City of El Paso – City Plan Commission Staff Report

Case No:	SUSU14-00011 The Paseos at Mission Ridge 3
Application Type:	Major Final
CPC Hearing Date:	March 13, 2014
Staff Planner:	Nelson Ortiz, (915) 212-1606, ortiznx@elpasotexas.gov
Location:	West of Darrington and South of Paseo Del Este
Acreage:	76.207 acres
Rep District:	East ETJ
Existing Use:	Vacant
Existing Zoning:	N/A
Proposed Zoning:	N/A
Nearest Park:	Two parks proposed within subdivision
Nearest School:	Dr. Sue Shook Elementary (.25 mi.)
Park Fees Required:	N/A
Impact Fee Area:	N/A
Property Owner:	State of Texas G.L.O.
Applicant:	Hunt Mission Ridge, LLC
Representative:	CEA Group

SURROUNDING ZONING AND LAND USE

South: N/A / East ETJ / Vacant
North: N/A / East ETJ / Vacant
East: N/A / East ETJ / Single-family Residential Development
West: N/A / East ETJ / Vacant

PLAN EL PASO DESIGNATION: (G4) Suburban Walkable

APPLICATION DESCRIPTION

The applicant proposes to subdivide 76.207 acres of vacant land. The proposed subdivision is comprised of 337 single-family residential lots ranging between 4,700 and 18,176 square feet, two park sites for a combined 2.05 acres, seven open space lots for a combined 2.142 acres, one stormwater pond, and a 10' hike and bike trail that connects both parks with the rest of the development. Access to the subdivision will be primarily from Paseo Del Este Dr. and Darrington Road. The subdivision is vested under the former subdivision code.

The applicant is requesting the following modifications:

- *To allow a 52 foot roadway cross-section with 2- 16 foot paved driving lanes with 6-inch curb and gutter on both sides of the roadway, 2- 5 foot parkways abutting the curb and 2- 5 foot concrete sidewalks.*

- *To allow a 60 foot roadway cross-section with 2- 17 foot paved driving lanes with 6-inch curb and gutter on both sides of the roadway, a raised landscaped median, 2- 5 foot concrete sidewalks, and 2- 5 foot parkways abutting the sidewalks.*
- *To allow a 110 foot roadway cross-section with 2- 33 foot paved driving lanes with 6-inch curb and gutter on both sides of the roadway, a raised 14-foot landscaped median, 2- 5 foot parkways abutting the curb and 2- 10 foot hike & bike trails which will be an extension to the Paseo Del Este cross-section previously approved.*

CASE HISTORY

The City Plan Commission, at its regular meeting of November 21, 2013, voted to approve Mission Ridge Unit Fourteen (now The Paseos at Mission Ridge 3) on a Major Preliminary 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 the modifications and **approval** of The Paseos at Mission Ridge 3 with the following comment:

- That the City Plan Commission require the applicant landscape the parkway at the rear of all double frontage lots along Paseo Del Este Blvd. and Darrington Road.

Planning Division Recommendation:

Staff recommends a**pproval** of the modifications and condition. As per Section 19.04.170 (Modification of conditions):

A-3. The subdivider has demonstrated an alternative method of development that will improve the aesthetic value of the subdivision while giving equal emphasis to safety, economy, tax yield, maintenance cost, response time, drainage dedication and improvement of parkland and open space amenities, and vehicular access and pedestrian passage.

City Development Department - Land Development

We have reviewed subject plats and recommend **Approval**.
The Developer/Engineer shall address the following comments.

1. Clarify maintenance responsibility of entities Paseos Del Este Mud Number #1 or #8. Coordinate plat notes and dedication statement.

Parks and Recreation Department

We have reviewed **The Paseos at Mission Ridge 3,** a major final plat map and have no objections to this development only offer Developer / Engineer the following comments:

1. For informational purposes, the subdivision improvement plans shall also include the improvement plans for both of the proposed park sites, trails an open space areas.

Please note that this is a residential subdivision composed of **337** lots**,** it includes **2 "Park sites"** totaling **3.05 acres** and approximate **2.14** acres of "Open Space" areas in the form of trails, and or open space.

Per City standards a total of 3.37 acres of "Parkland" 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** 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.

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.

El Paso Department of Transportation
No comments received.

