



City of El Paso – City Plan Commission Staff Report

Case No: SUSU14-00052 Painted Desert at Mission Ridge 1
Application Type: Major Preliminary
CPC Hearing Date: July 3, 2014
Staff Planner: Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov
Location: West of Darrington and North of Paseo Del Este
Acreage: 50.468 acres
Rep District: N/A
Existing Use: ETJ/Vacant
Existing Zoning: ETJ
Proposed Zoning: ETJ
Nearest Park: 1 Park (4.26 acres) proposed within subdivision.
Nearest School: Dr. Sue Shook (PK-5) Elementary (0.25 miles)
Park Fees Required: N/A
Impact Fee Area: This property is not located in an Impact Fee Service Area.
Property Owner: State of Texas General Land Office
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

PLAN EL PASO DESIGNATION: G4, Suburban Walkable

APPLICATION DESCRIPTION

The applicant proposes to subdivide 50.468 acres of vacant land for 142 single-family residential lots ranging between 4,700 and 12,727 square feet. One commercial lot, one park, and a retention pond are also proposed. Access to the subdivision will be from Paseo Del Este Boulevard and Darrington Road. The subdivision is vested and is being reviewed under the former subdivision code.

The applicant is requesting the following modifications:

1.- A modification consisting of a 54 foot roadway cross-section with 2- 17 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.

2.- A modification consisting of a 54 foot roadway cross-section with 2- 17 foot paved driving lanes with 6 inch curb and gutter on both sides of the roadway , 1- 5 foot concrete sidewalk, 1- 5 foot abutting the sidewalk, and 1- 10 foot hike and bike trail.

3. - A modification consisting of a 66 foot roadway cross-section with 2- 20 foot paved driving lanes with 6 inch curb and gutter on both sides of the roadway, a raised 6 foot landscaped median, 2- 5 foot concrete sidewalks, and 2- 5 foot parkways abutting the sidewalks.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the modification request and **approval** of Painted Desert at Mission Ridge 1 on a Major Preliminary basis, subject to the following condition:

- Staff recommends that the City Plan Commission require that all parkways at the rear of double frontage lots be landscaped, to provide a visual and physical separation between the development and the street.

Planning Division Recommendation:

Staff recommends **approval** with conditions stated above and modifications, as per Section 19.04.170 (Modification of conditions):

A-3. 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 dedication and improvement of parkland and open space amenities, and vehicular access and pedestrian passage.

City Development Department - Land Development

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

The Developer/Engineer shall address the following comments.

1. Provide complete Water and Sewage Facilities, and Drainage Engineering Report for ETJ requirements in English and Spanish.
2. Provide Final Engineering report notes for subdivision.
3. Label street classification on each of the typical street cross section details.
4. All storm water management facilities from Unit 2 should be in place prior or concurrently with development of the subject subdivision.
5. As per section Code 18.08.010, section D, all drainage structures and ponding areas serving the subdivision are constructed as part of the initial phase of the development.
6. Label whether drainage systems within Lot 18, between Lots 5 & 6 in Block 6 are public or private / a ROW or Easement.

Parks and Recreation Department

We have reviewed **Painted Desert at Mission Ridge #1**, a major preliminary plat map and have no objections to this development, only offer Developer / Engineer the following comments:

1. For informational purposes, the subdivision improvement plans shall also include the improvement plans for the proposed "Park site" area.

Please note that this subdivision is composed of **142** lots, includes a **4.26** acre "Park" and **13.80** acres for commercial purposes.

Per City standards a total of 1.42 acres of "Parkland" and "Park fees" in the amount of \$13,800.00 for the commercial parcel would have been required however, this subdivision is excluded from the calculation for "Parkland Dedication" as **it is not** identified on the official map as described per ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space** as noted below.

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.

El Paso Fire Department

No comments received.

Sun Metro

No comments received.

911

The El Paso County 911 District requests that an address be assigned to Lot 18 in Block 6.

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)

