City of El Paso – City Plan Commission Staff Report

Case No:	SUSU13-00060 Mission Ridge Unit Six
Application Type:	Major Final
CPC Hearing Date:	August 8, 2013
Staff Planner:	Nelson Ortiz, (915) 541-4931, ortiznx@elpasotexas.gov
Location:	North of Eastlake and East of Paseo Del Este
Acreage:	48.44 acres
Rep District:	East ETJ
Existing Use:	Vacant
Existing Zoning:	N/A
Proposed Zoning:	N/A
Nearest Park:	Ranchos Del Sol Park (1.08 mile)
Nearest School:	Eastlake High School (1.46 mile)
Park Fees Required:	N/A
Impact Fee Area:	N/A
Property Owner:	Hunt Mission Ridge, LLC
Applicant:	Hunt Mission Ridge, LLC
Representative:	TRE & Associates

SURROUNDING ZONING AND LAND USE

South: N/A / East ETJ / Vacant
North: N/A / East ETJ / Residential Development
East: N/A / East ETJ / Vacant
West: N/A / East ETJ / Vacant

PLAN EL PASO DESIGNATION: (G4) Suburban Walkable

APPLICATION DESCRIPTION

The applicant proposes to subdivide 48.44 acres of vacant land for 182 single-family residential lots ranging between 6,000 and 18,680 square feet. Access to the subdivision will be primarily from Paseo Del Este Drive once completed. Two open space lots and a retention pond are proposed while no commercial or mix of housing is included. The subdivision is being reviewed under the current subdivision code.

The applicant is also requesting the following exception as approved during the preliminary stage:

- *To allow for a 68-foot residential street (Ampleforth Drive) which includes an 8-foot raised turning median, 40 feet of pavement, 5-foot landscaping and 5-foot sidewalks.*

CASE HISTORY

The City Plan Commission, at its regular meeting of April 5, 2012, voted to approve Mission Ridge Unit Six on a Major Preliminary application basis with the condition that Americas Estates Park and Paseo Del Este Boulevard Unit One shall be recorded prior to or concurrently with Mission Ridge Unit Six in order to provide access. With this application, the applicant is seeking approval of the final plat which has no major changes from the preliminary plat.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the exception and **approval** of Mission Ridge Unit Six with the following requirement:

- Americas Estates Park and Paseo Del Este Boulevard Unit One shall be recorded prior to or concurrently with Mission Ridge Unit Six in order to provide access.

Planning Division Recommendation:

Approval.

City Development Department - Land Development

We have reviewed subject plats and recommend **Approval**. Developer/Engineer shall address the following comments.

1. Developer / Engineer shall comply with section 18.60 Flood Damage Prevention of the El Paso Municipal Code and FEMA requirements.
2. Show BFE elevation lines within flood zone limits.
3. Applicant shall coordinate with the U.S. Army Corps of Engineers for the requirements and compliance of the Clean Water Act; 401 and/or 404 permits may be required.
4. Applicant shall comply with section 19.19 – Preservation of Natural Arroyos.

Parks and Recreation Department

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

Please note that this is a residential subdivision composed of **182** lots and 1.60-acres of "Open space" area divided onto two lots; and **do not** include any recreational areas in the form of neighborhood / linear parks or trails.

Per City standards a total of 1.82 acres of "Parkland" would have been required, however,

This subdivision meets the requirements to be 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 District

The El Paso County District request four changes made in MISSION RIDGE UNIT 6 PRELIMINARY PLAT.

1. Convert 5 digit addresses to 3 digits in Section 10 lots 1 and 2. Have them be in the 800 range.
2. 800 range addressing in in streets north of AITKEN DR. See Sections 2 & 3.
3. Convert BELKEN PL 5 digit addresses to 3 digits, in the 700 range.
4. Rename EDDINGBERG DR because a same sounding street name exists.

El Paso Department of Transportation
No comments received.

El Paso Fire Department
No comments received.

Sun Metro

No comments received.

