City of El Paso – City Plan Commission Staff Report

Case No:	SUSU11-00125 Mission Ridge Unit Five
Application Type:	Major Preliminary
CPC Hearing Date:	January 5, 2012
Staff Planner:	Kevin Smith, 915-541-4903, smithkw@elpasotexas.gov
Location:	North of Eastlake Boulevard and East of Peyton Drive
Legal Description Acreage:	96.15 acres
Rep District:	ETJ
Existing Use:	Vacant
Existing Zoning:	N/A
Proposed Zoning:	N/A
Nearest School:	Eastlake High School (0.34-mile)
Nearest Park:	Cimarron Unit 1 park (3.85-miles)
Parkland Fees Required:	N/A
Impact Fee Area:	Not in Impact Fee Area
Property Owner:	Texas General Land Office
Applicant:	TRE & Associates, LLC
Representative:	TRE & Associates, LLC

SURROUNDING ZONING AND LAND USE:
North: ETJ/ Vacant
South: ETJ/ Vacant
East: ETJ/ Vacant
West: ETJ/ Vacant

THE PLAN FOR EL PASO DESIGNATION: Residential

APPLICATION DESCRIPTION

The applicant is proposing development of 334 single-family residential lots with the smallest being 4,500 square feet and the largest being approximately 17,200 square feet. The applicant is also proposing 3 commercial lots, 3 ponds, and 6.6 acres of open space. Primary access will be off of Eastlake Boulevard and the future extension of Paseo Del Este Drive.

Development Coordinating Committee

The Development Coordinating Committee recommends ***approval*** of Mission Ridge Unit Five on a Major Preliminary basis.

Staff is also recommending that the City Plan Commission require the applicant to landscape the parkway area on Paseo Del Norte Drive, as stipulated under Section 19.23.040(H) *The city plan*

commission may require that a parkway at the rear of a double frontage lot be landscaped or other aesthetic treatment be provided by the subdivider, subject to the approval of the city plan commission to provide a visual and physical separation between the development and the street. Staff also recommends that this be coordinated with the El Paso Department of Transportation regarding the location, spacing, and type of trees.

Planning Division Recommendation

Approval. Staff recommends the placement of the open space in a central location of the subdivision to enhance pedestrian connectivity.

Engineering and Construction Management – Land Development

We have reviewed subject plan recommend **Approval**; Developer/Engineer needs to address the following comments:

1. Clarify the drainage on Warwick Shire Place with the relation to the easement on the Lot 9, Block 14.

The Subdivision is within Flood Zone X-"Areas of minimal flooding" –
Panel # 480212 0250B, dated September 4, 1991.

El Paso DOT

This subdivision was reviewed utilizing the current version of Title 19. The Department of Transportation objects to the proposed plat based on the following comments:
1. Pending technical review of TIA.
2. Developer shall be responsible for their proportionate share of traffic mitigation and improvements at the intersections of Eastlake Boulevard at Peyton Drive and Eastlake Boulevard and Emerald Sands Drive.
3. Five foot parkways are required as per Section 19.15.060 (DSC Standards Met).
4. Double frontage lots along Paseo Del Este Drive and Eastlake Boulevard shall comply with Section 19.23.040 of the El Paso City Code.
Notes: 1. Paseo Del Este exceeds minimum standards as Paseo Del Este is designated as a Minor Arterial on the MTP.
2. Transportation recommends the use of alternative mitigation such as traffic circles and curb extensions throughout the subdivision to reduce vehicle speed.
3. All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

El Paso Water Utilities

1. EPWU does not object to this request.

General

2. The proposed subdivision is located within the East El Paso Extraterritorial Jurisdiction (ETJ) within one of the Paseo Del Este Municipal Utility Districts (MUDs) service area. The Paseo Del Este MUD receives wholesale water and wastewater service from the El Paso Water Utilities – Public Service Board (EPWU-PSB) in accordance with the Paseo del Este Wholesale Contract and EPWU-PSB Rules and Regulations No. 11.

