



City of El Paso – City Plan Commission Staff Report

Case No: SUSU12-00039 Mission Ridge Unit One
Application Type: Major Final
CPC Hearing Date: May 31, 2012
Staff Planner: Justin Bass, 915-541-4930, bassjd@elpasotexas.gov
Location: North of Eastlake Boulevard and East of Rojas Drive
Legal Description Acreage: 103.873 acres
Rep District: ETJ
Existing Use: Vacant
Existing Zoning: ETJ
Proposed Zoning: ETJ
Nearest School: Options Alternative School (0.94 mile)
Nearest Park: Loma Verde Park (2.08 miles)
Parkland Fees Required: N/A
Impact Fee Area: This property is not located within an Impact Fee Service Area and is not subject to impact fees.
Property Owner: Hunt Mission Ridge, LLC.
Applicant: Hunt Communities Holding GP, LLC.
Representative: Kimley-Horn & Associates, Inc.

SURROUNDING ZONING AND LAND USE

North: ETJ/ Single Family Residential Development and Vacant

South: ETJ/ Vacant

East: ETJ/ Vacant

West: ETJ/ Vacant

PLAN EL PASO DESIGNATION: None.

APPLICATION DESCRIPTION

The applicant is proposing a subdivision that will include 295 single-family residential lots, an 11.86-acre parcel for multifamily development, a 19.29-acre parcel for commercial development, and 7.7 acres of private open space. The smallest residential lot will measure approximately 5,147 square feet in size and the largest approximately 20,140 square feet in size. Primary access to the development is proposed from both Rojas Drive and Eastlake Boulevard. The subdivision has been granted vested rights under the subdivision code in effect on June 1, 2008.

The applicant is proposing an alternative subdivision improvement design for Chapel Hill Road – a local right-of-way – as allowed by Section 19.26.040 of the subdivision code. The alternative design includes a 69-ft right-of-way to include 6-ft sidewalks, 4-ft parkways, a 17-ft

landscaped median and 32 feet of pavement.

The applicant is requesting an exception to allow for a cul-de-sac street in excess of the 300-ft permitted by code. The proposed cul-de-sac will be 318.78-ft in length. Staff agrees that the cul-de-sac meets Exception (b) per Section 19.15.080(B)4, which states the following: “*An exception may be granted by the City Plan Commission to develop a parcel with arroyos or environmental areas requiring protection surrounding such parcel...*”

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 One on the Major Preliminary basis on October 7, 2010, with the following alternative design:

- To allow for an alternative design on Chapel Hill Road, as allowed by Section 19.26.040 of the subdivision code. The alternative design includes a 69’ ROW to include 6-foot sidewalks, 4-foot parkways, a 17-foot landscaped median and 32 feet of pavement.

DEVELOPMENT COORDINATING COMMITTEE COMMENTS:

The Development Coordinating Committee recommends ***approval*** of the alternative subdivision improvement design in accordance with Section 19.26.040, ***approval*** of the exception in accordance with Section 19.15.080(B)4 and ***approval*** of Mission Ridge Unit One subdivision on a **Major Final** basis subject to the following conditions and requirements:

Staff is also recommending that the City Plan Commission require the applicant to landscape the parkway area on Eastlake Boulevard and the future extension of Bill Burnett Drive , as stipulated under Section 19.23.040(H) *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 city plan commission to provide a visual and physical 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 alternative subdivision improvement design and exception. The alternative subdivision improvement design is adequate based on the Suburban (C-3) Residential Street depicted in the Institute of Transportation Engineers (ITE) recommended practices manual. The exception is in accordance with Section 19.15.080(B)4 as the cul-de-sac has been created to allow maximum use of the adjacent property while respecting the nearby open space.

City Development Department - Land Development

We have reviewed subject plan recommend **Approval**

No Objection.

Planning – Transportation

1. The subdivision improvement plans are under review in accordance with Section 19.04.040

(Criteria for Approval) of the subdivision code. The final subdivision plat approval is subject to the City Manager's determination that the Subdivision Improvement Plans comply with this and other City Ordinances.

