City of El Paso – City Plan Commission Staff Report

Case No:	SUSU14-00058 Garden Park at Mission Ridge Unit One
Application Type:	Major Combination
CPC Hearing Date:	July 17, 2014
Staff Planner:	Alejandro Palma, (915) 212-1607, palmaaj@elpasotexas.gov
Location:	North of Eastlake Boulevard and East of Paseo Del Este Boulevard
Acreage:	48.444 acres
Rep District:	ETJ
Existing Use:	Vacant
Existing Zoning:	N/A
Proposed Zoning:	N/A
Nearest Park:	Ranchos Del Sol Park (1.11 miles)
Nearest School:	Options (9-12) Alternative (.74 miles)
Park Fees Required:	N/A
Impact Fee Area:	N/A
Property Owner:	Hunt Mission Ridge, LLC.
Applicant:	TRE & Associates
Representative:	TRE & Associates

SURROUNDING ZONING AND LAND USE

North: ETJ/ Single-family residential
South: ETJ/ Vacant
East: ETJ/ Vacant
West: ETJ/ Vacant

PLAN EL PASO DESIGNATION: G4, Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant proposes to subdivide approximately 48.444 acres of vacant land for 183 single-family lots ranging from 5,800 to 18,680 square feet. The applicant is also proposing a 3.692 acre ponding area and 2 open space lots totaling 1.6 acres. Primary access to the subdivision is proposed from Paseo Del Este Boulevard. This development is being reviewed under the current subdivision code.

The applicant is proposing the following exception:

- To allow an exception to exceed the required 2400 ft. block perimeter and 1000 ft. block

face length for Blocks 5 and 7 due to topographic conditions.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **Approval** of the exception request and **Approval** of Garden Park at Mission Ridge Unit One on a Major Combination basis.

Planning Division Recommendation:
Staff recommends approval with the exception as per Section 19.48.030.

City Development Department - Land Development
We have reviewed subject plats and recommend **Approval**. Developer/Engineer shall address the following comments:

- No objections.

Parks and Recreation Department

We have reviewed **Garden Park at Mission Ridge Unit One,** a major combination plat map and offer Developer / Engineer the following comments:

Please note that this is a residential subdivision composed of **183** residential lots and 1.60-acres of "Open space" area divided into two lots; however, **it does not** include any recreational areas in the form of neighborhood / linear parks or trails.

Per City standards a total of 1.83 acres of "Parkland" 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.

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.

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 911 District asks that Aitken Drive and Angram Place be replaced with other street names. These sound too much like Aiken Ln and Mangrum Cir which are existing street names.

Sun Metro

No comments received.

El Paso Fire Department

No comments received.

El Paso Electric Company

No comments received.

Socorro Independent School District

No comments received.