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:

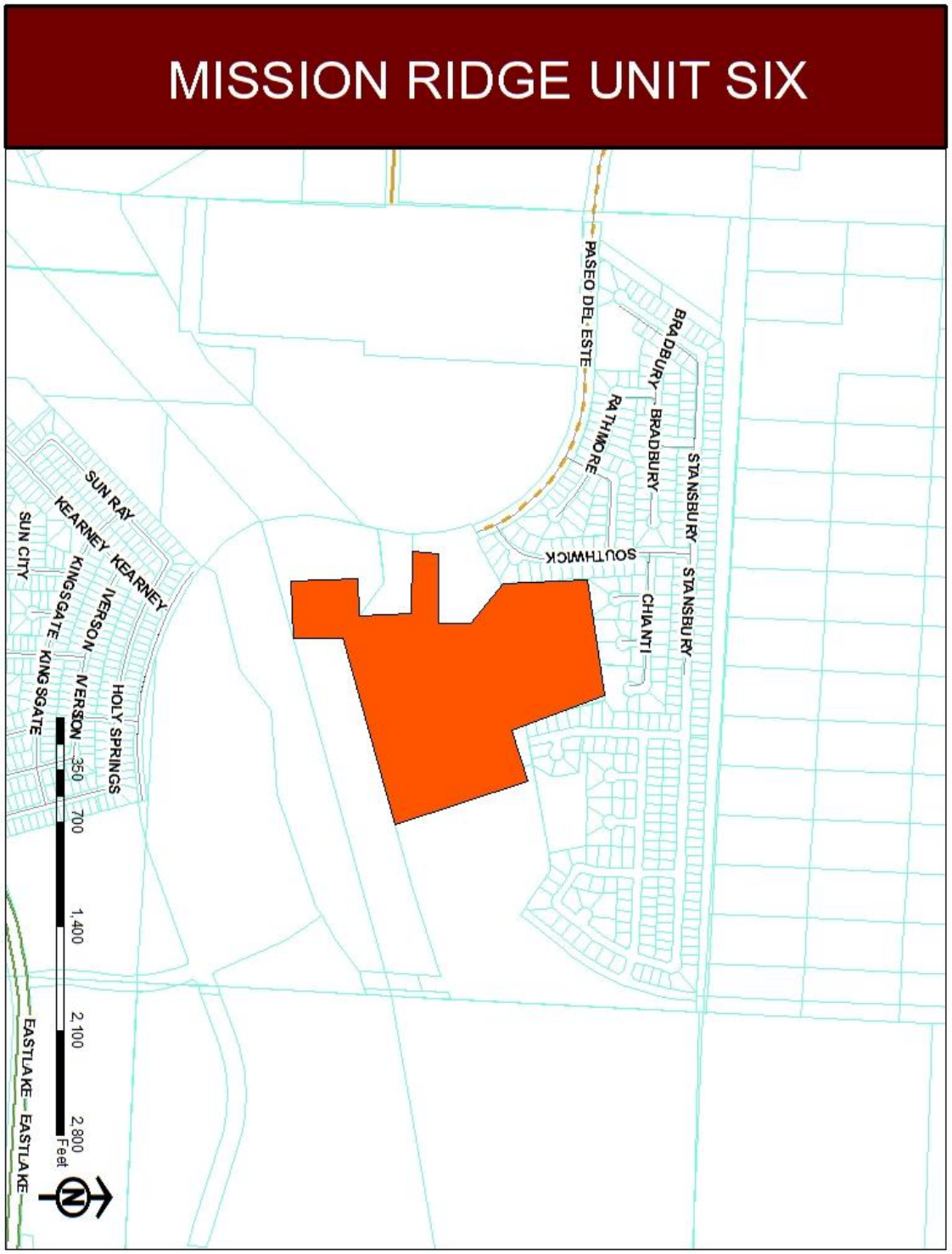
1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
    a. Current certified tax certificate(s)
    b. Current proof of ownership
    c. Release of access document, if applicable
    d. Set of restrictive covenants, if applicable

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.