El Paso Fire Department
No comments received.

Sun Metro

No comments received.

Central Appraisal District

No comments received.

El Paso Electric Company
No comments received.

Texas Gas Company
No comments received.

Socorro Independent School District
No comments received.

Additional Requirements and General Comments:

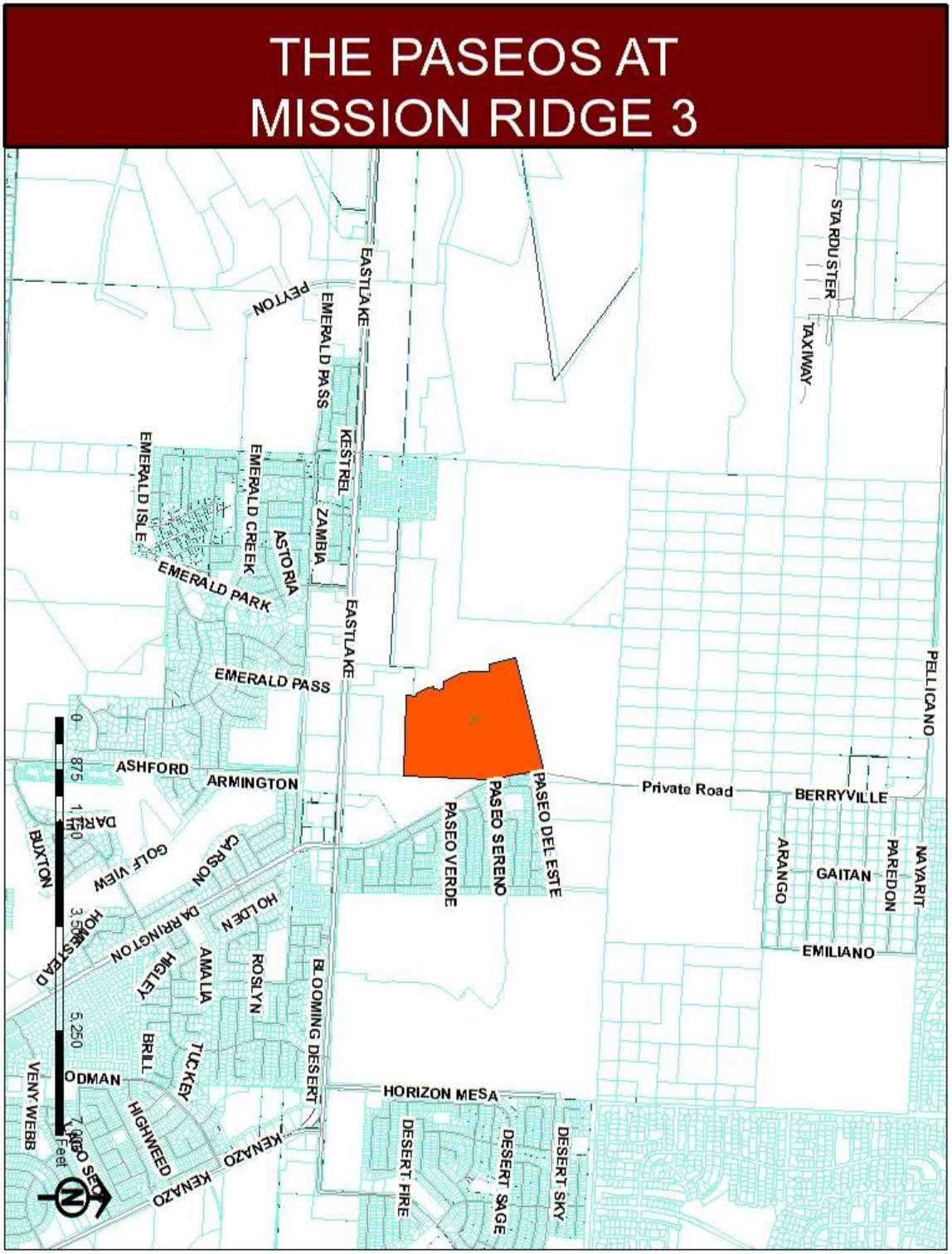
1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
    a. Current certified tax certificate(s)
    b. Current proof of ownership
    c. Release of access document, if applicable
    d. Set of restrictive covenants, if applicable

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.