PSB - Stormwater
We have reviewed the subdivision described above and provide the following comments:

Mission Ridge Unit 5 – Preliminary
1. At the improvement plan stage mitigate the amount of stormwater runoff on streets by extending the underground storm sewer system to capture street flow at critical points.

2. At the improvement plan stage provide improvements to protect the subject property from stormwater runoff from the undeveloped terrain.

3. EPWU strongly recommends using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

Parks and Recreation Department
We have reviewed **Mission Ridge #5,** a major preliminary plat map and offer Developer / Engineer the following comments:

1. Clarify if the 6.58 acres of "Open Space" area along Wesleyan Ave. is to remain undisturbed, clarify maintenance party, and clarify if area is being dedicated to the governing MUD #3.

Please note that this is a residential subdivision composed of **334** lots located with-in the City of El Paso east extra territorial jurisdiction (ETJ) area and that there are no recreational areas nearby this development or with-in a 2.5 mile radius distance.

Parks Department recommends for Developer to provide to the governing Municipal Utility District (MUD) areas large enough for a minimum of 3.34-acres (according to proposed density) of developed parks & recreational areas within this development in the form of neighborhood parks & linear parks which are necessary for the public welfare.

Also, please note that this is a residential subdivision located with-in the City of El Paso east extra territorial jurisdiction (ETJ) areas but not within the areas of potential annexation by the City, thus being excluded from the calculation for parkland as required per ordinance Title 19 - Subdivisions**, Chapter 19.20 - Parks & Open Space** as noted below.

Section 19.20.020 - Dedication Required

A. Dedication Required. All subdivisions located within the corporate limits of the City of El Paso and within those areas designated in the City's extra territorial jurisdiction (ETJ), as identified on an official map kept in the Development Services Department.
(ord. 16882 § 2 (part), 2008)
(ord. No.17236, § 27, 11-10-2009; Ord. No. 17251, § 11, 12-15-2009

Texas Gas Service
No comments received.

Central Appraisal District
No comments received.

El Paso Electric Company
No comments received.

911 District
No comments received.

Fire Department
No comments received.

Sun Metro
No comments received.

Geographic Information Systems
No comments received.

Socorro School District
No comments received.