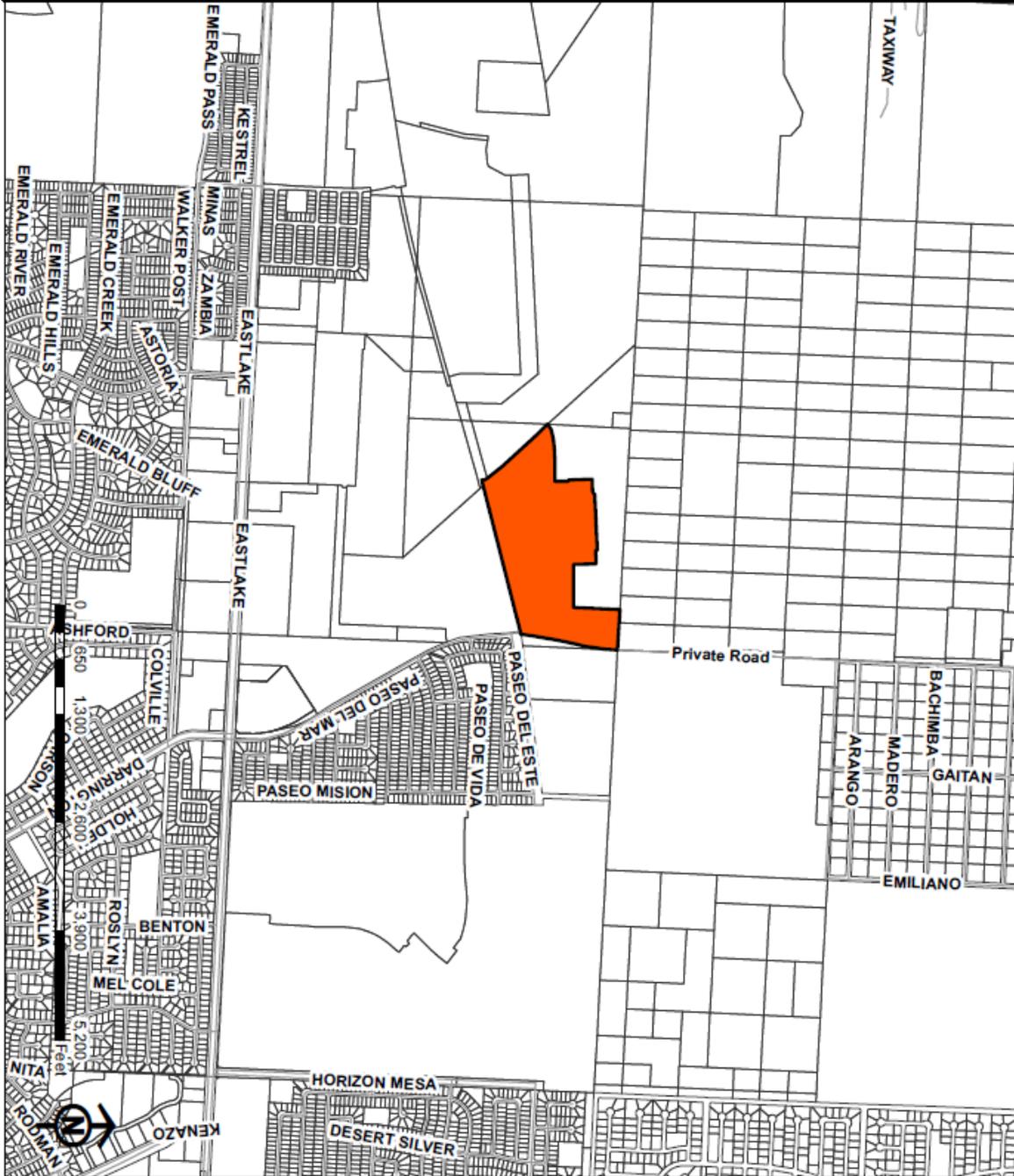
- b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in 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. Modification Letter
5. Application