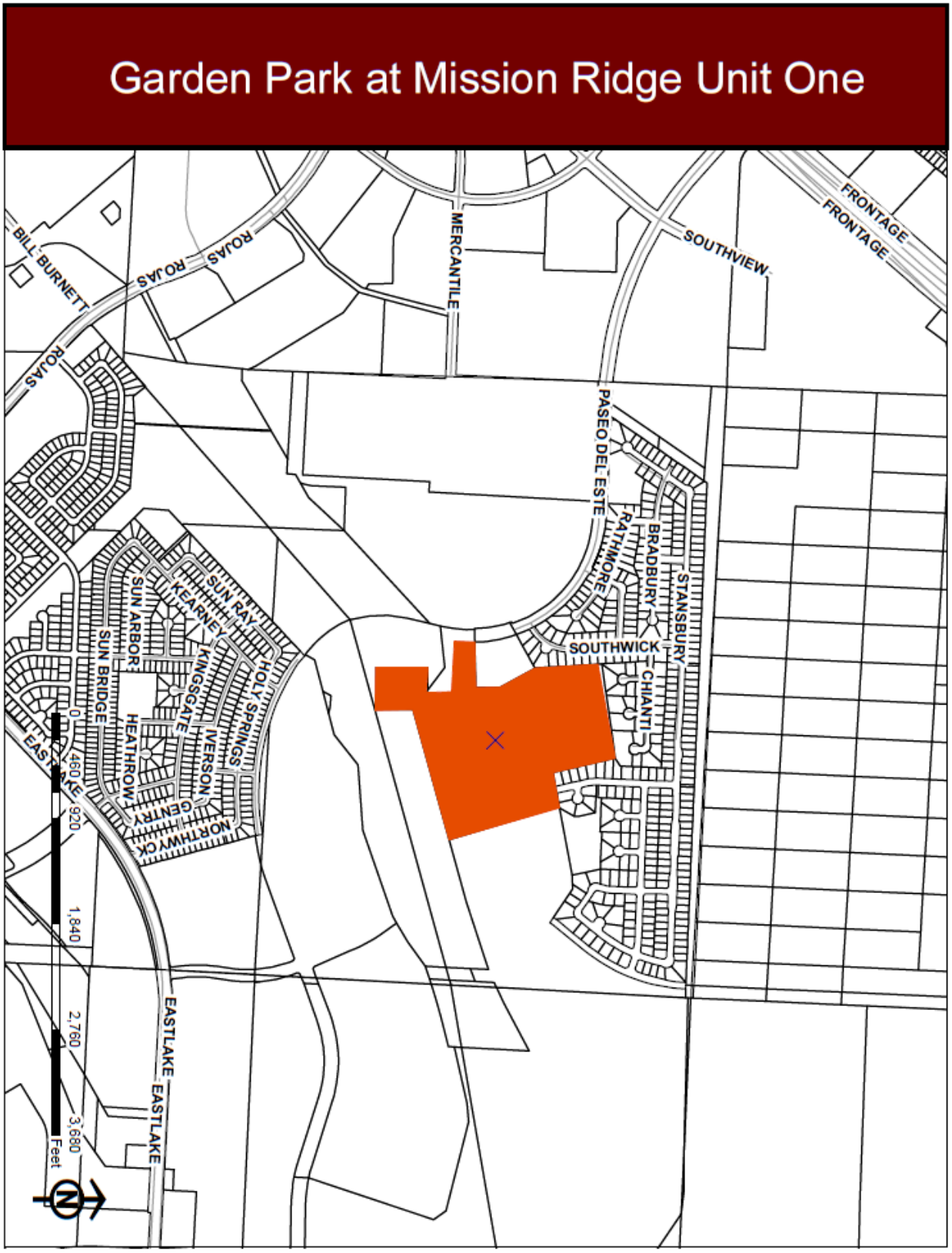
Additional Requirements and General Comments:

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.