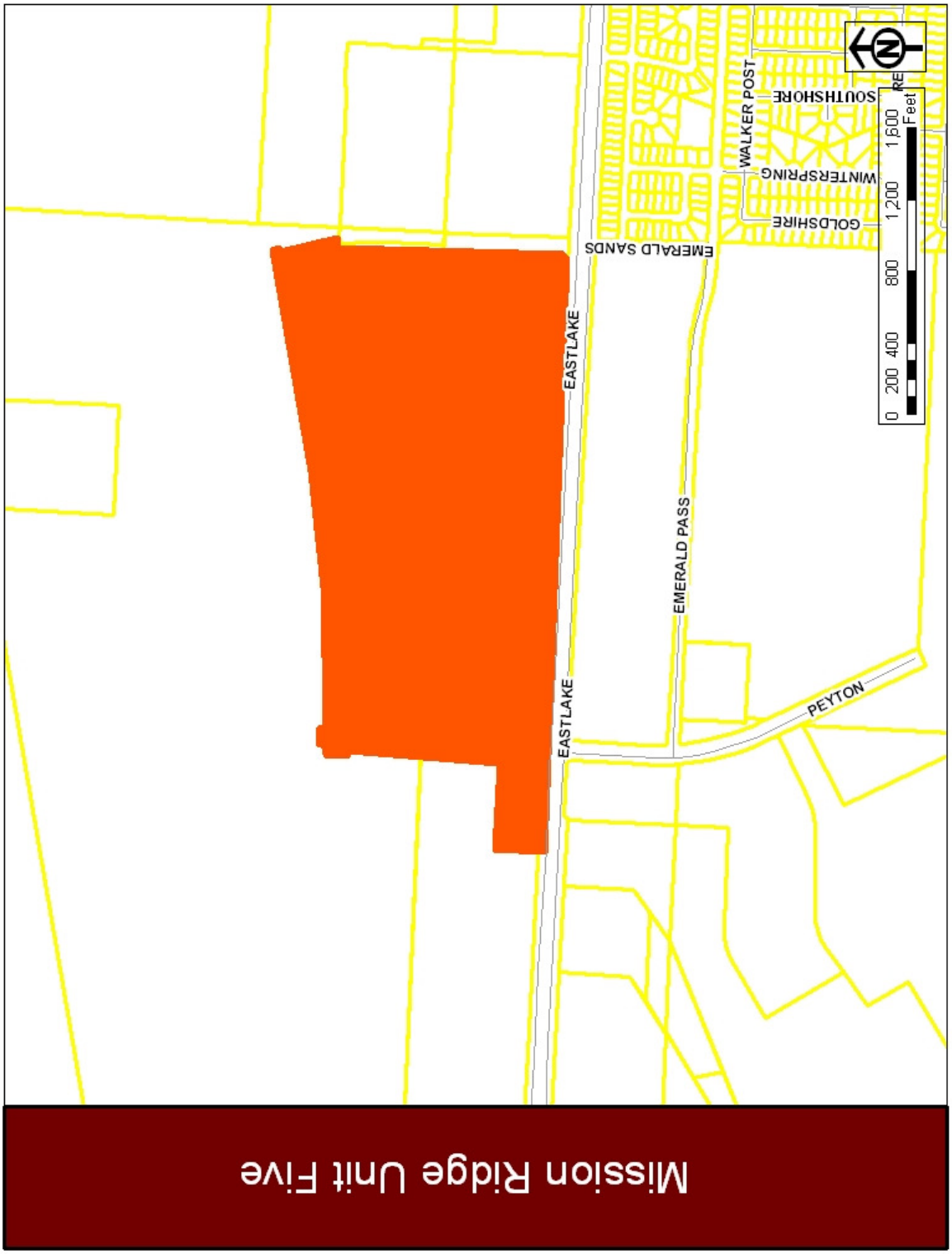
Additional Requirements and General Comments:

1. Submit to the Planning and Economic Development Department – Planning Division the following prior to recording of the subdivision.
    a. Current certified tax certificate(s)
    b. Current proof of ownership
    c. Release of access document, if applicable
    d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

