



City of El Paso – City Plan Commission Staff Report

Case No: SUSU12-00031 Mission Ridge Unit Seven
Application Type: Major Preliminary
CPC Hearing Date: May 3, 2012
Staff Planner: Nathaniel Baker, (915) 541-4192, bakernt@elpasotexas.gov
Location: North of Eastlake Blvd. and East of Rojas Drive
Acreage: 44.98 acres
Rep District: ETJ
Existing Use: Vacant
Existing Zoning: ETJ
Proposed Zoning: ETJ
Nearest Park: Ranchos del Sol Park (2 miles)
Nearest School: Eastlake High School - under construction (1.5 miles)
Park Fees Required: N/A
Impact Fee Area: N/A
Property Owner: Texas General Land Office
Applicant: Hunt Communities Holding GP
Representative: TRE & Associates

SURROUNDING ZONING AND LAND USE

North: ETJ / Vacant
South: ETJ / Residential Neighborhood (Eastlake Estates)
East: ETJ / Vacant
West: ETJ / Vacant

THE PLAN FOR EL PASO DESIGNATION: Suburban (Walkable).

APPLICATION DESCRIPTION

The applicant proposes to subdivide 44.98 acres of land for 135 single family lots, as well as some road improvements and stormwater management infrastructure. Access is proposed from Mission Ridge Boulevard and Paseo del Este Boulevard.

DEVELOPMENT COORDINATING COMMITTEE

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

Planning Division Recommendation

Planning recommends approval.

Engineering & Construction Management - Land Development

1. Provide Engineering Report in English and Spanish to include Water, Sewer, and Drainage.
2. The subdivision shall be tied by bearing and distance to either a section corner, a survey line, a grant line, or other known and accepted survey points this tie shall be delineated on the plat.

The Subdivision is within Flood Zone x-“Areas of minimal flooding” –

Panel # 480212 0250B, dated September 4, 1991.

Planning – Transportation

- A land study is recommended for the Mission Ridge area to ensure the transportation infrastructure is adequate to support the entire Mission Ridge Development.
- A Traffic Impact Analysis is required for the Mission Ridge Unit Six subdivision in accordance with Section 19.18. (Traffic Impact Analysis).
- Double frontage lots along Paseo Del Este Boulevard and Mission Ridge Boulevard shall comply with Section 19.16.080.D (Double Frontage Lots).
- Clarify if Lot 13, Block 7 (Master Meter Site) will need access from Paseo Del Este Boulevard.
- Rename Mission Ridge Boulevard to Aviation Way since Aviation Way is designated to continue to the south. As per Section 19.15.140A.2.b., new streets which are extensions of, or obviously in alignment with, existing streets shall bear the name of the existing street.

Note:

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

Please note that this is a residential subdivision composed of **135** 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)

Parks Department recommends for Developer to provide to the governing Municipal Utility District (MUD) areas large enough (minimum of 1.35 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.

Nearest Recreational area: **Americas Estates Park** located at about 0.3 miles – Under construction.

El Paso Water Utilities:

1. EPWU does not object to this request.
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.
3. There is an existing twenty-four (24) inch water line that extends along the alignment of Paseo Del Este Boulevard. The alignment of the water main is 18-feet north of the centerline between the north and south right-of-way lines. The water line has approximately 5 to 8 feet of cover (top of ground to top of pipe) along this section of Paseo Del Este Boulevard. Typically twenty-four (24) inch water lines have 5-feet of cover (top of ground to top of pipe).
4. During the subdivision improvement work, the Owner/Developer shall safeguard the existing water main and appurtenant structures. The Owner/Developer shall minimize changes in grade above or near the vicinity of the existing PSB facilities and is responsible for the cost of setting appurtenant structures to final grade. The proposed gradeline of Paseo del Este Boulevard shall satisfy the EPWU-PSB standards for pipeline cover along and over the existing 24-inch water main.

EPWU Stormwater Division

No comments received.

Sun Metro

No comments received.

El Paso Fire Department

No comments received.

