



City of El Paso – City Plan Commission Staff Report

Case No: SUSU12-00022 Mission Ridge Unit Nine
Application Type: Major Final
CPC Hearing Date: April 5, 2012
Staff Planner: Justin Bass, 915-541-4930, bassjd@elpasotexas.gov
Location: North of Eastlake Boulevard and East of I-10
Legal Description Acreage: 53.82 acres
Rep District: ETJ
Existing Use: Vacant
Existing Zoning: N/A
Proposed Zoning: N/A
Nearest School: Horizon Heights Elementary School (0.23-mile)
Nearest Park: Ranchos Del Sol (4.80 miles)
Note: Emerald Pass Commercial Unit One, which includes a 3.15-acre park/pond lot, is located 0.10-mile south of this subdivision.
Parkland Fees Required: N/A
Impact Fee Area: Not in Impact Fee Area and will not be subject to impact fees
Property Owner: State of Texas GLO
Applicant: Hunt Mission Ridge, LLC
Representative: CEA Group

SURROUNDING ZONING AND LAND USE:

North: ETJ/ Vacant
South: ETJ/ Vacant
East: ETJ/ Vacant
West: ETJ/ Vacant

THE PLAN FOR EL PASO DESIGNATION: Suburban.

APPLICATION DESCRIPTION

The applicant is proposing development of 326 single-family residential lots with the smallest being approximately 4,500 square feet and the largest being approximately 12,900 square feet. The applicant is also proposing a landscape lot between the drainage right-of-way and Eastlake Boulevard. Primary access is proposed from Eastlake Boulevard. This application is vested under the subdivision code in effect as of October 2002.

The applicant is also requesting the following modifications:

- To allow for a 76-foot right-of-way with 44 feet of pavement, a 12-foot landscaped median, with 5-foot parkways, and 5-foot sidewalks along Emerald Park Drive.
- To allow for a 52-foot right-of-way with 32 feet of pavement and 5-foot parkways, and 5-foot sidewalks as in the current subdivision code.

The applicant is proposing lots that do not meet the dimensional standards as set forth in section 19.11.030.A.1. (*Please note that the City attorney's office has advised that the lot dimensions provided in Section 19.11.030.A.1 do not apply to this subdivision*).

CASE HISTORY

The City Plan Commission approved Mission Ridge Unit Nine on a Major Preliminary basis on February 9, 2012, with the following modifications:

- To allow for a 76-foot right-of-way with 44 feet of pavement, a 12-foot landscaped median, with 5-foot parkways and 5-foot sidewalks for Emerald Park Drive.
- To allow for a 52-foot right-of-way with 32 feet of pavement with 5-foot parkways and 5-foot sidewalks.

DEVELOPMENT COORDINATING COMMITTEE COMMENTS:

The Development Coordinating Committee recommends *approval* of the modifications based on Reason 3 of Section 19.04.170.A of the previous code and *approval* of Mission Ridge Unit Nine on a Major Final basis.

Staff is also recommending that the City Plan Commission require the applicant to landscape the parkway area on Eastlake Boulevard and Huddersfield Street, as stipulated under Section 19.16.080(D): *The city plan commission may require that a parkway at the rear of a double frontage lot be landscaped or other aesthetic treatment be provided by the subdivider, subject to the approval of the planning & economic development director or designee, to provide visual separation between the development and the street.* Staff also recommends that if the City Plan Commission requires landscaping, that the condition be coordinated with the El Paso Department of Transportation where it conflicts with site visibility standards, utilities, and parkway illumination. For the type of landscaping, staff recommends the developer select trees designated as median/street/right of way appropriate from the City's Plant and Tree List, to be placed 30-feet on centers.

Planning Division Recommendation

Approval with modifications. In this case, Reason 3 is met because 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, vehicular access, and pedestrian passage.