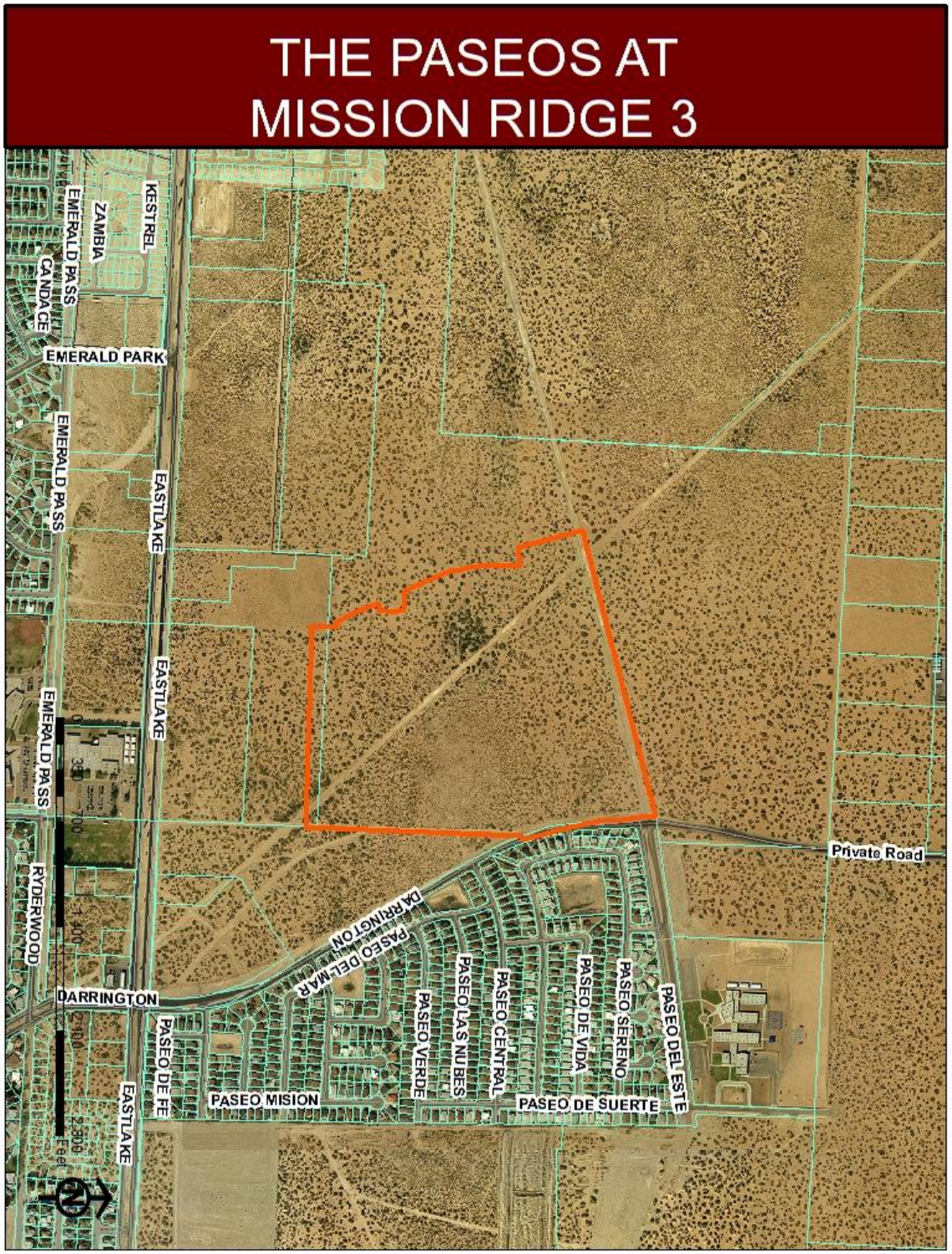
Attachments

1. Location map
2. Aerial map
3. Final plat
4. Modification Request
5. Application

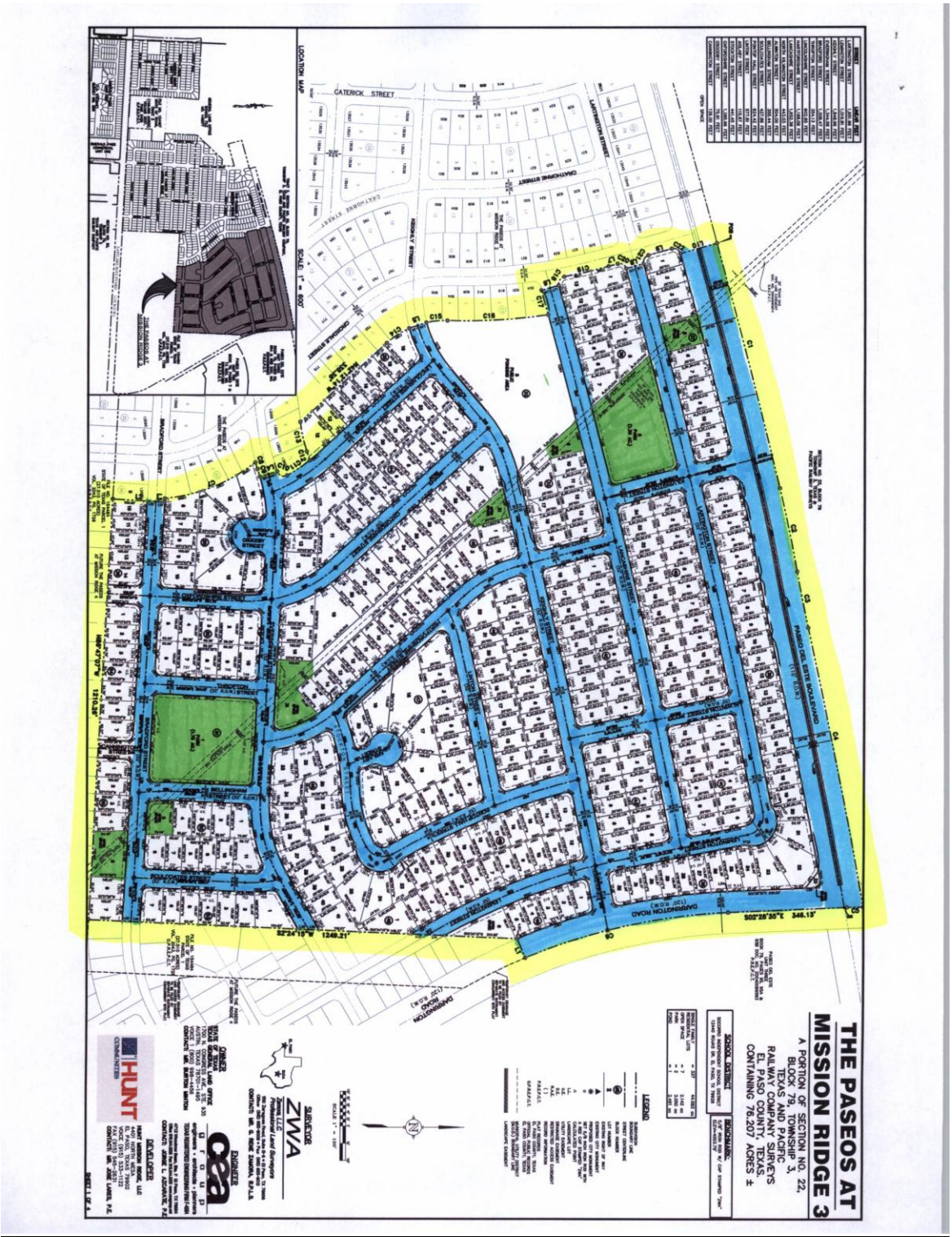
ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3


THE PASEOS AT
MISSION RIDGE 3
A PORTION OF SECTION NO. 22,
BLOCK 79, TOWNSHIP 3,
TEXAS AND PACIFIC
RAILWAY COMPANY SURVEYS
EL PASO COUNTY, TEXAS
CONTAINING 76.207 ACRES ±
SCALE 1" = 600'
LOCATION MAP
SCALE 1" = 100'
LEGEND
SCHOOL DISTRICT
BENCHMARK
SURVEYOR
ZWA
ENGINEER
OWNER
DEVELOPER
HUNT
GATERICK STREET
LAKEWOOD STREET
CHATHOME STREET
HIGHLY STREET
DOUGLAS STREET
DARRINGTON ROAD
PASEO DEL SOL BOULEVARD
PASEO DEL SOL
PASEO DEL SOL
PASEO DEL SOL