911

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:

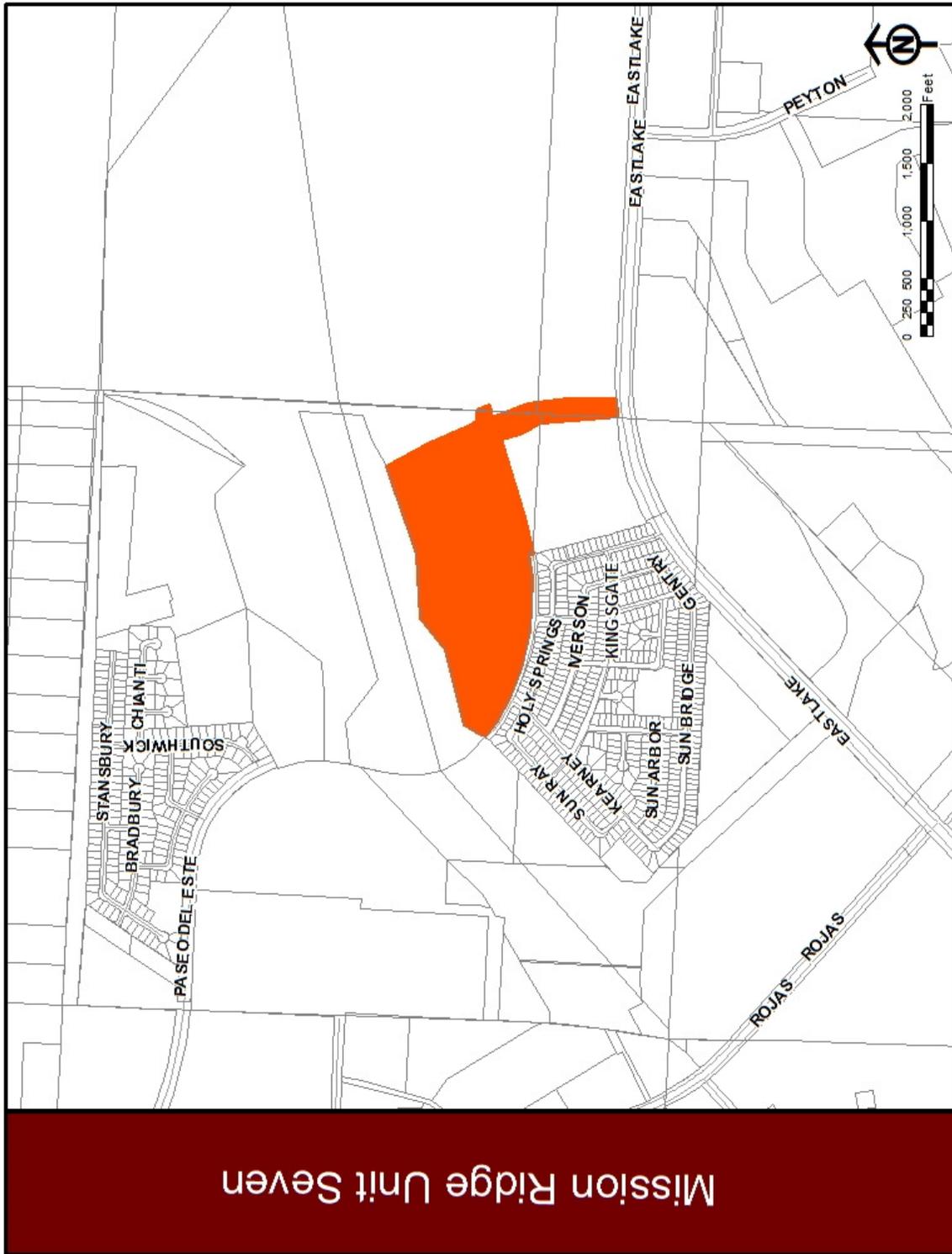
1. Submit to the Planning & Economic Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership

- 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.