Engineering and Construction Management – Land Development

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

1. Provide Preparation Date On the Final Plat.

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

EPDOT

The Department of Transportation has the following comments:

1. Per the TIA, the applicant is responsible for traffic mitigation and improvements at the intersection of Eastlake and Emerald Park. Such mitigation and improvements shall be coordinated with the approved by the County of El Paso.
2. Double frontage lots along Eastlake Boulevard shall comply with Section 19.16.080.D (Double Frontage Lots).
3. Landscape, vegetation to include trees, and irrigation systems are to be provided within the proposed medians on Emerald Park Drive.
4. The subdivision improvement plans are under review in accordance with Section 19.04.040 (Criteria for Approval) of the current subdivision ordinance. The final subdivision plat approval is still subject to the City Manager's determination that the Subdivision Improvement plans comply with this and other City ordinances.

Notes:

- Transportation recommends the use of alternative mitigation such as traffic circles and curb extensions throughout the subdivision to reduce vehicle speed.
- Temporary breakaway guard posts with retro-reflective end-of-road markers or Type III Barricades shall be provided at the ends of Emerald Park Drive, Caterick Sreet, Wycliffe Street, Bradford Street, Lawkland Street, Doncaster Street, Crathorne Street, Hazlewood Street, and Halifax Street in accordance with Section 19.16.020.C (Stub Streets).
- All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

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.

PSB - Stormwater

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. 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.

Parks and Recreation Department

We have reviewed **Mission Ridge #9**, a major final plat map and offer No objections to this Development.

Please note that this is a residential subdivision composed of **326** lots located with-in the City of El Paso east extra territorial jurisdiction (ETJ) areas but not within the areas of potential annexation by the City, thus being excluded from the calculation for parkland as required per ordinance Title 19 – Subdivision and 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, however, per the Mission Ridge Development Pedestrian Shed map (provided by Jorge Azcarate) owner(s) will be developing and providing to the governing Municipal Utility District (MUD) developed parks & recreational areas nearby this development in the form of neighborhood parks, linear parks & open space areas which are necessary for the public welfare.

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.

Sun Metro

No comments received.

Socorro Independent School District

No comments received.

Additional Requirements and General Comments:

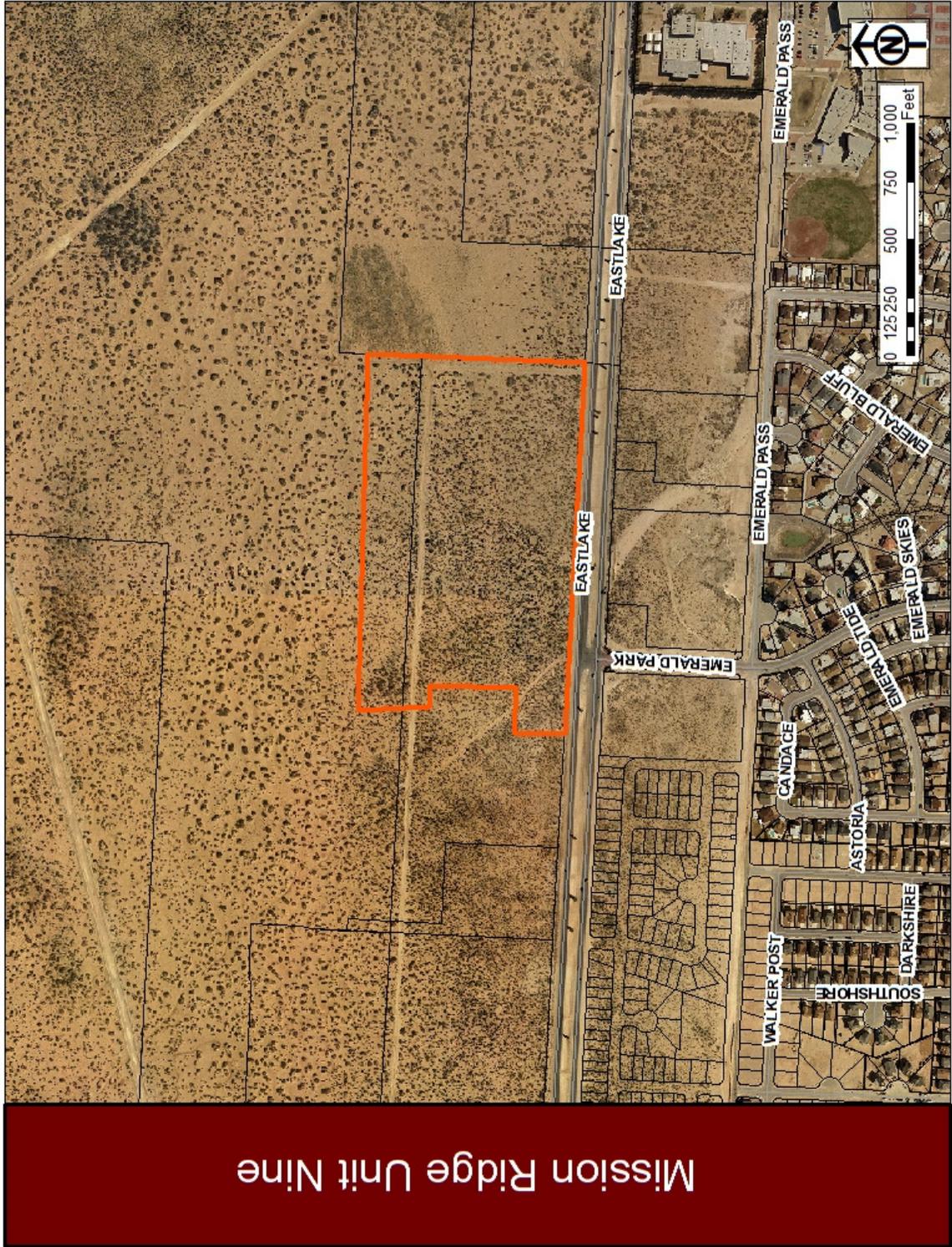
1. Submit to the Planning and Economic Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable

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.

