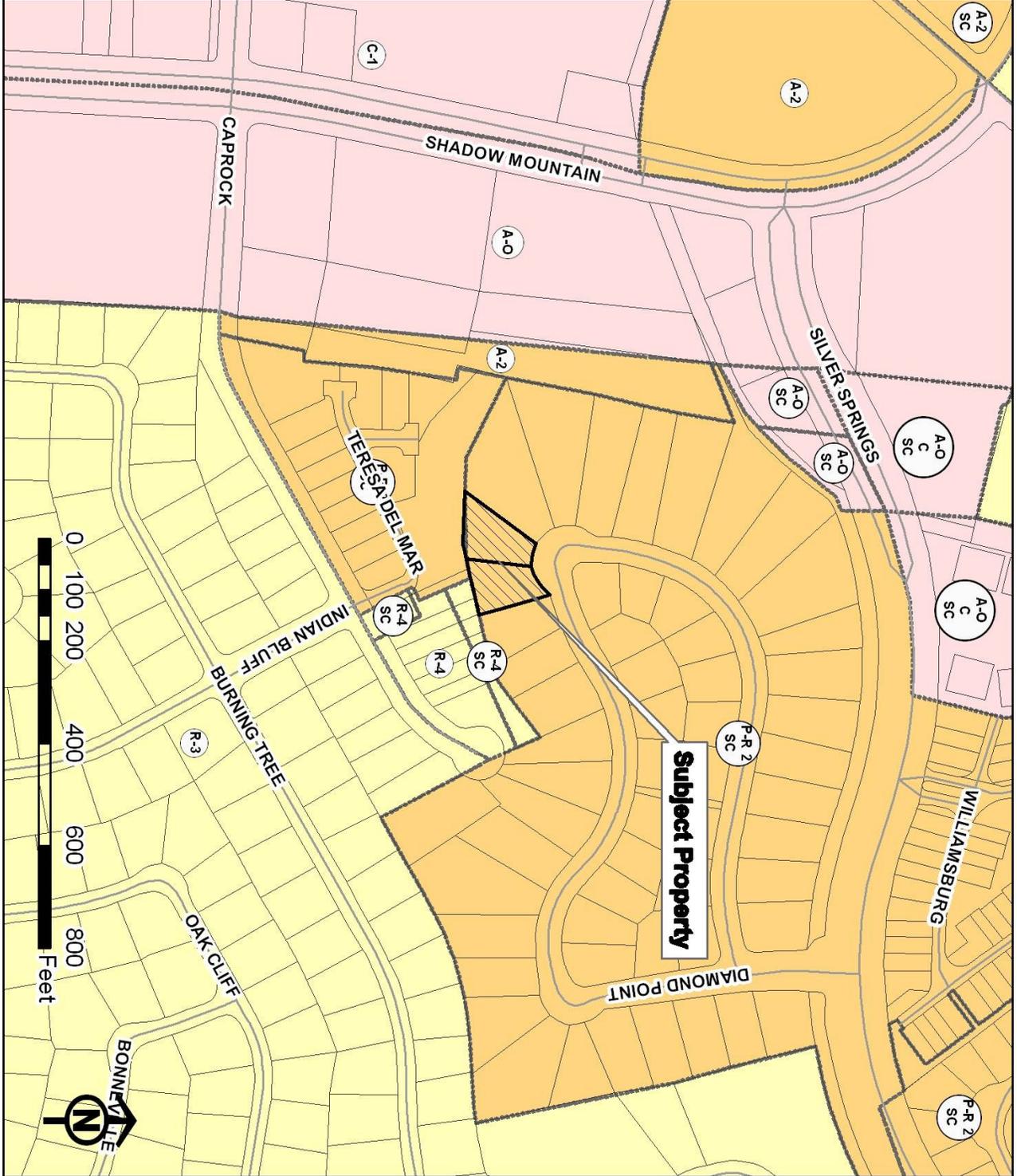
The City Plan Commission may consider the following options and additional options that it identifies when reviewing the detailed site development plan application:

1. Recommend approval of the application finding that the detailed site development plan is in conformance with the review criteria of Plan El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan
2. Recommend approval of the application with modifications to bring the detailed site development plan into conformance with the review criteria in Plan El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the detailed site development plan does not conform to the review criteria in Plan El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