2. Developer shall make the following traffic mitigation improvements as proposed in the TIA submitted for this subdivision:

a. Right-turn deceleration lanes for the following subdivision entrances:

- i. Eastlake at Chapel Hill
- ii. Eastlake at Calvary
- iii. Eastlake at Lot 19, Block 5
- iv. Rojas at Lot 19, Block 5
- v. Rojas at Chapel Hill

b. Left-turn deceleration lanes for the following subdivision entrances:

- i. Eastlake at Chapel Hill
- ii. Eastlake at Calvary
- iii. Eastlake at Lot 19, Block 5
- iv. Rojas at Lot 19, Block 5
- v. Rojas at Chapel Hill

c. Provide separate left and right exit lanes for each full access driveway

3. The developer shall contribute their proportionate share of traffic mitigation improvements as proposed in the TIA submitted for this subdivision:

- a. Traffic signal at Rojas at Mercantile (\$23,146.00)
- b. Signal timing at Joe Battle Frontage Road at Rojas (\$1,308.00)

Parks and Recreation Department

We have reviewed **Mission Ridge #1**, a major final plat map and offer Developer / Engineer the following comments:

Please note that this is a residential subdivision located with-in the City of El Paso 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 & 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.

Parks Department recommends for Developer to provide to the governing Municipal Utility District (MUD) the following developed parks & recreational areas which are necessary for the public welfare.

1. A centralized developed 2.0-Acre "Park Site" be provided in the area between future Bill Burnett Dr. extension and Chapel Hill Road.
2. A centralized developed 1.0-Acre "Park Site" be provided in the area east of Fortenberry Place between Chapel Hill Road and Radiance Road.

3. Provide proposed number of dwelling units for the Multi-family acreage (lot 26, block 8); Parks recommends for developer to provide a "private park" which size shall be based at a rate of one acre per every 200 dwelling units.
4. Parks recommends that the funds that would have generated from the retail acreage at a rate of \$1,000.00/acre, be used to provide additional amenities to the nearby requested park.
5. Clarify if all private open space areas and the Drainage R.O.W. are to remain in its natural state /undisturbed; Parks recommends for any disturbed areas with-in the open space, be restored with vegetation as required per ordinance Section 19.24.030(B)

Nearest Recreational area: **Americas Estates Park** located at about 0.83 miles – Under construction.

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. EPWU recommends dedicating Lots 12 & 60 of Block 11, Lot 25 of Block 4 and the drainage right-of-way between Lots 5 & 6 of Block 5 as ponding areas.
2. EPWU recommends dedicating drainage rights-of-way in lieu of *all* proposed drainage easements.

El Paso Fire Department

Recommend approval of “site plan” as presented. Does not adversely affect fire department. **
Note: A more detailed reviewed will be done by fire plan review during the permitting process.

911

The El Paso County 911 District requests that **SILVER CROWN ROAD** be divided into three (3) separate segments with three separate names, due to potential emergency response hindrances with current street number addressing.

Notes:

1. Inconsistency at address 12058 and 12160 area.
2. Create New street, address range accepted.
3. Create New street, however address range needs to be consistent with parallel neighbor, **Equestrian Road**, in the five digit range.

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.

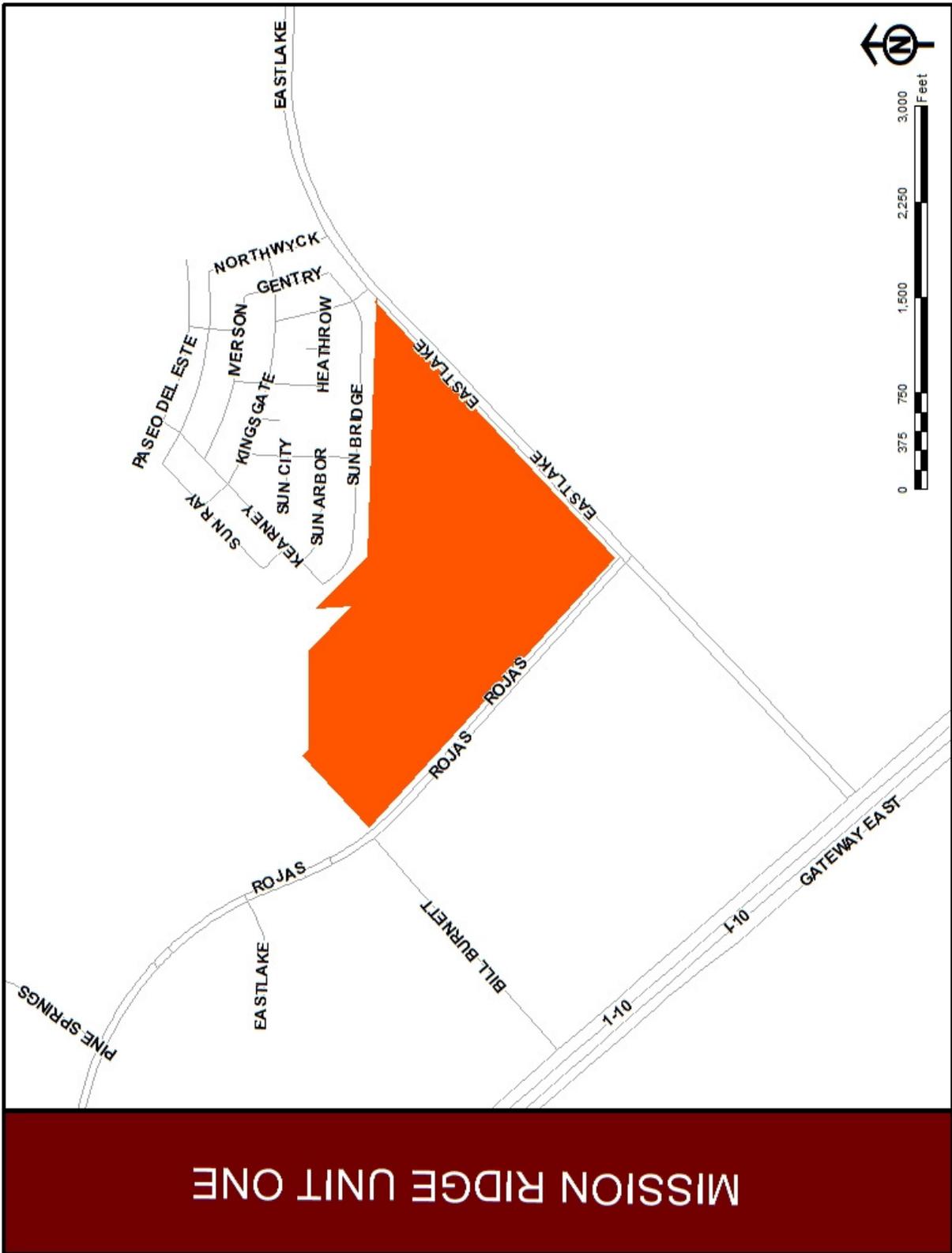
Additional Requirements and General Comments:

1. Submit to the 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.
3. Applicant shall address the following comments prior to recordation:
 - Change date in approval block to 2012 from 2010.
 - Amend tax and restrictive covenants recording blocks by removing book and page lines.
 - The CPC approval block shall be revised by replacing Development Services Director with City Engineer.

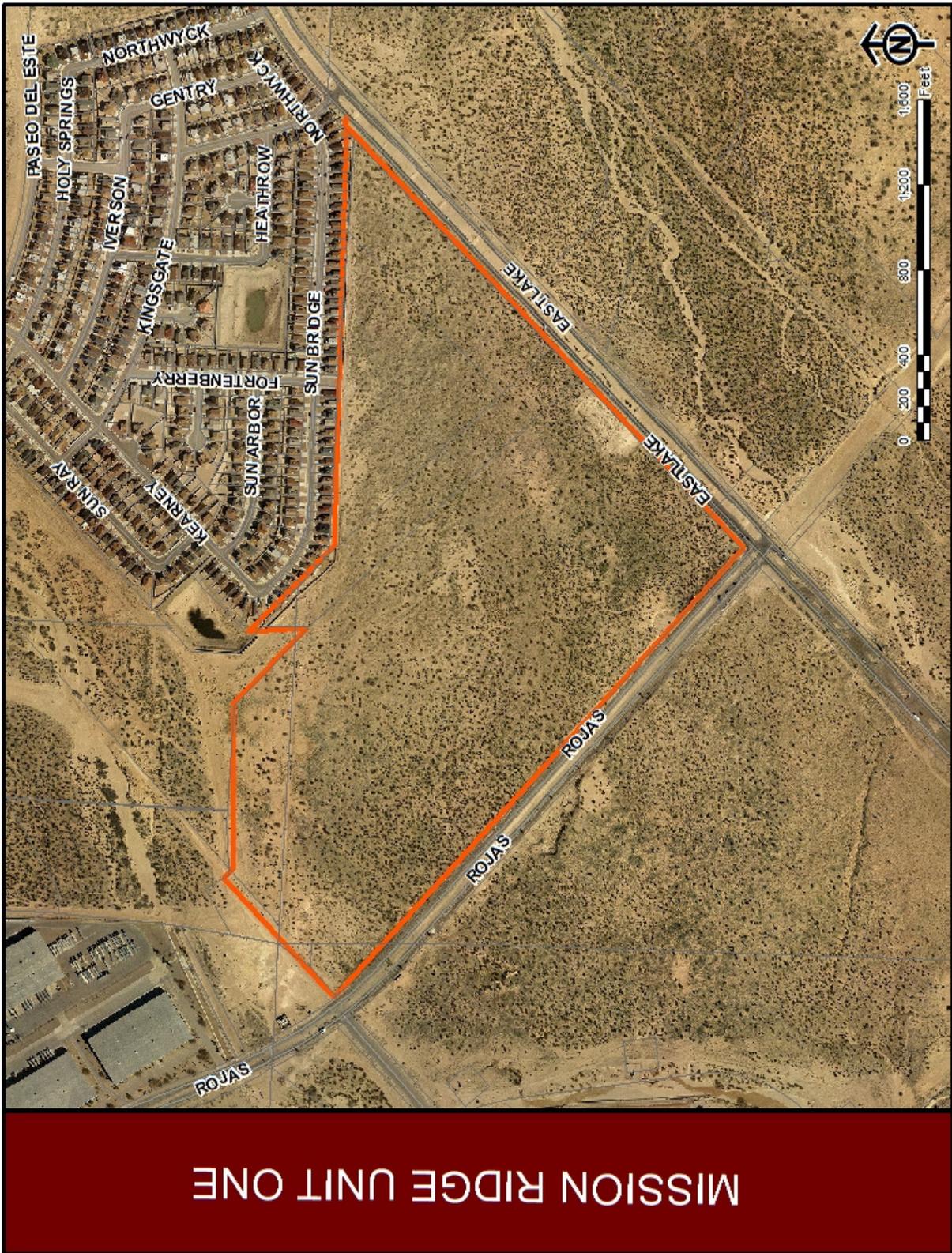
Attachments

1. Location map
2. Aerial map
3. Final plat
4. Cross-sections
5. Exception request
6. Alternative design request
7. Application

ATTACHMENT 1



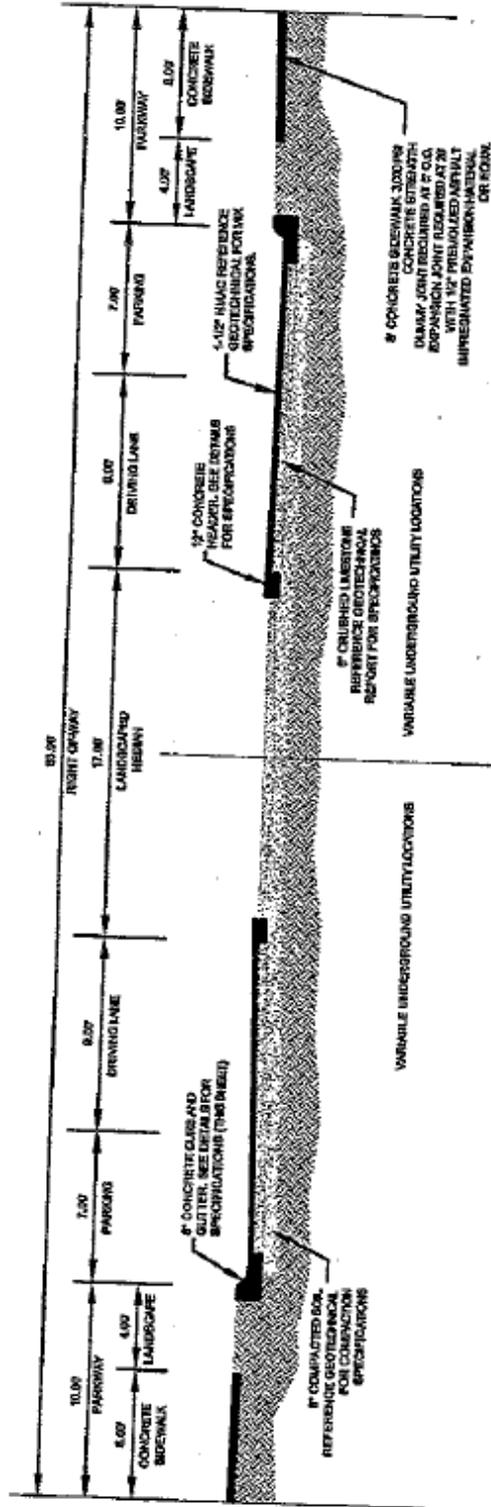
ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4



69' R.O.W. CROSS SECTION

ATTACHMENT 5



Kimley-Horn
and Associates, Inc.

The City of El Paso, Texas May 15, 2012

May 15, 2012

City of El Paso - Development Services Department
2 Civic Center Plaza – 5th Floor
El Paso, Texas 79901

■
12700 Park Central Drive
Suite 1800
Dallas, Texas
75251

Attention: Mr. Justin Bass,

Re: Mission Ridge Unit One. Exception Request

Dear Mr. Bass,

This letter is to formally request an exception to the maximum length allowed for cul-de-sac of 300 feet. The proposed cul-de-sac, Dome Court, in Mission Ridge Unit One has a total length of 318.78 ft.

