



City of El Paso – City Plan Commission Staff Report

Case No: SUSU14-00061 The Paseos at Mission Ridge Two
Application Type: Extension Request to Submit Recording Maps
CPC Hearing Date: July 17, 2014

Staff Planner: Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov
Location: North of Eastlake Blvd. and West of Darrington Rd.
Legal Description Acreage: 53.581 acres
Rep District: ETJ
Existing Use: Residential
Existing Zoning: N/A
Proposed Zoning: N/A

Nearest School: Horizon Heights Elementary (0.66 miles)
Nearest Park: Emerald Park (0.4 miles)
Park Fees Required: N/A
Impact Fee Area: N/A

Property Owner: State of Texas General Land Office
Applicant: CEA Group
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 is requesting a six-month extension in accordance with Section 19.08.060 subsection H of the former subdivision code (*a six-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*) for The Paseos at Mission Ridge Two (formerly Mission Ridge Unit Twelve) subdivision plat approved by the City Plan Commission on June 27, 2013. The subdivision plat expired on December 27, 2013.

CASE HISTORY

The City Plan Commission approved The Paseos at Mission Ridge Two on a Major Final basis on June 27, 2013.

The City Plan Commission at its regular meeting of January 30, 2014 voted to **approve** a six-month extension to submit the recording plat.

CURRENT REQUEST

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

- The extension is based on the County of El Paso requirements for completion of the subdivision improvements prior to the recording of the plat.

Planning has received concurrence from County of El Paso.

DEVELOPMENT COORDINATING COMMITTEE COMMENTS:

The Development Coordinating Committee recommends *approval* of the six month extension requested for The Paseos at Mission Ridge Two 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 County of El Paso requirements.

If approved, the extension will be valid until **December 22, 2014**. Failure to submit the recording maps by the expiration date of the extension will necessitate the resubmittal of the subdivision.

Planning Division Recommendation **Approval.**

ADDITIONAL REQUIREMENTS AND GENERAL COMMENTS:

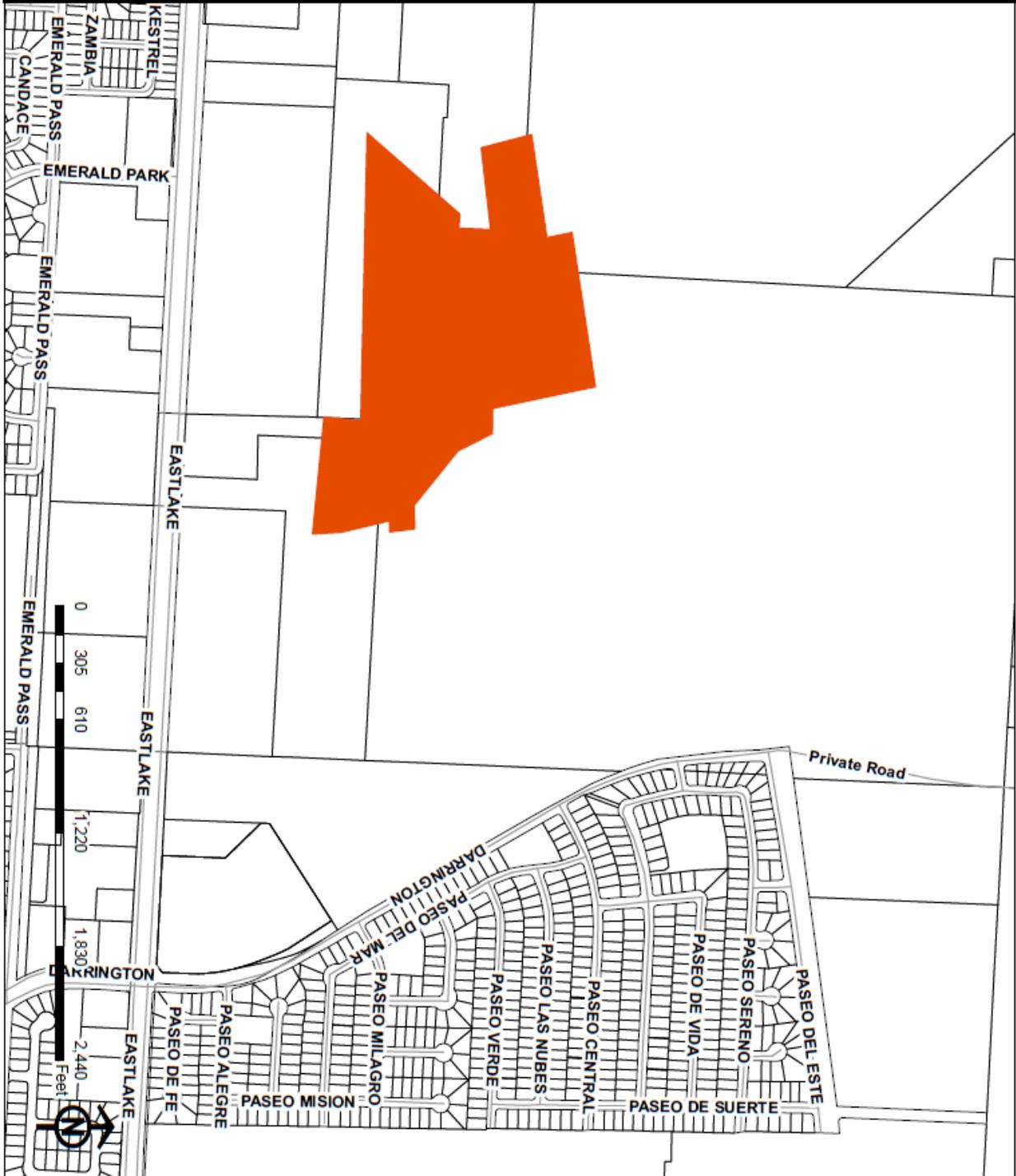
1. Prior to recording, please submit to City Development Department—Planning Division the following, if applicable:
 - a. tax certificates
 - b. release of access document
 - c. set of restrictive covenants
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate 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

