



City of El Paso – City Plan Commission Staff Report

Case No: SUSU13-00009 Mission Ridge Unit 12
Application Type: Major Preliminary
CPC Hearing Date: March 21, 2013
Staff Planner: George Pinal, 915-541-4152, pinalg@elpasotexas.gov
Location: North of Eastlake Blvd. and West of Darrington Rd.
Legal Description Acreage: 53.581 acres
Rep District: East ETJ
Existing Use: Residential
Existing Zoning: N/A
Proposed Zoning: N/A

Nearest School: Horizon Heights Elementary (0.66 miles)
Nearest Park: Emerald Park (0.4-mile)
Parkland Fees Required: N/A
Impact Fee Area: N/A

Property Owner: State of Texas General Land Offices
Applicant: CEA Group
Representative: CEA Group

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 272 residential lots with the smallest being 4500 square feet and the largest approximately 12,616 square feet in size. In addition, the applicant is proposing a pond approximately 119,783 square feet (2.74 acres) in size. Primary access will be from Paseo Del Este 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 52 foot roadway cross-section with 32 feet of pavement , 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 for a 76 foot roadway cross-section for Emerald Park with four 11 foot paved driving lanes with 6 inch curb and gutter on both sides of the roadway, a raised 12-foot landscaped median, 2-5 foot parkways abutting the curb and 2-5 foot concrete sidewalks.
- To allow for a 110 foot roadway cross-section for Paseo Del Este with six 11 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 and bike trails. This continues the cross sections in Mission Ridge Units 4 and 5.

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 12 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 12, a major preliminary plat map, was reviewed and offer the following comments:

1. Parks Department recommends including the 2.41-acre "Park" site with-in the limits of this subdivision in the location as shown per the Mission Ridge Development "Pedestrian Shed" plan and not be relocated across the Major Arterial (Paseo Del Este Dr.) into the area already designated as "Open Space".

Please note that this is a residential subdivision composed of **272** lots, **and does not** include any recreational areas in the form of neighborhood / linear parks, trails, and or open space areas.

Per City standards a total of 2.72 acres of "Parkland" 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

Lartington Street addressing numbers need to be changed from even to odd numbers at that portion which has five digits and travels in an easterly/westerly direction. In addition, it is requested that Selby Street have a name changed at that portion which travels in a north/south direction. Comments will be addressed prior to filing the plat.

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

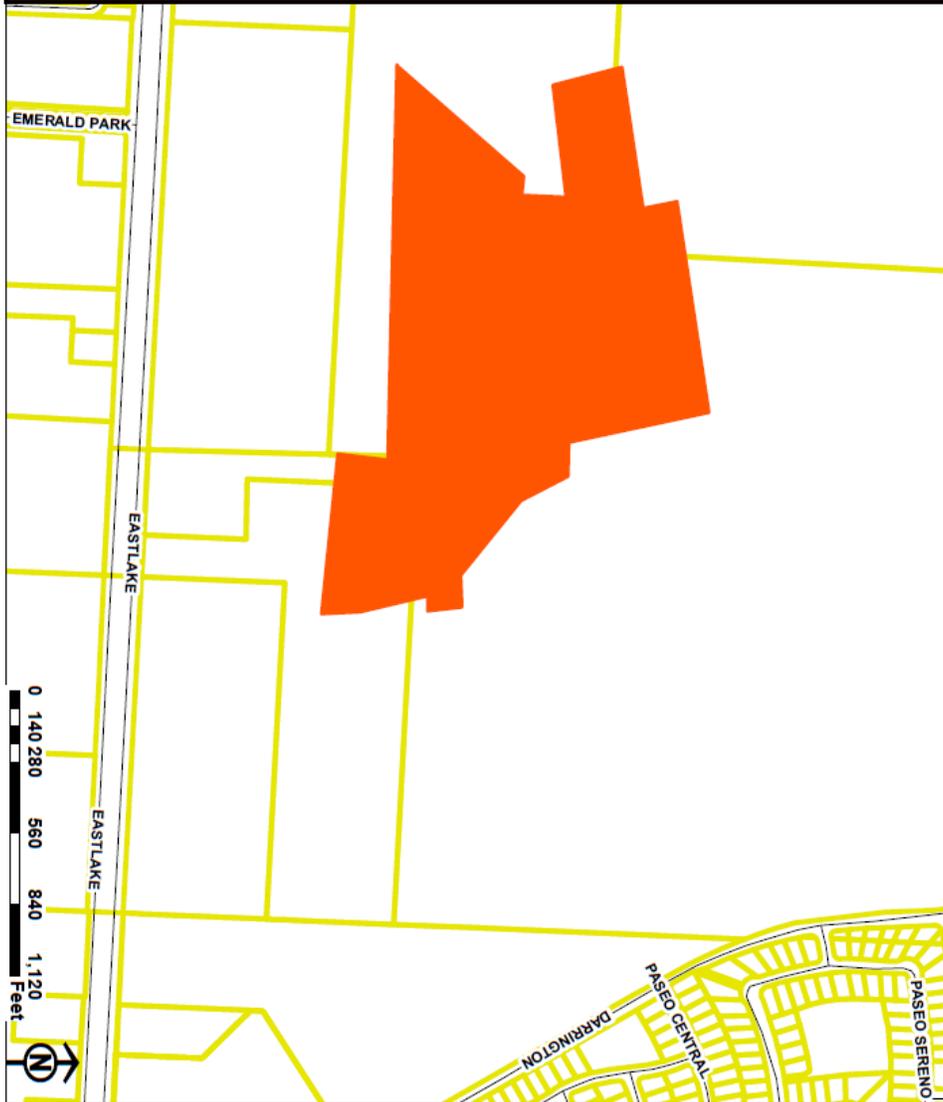
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Attachments

