



*City of El Paso – City Plan Commission Staff Report*

**Case No:** SUSU14-00005 Mission Ridge Unit Eight  
**Application Type:** Major Final  
**CPC Hearing Date:** February 27, 2014  
**Staff Planner:** Alejandro Palma, 915-212-1607, [palmaaj@elpasotexas.gov](mailto:palmaaj@elpasotexas.gov)  
**Location:** North of Eastlake Blvd. and East of Rojas Dr.  
**Legal Description Acreage:** 54.437 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 miles)  
**Parkland Fees Required:** N/A  
**Impact Fee Area:** This development is not subject to impact fees.  
**Property Owner:** Hunt Mission Ridge, LLC  
**Applicant:** TRE and Associates, LLC  
**Representative:** TRE and 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:** 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 247,929 square feet (5.7 acres) in size. There is a commercial lot that is 72,084 square feet (1.7 acres) in size and a park that is 42,140 square feet (0.97 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.

## **CASE HISTORY**

The City Plan Commission, at its regular meeting of February 21, 2013, voted to approve Mission Ridge Unit Eight on a Major Preliminary application basis. With this application, the applicant is seeking approval of the final plat which has no major changes from the preliminary plat.

## **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **approval** of Mission Ridge Unit Eight.

### **Planning Division Recommendation:**

Recommend *Approval*.

### **City Development Department - Land Development**

We have reviewed subject plats and recommend **Approval**.

1. No objections.

### **El Paso Water Utilities**

1. EPWU does not object to this request.

2. The EPWU maintains and operates a 24-inch diameter water line along Paseo Del Este and a 48-inch diameter sanitary sewer main along Mission Ridge Boulevard. The El Paso Water Utilities – Public Service Board (EPWU-PSB) requires a complete set of improvement plans, and grading plans for review and approval prior to any work pertaining to this area located within the right-of-ways. This is required in order to ascertain that the proposed improvements and/or grading will not adversely affect the described existing 24-inch diameter water main and the 48-inch diameter sanitary sewer main.

### **General**

3. 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**

We have reviewed **Mission Ridge Unit Eight**, a major final plat map and have no objections to this development, only offer Developer / Engineer the following comments:

Please note that this subdivision is composed of **199** lots, **and** includes a **0.97** acre "Park".

**Per City standards a total of 1.99 acres of "Parkland" and "Park fees" in the amount of \$1,660.00 for the commercial parcel would have been required** however,

This subdivision is excluded from the calculation for "Parkland Dedication" as it is not identified on the official map as described per ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space**.

**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.

**Socorro Independent School District**

No comments received.

**Geographic Information Systems**

No comments received.

