# *City of El Paso – City Plan Commission Staff Report*

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|---|---|
| **Case No:** | SUSU13-00060 Mission Ridge Unit Six |
| **Application Type:** | Major Final |
| **CPC Hearing Date:** | August 22, 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:** | Americas Estates Park (Adjacent to this plat) |
| **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 requesting the following exceptions:

- *To allow for a block perimeter of 2,626 feet which exceeds the maximum allowed ( 2,400 feet) due to topographic constraints*; and
- *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* as approved during the preliminary stage.

**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 exceptions and **approval** of Mission Ridge Unit Six with the following condition:

- 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. 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:**

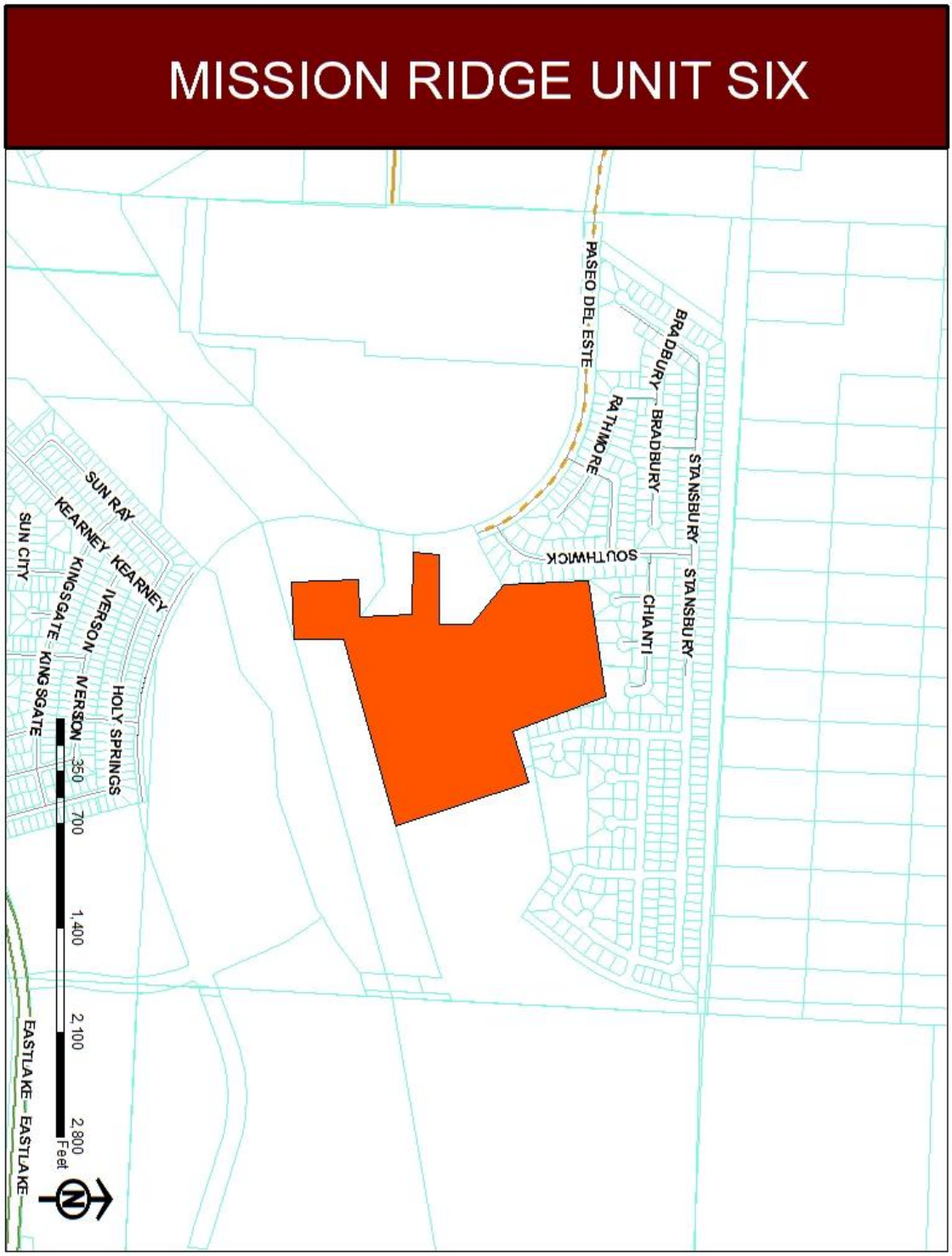
1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
    a. Current certified tax certificate(s)
    b. Current proof of ownership
    c. Release of access document, if applicable
    d. Set of restrictive covenants, if applicable
2. Every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

