



City of El Paso – City Plan Commission Staff Report

Case No: SUSU12-00021 Mission Ridge Unit Six
Application Type: Major Preliminary
CPC Hearing Date: April 5, 2012
Staff Planner: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov
Location: North of Eastlake Boulevard and East of Paseo Del Este Boulevard
Acreage: 48.44 acres
Rep District: ETJ
Existing Use: Vacant
Existing Zoning: ETJ
Proposed Zoning: ETJ
Nearest School: Options Alternative School (1.21 miles)
Nearest Park: Ranchos Del Sol Park (2.53 miles)
Note: Americas Estates Park abuts this subdivision to the west.
Park Fees Required: N/A
Impact Fee Area: This property is not located in an Impact Fee Service Area and is not subject to impact fees.
Property Owner: Hunt Mission Ridge, LLC and State of Texas General Land Office
Applicant: Hunt Communities Holding GP, LLC
Representative: TRE & Associates, LLC

SURROUNDING ZONING AND LAND USE

North: ETJ/ Single-Family Residential Development and Vacant

South: ETJ/ Vacant

East: ETJ/ Vacant

West: ETJ/ Vacant

THE PLAN FOR EL PASO DESIGNATION: Suburban.

APPLICATION DESCRIPTION

The applicant proposes to subdivide 48.44 acres of land into 182 single-family residential lots. The smallest lot will measure approximately 6,000 square feet; the largest lot will measure approximately 18,680 square feet. The development will also include two open space lots (abutting the proposed Americas Estates Park subdivision). Primary access is proposed from Paseo Del Este Boulevard. The project is being reviewed under the current subdivision code.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of Mission Ridge Unit Six on a Major Preliminary basis, subject to the following conditions and requirements:

- Mission Ridge Unit Six shall be recorded prior to or concurrently with Americas Estates Park and Paseo Del Este Boulevard Unit One to provide access.

Planning Division Recommendation:

Approval.

Engineering & Construction Management - Land Development

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

1. Provide complete Water, Sewer, and Drainage **Engineering Report for ETJ requirements (NOTE: FOR FINAL ONLY)**.
2. **Concrete Structure with Energy Dissipater** at the **Up and Down Stream** will be required to **control the future erosion** at the proposed **RCP Drainage Structure on Ampleforth Drive**.
3. All public improvements shall be complied with the **Drainage Design Manual DDM** and **Design Standards for Construction DSC**.

The Subdivision is within Flood Zone “X”-Panel # 480212 0250B, dated September 4, 1991.

EPDOT

Department of Transportation has no objections to the proposed plat with the following conditions.

1. Paseo Del Este Boulevard Unit One shall be recorded prior to Mission Ridge Unit Six to provide access.
2. End of Colonial Bluff Drive and Aitken Drive must include a temporary turnaround bulb since dead-end street has more than one lot on each side fronting on the street. (19.15.100)

Notes:

1. Transportation recommends the use of alternative mitigation such as curb extensions throughout the subdivision to reduce vehicle speed.
2. All proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall be constructed in compliance with the current ADA/TAS regulations and City Design Standards for construction.

Parks and Recreation Department

We have reviewed **Mission Ridge #6**, a major preliminary plat map and offer Developer / Engineer the following comments:

Please note that this is a residential subdivision composed of **182** lots 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, thus being excluded from the calculation for parkland requirements as 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. (*ord. 16882 § 2 (part), 2008*) (*ord. No.17236, § 27, 11-10-2009; Ord. No. 17251, § 11, 12-15-2009*)

Also, please note that there are no recreational areas being proposed with-in this development nor are there any existing "Parks" with-in a 2.5 mile radius distance, therefore, Parks Department recommends for Developer to provide to the governing Municipal Utility District (MUD) areas large enough (minimum of 1.60-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 and also, Parks recommends for the proposed 1.60 acres of "Open Space" area to remain undisturbed (in its natural state) and prohibit access to all motorized vehicles.

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.

EPWU Stormwater Division

1. At the improvement plan stage EPWU requires the Engineer to account for sediment volume in all calculations used to size stormwater drainage structures. Provide appropriate stormwater infrastructure to prevent sediment from clogging the proposed crossings.
2. The proposed ponding area shall meet subdivision ordinance requirements for a retention basin.
3. At the improvement plan stage provide improvements to protect the subject property from stormwater runoff from the undeveloped terrain.
4. During design of the subdivision improvements ensure all stormwater culvert crossings are large enough to convey stormwater runoff and sediment from the upstream areas. Provide sufficient access for mechanized maintenance equipment and vehicles.
5. EPWU recommends using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

Sun Metro

No comments received.