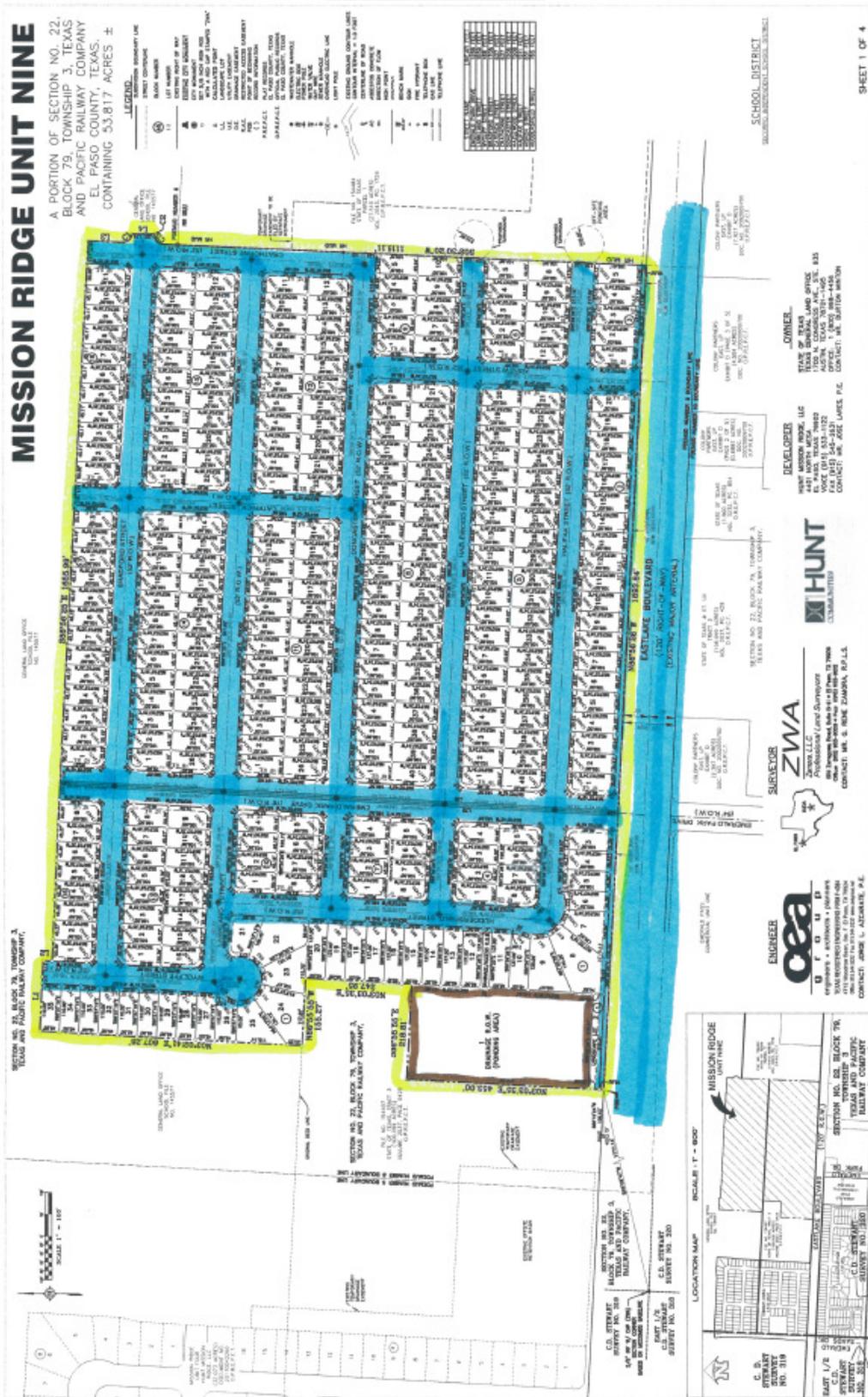
Attachments

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

ATTACHMENT 2



ATTACHMENT 3



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 12, 2012

City of El Paso-Planning & Economic Development
Two Civic Center Plaza-5th Floor
El Paso, Texas 79901

Attention: Mr. Kevin Smith

Reference: Mission Ridge Unit Nine-Modification Letter

Dear Mr. Smith:

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: 76 foot Roadway

This modification shall consist of a 76 foot roadway cross-section with 2- 22 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.

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

Reviewed by:



Jorge L. Azcarate, P.E.
Project Manager

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Jg/jja

ATTACHMENT 5



**CITY PLAN COMMISSION APPLICATION FOR
MAJOR SUBDIVISION FINAL APPROVAL**

DATE: 2/13/12

FILE NO. SUSU12-00022

SUBDIVISION NAME: Mission Ridge Unit Nine

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 El Paso County, Texas.

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>36.545</u>	<u>326</u>	Office		
Duplex			Street & Alley	<u>14.613</u>	<u>11</u>
Apartment			Ponding & Drainage	<u>2.10</u>	<u>1</u>
Mobile Home			Institutional	<u>0.125</u>	<u>1</u>
P.U.D.			Other (specify below)		
Park			Landscape R.O.W	<u>0.125</u>	<u>1</u>
School			Dedication	<u>0.434</u>	<u>1</u>
Commercial			Total No. Sites	<u>341</u>	
Industrial			Total (Gross) Acreage	<u>53.817</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 & 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 X 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 paved lanes with 6" curb & gutter

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 Section 19.47- Vested Rights (See Attached).

- | | | | | |
|-----|-----------------|---|-------|--------------|
| 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) |
| 12. | Developer | Hunt Mission Ridge, LLC 4401 North 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) |

CASHIER'S VALIDATION
 FEE: \$1,796.00

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.