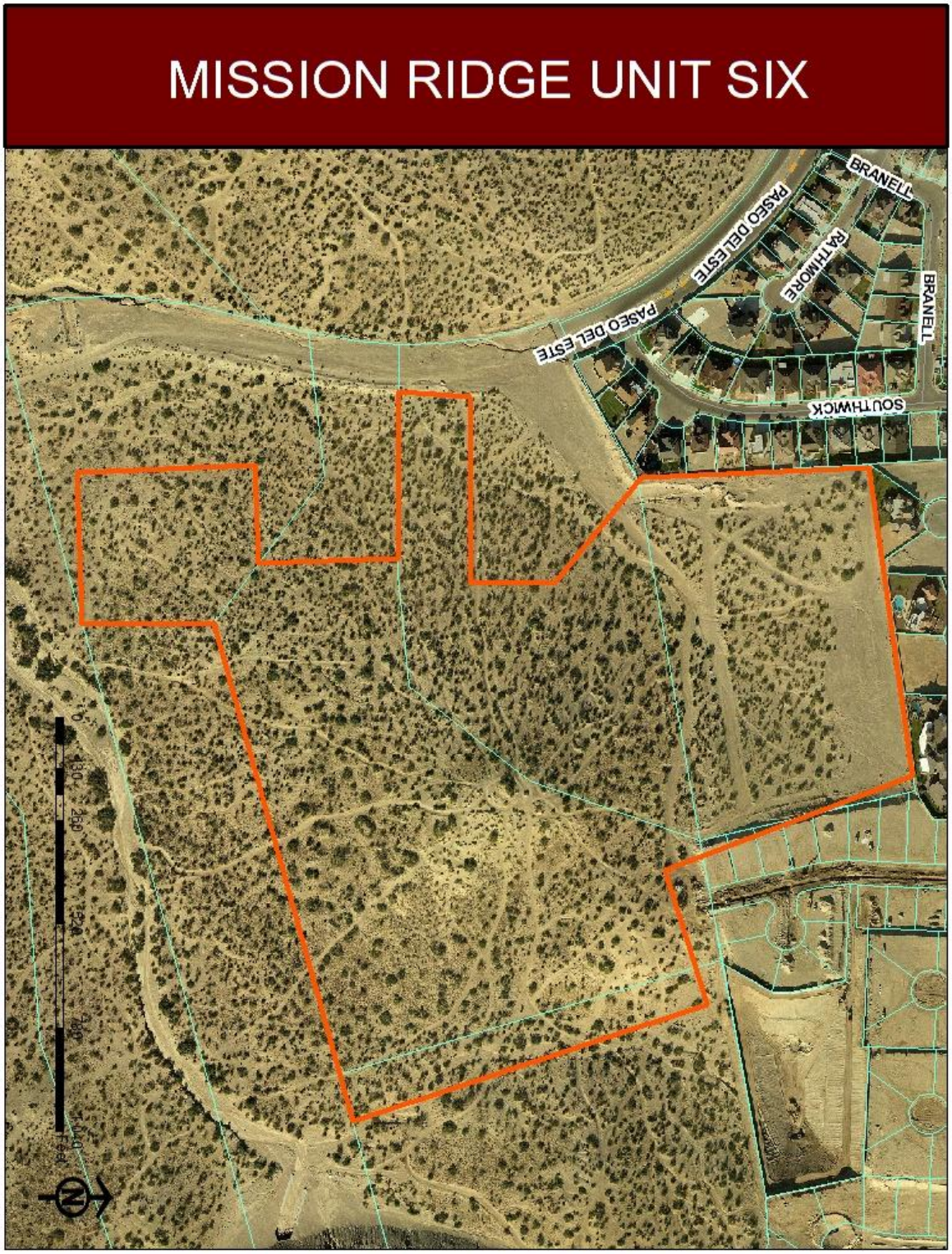
Attachments

1. Location map
2. Aerial map
3. Final plat
4. Exception Request
5. Application

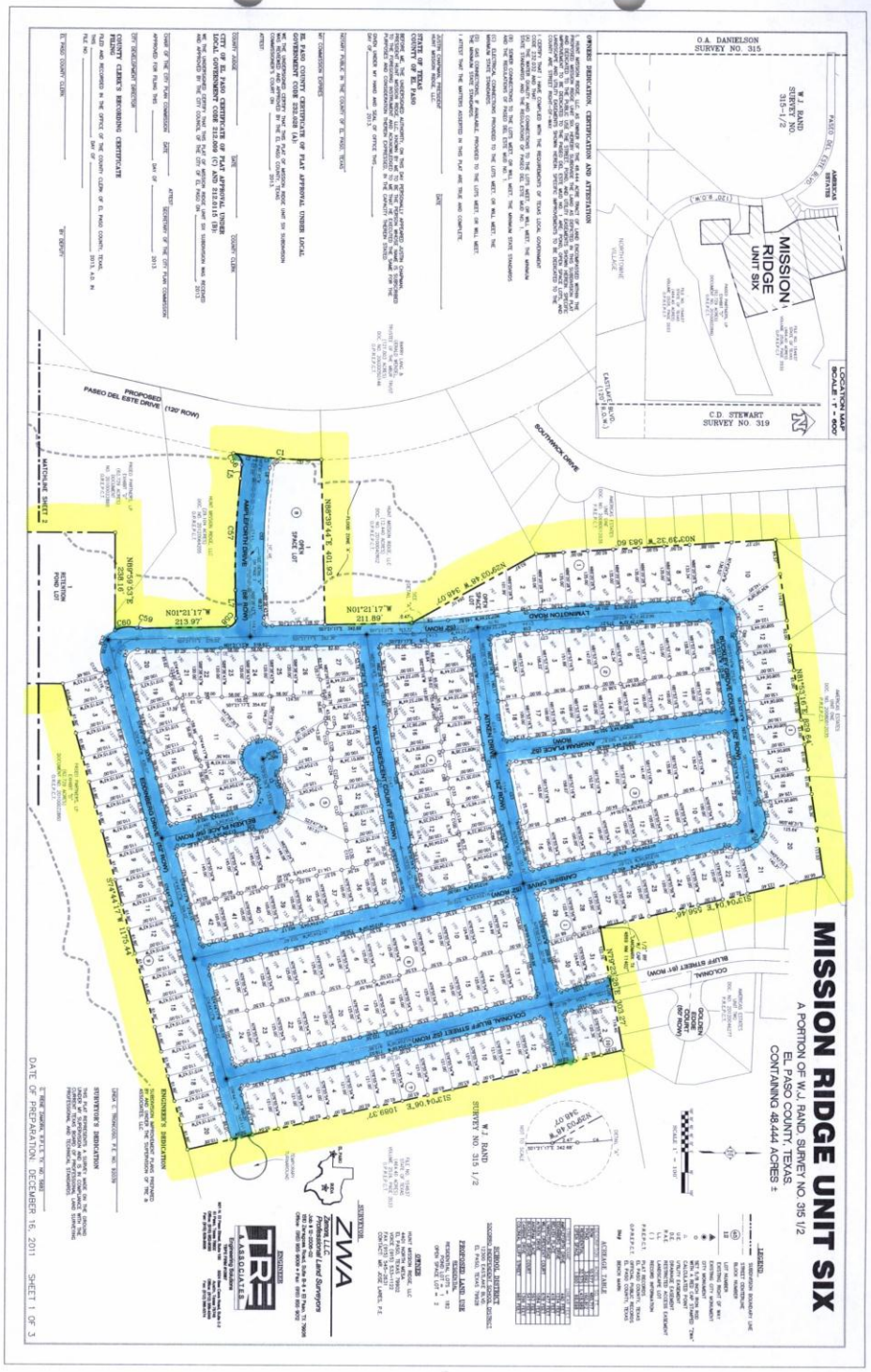
ATTACHMENT 1

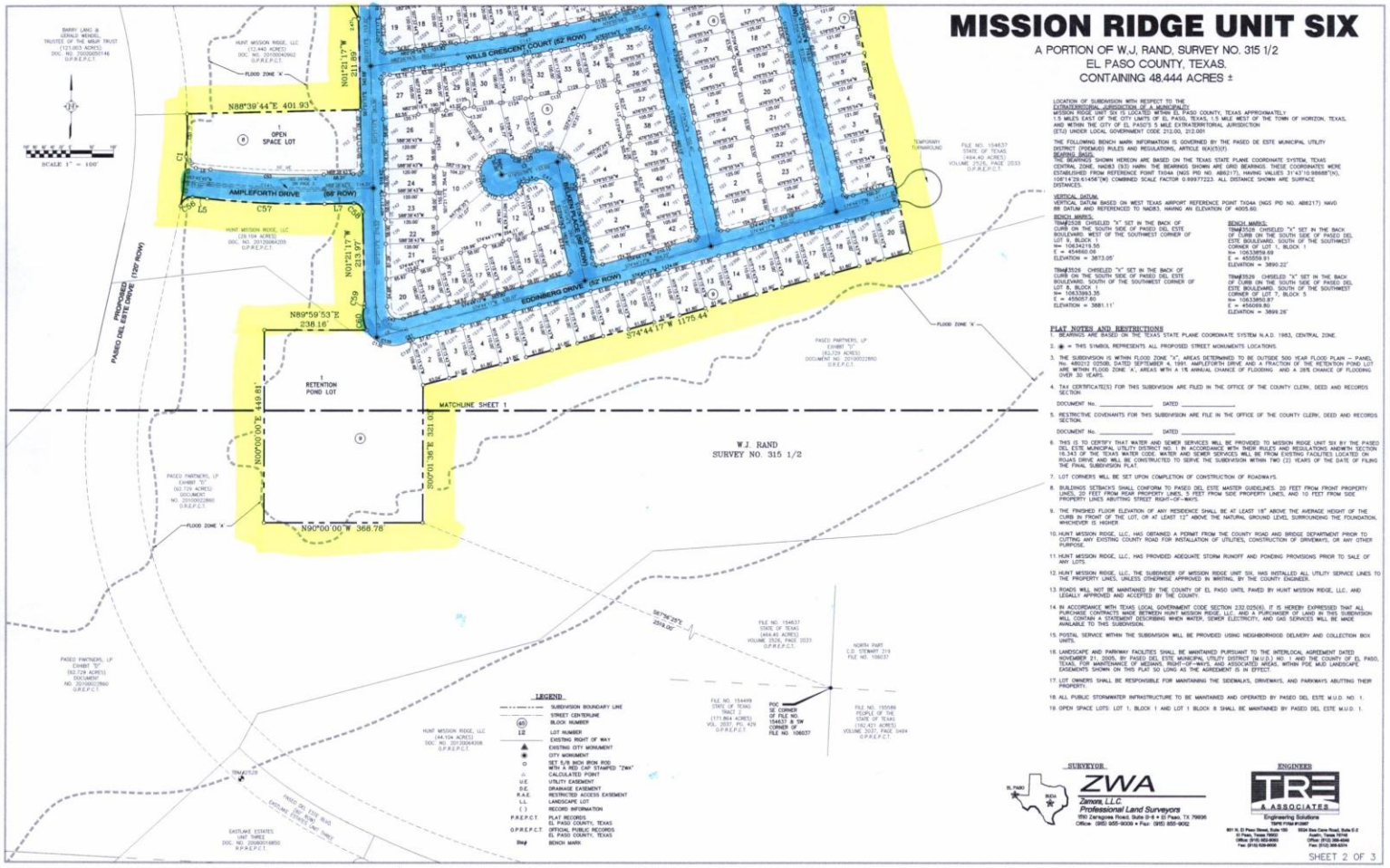


ATTACHMENT 2



ATTACHMENT 3




MISSION RIDGE UNIT SIX
A PORTION OF W.J. RAND, SURVEY NO. 315 1/2
EL PASO COUNTY, TEXAS.
CONTAINING 48.444 ACRES ±
SCALE 1" = 100'
WILLS CRESCENT COURT (62' ROW)
AMPLEFORTH DRIVE (60' ROW)
EDINBURG DRIVE (62' ROW)
OPEN SPACE LOT
RETENTION POND LOT
N88°39'44"E 401.93'
N89°59'53"E 238.16'
N90°00'00"W 368.78'
S74°44'17"W 1175.44'
MATCHLINE SHEET 1
W.J. RAND SURVEY NO. 315 1/2
PROPOSED PASEO DEL ESTE DRIVE (120' ROW)
FLOOD ZONE 'X'
LEGEND
SUBDIVISION BOUNDARY LINE
STREET CENTERLINE
BLOCK NUMBER
LOT NUMBER
EXISTING RIGHT OF WAY
EXISTING CITY MONUMENT
CITY MONUMENT
SET 5/8 INCH IRON ROD WITH A RED CAP STAMPED "ZWA"
CALCULATED POINT
UTILITY EASEMENT
DRAINAGE EASEMENT
RESTRICTED ACCESS EASEMENT
LANDSCAPE LOT
RECORD INFORMATION
PLAT RECORDS EL PASO COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS EL PASO COUNTY, TEXAS
BENCH MARK
LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