El Paso Fire Department

IFC 2009 Section 501.3; Construction documents for proposed fire apparatus access, location of fire lanes, security gates across fire apparatus access and construction documents and hydraulic calculations for fire hydrants systems shall be submitted to fire department for review and approval prior to construction Ensure prior to any construction that IFC 2009, section 503.1.1 Access shall allow the extension within 150 feet of all portions of any facility or building. Section 503.2 Fire apparatus access roads shall be installed and arranged in accordance with section 503.2.1 Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, all weather surface. Section 507.1 Required water supply; an approved water supply shall be provided on premises prior to any building construction

911

The 911 District requests the addressing Scheme for COLONIAL BLUFF DR be made consistent with three digit configuration.

(to be addressed prior to filing of the plat)

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.

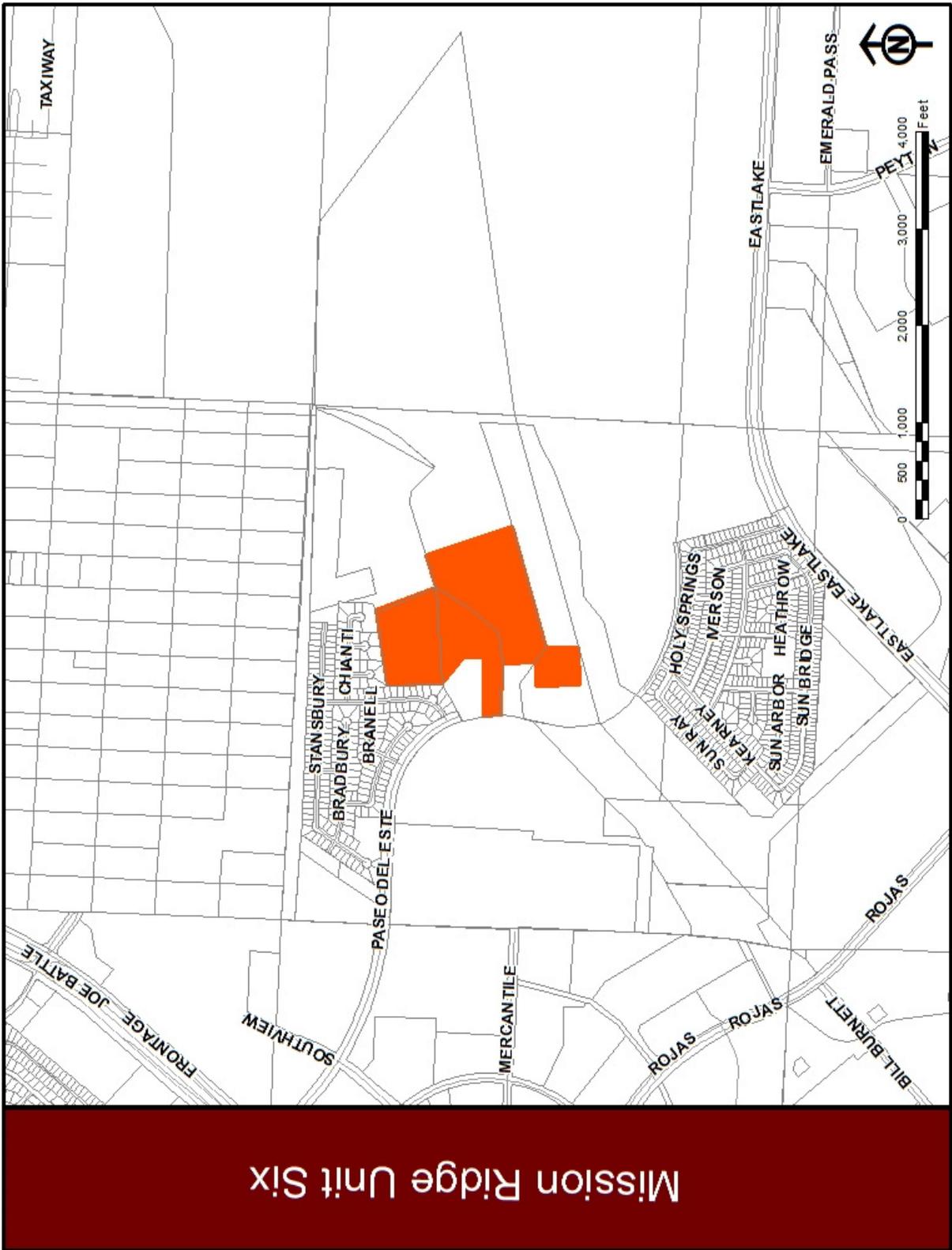
Additional Requirements and General Comments:

1. Submit to the Planning & Economic Development Department – Planning Division the following prior to recording of the subdivision.
 - a. City Plan Commission approved final plat
 - b. Current certified tax certificate(s)
 - c. Current proof of ownership
 - d. Release of access document, if applicable
 - e. 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.
3. Applicant shall address the following comments prior to recordation:
 - Temporary turnarounds are required on Colonial Bluff Drive and Aitken Drive, per Section 19.15.100(A).
 - Correct street suffix of Paseo Del Este from Drive to Street.

