



City of El Paso – City Plan Commission Staff Report

Case No: SUSU14-00034 Painted Sky at Mission Ridge
Application Type: Major Combination
CPC Hearing Date: May 8, 2014
Staff Planner: Alejandro Palma, (915) 212-1607, palmaaj@elpasotexas.gov
Location: North of Eastlake Boulevard and East of Joe Battle Boulevard
Acreage: 92.125 Acres
Rep District: ETJ
Existing Use: Vacant
Existing Zoning: N/A
Proposed Zoning: N/A
Nearest Park: Ranchos Del Sol Park (2.4 miles)
Nearest School: Eastlake High School (.48 miles)
Park Fees Required: N/A
Impact Fee Area: N/A
Property Owner: Hunt Mission Ridge, LLC.
Applicant: CSA
Representative: CSA

SURROUNDING ZONING AND LAND USE

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

PLAN EL PASO DESIGNATION: G4 Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant is proposing to subdivide 92.125 acres of vacant land in order to create 404 single-family lots, one 2.309 acre park and three separate pond lots totaling 12.551 acres in size. Residential lots will range from 4,714 to 15,749 square feet. Primary access to the subdivision is proposed from Paseo Del Este Boulevard. This development is vested under the subdivision code in effect prior to June 1, 2008.

The applicant is proposing the following modification(s):

- A modification to 76-foot minor arterial ROW to allow a 15-foot parkway and a 7-foot wide sidewalk abutting the proposed park. The parkway width will transition back to a 5-foot parkway and a 5-foot sidewalk past the park.

- A modification of the 110-foot major arterial ROW to reduce median width from 24-feet to 14-feet in order to allow a 10-foot hike/bike trail on both sides of the roadway.
- A local residential street with 52-foot ROW, and 34-foot pavement width.
- A modification of median width on the 56-foot ROW for a residential collector with a 14-foot wide driving lane and an 8-foot wide raised median.
- A modification of median width on the minor arterial to allow for a raised 12-foot median and provide (2) 11-foot driving lanes.
- Construction of one roundabout intersection with a 120-foot ROW within the proposed subdivision.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the alternative design as it complies with Section 19.26.040 *Alternative Subdivision Improvement Design* and **approval** of Painted Sky at Mission Ridge on a Major Combination basis subject to the following comments:

Planning Division Recommendation:

Approval. Planning recommends approval of the plat and approval of the alternative design as the proposed design meets the intent and has the same or higher level of service or adequacy of the original required improvement, in accordance with Section 19.26.040.

1. Verify years shown on all approval statements.
2. Incorrect CPC approval statement is shown on final plat. Please revise.
3. Illustrate location of all easements.

City Development Department - Land Development

We have reviewed subject plats and recommend **Approval**.

The Developer/Engineer shall address the following comments.

1. Show maintenance access road location for each proposed pond.
2. Verify adjacent subdivisions and label with the latest approved developments.
3. All downstream storm-water management facilities should be in place prior to or concurrently with the development of the subject subdivision (Title 19.01.010).
4. A portion of pond at the N.E. Lot 2 is shown extending beyond subdivision boundary limits.
5. Verify that proposed drainage infrastructure is in line with the latest City approved subdivision improvement plans.

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.

911

The El Paso County 911 District requests that lots 17, 28, 29 in Section 15 be changed to even number addressing.

Parks and Recreation Department

No comments received.

El Paso Department of Transportation

No comments received.

Sun Metro

No comments received.

El Paso Fire Department

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:

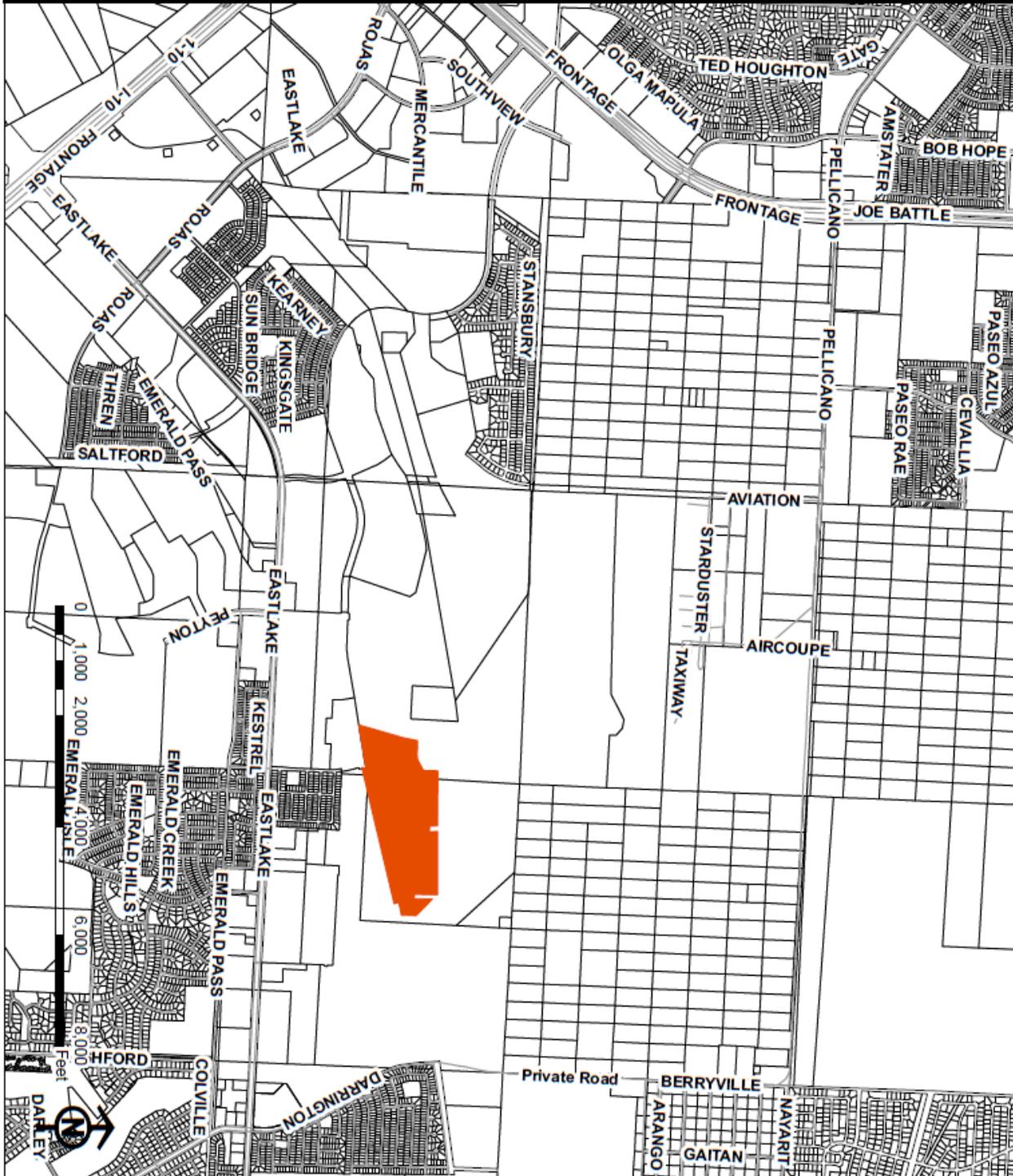
1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every 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. Preliminary plat
4. Final plat
5. Modification request
6. Application