MISSION RIDGE UNIT SIX IS LOCATED WITHIN EL PASO COUNTY, TEXAS APPROXIMATELY 1.5 MILES EAST OF THE CITY LIMITS OF EL PASO, TEXAS, 1.5 MILE WEST OF THE TOWN OF HORIZON, TEXAS, AND WITHIN THE CITY OF EL PASO'S 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212.00, 212.001
THE FOLLOWING BENCH MARK INFORMATION IS GOVERNED BY THE PASEO DE ESTE MUNICIPAL UTILITY DISTRICT (PDEMUD) RULES AND REGULATIONS, ARTICLE IX(A)(3)(f).
BEARING BASIS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (93) HARN. THE BEARINGS SHOWN ARE GRID BEARINGS. THESE COORDINATES WERE ESTABLISHED FROM REFERENCE POINT TX04A (NGS PID NO. AB8217), HAVING VALUES 31°47'10.98688"(N), 106°14'29.61456"(W) COMBINED SCALE FACTOR 0.99977223. ALL DISTANCE SHOWN ARE SURFACE DISTANCES.
VERTICAL DATUM:
VERTICAL DATUM BASED ON WEST TEXAS AIRPORT REFERENCE POINT TX04A (NGS PID NO. AB8217) NAVD 88 DATUM AND REFERENCED TO NAGR3, HAVING AN ELEVATION OF 4005.60.
BENCH MARKS:
TBM#3528 CHISELED "X" SET IN THE BACK OF CURB ON THE SOUTH SIDE OF PASEO DEL ESTE BOULEVARD. WEST OF THE SOUTHWEST CORNER OF LOT 9, BLOCK 1
N= 10634216.55
E = 454660.08
ELEVATION = 3873.05'
TBM#3529 CHISELED "X" SET IN THE BACK OF CURB ON THE SOUTH SIDE OF PASEO DEL ESTE BOULEVARD. SOUTH OF THE SOUTHWEST CORNER OF LOT 8, BLOCK 1
N= 10633993.35
E = 455057.80
ELEVATION = 3881.11'
BENCH MARKS:
TBM#3526 CHISELED "X" SET IN THE BACK OF CURB ON THE SOUTH SIDE OF PASEO DEL ESTE BOULEVARD. SOUTH OF THE SOUTHWEST CORNER OF LOT 1, BLOCK 1