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

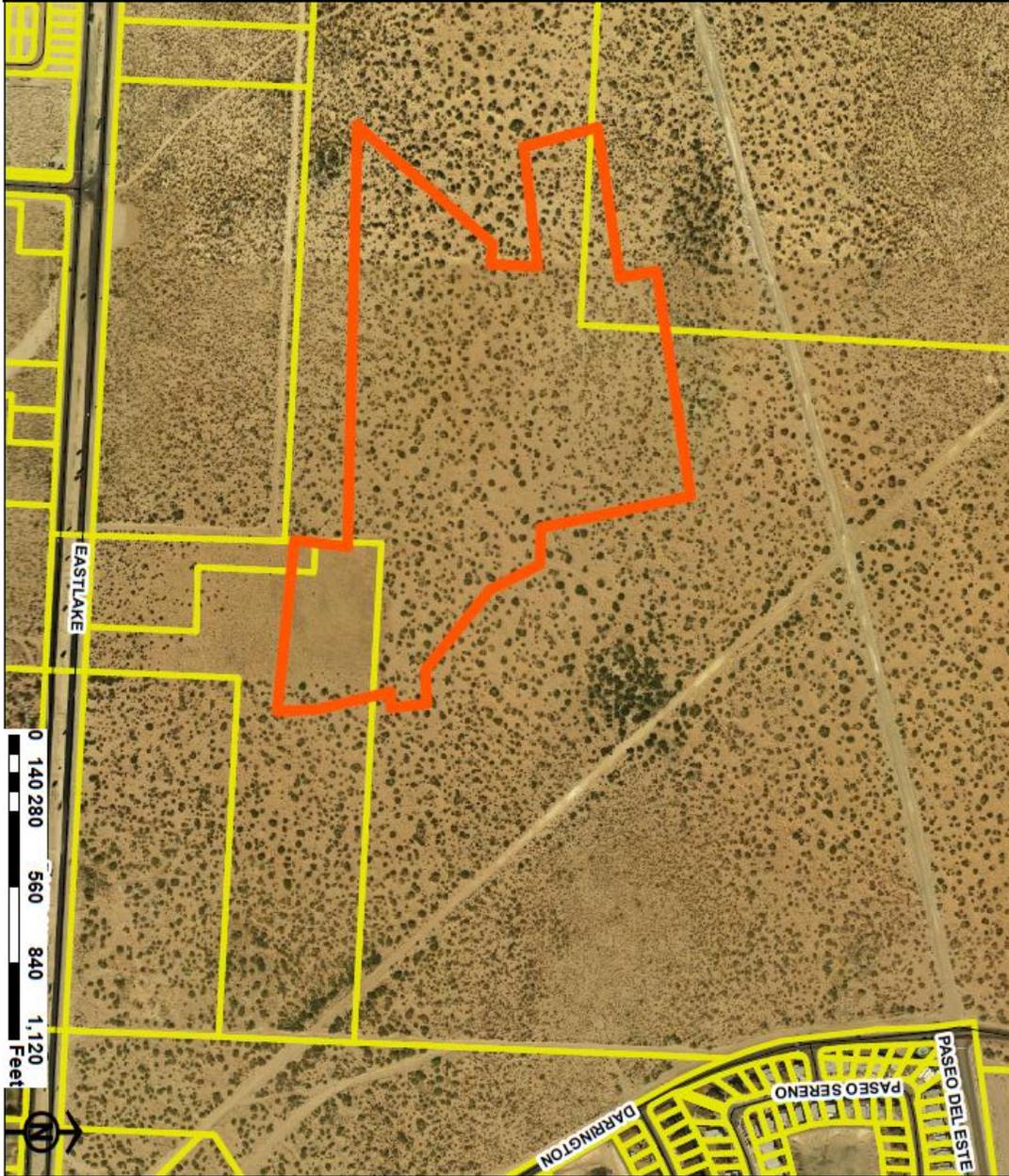
ATTACHMENT 1

Mission Ridge Unit 12



ATTACHMENT 2

Mission Ridge Unit 12



ATTACHMENT 4



CITY PLAN COMMISSION APPLICATION FOR
MAJOR SUBDIVISION PRELIMINARY APPROVAL

DATE: 2/27/13

FILE NO. SUSU 13-00009

SUBDIVISION NAME: Mission Ridge Unit Twelve



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.

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>33.125</u>	<u>272</u>	Office		
Duplex			Street & Alley	<u>17.809</u>	<u>12</u>
Apartment			Ponding & Drainage	<u>2.647</u>	<u>1</u>
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial			Total No. Sites		<u>285</u>
Industrial			Total (Gross) Acreage	<u>53.581</u>	

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
Approved County variances in setbacks, Lot areas and Street Row Reduction.

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 Storm 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 No
If answer is "Yes", please explain the nature of the modification or exception 52-ft ROW St. with 2-5ft sidewalks,
2-5ft Parkways, 2-16ft lanes and 110-ft ROW St. with 2-10ft hike and bike trails, 2-5ft Parkways,
6-11ft lanes and a 14-ft raised median, and a 76-ft ROW St. with 2-5ft sidewalks, 2-5ft Parkways, 4-11ft
lanes, and a 12ft raised median.

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

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).