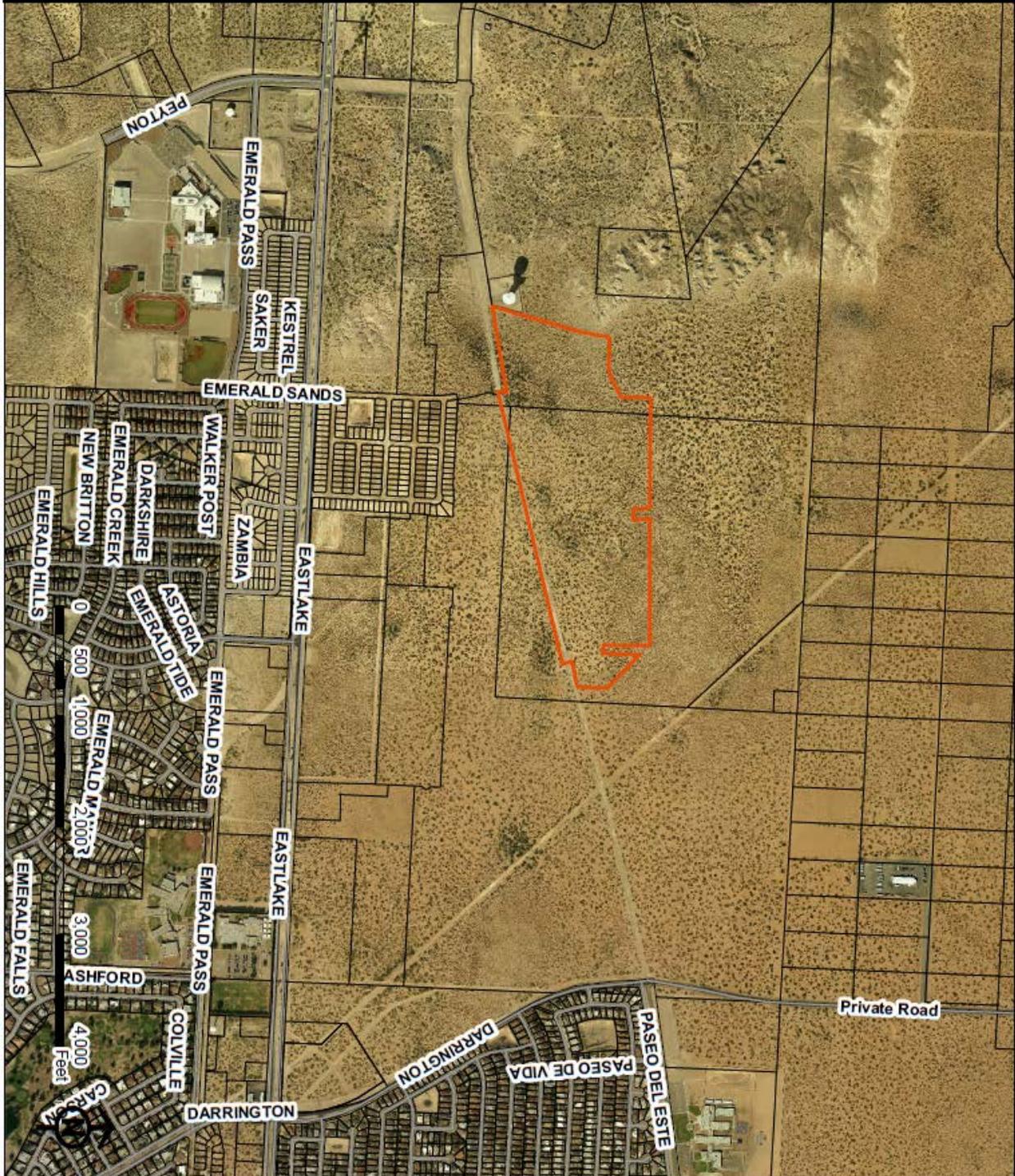
ATTACHMENT 1

Painted Sky at Mission Ridge

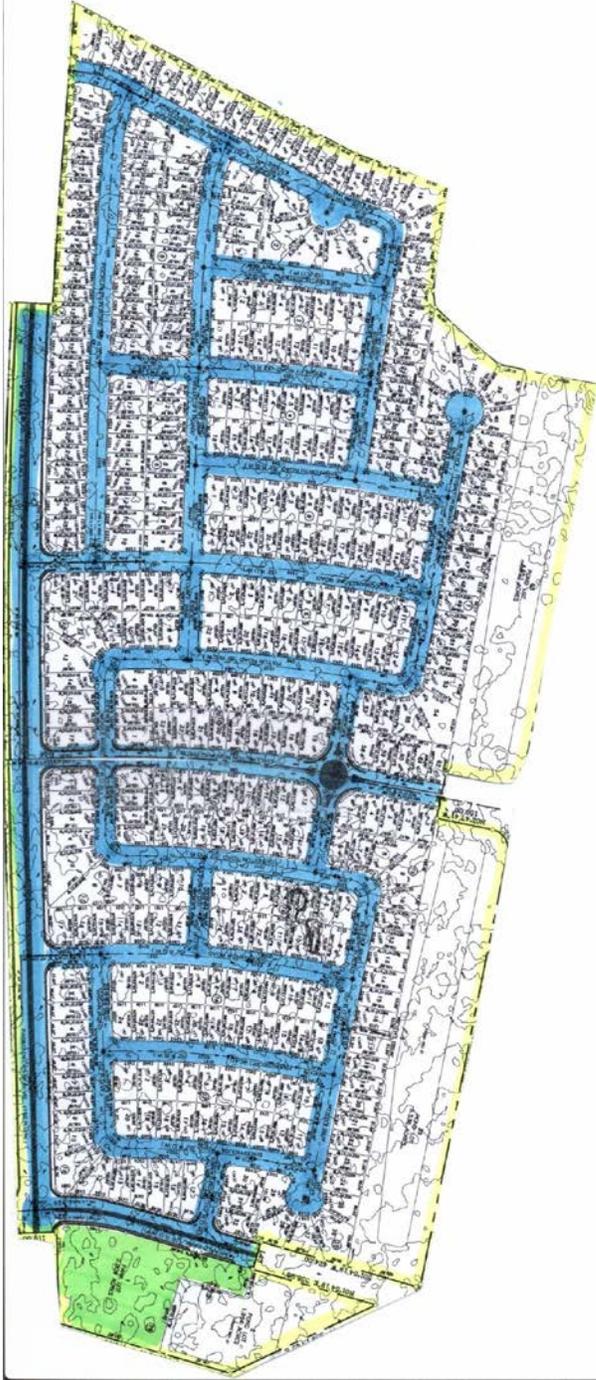


ATTACHMENT 2

Painted Sky at Mission Ridge



ATTACHMENT 3



ATTACHMENT 4



ATTACHMENT 5

csa design group, inc.