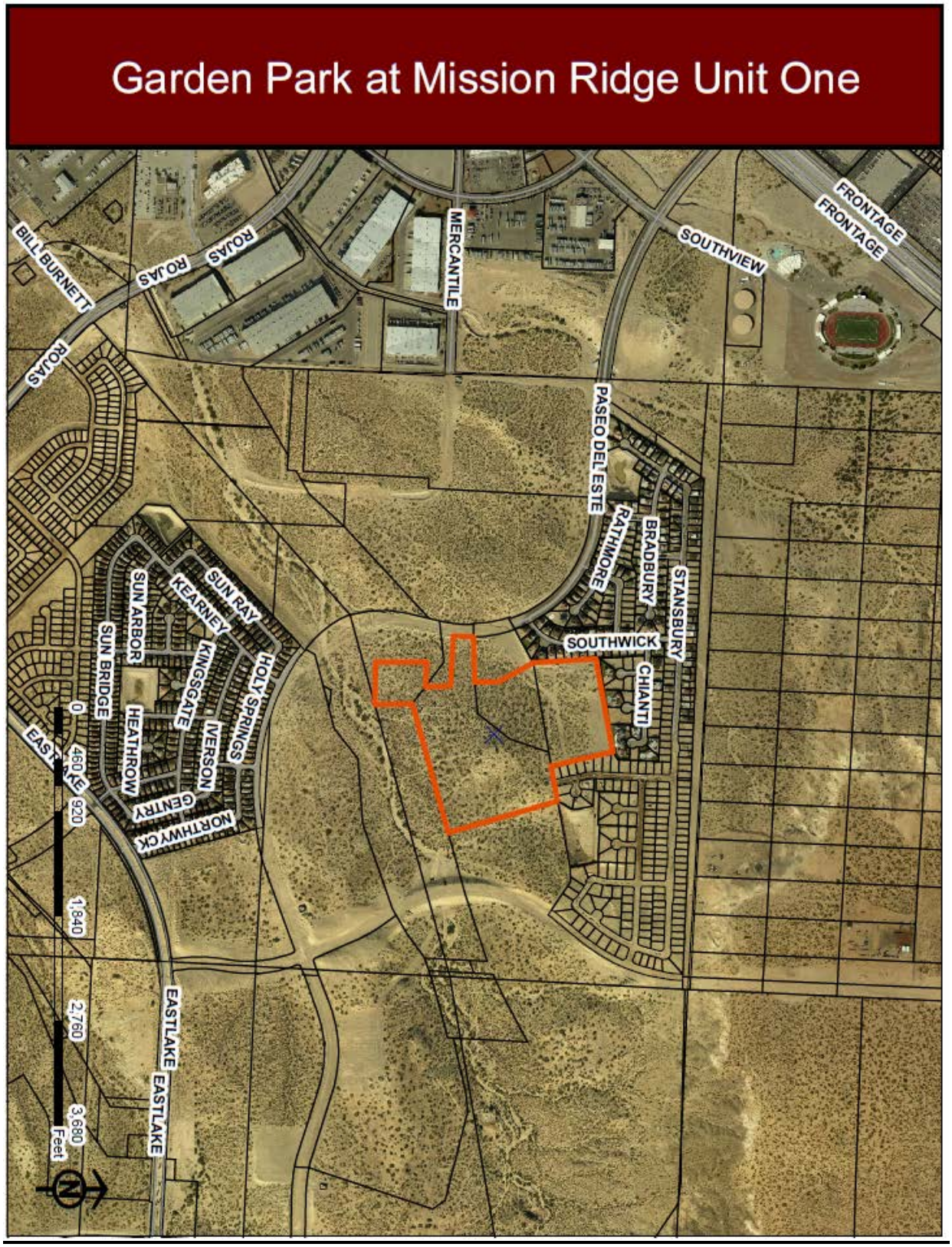
Attachments

1. Location map
2. Aerial map
3. Preliminary plat
4. Final plat
5. Modification request letter
6. Application