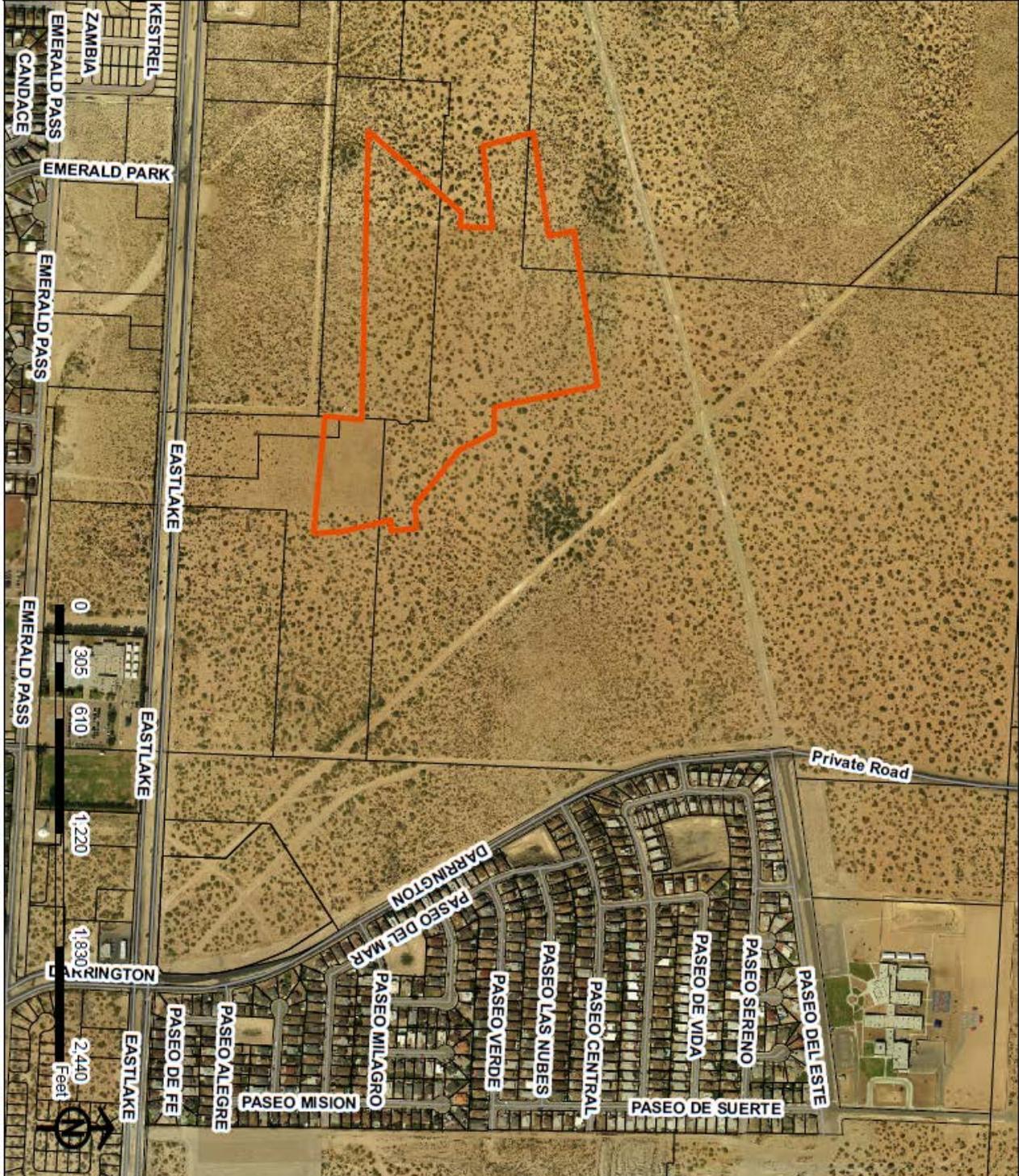
1. Location Map
2. Aerial Map
3. Final Plat
4. Extension Request
5. Application