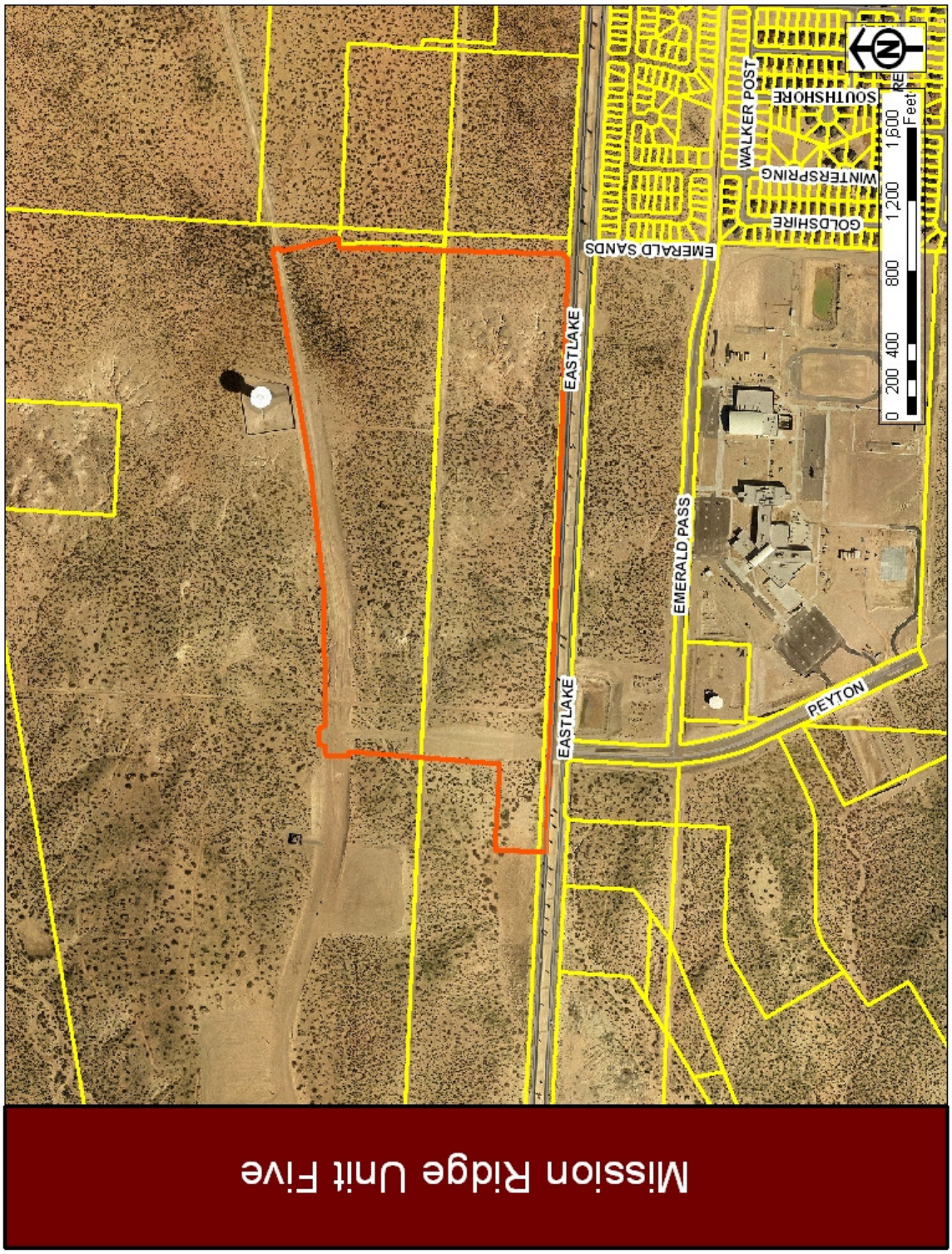
Attachments

1. Location map
2. Aerial map
3. Preliminary Plat
4. Application

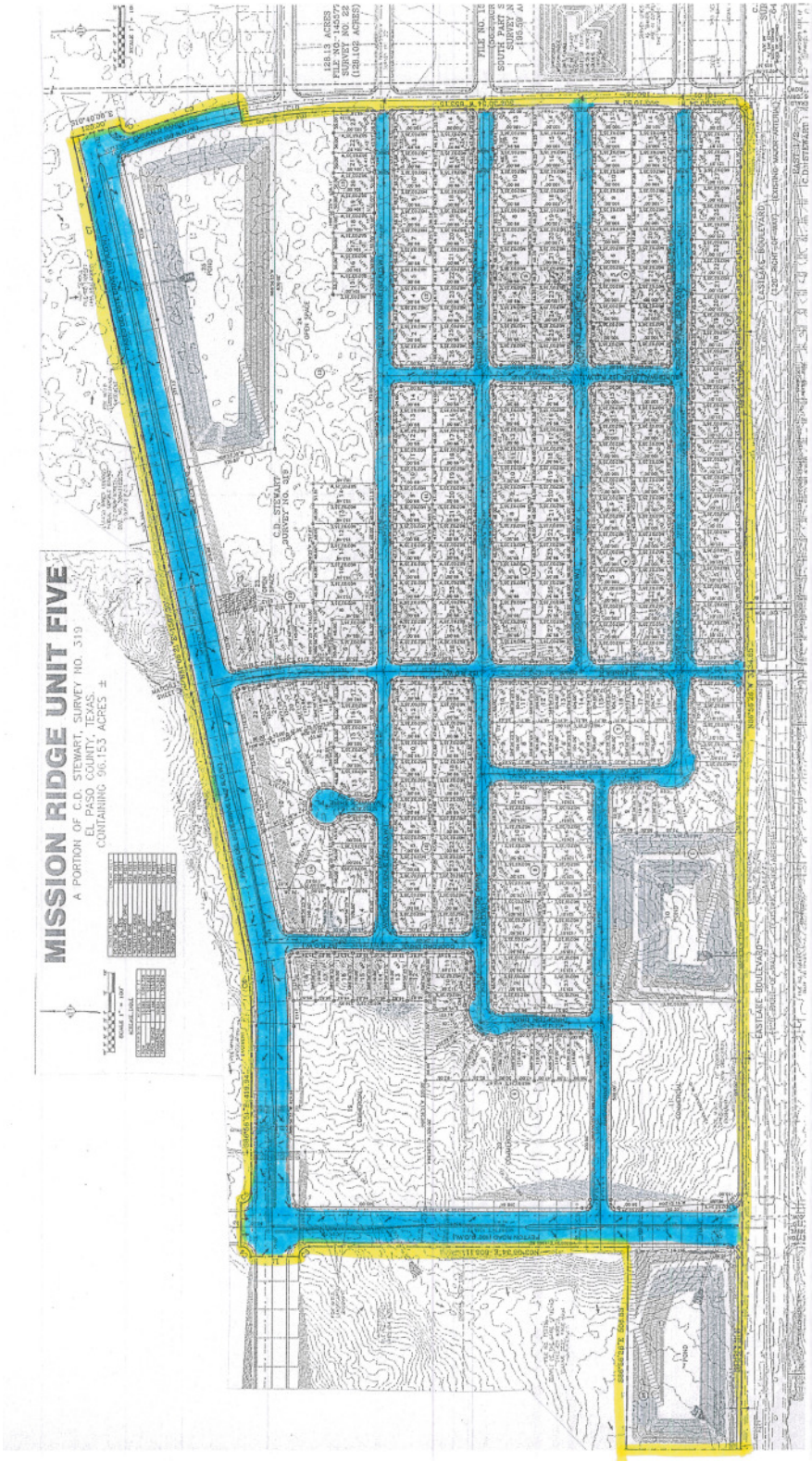
ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4