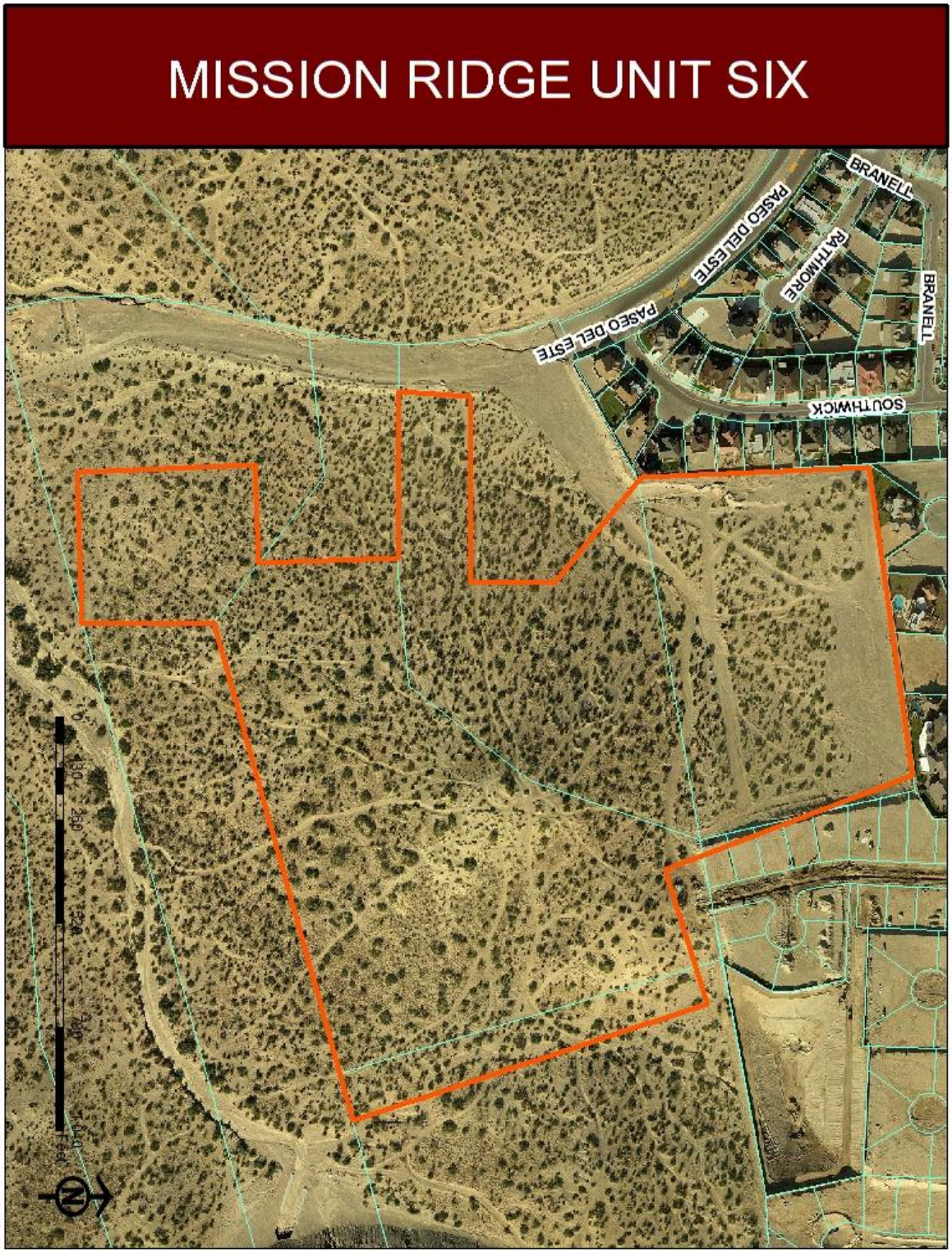
**Attachments**

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

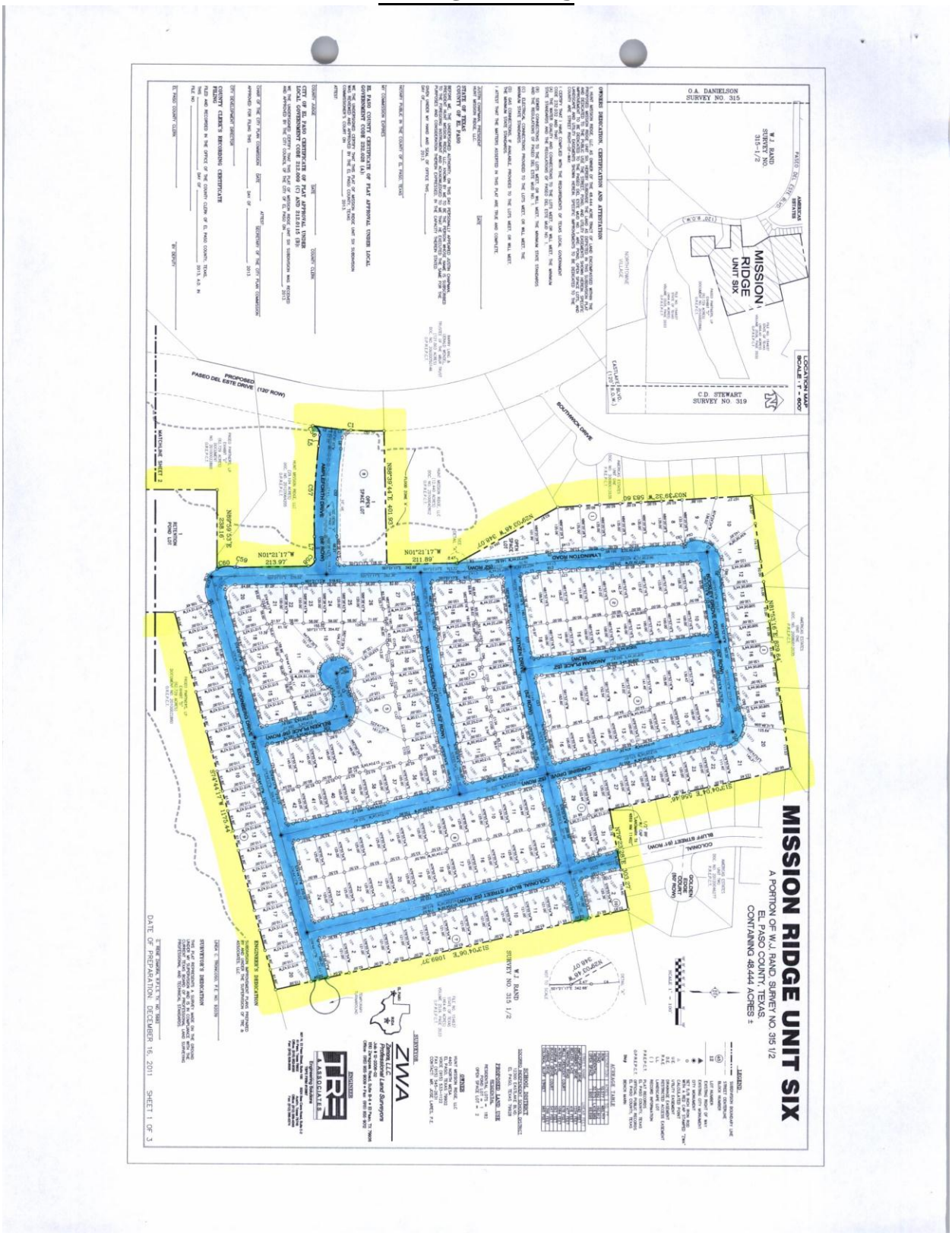
**ATTACHMENT 1**

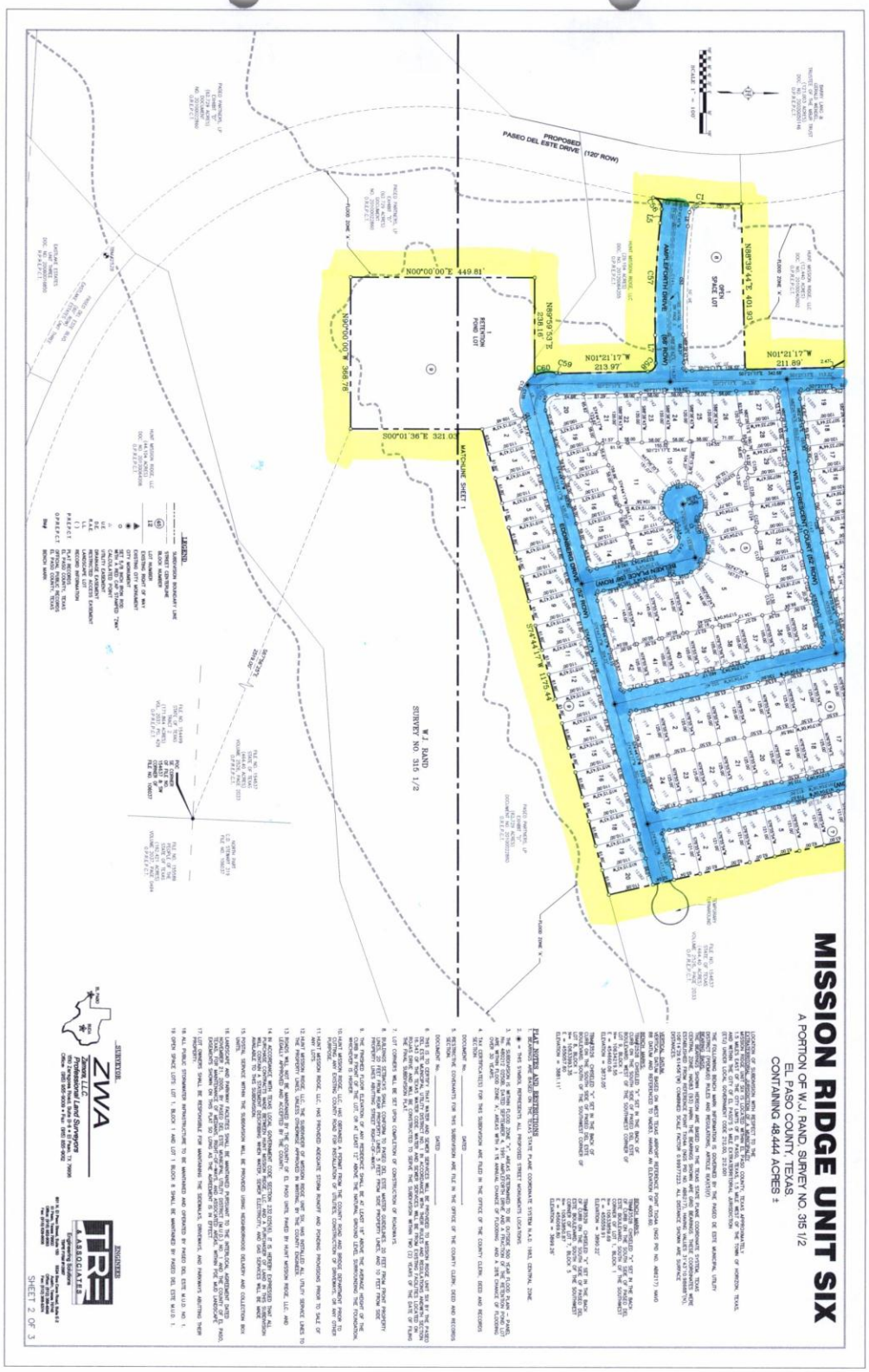


**ATTACHMENT 2**



**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 ±
PROPOSED PASEO DEL ESTE DRIVE (120' ROW)
W.J. RAND SURVEY NO. 315 1/2
MATCHLINE SHEET 1
ZWA
TRE
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**

TRE & ASSOCIATES
Engineering Solutions

August 13, 2013

***Via Email***

Ms. Kimberly Forsyth, Planner
City Development Department
City of El Paso
222 South Campbell
El Paso, Texas 79901

Dear Ms. Kimberly Forsyth,

Thank you for taking the time to meet with us this morning. As we discussed, we are requesting an exemption for the Mission Ridge Unit 6 Final Plat to Section 19.15.080 Street Length. Section 19.15.080 Paragraph A specifies the full perimeter of a block shall not exceed two thousand four hundred feet (2400') and the block perimeter for Block 5 is approximately two thousand six hundred twenty-six feet (2626'). As per our discussion, we will not be able to provide a pedestrian right-of-way as requested by the City of El Paso due to the topographic constraints and the retaining walls that have already been constructed for Mission Ridge Unit 6.

If you should have any questions or require additional information, please contact me or Linda C. Troncoso, P.E. at (915) 852-9093. Thank you in advance for your assistance on this matter.

Sincerely,

**TRE & ASSOCIATES, LLC**

Abel Pineda

Abel Pineda, E.I.T.

ap

cc: Ms. Linda C. Troncoso, P.E.; TRE & Associates, LLC
Mr. Robert Romero, P.E.: TRE & Associates, LLC

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# ATTACHMENT 6

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)

**CASHIER'S VALIDATION**
**FEE: $1,796.00**

OWNER SIGNATURE: Hunt Mission Ridge, LLC

REPRESENTATIVE:

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