www.csaengineers.com

1845 Northwestern Dr. Ste C
El Paso, Texas 79912

tel 915.877.4155
fax 915.877.4334

April 29, 2014

Mr. Alejandro Palma
Planner
City of El Paso
222 S. Campbell Street, 2nd Floor
El Paso, TX 79901

Reference: **Street Cross-Section Modification Request**
Painted Sky at Mission Ridge

Dear Mr. Palma:

On behalf of Cimarron Hunt Communities, GP, LLC, we present this letter requesting a modification of the major & minor arterial street cross-section / right-of way (ROW). The following requests have been granted by the County of El Paso as per the Legal Notice published January 12th-18th:

- A modification of 76-foot minor arterial right-of-way (R.O.W) to allow a 15-foot parkway and 7-foot sidewalk width abutting the proposed park only. The parkway width will transition back to a 5-foot parkway and 5-foot sidewalk passed the park.
- A modification of the 110-foot major arterial R.O.W to reduce median width from 24-feet to 14-feet in order to allow a 10-foot hike/bike trail on both sides of the roadway.
- A reduction of the minimum local residential R.O.W. from 60-feet to 52-feet, with 34-foot pavement width.
- A modification of median width on the 56-foot R.O.W for a residential collector with 14-foot wide driving lane and 8-foot wide raised median.
- A modification of median width on the minor arterial to allow for a raised median of 12-feet wide and provide (2) – 11-foot driving lanes.
- To construct one roundabout intersection with 120-foot R.O.W. within the subdivision.

Thank you for your assistance in this matter.

Sincerely,
CSA DESIGN GROUP, INC.

Adrian I. Holguin-Ontiveros, E.I.T.
Project Engineer

ATTACHMENT 6



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

DATE: April 15, 2014

FILE NO. SUSU14-00034

SUBDIVISION NAME: Painted Sky at Mission Ridge

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A portion of C. D. Stewart Survey No. 319 and Section No. 22, Block 79, Township 3, Texas & Pacific
Railway Surveys, El Paso County, Texas containing 92.125 Acres ±

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>52.094</u>	<u>404</u>	Office	<u>N/A</u>	<u>N/A</u>
Duplex	<u>N/A</u>	<u>N/A</u>	Street & Alley	<u>25.168</u>	<u>1</u>
Apartment	<u>N/A</u>	<u>N/A</u>	Ponding & Drainage	<u>12.551</u>	<u>3</u>
Mobile Home	<u>N/A</u>	<u>N/A</u>	Institutional	<u>N/A</u>	<u>N/A</u>
P.U.D.	<u>N/A</u>	<u>N/A</u>	Other (specify below)		
Park	<u>2.309</u>	<u>1</u>			
School	<u>N/A</u>	<u>N/A</u>			
Commercial	<u>N/A</u>	<u>N/A</u>	Total No. Sites		<u>408</u>
Industrial	<u>N/A</u>	<u>N/A</u>	Total (Gross) Acreage	<u>92.125</u>	

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

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 X Overhead _____ Combination of Both _____

6. What type of drainage is proposed? (If applicable, list more than one)
Underground storm sewer collection system with stormwater ponds to manage stormwater discharge from the development.

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 Street cross-section modification as noted per the variance request approved by the County Commissioners on January 27, 2014, documentation provided March 13, 2014 with submittal of Five Day Review application.

9. Remarks and/or explanation of special circumstances: See cover letter and response to Five Day Review comments

10. Improvement Plans submitted? Yes _____ No X Allowed under previous subdivision ord.

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 Documentation submitted on March 13, 2014 with 5-Day Review submittal.
This proposed subdivision is a part of the Paseo Del Este (Mission Ridge) land study which has been an active development under the 1997 subdivision ordinance and as amended in 2002, with respect development within the area covered by MUDs 1 through 11. A letter reiterating this fact is submitted with the application.

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

12. Owner of record Hunt Mission Ridge, LLC, 4401 N. Mesa, El Paso, TX 79902 915-298-0418
 (Name & Address) (Zip) (Phone)
13. Developer Hunt Mission Ridge, LLC, 4401 N. Mesa, El Paso, TX 79902 915-298-0418
 (Name & Address) (Zip) (Phone)
14. Engineer CSA Design Group, Inc., 1845 Northwestern Dr. Ste C, El Paso, TX 79912 915-877-4155
 (Name & Address) (Zip) (Phone)

aontiveros@csaengineers.com

Refer to Schedule C for
 current fee.
 App. fee \$2,213.28 for
 Plat Combination

OWNER SIGNATURE: Hunt Mission Ridge LLC President
 REPRESENTATIVE: [Signature]

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