*City of El Paso – City Plan Commission Staff Report*

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|---|---|
| **Case No:** | SUSU16-00021 Painted Sky at Mission Ridge |
| **Application Type:** | Extension Request to Submit Recording Maps |
| **CPC Hearing Date:** | May 19, 2016 |
| | |
| **Staff Planner:** | Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov |
| **Location:** | North of Eastlake Boulevard and East of Joe Battle Boulevard |
| **Legal Description Acreage:** | 92.125 acres |
| **Rep District:** | ETJ (Adjacent to District 6) |
| **Existing Use:** | Vacant |
| **Existing Zoning:** | N/A |
| **Proposed Zoning:** | N/A |
| | |
| **Nearest School:** | Eastlake High School (.48 miles) |
| **Nearest Park:** | Ranchos Del Sol Park (2.4 miles) |
| **Park Fees:** | N/A |
| **Impact Fee:** | N/A |
| | |
| **Property Owner:** | Hunt Mission Ridge, LLC |
| **Applicant:** | CSA Design Group, Inc. |
| **Representative:** | CSA Design Group, Inc. |

**SURROUNDING ZONING AND LAND USE:**
**North**: ETJ (Extraterritorial Jurisdiction) / Vacant
**South:** ETJ (Extraterritorial Jurisdiction) / Vacant
**East:** ETJ (Extraterritorial Jurisdiction) / Vacant
**West:** ETJ (Extraterritorial Jurisdiction) / Vacant

**PLAN EL PASO DESIGNATION:** G4, Suburban (Walkable)

## APPLICATION DESCRIPTION

The applicant is requesting a fourth six-month extension in accordance with Section 19.08.060 Subsection H (Submission for Recording) of the previous subdivision code for Painted Sky at Mission Ridge subdivision plat, approved by the City Plan Commission on May 8, 2014.

Subsection H reads as follows:

*Within six (6) months following the date of final plat approval of the major subdivision application, the subdivider shall submit a recording plat subject to the requirements of Section 19.08.100 (Recording Plat Submission) to the Subdivision Coordinator; provided, however, that a six (6) month extension to submit the recording plat may be granted by the City Plan Commission in the event that a delay is caused by action of the City, a public utility, or other*

*governmental entity. A request for extension shall be made in writing by the subdivider on or before the initial expiration, and shall include a detailed explanation as to the reasons which merit the granting of an extension. Subsequent extensions shall meet the same requirements as the initial six (6) month extension.*

## CASE HISTORY

The City Plan Commission approved Painted Sky at Mission Ridge on a Major Combination basis on May 8, 2014.

The first six-month extension was granted and approved by City Plan Commission on November 20, 2014, extending the deadline to record to May 20, 2015.

The second six-month extension was granted and approved by City Plan Commission on May 21, 2015, extending the deadline to record to November 21, 2015.

The third six-month extension was granted and approved by City Plan Commission on December 3, 2015, extending the deadline to record to May 21, 2016.

## CURRENT REQUEST

The applicant is requesting a fourth six-month extension to submit recording maps in accordance with Section 19.08.060(H) of the previous subdivision code.

The completion of all subdivision improvements are currently being delayed as a result of the commencement of the installation of major dry utilities (i.e. Texas Gas Service Co., AT&T, El Paso Electric Co.) that will serve the subdivision. As per County's regulations, acceptance of the subdivision improvements is required in order to facilitate approval of the subdivision plat.

## DEVELOPMENT COORDINATING COMMITTEE COMMENTS:

The Development Coordinating Committee recommends ***approval*** of the six month extension requested for Painted Sky at Mission Ridge to submit recording maps per Section 19.08.060.H – Submission for Recording of the former Subdivision Ordinance, as the delay is being caused by a governmental entity.

If approved, the extension will be valid until **November 21, 2016**. Failure to submit the recording maps by the expiration date of the extension will necessitate the resubmittal of the subdivision or an additional extension.

### Planning Division Recommendation

**Approval.**

### El Paso County Comments

The County does not have an objection to the 4th extension request for Painted Sky at Mission Ridge.