ATTACHMENT 4

Castner Center @ Transmountain
4712 Woodrow Bean, Ste. F
El Paso, TX 79924
Office: 915.544.5232
Fax: 915.544.5233
web: www.ceagroup.net

March 5, 2014

City of El Paso-Planning & Economic Development
222 South Campbell St.
El Paso, Texas 79901

Attention: Mr. Nelson Ortiz,
Planner

Reference: The Paseos at Mission Ridge 3, Final Plat – Modification Letter

Dear Mr. Ortiz:

On behalf of the Developer for the above referenced development, we are requesting modifications to the subdivision regulations. These modifications will include the following adjustments:

Modification No. 1: 52 foot Roadway
This modification shall consist of a 52 foot roadway cross-sections with 2- 16 foot paved driving lanes with 6-inch curb and gutter on both sides of the roadway, 2- 5 foot parkways abutting the curb and 2- 5 foot concrete sidewalks.

Modification No. 2: 60 foot Roadway
This modification shall consist of a 60 foot roadway cross-section with 2- 17 foot paved driving lanes with 6-inch curb and gutter on both sides of the roadway, a raised 6-foot landscaped median, 2- 5 foot concrete sidewalks, and 2- 5 foot parkways abutting the sidewalks.

Modification No. 3: 110 foot Roadway
This modification shall consist of a 110 foot roadway cross-section with 2- 33 foot paved driving lanes with 6-inch curb and gutter on both sides of the roadway, a raised 14-foot landscaped median, 2- 5 foot parkways abutting the curb and 2- 10 foot hike & bike trails.

If you have any questions regarding this issue, please do not hesitate to call me at office number 915.544.5232. We thank you for your cooperation on this issue and look forward to your favorable consideration to our request.

Sincerely,
CEA Group

Jorge Grajeda, E.I.T.
Project Engineer

I-2090-005ld.cep_modfinal.no_5march.14
Jg/Jg

engineers • architects • planners

ATTACHMENT 5

CITY OF EL PASO PAID FEB 11 2014 CITY DEVELOPMENT DEPARTMENT

CITY PLAN COMMISSION APPLICATION FOR
MAJOR FINAL SUBDIVISION APPROVAL

DATE: 1/29/14 FILE NO. SUSU14-00011

SUBDIVISION NAME: The Paseos at Mission Ridge 3 (formerly Mission Ridge Unit Fourteen)

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A portion of Section No. 22, Block 79, Township 3, Texas and Pacific Railway Company Survey El Paso County, Texas containing 76.207 Acres ±

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	44.092	337	Office		
Duplex			Street & Alley	24.437	22
Apartment			Ponding & Drainage	2.491	1
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park	3.050	2	Hike/Bike Trail/Open Space	2.137	6
School					
Commercial			Total No. Sites		
Industrial			Total (Gross) Acreage	76.207 ±	

3. What is existing zoning of the above described property? ETJ Proposed zoning? ETJ

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X 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 water Run-Off will be conveyed Via Sheet Flow to a proposed drainage infrastructure that will ultimately discharge to an On-Site retention basin.

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
52-Ft. R.O.W. St. with (2) 5-Ft. sidewalks (2)5-Ft. parkways, (2)16Ft. lanes & 60-Ft. R.O.W. St. with (2) 5-Ft. sidewalks & (2) 6-Ft. parkways (2) 17-Ft. lanes & (1) 6-Ft. median.

9. Remarks and/or explanation of special circumstances: N/A

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

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

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890| (915) 541-4024

12. Owner of record State of Texas G.L.O. 1700 N. Congress Ave., Ste. 935, Austin, TX. 787-01-1495, 1-800-998-4456
(Name & Address) (Zip) (Phone)

13. Developer Hunt Mission Ridge, LLC 4401 N. Mesa, 79902 915-533-1122
(Name & Address) (Zip) (Phone)

14. Engineer CEA Group 4712 Woodrow Bean, Ste. F 79924 915-544-5232
(Name & Address) (Zip) (Phone)

Refer to Schedule C for current fee.

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.