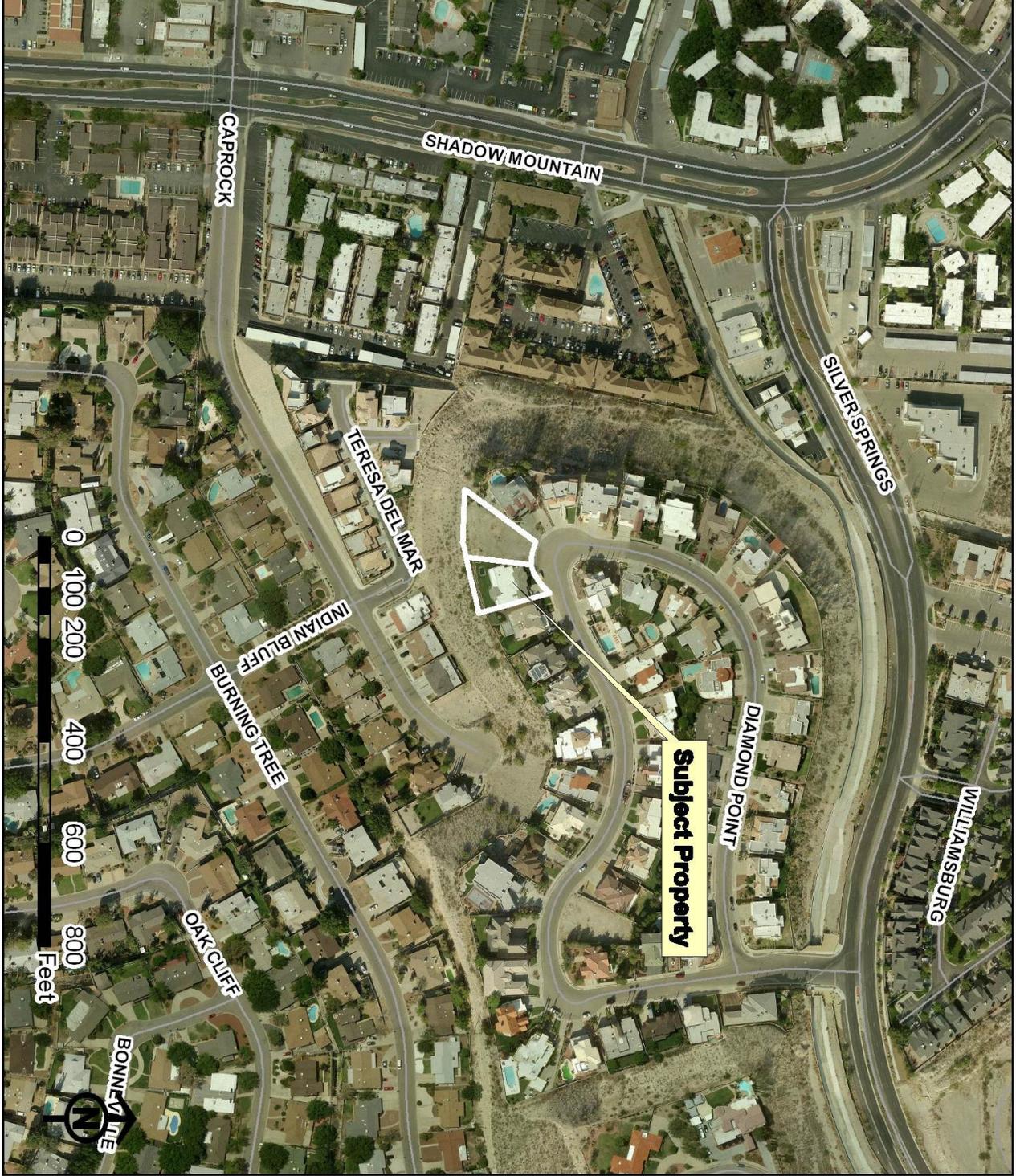
Attachments

1. Location Map
2. Aerial Map
3. Detailed Site Development Plan
4. Ordinance No. 6439, dated January 19, 1979

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CONTRACT

This contract, made this 19th day of January, 1979, by and between FIRST SERVICE CORPORATION and F.V.C. DEVELOPMENT CORPORATION, co-partners doing business under the assumed name of SIERRA VISTA JOINT VENTURE, First Parties, FIRST SAVINGS AND LOAN ASSOCIATION OF EL PASO, a corporation, Second Party, and the CITY OF EL PASO, Third Party, witnesseth:

Application has been made to the City of El Paso for rezoning of Tract 1A, H.G. Foster Survey No. 259 and Tract 2GIC, A. P. Miller Survey No. 215, all in the City of El Paso, El Paso County, Texas, such property being more particularly described in Ordinance No. 6439 now pending before the City Council of the City of El Paso, a copy of which is attached hereto, marked Exhibit "A" and made a part hereof by reference. To remove certain objections to such rezoning, First Parties covenant that if the property is rezoned to PUD-2 (Planned Unit Development) within the meaning of the zoning ordinance of the City of El Paso, it shall be subject to the following restrictions, conditions and covenants:

1. No building permits shall be issued for construction on the property until the following conditions have been met:

(a) Complete and detailed architectural and site development plans of the proposed development on the property must be submitted by First Parties and approved by the City Plan Commission of the City of El Paso. All construction and development on the property shall be done in accordance with the approved plans.

(b) First Parties must, at no cost to the City, execute and deliver to the City either a 30-foot wide drainage easement with concrete lining as required or a 50-foot wide drainage easement if unlined and a 120-foot wide street which shall cross the property. The property descriptions used in such instruments shall be subject to prior approval by the Director of Traffic and Transportation and the City Engineer of the City of El Paso.