



City of El Paso – City Plan Commission Staff Report

REVISED

Case No: SUSU13-00004 Mission Ridge Unit 8
Application Type: Major Preliminary
CPC Hearing Date: February 21, 2013
Staff Planner: George Pinal, 915-541-4152, pinalg@elpasotexas.gov
Location: North of Eastlake Blvd. and East of Rojas Dr.
Legal Description Acreage: 54.453 acres
Rep District: ETJ
Existing Use: Residential
Existing Zoning: N/A
Proposed Zoning: N/A

Nearest School: Eastlake High School (1.19 miles)
Nearest Park: Ranchos Del Sol Park (2.24-mile)
Parkland Fees Required: N/A
Impact Fee Area: This development is not subject to impact fees.

Property Owner: Paseo Partners, LP and State of Texas General Land Offices
Applicant: TRE and Associates, LLC
Representative: TRE and Associates, LLC

SURROUNDING ZONING AND LAND USE:

North: ETJ
South: ETJ
East: ETJ
West: ETJ

THE PLAN FOR EL PASO DESIGNATION: G4, Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant is proposing development of 199 residential lots with the smallest being 4,841 square feet and the largest approximately 21,302 square feet in size. In addition, the applicant is proposing a pond approximately 248,382 square feet (5.7 acres) in size. There is a commercial lot that is 72,143 square feet (1.656 acres) in size and a park 42,140 square feet (0.96 acres) in size. Primary access will be from Eastlake Blvd.

This application has been granted vested rights making the development subject to the subdivision standards in effect prior to June 1, 2008.

The applicant is requesting the following modifications:

- To allow for a 110 ft. ROW for a Minor Arterial to include a 10-foot hike and bike trail, 3 driving lanes in each direction, a 14-foot wide median and 5-foot sidewalk and 5-foot parkway.
- To allow for a 52 ft. ROW for local residential streets to include 5-foot sidewalks and 5-foot parkways.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the modification requests based on reason 3 of section 19.04.170 "Modifications of conditions" of the previous subdivision code and **approval** of Mission Ridge Unit 8 on a Major Preliminary basis subject to the following conditions and requirements:

Planning Division Recommendation:

No Objection.

City Development Department - Land Development

No Objection.

City Development – Transportation

Approval with modifications. In this case the applicant has demonstrated an alternative method of development to include a hike/bike trail and 5' sidewalks. This alternative method of development will improve the aesthetic value of the subdivision while giving equal emphasis to safety, vehicular and pedestrian passage.

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.

Parks and Recreation Department

Mission Ridge Unit Eight was reviewed. Please note that this is a residential subdivision located with-in the City of El Paso east extra territorial jurisdiction (ETJ) area but not within the areas of potential annexation by the City.

Please note that this subdivision is composed of **199** lots, **and** includes a **0.97** acre "Park". Per City standards a 1.99 acre "Park" would have been required, however,

This subdivision is excluded from the calculation for "Parkland Dedication" as described per ordinance Title 19 – Subdivision & Development Plats, 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.

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.

Geographic Information Systems

No comments received.

Socorro Independent School District

No comments received.