N= 10633859.69
E = 455559.91
ELEVATION = 3890.22'
TBM#3528 CHISELED "X" SET IN THE BACK OF CURB ON THE SOUTH SIDE OF PASEO DEL ESTE BOULEVARD. SOUTH OF THE SOUTHWEST CORNER OF LOT 7, BLOCK 5
N= 10633850.87
E = 456069.80
ELEVATION = 3899.26'
PLAT NOTES AND RESTRICTIONS
1. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM N.A.D. 1983, CENTRAL ZONE.
2. ◉ = THIS SYMBOL REPRESENTS ALL PROPOSED STREET MONUMENTS LOCATIONS.
3. THE SUBDIVISION IS WITHIN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN – PANEL No. 480212 0255B, DATED SEPTEMBER 4, 1991. AMPLEFORTH DRIVE AND A FRACTION OF THE RETENTION POND LOT ARE WITHIN FLOOD ZONE 'A', AREAS WITH A 1% ANNUAL CHANCE OF FLOODING AND A 26% CHANCE OF FLOODING OVER 30 YEARS.
4. TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
DOCUMENT No. _____ DATED _____
5. RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILE IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
DOCUMENT No. _____ DATED _____
6. THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO MISSION RIDGE UNIT SIX BY THE PASEO DEL ESTE MUNICIPAL UTILITY DISTRICT NO. 1 IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE. WATER AND SEWER SERVICES WILL BE FROM EXISTING FACILITIES LOCATED ON ROJAS DRIVE AND WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION WITHIN TWO (2) YEARS OF THE DATE OF FILING THE FINAL SUBDIVISION PLAT.
7. LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS.
8. BUILDINGS SETBACKS SHALL CONFORM TO PASEO DEL ESTE MASTER GUIDELINES. 20 FEET FROM FRONT PROPERTY LINES, 20 FEET FROM REAR PROPERTY LINES, 5 FEET FROM SIDE PROPERTY LINES, AND 10 FEET FROM SIDE PROPERTY LINES ABUTTING STREET RIGHT-OF-WAYS.
9. THE FINISHED FLOOR ELEVATION OF ANY RESIDENCE SHALL BE AT LEAST 18" ABOVE THE AVERAGE HEIGHT OF THE CURB IN FRONT OF THE LOT, OR AT LEAST 12" ABOVE THE NATURAL GROUND LEVEL SURROUNDING THE FOUNDATION, WHICHEVER IS HIGHER.
10. HUNT MISSION RIDGE, LLC, HAS OBTAINED A PERMIT FROM THE COUNTY ROAD AND BRIDGE DEPARTMENT PRIOR TO CUTTING ANY EXISTING COUNTY ROAD FOR INSTALLATION OF UTILITIES, CONSTRUCTION OF DRIVEWAYS, OR ANY OTHER PURPOSE.
11. HUNT MISSION RIDGE, LLC, HAS PROVIDED ADEQUATE STORM RUNOFF AND PONDING PROVISIONS PRIOR TO SALE OF ANY LOTS.
12. HUNT MISSION RIDGE, LLC, THE SUBDIVIDER OF MISSION RIDGE UNIT SIX, HAS INSTALLED ALL UTILITY SERVICE LINES TO THE PROPERTY LINES, UNLESS OTHERWISE APPROVED IN WRITING, BY THE COUNTY ENGINEER.
13. ROADS WILL NOT BE MAINTAINED BY THE COUNTY OF EL PASO UNTIL PAVED BY HUNT MISSION RIDGE, LLC, AND LEGALLY APPROVED AND ACCEPTED BY THE COUNTY.
14. IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE SECTION 232.0255(6), IT IS HEREBY EXPRESSED THAT ALL PURCHASE CONTRACTS MADE BETWEEN HUNT MISSION RIDGE, LLC, AND A PURCHASER OF LAND IN THIS SUBDIVISION WILL CONTAIN A STATEMENT DESCRIBING WHEN WATER, SEWER ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THIS SUBDIVISION.
15. POSTAL SERVICE WITHIN THE SUBDIVISION WILL BE PROVIDED USING NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
16. LANDSCAPE AND PARKWAY FACILITIES SHALL BE MAINTAINED PURSUANT TO THE INTERLOCAL AGREEMENT DATED NOVEMBER 01, 2005, BY PASEO DEL ESTE MUNICIPAL UTILITY DISTRICT (M.U.D.) NO. 1 AND THE COUNTY OF EL PASO, TEXAS, FOR MAINTENANCE OF MEDIANS, RIGHT-OF-WAYS, AND ASSOCIATED AREAS, WITHIN PDE MUD LANDSCAPE EASEMENTS SHOWN ON THIS PLAT SO LONG AS THE AGREEMENT IS IN EFFECT.
17. LOT OWNERS SHALL BE RESPONSIBLE FOR MAINTAINING THE SIDEWALKS, DRIVEWAYS, AND PARKWAYS ABUTTING THEIR PROPERTY.
18. ALL PUBLIC STORMWATER INFRASTRUCTURE TO BE MAINTAINED AND OPERATED BY PASEO DEL ESTE M.U.D. NO. 1.
19. OPEN SPACE LOTS: LOT 1, BLOCK 1 AND LOT 1 BLOCK 8 SHALL BE MAINTAINED BY PASEO DEL ESTE M.U.D. 1.
SURVEYOR
ZWA
Zamora, L.L.C.
Professional Land Surveyors
ENGINEER
TRE & ASSOCIATES
Engineering Solutions
SHEET 2 OF 3