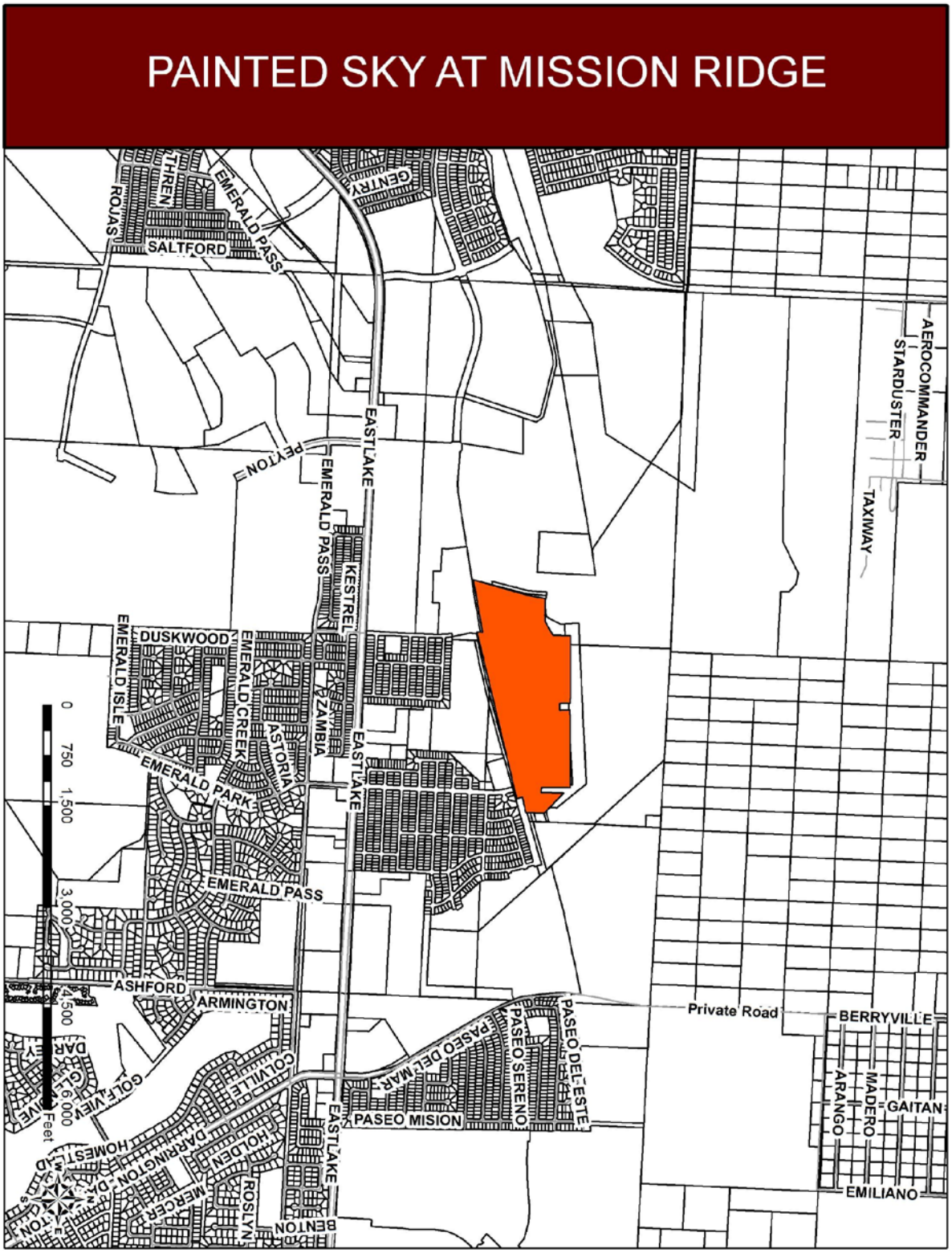
## ADDITIONAL REQUIREMENTS AND GENERAL COMMENTS:

1. Prior to recording, please submit to Planning and Inspections Department—Planning Division the following, if applicable:
   a. Current certified tax certificates
   b. Current proof of ownership
   c. Release of access document
   d. Set of restrictive covenants
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.