The excess length is provided to allow a connection to the proposed central park serving the subdivision and allow the cul-de-sac to serve as a trail-head leading to the proposed subdivision park.

We respectfully request your consideration for approval of this exception request. Should you have any questions or comments concerning this request, please do not hesitate to contact me at 972-776-1788.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read 'Hugo Morales', with a long horizontal line extending to the left.

Hugo Morales, P.E.
Project Manager.



Kimley-Horn
and Associates, Inc.

ATTACHMENT 6

The City of El Paso, Texas May 10, 2012

May 10, 2012

City of El Paso - Development Services Department
2 Civic Center Plaza – 5th Floor
El Paso, Texas 79901

■
12700 Park Central Drive
Suite 1800
Dallas, Texas
75251

Attention: Mr. Justin Bass.

Re: Mission Ridge Unit One, Alternative Design Request.

Dear Mr. Bass,

This letter is to formally request an alternative design for street right-of-way and pavement section for the Mission Ridge Unit One Final Plat application.

The consultant respectfully request the City to accept the following street right-of-way and section as part of the Mission Ridge Unit One Subdivision being considered for Final Plat approval.

- A 69-foot right-of-way that includes 7-ft parkways with 6-ft sidewalks on each side of the right-of-way, two 9-ft pavement sections and a 17-ft landscaped median.

We respectfully request to consider the following reasons during your determination for approval of a non-standard right-of-way section:

1. Because of the size and the location of the proposed subdivision; it was necessary to propose the two “spine” roads as local collectors. Chapel Hill Road and Calvary Road are proposed as 54-ft ROW streets. The proposed 69-ft ROW section is the equivalent to a 54-ROW section with the addition of a 17-ft landscaped median. In terms of street capacity, the non-standard section should match the standard section.
2. The intention of the landscaped median is to create a vertical, visual obstacle allowing for vehicles to reduce their speed. The landscaped median will create safer ingress and egress for the residential lots fronting this street.
3. The landscape median will enhance the neighborhood by providing additional landscaped areas within the right-of-way.
4. The proposed section will not affect the safety of the property within the area. In contrast, the objective of this section is to reduce the risks by encouraging lower speeds and a safer street for the lots fronting it.
5. As part of the City’s desire to encourage more quality development, this non-standard section requires additional landscaping within the street section and enhances the appearance of the subdivision. By proposing this street section, the applicant is dedicating additional right-of-way in an effort to create a better neighborhood.

Should you have any questions or comments concerning this request, please do not hesitate to contact me at 972-776-1788.



Kimley-Horn
and Associates, Inc.

Page 2

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Hugo Morales", with a large, stylized flourish at the end.

Hugo Morales, P.E.
Project Manager.

ATTACHMENT 7



CITY PLAN COMMISSION APPLICATION FOR
MAJOR SUBDIVISION FINAL APPROVAL

DATE: April 11, 2012

FILE NO. SUSU12-00039

SUBDIVISION NAME: Mission Ridge Subdivision Unit One

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Mission Ridge Subdivision Unit One, Tracts 7 and 8 J.C.D. Stewart Survey No. 317, a Portion of Tract 4, O.A. Danielson Survey No. 316 and Tract 2C and 2D1, W.J. Rand Survey NO. 315 1/2, El Paso County, Texas

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>45.03</u>	<u>352 lots</u>	Office		
Duplex			Street & Alley	<u>16.86</u>	
Apartment	<u>11.87</u>		Ponding & Drainage	<u>3.13</u>	
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park	<u>7.68</u>				
School					
Commercial	<u>19.30</u>		Total No. Sites		
Industrial			Total (Gross) Acreage	<u>103.87</u>	

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 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)
On site retention with underground gravity system

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 69-ft. ROW divided residential street is proposed.

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 _____ No X

If yes, please submit a vested rights petition in accordance with Section 19.47- Vested Rights (See Attached).



- 12. Owner of record Hunt Mission Ridge, LLC, 4401 N. Mesa St., El Paso, TX 79902 (915) 533-7900
 (Name & Address) (Zip) (Phone)
- 12. Developer Hunt Communities GP, LLC, 4401 N. Mesa Street, El Paso, Texas 79902 (915) 533-7900
 (Name & Address) (Zip) (Phone)
- 14. Engineer Kimley-Horn & Associates, Inc. 12700 Park Central Drive, Suite 1800, Dallas, Texas 75251 (972) 770-1300
 (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.