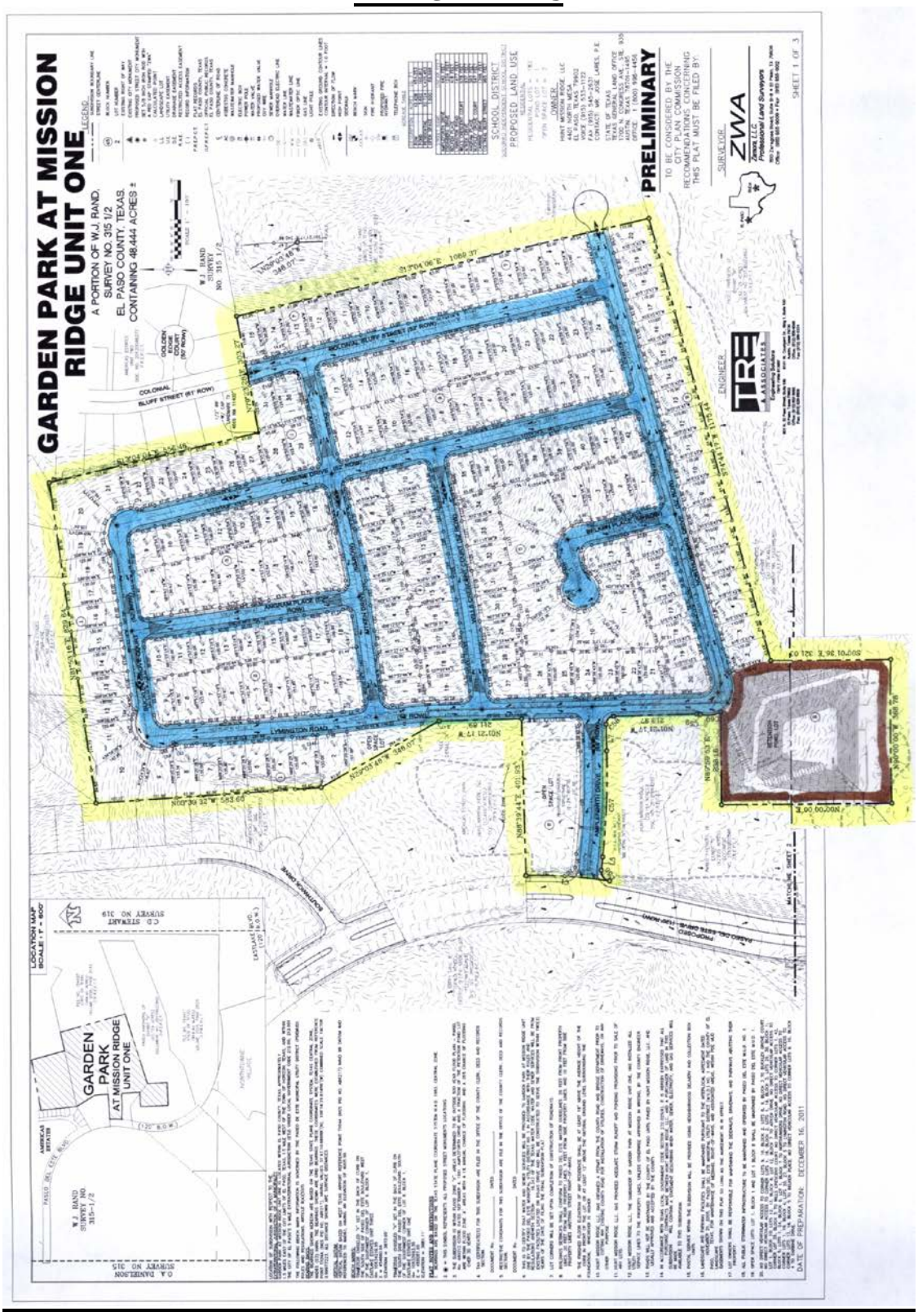
ATTACHMENT 1



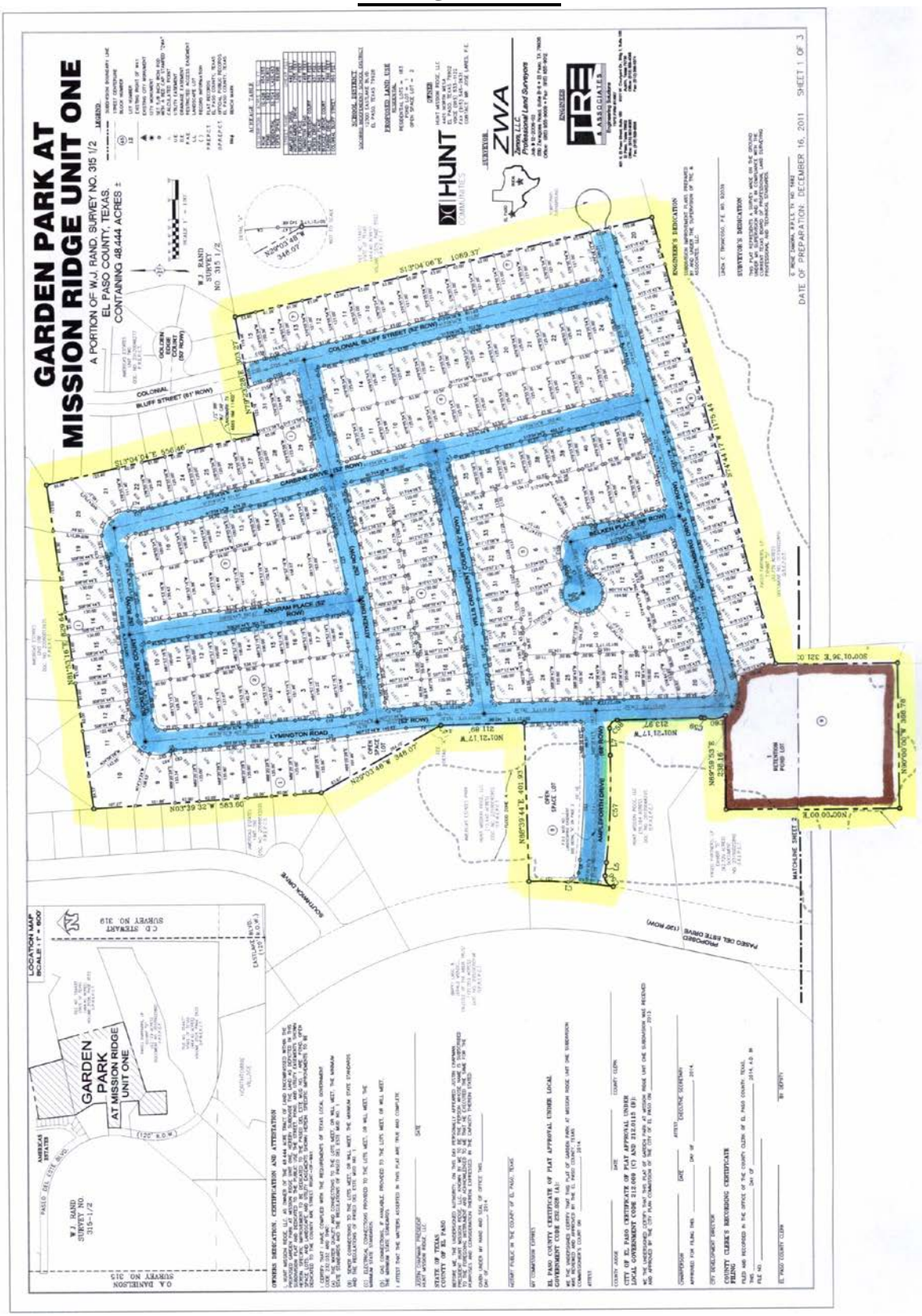
ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4