ATTACHMENT 1

The Paseos at Mission Ridge Two



The Paseos at Mission Ridge Two



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 19, 2014

City of El Paso-City Development Department
811 Texas Ave.
El Paso, Texas 79901

Attention: Kimberly Forsyth
Subdivision Planner

Reference: The Paseos at Mission Ridge 2 Subdivision
(aka Mission Ridge Unit Twelve Subdivision)
Plat Filing Extension-2nd Extension Request

Dear Mrs. Forsyth:

On behalf of the developer, we respectfully request for 180-day extension for the filing of the plat maps for the above mentioned subdivision. The final plat extension expires on July 22, 2014. Our time extension is based on the County of El Paso requirements for completion of the subdivision improvements prior to the filing of the plat. The development is currently under construction and the improvements will be completed by December, 2014.

As part of our request for the plat filing extension for The Paseos at Mission Ridge 2 Subdivision, we offer the following information in support:

- The percentage of public improvement completed is approximately 50%.
- The estimated date of completion is December, 2014.
- The pending public improvements to complete the subdivision are street improvements, water, sewer and drainage improvements, dry utilities, traffic signage, and street name signs.
- The grading operations for the subdivision have been completed and utility work is being completed

If you have any questions regarding this issue, please do not hesitate to contact me at 915.544.5232 or mobile number 915.355.0583.

Sincerely,
CEA Group

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

Jorge L. Azcarate, P.E.
Project Manager

Cc: Jose L. Lares, P.E.-Mission Hunt Communities, LLC

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JLA/ja

engineers • architects • planners

ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION FINAL APPROVAL

DATE: 5/13/2013

FILE NO. SUSU13-00040

SUBDIVISION NAME: Mission Ridge Unit Twelve

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.

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>32.381</u>	<u>272</u>	Office	<u> </u>	<u> </u>
Duplex	<u> </u>	<u> </u>	Street & Alley	<u>17.480</u>	<u>12</u>
Apartment	<u> </u>	<u> </u>	Ponding & Drainage	<u>2.750</u>	<u>1</u>
Mobile Home	<u> </u>	<u> </u>	Institutional	<u> </u>	<u> </u>
P.U.D.	<u> </u>	<u> </u>	Other (specify below)	<u> </u>	<u> </u>
Park	<u> </u>	<u> </u>		<u> </u>	<u> </u>
School	<u> </u>	<u> </u>		<u> </u>	<u> </u>
Commercial	<u> </u>	<u> </u>	Total No. Sites	<u> </u>	<u>205</u>
Industrial	<u> </u>	<u> </u>	Total (Gross) Acreage	<u>53.591</u>	<u> </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
Approved County variances in setbacks, lot areas & street row reduction

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 Storm 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 52-ft R.O.W. St. with 2-5ft sidewalks, 2-5ft Parkways, 2-16ft lanes

9. Remarks and/or explanation of special circumstances: N/A

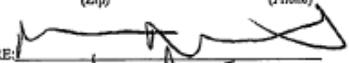
10. Improvement Plans submitted? Yes No X

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 1-800-998-4454
(Name & Address) (Zip) (Phone)
- 12. Developer Hunt Mission Ridge, LLC 4401 North Hana 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: \$1,795.00

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.