**Additional Requirements and General Comments:**

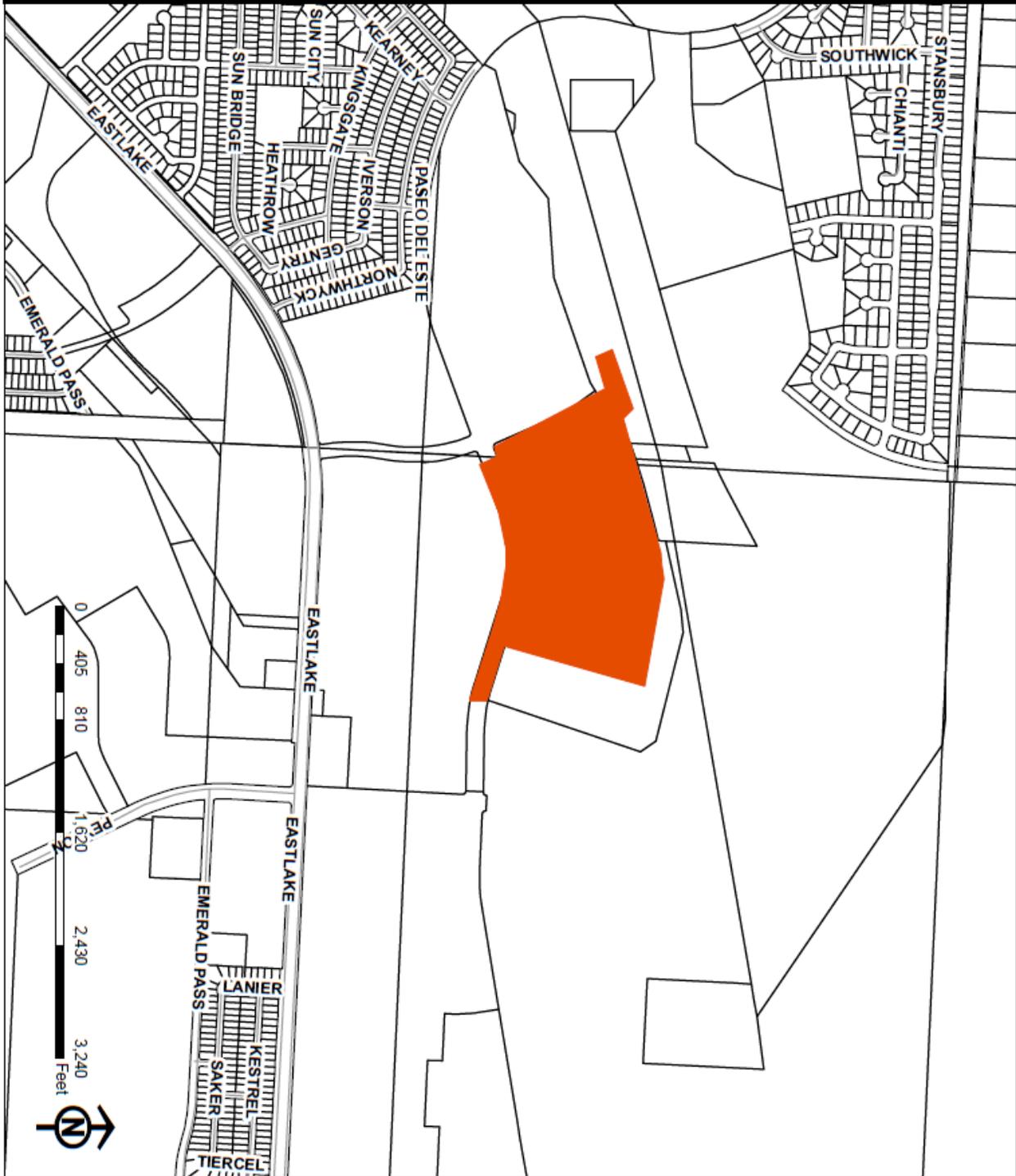
1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
  - a. Current certified tax certificate(s)
  - b. Current proof of ownership
  - c. Release of access document, if applicable
  - d. Set of restrictive covenants, if applicable
2. Every 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. Final Plat
4. Application