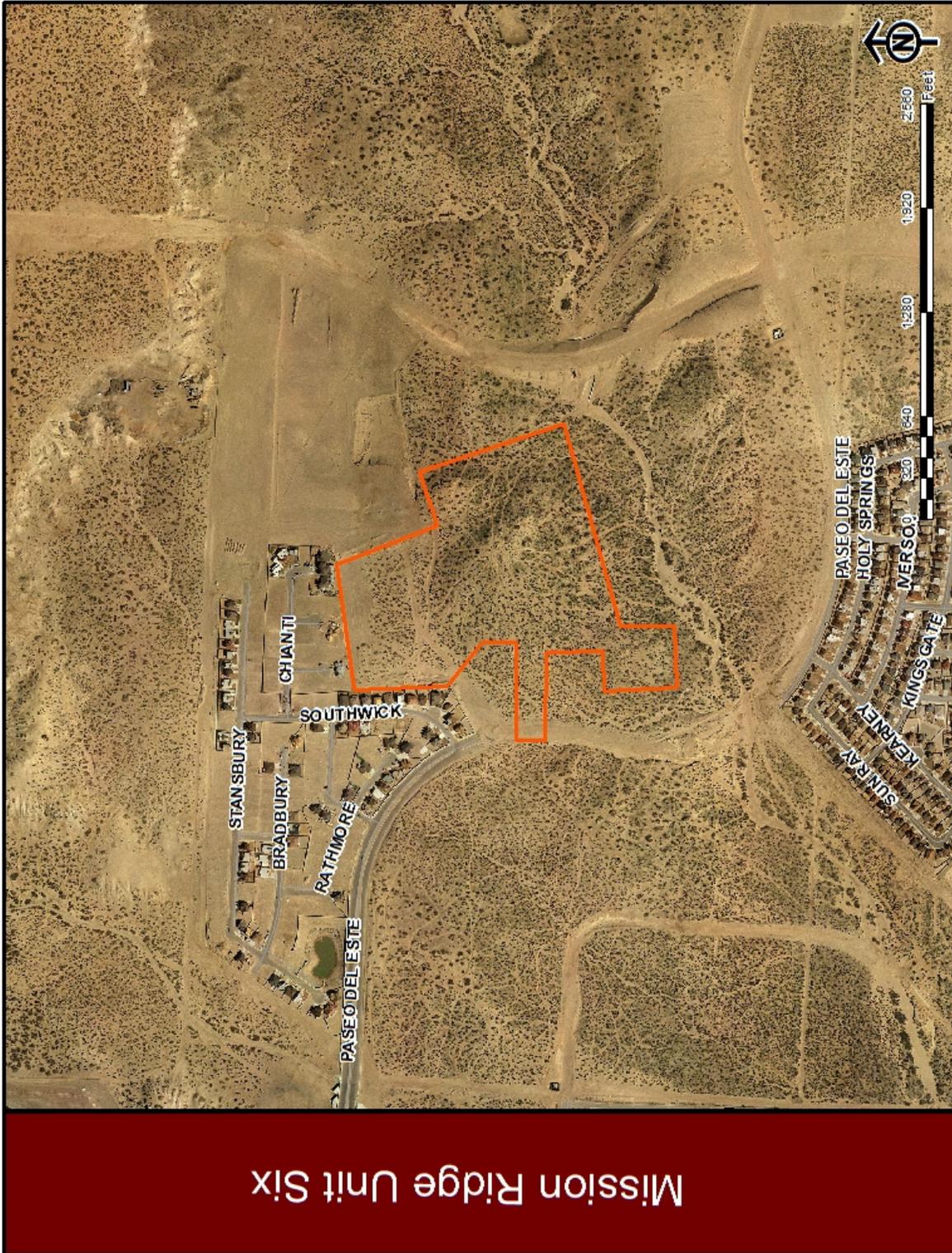
Attachments

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

ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 4



SUSU12-00021

CITY PLAN COMMISSION APPLICATION FOR
MAJOR SUBDIVISION PRELIMINARY APPROVAL

DATE: 03/08/2012

FILE NO. _____

SUBDIVISION NAME: Mission Ridge Unit Six

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 El Paso County, Texas. Containing 48.444 Acres

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>32.587</u>	<u>182</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	<u>10.565</u>	_____
Apartment	_____	_____	Ponding & Drainage	<u>3.692</u>	<u>1</u>
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	<u>Open Space</u>	<u>1.600</u>	<u>1</u>
School	_____	_____	Total No. Sites	_____	<u>184</u>
Commercial	_____	_____	Total (Gross) Acreage	<u>48.444</u>	_____
Industrial	_____	_____			

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

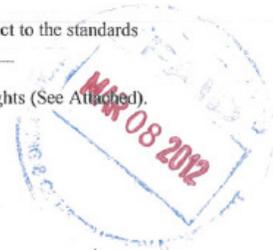
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No _____
If answer is "Yes", please explain the nature of the modification or exception A modification from the 52 ft R.O.W. Local Residential to 68 ft. R.O.W.

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).



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

Hunt Mission Ridge, LLC
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.

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