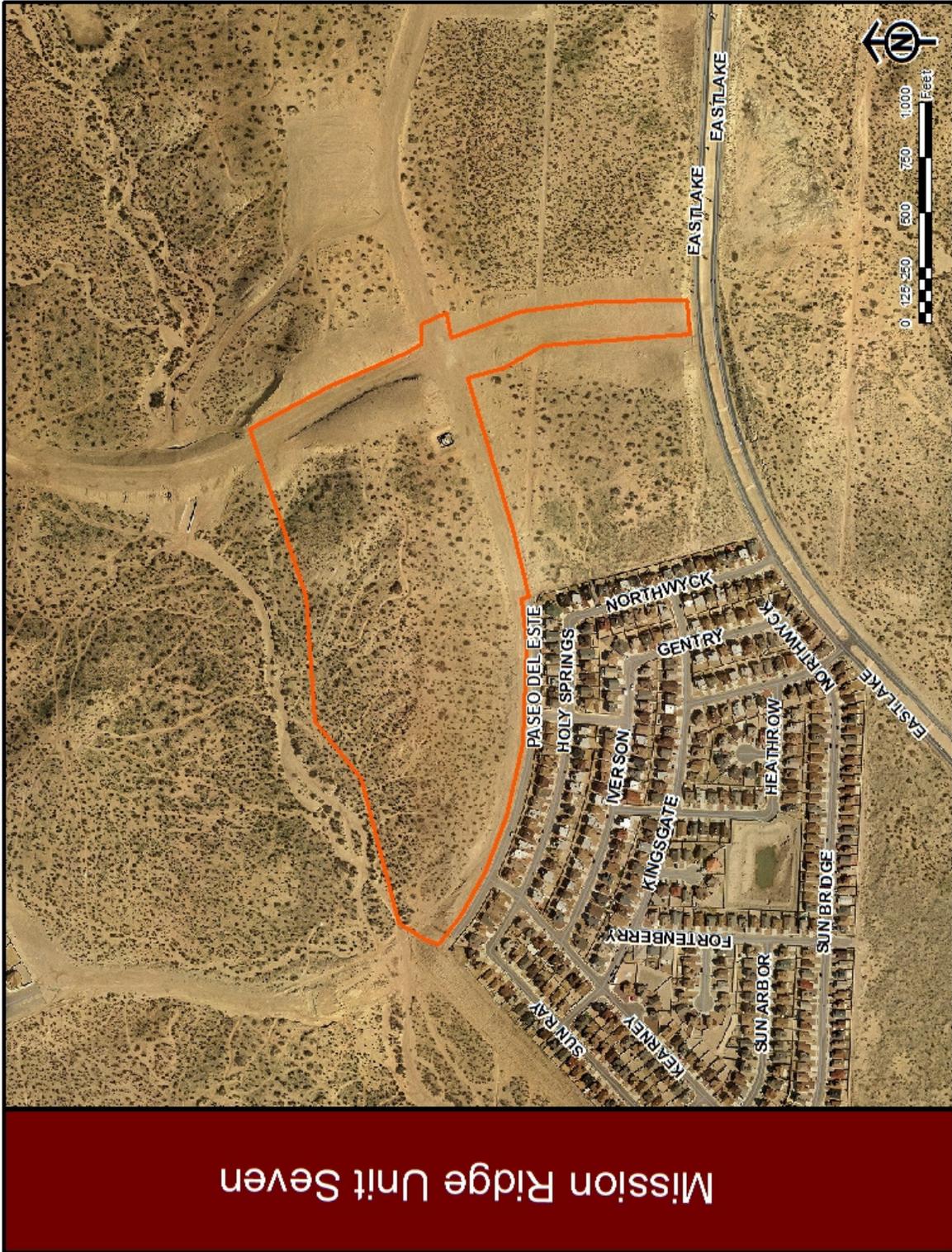
Attachments

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

ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 4



CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION PRELIMINARY APPROVAL

DATE: 3/29/2012 FILE NO. SUSU12-00031

SUBDIVISION NAME: Mission Ridge Unit Seven

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 44.975 acres±

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	23.823	135	Office		
Duplex	_____	_____	Street & Alley	18.145	_____
Apartment	_____	_____	Ponding & Drainage	2.915	1
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)		
Park	_____	_____	<u>Easement</u>	0.092	_____
School	_____	_____	Total No. Sites	_____	_____
Commercial	_____	_____	Total (Gross) Acreage	44.975	_____
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

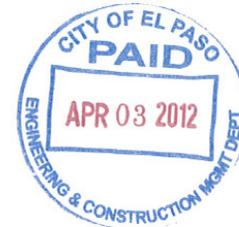
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No X
 If answer is "Yes", please explain the nature of the modification or exception _____

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 Section 19.47- Vested Rights (See Attached).



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

Paseo Partners, LP
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

Paseo Partners, LP
[Signature] President

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