ATTACHMENT 5

TRE & ASSOCIATES
Engineering Solutions

June 17, 2014

Ms. Kimberly Forsyth
Development Services Department
City of El Paso
811 Texas Ave
El Paso, Texas 79901

Re: Garden Park at Mission Ridge Unit One
Petition for Exception to Block Face Length and Block Perimeter Length
TRE No.: 1502-10455-14

Dear Ms. Forsyth:

On behalf of Hunt Mission Ridge, LLC, TRE & Associates, LLC, is respectfully submitting a petition for exception for the block perimeter length and block face length in the Subdivision ordinance in which the full perimeter of a block shall not exceed two thousand four hundred feet (2400') and block faces shall not exceed one thousand feet (1000').

Garden Park at Mission Ridge Unit One is a proposed residential subdivision that abuts existing residential subdivisions, Americas Estates Unit One and Americas Estates Unit Two. GPMRU1 will connect to AEU2 through Colonial Bluff Street. Northumberg Drive which runs east and west at the south end of the subdivision will provide access, at the east end, to future development. Due to topographic constraints, Aitken Drive will not provide access to future development and end at Colonial Bluff Street. The existing terrain falls 30 feet vertically and 150 feet horizontally which makes construction of a geometrically correct roadway infeasible. In addition, the existing terrain would create retaining walls in excess of 15' along the existing pond from AEU2. Therefore, block 7 is enclosed and continues into AEU2 where the block face length and block perimeter length exceed the 1000 feet and 2400 feet, respectively, from the subdivision ordinance.

As previously mentioned, the existing terrain within GPMRU1 poses a challenge. Block 5 of GPMRU1 requires rear sloping and also retaining walls in excess of 10 feet. The rear sloping within Block 5 requires longer lots which results in a longer block perimeter. Due to these topographic constraints, Block 5 has a block perimeter of 2626 feet which exceeds the block perimeter of 2400 feet from the subdivision ordinance. Thus, exception was previously approved on August 22, 2013 by City Plan Commission.

801 N. El Paso St., Ste. 150 El Paso, Texas 79902 P (915) 852-9093 F (915) 629-8506
6101 W. Courtyard Drive, Bldg. One, Ste. 100 Austin, Texas 78730 P (512) 358-4049 F (512) 366-5374
www.tr-eng.com TBPE Firm No. 13987

We respectfully request an exception to block face length and block perimeter length and believe that the proposed configurations offer a solution that achieves the goals of all parties involved. Should you have any questions or need any additional information, please do not hesitate to contact me or Linda C. Troncoso at 915-852-9093.

Sincerely,

TRE & ASSOCIATES, LLC

Abel Pineda, E.I.T.
Project Manager

AP:cc

cc: Mr. Joe Lares, P.E.; Hunt Mission Ridge, LLC
Mr. Joel Guzman; Hunt Mission Ridge, LLC
Ms. Linda C. Troncoso, P.E.; TRE & Associates, LLC
Mr. Robert S. Romero, P.E.; TRE & Associates, LLC

ATTACHMENT 6

CITY PLAN COMMISSION APPLICATION FOR MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: 6/17/2014 FILE NO. SUSU14-00058

SUBDIVISION NAME: GARDEN PARK AT MISSION RIDGE UNIT ONE

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A PORTION OF W, J. RAND, SURVEY No. 315 1/2, EL PASO COUNTY, TEXAS. CONTAINING 48.444 ACRES ±

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	32.724	183	Office		
Duplex			Street & Alley	10.428	
Apartment			Ponding & Drainage	3.692	1
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park			OPEN SPACE	1.600	2
School					
Commercial			Total No. Sites		
Industrial			Total (Gross) Acreage	48.444	

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_____ 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 SEWER RCP WILL CONVERY RUN-OFF TO RETENTION POND.

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
AN EXCEPTION TO BLOCK PERIMETER LENGTH AND BLOCK FACE LENGTH

9. Remarks and/or explanation of special circumstances:

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 Title I (General Provisions) Chapter 1.04 - Vested Rights

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, TEXAS 79902 (915)-533-1122.
(Name & Address) (Zip) (Phone)

13. Developer HUNT MISSION RIDGE, LLC., 4401 N. MESA, EL PASO, TEXAS 79902 (915)-533-1122.
(Name & Address) (Zip) (Phone)

14. Engineer TRE & ASSOCIATES, LLC., 801 N. EL PASO, EL PASO, TEXAS 79902 (915)-852-9093.
(Name & Address) (Zip) (Phone)

Refer to Schedule C for current fee.

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.