



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

**Case No:** SUSU13-00078 Mission Ridge Unit Seven  
**Application Type:** Major Final  
**CPC Hearing Date:** September 5, 2013  
**Staff Planner:** Nelson Ortiz, (915) 541-4931, [ortiznx@elpasotexas.gov](mailto:ortiznx@elpasotexas.gov)  
**Location:** North of Eastlake and East of Rojas Drive  
**Acreage:** 44.988 acres  
**Rep District:** East ETJ  
**Existing Use:** Vacant  
**Existing Zoning:** N/A  
**Proposed Zoning:** N/A  
**Nearest Park:** Americas Estates Park (.28 mile)  
**Nearest School:** Eastlake High School (.49 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 / Residential Development

**North:** N/A / East ETJ / Vacant

**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 44.988 acres of vacant land for 135 single-family residential lots ranging between 6,000 and 15,764 square feet. Access to the subdivision will be from Paseo Del Este Drive once completed and Mission Ridge Blvd. A retention pond is also proposed while no commercial or mix of housing is included. The subdivision is vested and is being reviewed under the former subdivision code.

### **CASE HISTORY**

The City Plan Commission, at its regular meeting of May 3, 2012, voted to approve Mission Ridge Unit Seven on a Major Preliminary basis. 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 Mission Ridge Unit Seven, subject to the following comments.

### **Planning Division Recommendation:**

**Approval** as it complies with Title 19.

### **City Development Department - Land Development**

We have reviewed subject plat and recommend **Approval**, no objections.

### **Parks and Recreation Department**

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

Please note that this is a residential subdivision composed of **135** lots and **it does not** include any recreational areas in the form of neighborhood / linear parks or trails

**Per City standards a total of 1.35 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.

### **El Paso Water Utilities**

1. EPWU does not object to this request.
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.
3. There is an existing 24-inch diameter transmission main that extends along the alignment of Paseo Del Este Boulevard. The alignment of the water main is 18-ft north of the centerline between the north and south right-of-way lines. The water main has approximately 5 to 8 feet of cover (top of ground to top of pipe) along this section of Paseo Del Este Boulevard. Typically 24-inch diameter water mains have 5-feet of cover (top of ground to top of pipe).
4. During the subdivision improvement work, the Owner/Developer shall safeguard the existing water main and appurtenant structures. The Owner/Developer shall minimize changes in grade above or near the vicinity of the existing PSB facilities and is responsible for the cost of setting appurtenant structures to final grade. The proposed gradeline of Paseo del Este Boulevard shall satisfy the EPWU-PSB standards for pipeline cover along and over the existing 24-inch water main.

### **911 District:**

The El Paso County 911 District requests a name change for **HARRISON CT** because it currently exists within the 911 emergency response area.

### **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.
3. Add a note on the plat restricting each individual lot to one single-family detached dwelling.

**Attachments**

1. Location map
2. Aerial map
3. Final plat
4. Application



ATTACHMENT 2

# MISSION RIDGE UNIT SEVEN





# MISSION RIDGE UNIT SEVEN

A PORTION OF W.J. RAND SURVEY NO. 315 1/2 +  
 A PORTION OF C.D. STEWART SURVEY NO. 319  
 EL PASO COUNTY, TEXAS  
 CONTAINING 44.988 ACRES ±



**LEGEND**

1. 1/4\"/>

**STATE JURISDICTION AND RESTRICTIONS**

1. A PORTION OF THE STATE STATE ROAD COMPANY'S SYSTEM OF STATE HIGHWAY 161, HEREINAFTER REFERRED TO AS "STATE HIGHWAY 161", IS SHOWN ON THIS PLAN. THE STATE HIGHWAY 161 PROJECT STREET FRONTAGE IS SHOWN AS A DASHED LINE. THE STATE HIGHWAY 161 PROJECT STREET FRONTAGE IS SHOWN AS A DASHED LINE. THE STATE HIGHWAY 161 PROJECT STREET FRONTAGE IS SHOWN AS A DASHED LINE.

2. THE SUBDIVISION IS SHOWN AS A "P" PLANNED DEVELOPMENT TO BE DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION ACT AND THE SUBDIVISION ACT REGULATIONS, AS AMENDED, AND THE SUBDIVISION ACT REGULATIONS, AS AMENDED, AND THE SUBDIVISION ACT REGULATIONS, AS AMENDED.

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**TRB**  
 & ASSOCIATES  
 ENGINEERS

**ZWA**  
 ZWANEK & ASSOCIATES, L.L.C.  
 PROFESSIONAL LAND SURVEYORS

STATE OF TEXAS  
 COUNTY OF EL PASO  
 I, \_\_\_\_\_, Surveyor in Charge, do hereby certify that the foregoing is a true and correct copy of the original as recorded in my office.

DATE: \_\_\_\_\_

11/15/2013

SHEET 2 OF 3

**ATTACHMENT 4**



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

DATE: 6-13-2013 FILE NO. SUSU13-00078

SUBDIVISION NAME: Mission Ridge Unit Seven

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 & C.D. STEWART, SURVEY No. 319, EL PASO COUNTY, TEXAS. CONTAINING 44.975 ACRES ±.

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>23,810</u>	<u>135</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	<u>18,158</u>	_____
Apartment	_____	_____	Ponding & Drainage	<u>3,007</u>	<u>1</u>
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	Total No. Sites	_____	_____
Commercial	_____	_____	Total (Gross) Acreage	<u>44.975</u>	_____
Industrial	_____	_____			

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)  
RUNOFF CONVEYED VIA STORM SEWER RCP INTO 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 \_\_\_\_\_ No X  
If answer is "Yes", please explain the nature of the modification or exception \_\_\_\_\_

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 X No \_\_\_\_\_  
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,  
(Name & Address) (Zip) (Phone)

12. 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) 533-1122,  
(Name & Address) (Phone)

CASHIER'S VALIDATION  
FEE: \$1,796.00

OWNER SIGNATURE:

REPRESENTATIVE:

*Hunt Mission Ridge, LLC*  
*[Handwritten Signature]*  
*[Handwritten Signature]*

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