CITY PLAN COMMISSION APPLICATION FOR
MAJOR SUBDIVISION PRELIMINARY APPROVAL

DATE: 12/01/11 FILE NO. SUSUU-00125

SUBDIVISION NAME: Mission Ridge Unit Five

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A POrtion of C.D. Stewart Survey No. 319, El Paso County, Texas. Containing 96.153 Acres +

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	41.045	334	Office		
Duplex			Street & Alley	25.085	
Apartment			Ponding & Drainage	12.003	3
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park			Open Space	7.186	1
School					
Commercial	10.834	3	Total No. Sites		341
Industrial			Total (Gross) Acreage	96.153	

3. What is existing zoning of the above described property? N/A Proposed zoning? N/A

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes____ No____.

5. What type of utility easements are proposed: Underground____ Overhead____ Combination of Both X.

6. What type of drainage is proposed? (If applicable, list more than one)
Storm sewer piped system conveying runoff from both developed and undeveloped offsite through RCP pipes into retention ponds.

7. Are special public improvements proposed in connection with development? Yes ____ No X.

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes ____ No X
If answer is "Yes", please explain the nature of the modification or exception____

9. Remarks and/or explanation of special circumstances:____

10. **Improvement Plans submitted?** Yes ____ No X

11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes ____ No X

If yes, please submit a vested rights petition in accordance with Section 19.47- Vested Rights (See Attached).

CITY OF EL PASO PAID DEC 01 2011 ENGINEERING & CONSTRUCTION MGMT DEPT

Texas General Land Office
1700 N. Congress, Ste.935

12. Owner of record Austin, Texas 78701-1495 (800)998-4456
(Name & Address) (Zip) (Phone)

Hunt Communities GP, LLC
12. Developer 4401 N. Mesa, El Paso, Texas 79902 (915)533-7900
(Name & Address) (Zip) (Phone)

Gray Jansing & Associates, Inc.
14. Engineer 801 N. El Paso St.Ste.150, El Paso, TX 79902 (915)852-9093
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
FEE: $1,901.00

OWNER SIGNATURE: _____

REPRESENTATIVE: _____

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.