ATTACHMENT 4

TRE & ASSOCIATES
Engineering Solutions

June 19, 2013

Mr. Raul Garcia
Planning Department
City of El Paso
222 South Campbell
El Paso, Texas 79901

Re: Mission Ridge Unit Six
Modification Request for Ampleforth Drive
TRE No.: 1502-10455-14

Dear Mr. Garcia:

On behalf of Hunt Communities GP, LLC, TRE & Associates, LLC is respectfully requesting a modification from the 52 ft. right-of-way Local Residential cross section as follows:

- **Modification for Ampleforth Drive – 68 ft. R.O.W. Local Residential Street:** We are asking for a modification request from the existing 52 ft. right-of-way Local Residential cross section to a proposed 68 ft. right-of-way Residential street. Ampleforth Drive provides access to the proposed subdivision. A modified cross section divided with 20 ft. in each direction to the intersection of two streets shall be considered two (2) means of access. The proposed cross section will allow us to meet Section 19.55.05(a) of the Subdivision Regulations. The proposed cross section consists of a 8 ft. raised landscaped median, 20 ft of roadway in each direction, 5 ft. sidewalk and 5 ft. landscaped parkway. See attached plat for cross section.

We respectfully request the above mentioned modification request to the roadway standards. 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

Robert Romero, P.E.

RR:lct:rl

Cc: Mr. Jose Lares, P.E.; Hunt Communities GP, LLC
Mr. Joel Guzman; Hunt Communities GP, LLC
Ms. Linda C. Troncoso, P.E.; TRE & Associates, LLC
TRE & Associates, LLC – File

801 N. El Paso St., Ste. 150 El Paso, Texas 79902 P (915) 852-9093 F (915) 629-8506
5524 Bee Caves Road, Ste. E-2 Austin, Texas 78746 P (512) 358-4049 F (512) 366-5374
www.tr-eng.com TBPE Firm No. 13987

ATTACHMENT 5

CITY PLAN COMMISSION APPLICATION FOR
MAJOR SUBDIVISION FINAL APPROVAL

DATE: 6/12/2013 FILE NO. SUSU13-00060

SUBDIVISION NAME: MISSION RIDGE UNIT SIX

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	32.575	182	Office		
Duplex			Street & Alley	10.577	
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 CONVEY RUN-OFF TO RENTION 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
A MODIFICATION FROM THE 52 FT. R.O.W LOAL RESIDENTIAL TO 68 FT. R.O.W

9. Remarks and/or explanation of special circumstances:

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 ____ 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, EL PASO, TEXAS 79902 915-533-1122
(Nam &e Address) (Zip) (Phone)

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

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

Hunt Mission Ridge, LLC

CASHIER'S VALIDATION
FEE: $1,796.00

OWNER SIGNATURE: _____, President

REPRESENTATIVE: _____

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