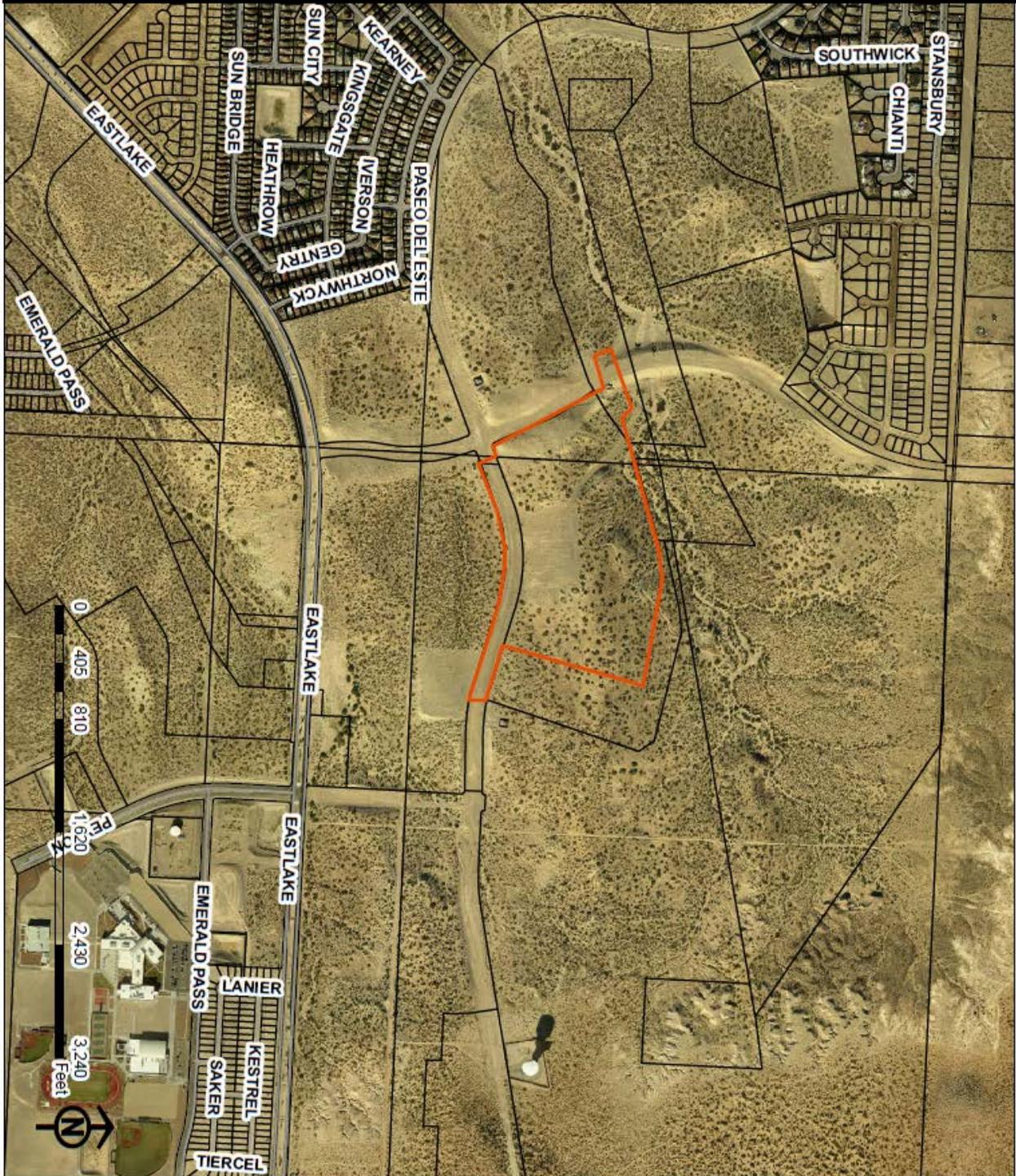
ATTACHMENT 1

# Mission Ridge Unit Eight



ATTACHMENT 2

# Mission Ridge Unit Eight





**ATTACHMENT 4**



CITY PLAN COMMISSION APPLICATION FOR  
MAJOR FINAL SUBDIVISION APPROVAL

DATE: 12/17/2013

FILE NO. SUSU 1400005

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 54.437 Acres

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>29.002</u>	<u>199</u>	Office		
Duplex			Street & Alley	<u>15.899</u>	
Apartment			Ponding & Drainage	<u>5.702</u>	<u>1</u>
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park	<u>0.967</u>	<u>1</u>	Drainage ROW	<u>1.092</u>	<u>1</u>
School			Access ROW	<u>0.120</u>	<u>2</u>
Commercial	<u>1.655</u>	<u>1</u>	Total No. Sites		
Industrial			Total (Gross) Acreage	<u>54.437</u>	

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      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 X No     

If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

- |     |                 |   |       |                  |
|-----|-----------------|---|-------|------------------|
| 12. | Owner of record | Hunt Mission Ridge, LLC<br>4401 N. Mesa El Paso, Texas              | 79902 | (915) 533 - 7900 |
|     |                 | (Name & Address)  | (Zip) | (Phone)          |
| 13. | Developer       | Hunt Communities Holding GP, LLC<br>4401 N. Mesa, El Paso, Texas    | 79902 | (915) 533 - 7900 |
|     |                 | (Name & Address)  | (Zip) | (Phone)          |
| 14. | Engineer        | TRE & Associates, LLC<br>801 N. El Paso St. Ste. 150 El Paso, Texas | 79902 | (915) 852 - 9093 |
|     |                 | (Name & Address)  | (Zip) | (Phone)          |

Refer to Schedule C for  
current fee.

OWNER SIGNATURE:

*[Handwritten Signature]* Hunt Mission Ridge, LLC

REPRESENTATIVE:

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