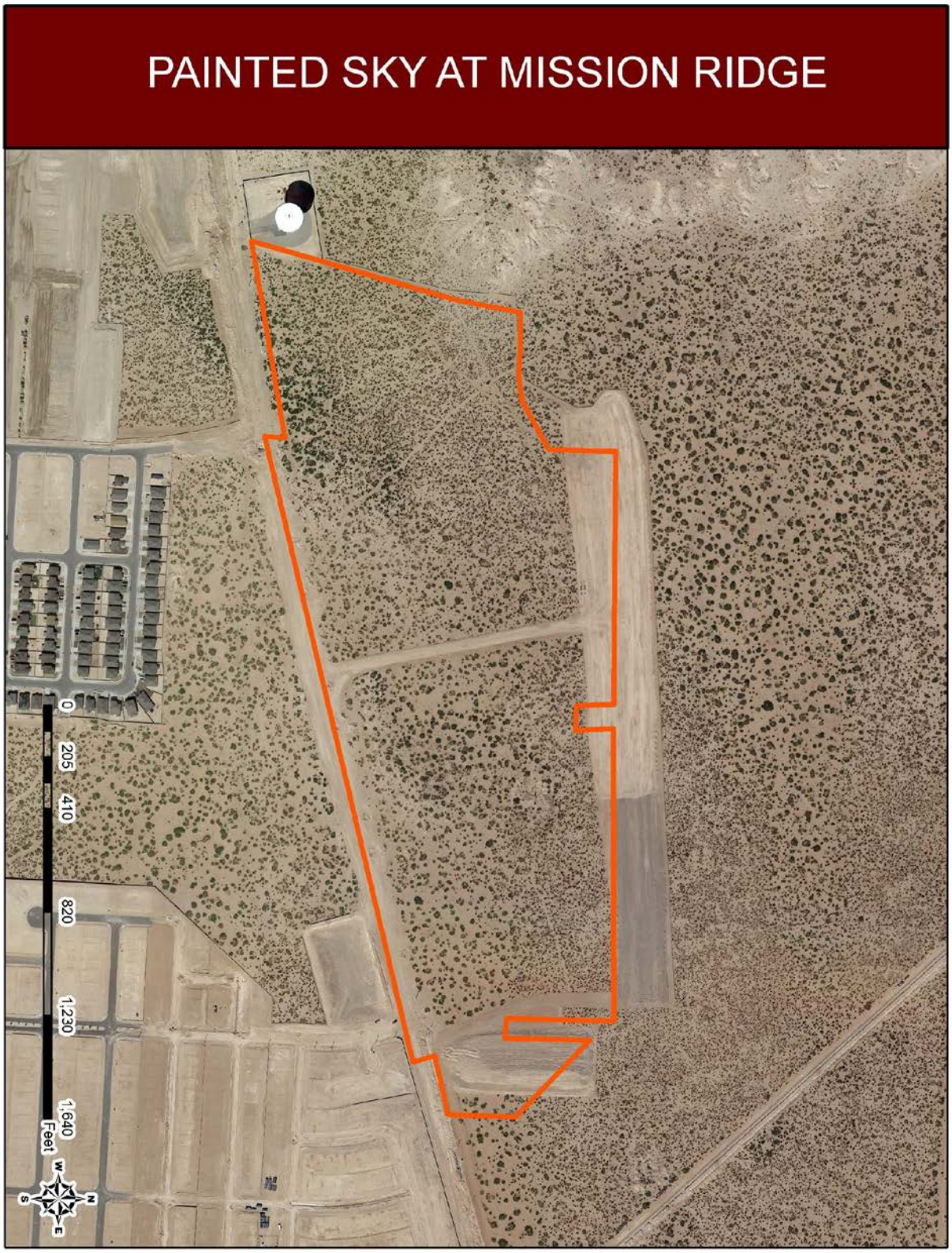
**Attachments**

1. Location Map
2. Aerial Map
3. Final Plat
4. Extension Request
5. Application

**ATTACHMENT 1**



**ATTACHMENT 2**



**ATTACHMENT 3**

# ATTACHMENT 4

csa design group, inc.
1845 Northwestern Dr. Ste C
El Paso, Texas 79912
www.csaengineers.com
tel 915.877.4155
fax 915.877.4334

**April 27, 2016**

Mr. Nelson Ortiz
Senior Planner
Planning & Inspections | City of El Paso
801 Texas Avenue
El Paso, TX 79901

**Re: Painted Sky at Mission Ridge**
*4th Plat Extension Request*

Dear Mr. Ortiz,

Our client, Hunt Communities, has a major combination plat for Painted Sky at Mission Ridge which was granted approval by CPC on May 8, 2014 and a 3rd-six month extension on December 3, 2015. This subdivision is located in El Paso County and is also within the City of El Paso ETJ. This subdivision is subject to three government agencies (City of El Paso, El Paso County, Paseo Del Este Municipal Utility District, as well as an independent 3rd party review).

As the County is the governing agency for this subdivision review, acceptance of the subdivision improvements is required in order to facilitate approval of the plat. Completion of all subdivision improvements are currently being delayed as a result of the installation of major dry utilities (i.e. Texas Gas Service Co., AT&T, El Paso Electric Co.) that will serve the subdivision. Please note that the installation of all dry utilities is currently in progress and is expected to not be completed prior to the expiration of the plat.

The Painted Sky at Mission Ridge plat is due to expire on *May 21, 2016*. Our client would like to humbly request a fourth extension of the plat based on the aforementioned reasons. Hunt Communities postponed this request as long as possible and would like to avoid having to discard any progress made on approving this subdivision through the City of El Paso.

If you have any questions or need further information, please feel free to contact me at (915) 877-4155, ext. 121. Thank you for your time and assistance with this matter.

Sincerely,

CSA Design Group, Inc.

Adrian I. Holguin-Ontiveros, EIT, CFM
*Senior Project Engineer*

Cc: Mr. Joaquin Rodriguez, Planner, COEP Planning & Inspections

# ATTACHMENT 5

CITY OF EL PASO PAID APR 17 2014 CITY DEVELOPMENT DEPARTMENT

## 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:

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

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:

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