ATTACHMENT 1

Painted Desert at Mission Ridge 1



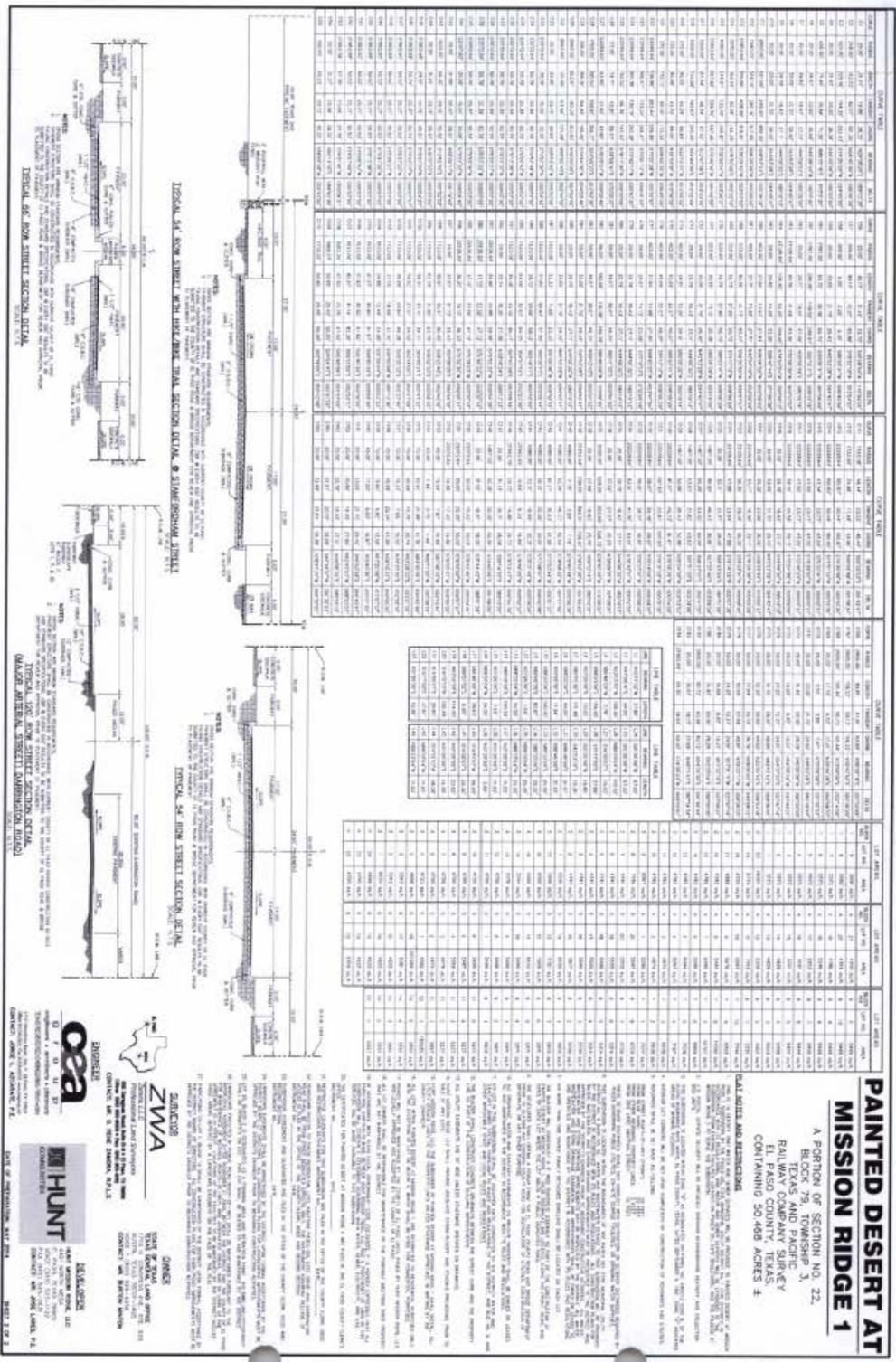
ATTACHMENT 2

Painted Desert at Mission Ridge 1



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

June 2, 2014

City of El Paso-Planning & Economic Development
222 South Campbell St.
El Paso, Texas 79901

Attention: Mr. Alfredo Austin,
Planner

Reference: Painted Desert at Mission Ridge 1, Preliminary Plat – Modification Letter

Dear Mr. Austin:

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: 54 foot Roadway

This modification shall consist of a 54 foot roadway cross-sections with 2- 17 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: 54 foot Roadway

This modification shall consist of a 54 foot roadway cross-section with 2- 17 foot paved driving lanes with 6-inch curb and gutter on both sides of the roadway, 1- 5 foot concrete sidewalk, 1- 5 foot parkway abutting the sidewalk, and 1- 10 foot hike and bike trail.

Modification No. 3: 66 foot Roadway

This modification shall consist of a 66 foot roadway cross-section with 2- 20 foot paved driving lanes with 6-inch curb and gutter on both sides of the roadway, a raised 6-foot landscaped median, 2- 5 foot concrete sidewalks, and 2- 5 foot parkways abutting the 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

A handwritten signature in black ink, appearing to read 'Jorge Grajeda', is written over the typed name.

Jorge Grajeda, E.I.T.
Project Engineer

ATTACHMENT 5



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

DATE: 5/15/2014

FILE NO. SUSU14-00052

SUBDIVISION NAME: Painted Desert at Mission Ridge 1

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 Survey El Paso County, Texas containing
50.468 Acres ±

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>18.409</u>	<u>142</u>	Office		
Duplex			Street & Alley	<u>12.294</u>	<u>13</u>
Apartment			Ponding & Drainage	<u>1.701</u>	<u>1</u>
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park	<u>4.260</u>	<u>1</u>			
School					
Commercial	<u>13.804</u>	<u>1</u>	Total No. Sites		<u>158</u>
Industrial			Total (Gross) Acreage	<u>50.468±</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 _____

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
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 54-Ft. R.O.W. St. with
(2) 5-Ft. sidewalks (2) 5-Ft. parkways, (2) 17Ft. lanes & 66-Ft. R.O.W. St. with
(2) 5-Ft. sidewalks & (2) 5-Ft. parkways (2) 20-Ft. lanes & (1) 6-Ft. median.

9. Remarks and/or explanation of special circumstances: Approved County variances

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).



12. Owner of record State of Texas G.L.O. 1700 N. Congress Ave., Ste. 935, Austin, TX. 787-01-1495, 1-800-988-4456
(Name & Address) (Zip) (Phone)
12. Developer Hunt Mission Ridge, LLC 4401 N. 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: \$1,901.00

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.