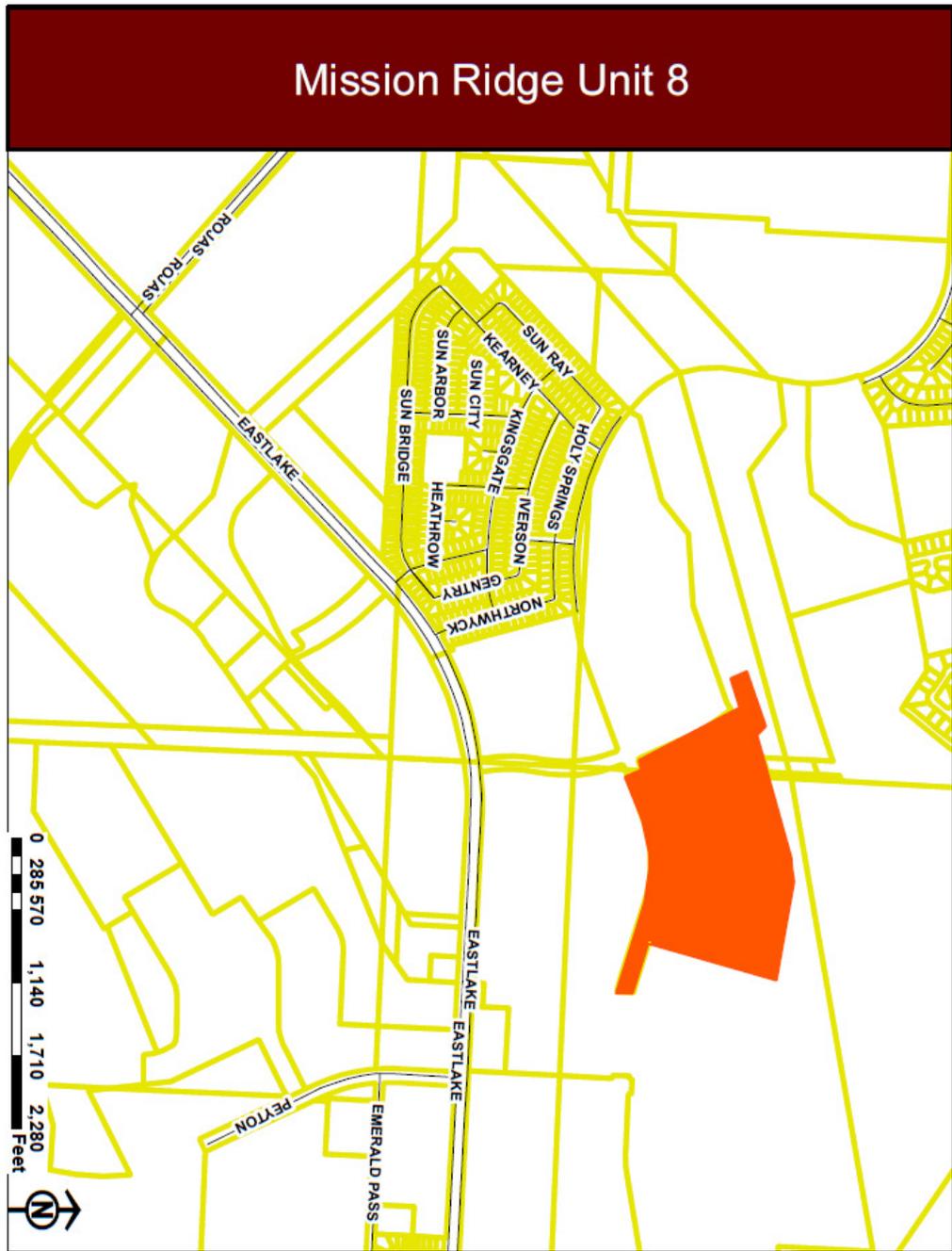
Additional Requirements and General Comments:

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

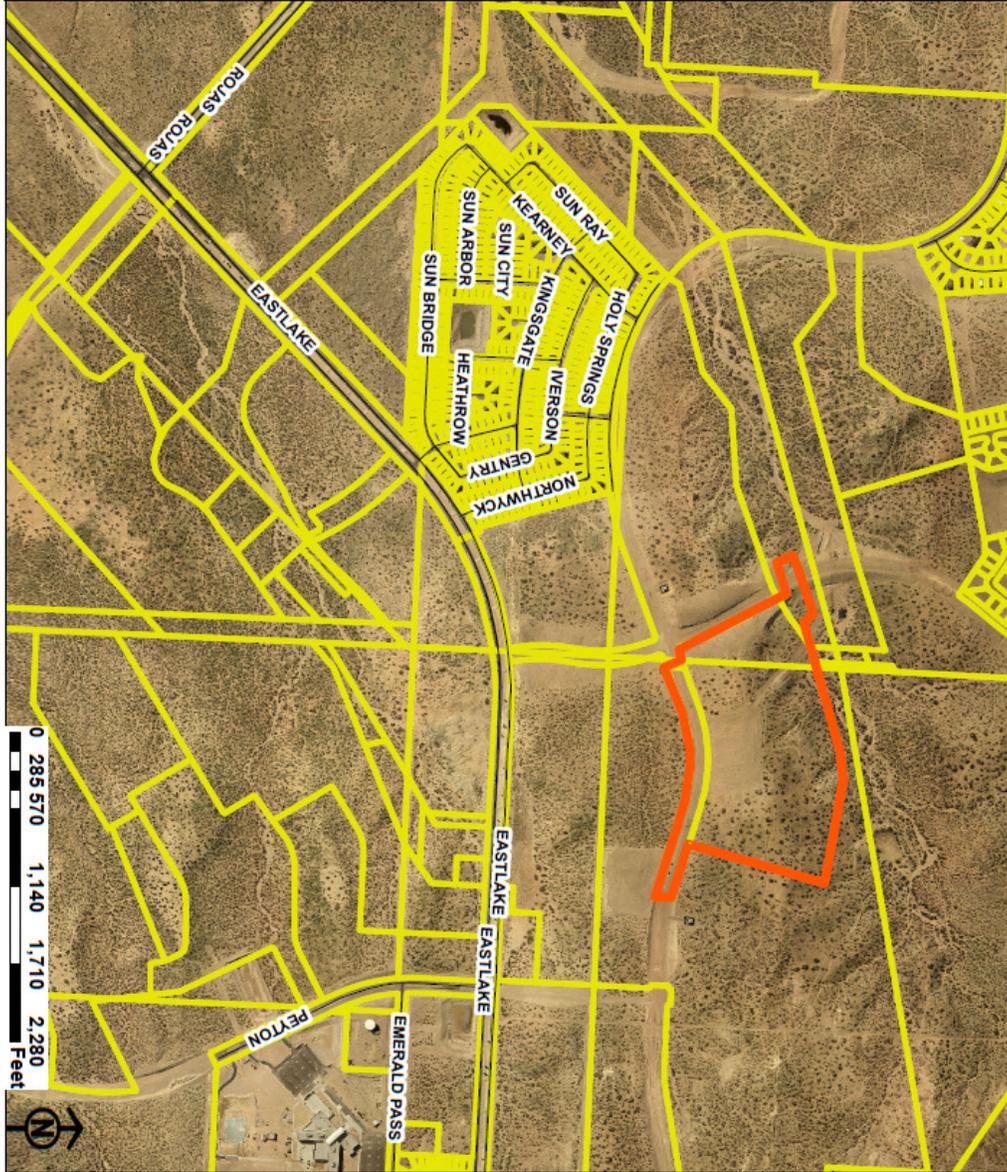
1. Location map
2. Aerial map
3. Preliminary Plat
4. Application

ATTACHMENT 1



ATTACHMENT 2

Mission Ridge Unit 8



ATTACHMENT 4

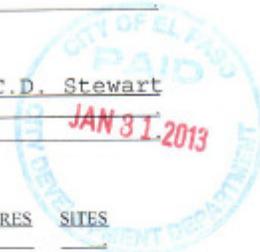


CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION PRELIMINARY APPROVAL

DATE: 01/31/2013 FILE NO. SUSU13-00004

SUBDIVISION NAME: Mission Ridge Unit Eight

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A Portion of W. J. Rand, Survey No. 315 1/2 and C.D. Stewart
Survey No. 319 El Paso County, Texas.
Containing 54.453 acres±



2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	29.002	199	Office	_____	_____
Duplex	_____	_____	Street & Alley	15.914	_____
Apartment	_____	_____	Ponding & Drainage	5.702	1
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	0.967	1	Drainage ROW	1.092	1
School	_____	_____	Access	0.120	2
Commercial	1.656	1	Total No. Sites	_____	_____
Industrial	_____	_____	Total (Gross) Acreage	54.453	_____

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 RCP system conveying runoff from developed site
into retention pond.
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 X No _____
 If answer is "Yes", please explain the nature of the modification or exception Modification Request
for a 120 ft. right-of-way and 110 ft. right-of-way
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 X No _____
 If yes, please submit a vested _____ rights petition in accordance with Section 19.47- Vested Rights (See Attached).

Texas General Land Office
1700 N. Congress, Ste. 935
Austin, Texas 78701-1495 (800) 998-4456

Paseo Partners, LP
4401 N. Mesa
El Paso, TX 79902 (915) 533-7900

12. Owner of record _____
(Name & Address) (Zip) (Phone)
12. Developer Hunt Communities Holding GP, LLC
4401 N. Mesa, El Paso, Texas 79902 (915) 533-7900
(Name & Address) (Zip) (Phone)
14. Engineer TRE & Associates, LLC
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.