



City of El Paso – City Plan Commission Staff Report

Case No: SUSU12-00083 Covington Ridge Way
Application Type: Major Combination
CPC Hearing Date: September 20, 2012

Staff Planner: Nelson Ortiz, (915) 541-4931, ortiznx@elpasotexas.gov
Location: South of Eastlake and East of Rojas
Acreage: 1.776 acres
Rep District: ETJ

Existing Use: Vacant
Existing Zoning: N/A
Proposed Zoning: N/A

Nearest Park: Ranchos Del Sol Park (1.72 miles)
Nearest School: East Lake High School (1.08 mile)
Park Fees Required: Not Required (ETJ)
Impact Fee Area: This property is not located in an Impact Fee Service Area and not subject to impact fees.

Property Owner: Paseo Partners, LP
Applicant: Hunt Communities Holding GP, LLC
Representative: TRE & Associates, LLC

SURROUNDING ZONING AND LAND USE

North: ETJ/ Single Family Residential Development
South: ETJ/ Vacant
East: ETJ/ Vacant
West: ETJ/ Vacant

PLAN EL PASO DESIGNATION: (G4) Suburban

APPLICATION DESCRIPTION

The applicant proposes to subdivide 1.776 acres of land to construct Covington Ridge Way. The subdivision proposes to provide access off Eastlake Boulevard to Emerald Pass Avenue, currently under construction, and Mission Ridge Unit Two, which was approved by City Planning Commission on September 8, 2011. The development is vested and is being reviewed under the subdivision code in effect on September 2002.

The applicant is requesting the following modification:

- To use the current cross-section for a 52 foot right-of-way local residential street.

The applicant is requesting the following exception:

- To use section 19.03.07 (Revisions following approval of preliminary plat) from the current subdivision ordinance.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the modification request based on reason three of the former subdivision ordinance, the exception request and the Covington Ridge Way on a Major Combination basis, subject to the following conditions and requirements:

Planning Division Recommendation:

Staff recommends **approval** of Covington Ridge Way as its development is in accordance with the study prepared by PSB in 2003 which contemplates the proposed roadway development. Staff also recommends approval of the modification and exception. The proposed use of the 52 foot right-of-way rather than the 50 foot right-of-way will continue the same cross-section from Eastlake Estates Unit One subdivision to Mission Ridge Unit Two and provide a smooth transition between the two developments. Per Section 19.04.170 (Modification of conditions): *The subdivider has demonstrated an alternative method of development that will improve the aesthetic value of the subdivision while giving equal emphasis to safety, economy, tax yield, maintenance cost, response time, drainage dedication and improvement of parkland and open space amenities, and vehicular access and pedestrian passage.*

City Development Department - Land Development

We have reviewed subject plan recommend **Approval**; Developer/Engineer needs to address the following comments:

No objections

EPWU Storm Utility Comments:

EPWU recommends using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

Planning – Transportation

No objections.

Note:

1. Access to Eastlake and Emerald Park shall be coordinated and approved by El Paso County.
2. All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

Parks and Recreation Department

We have reviewed **Covington Ridge Way**, a major combination plat map and offer no objections to this subdivision application.

Please note that this is a subdivision located with-in the City of El Paso east extra territorial jurisdiction (ETJ) area but not within the areas of potential annexation by the City, thus being

excluded from the calculation for parkland as per ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space** as noted below.

Section 19.20.020 - Dedication Required

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

EPWU does not object to this request.

General

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.

Sun Metro

No comments received.

El Paso Fire Department

No comments received.

911

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

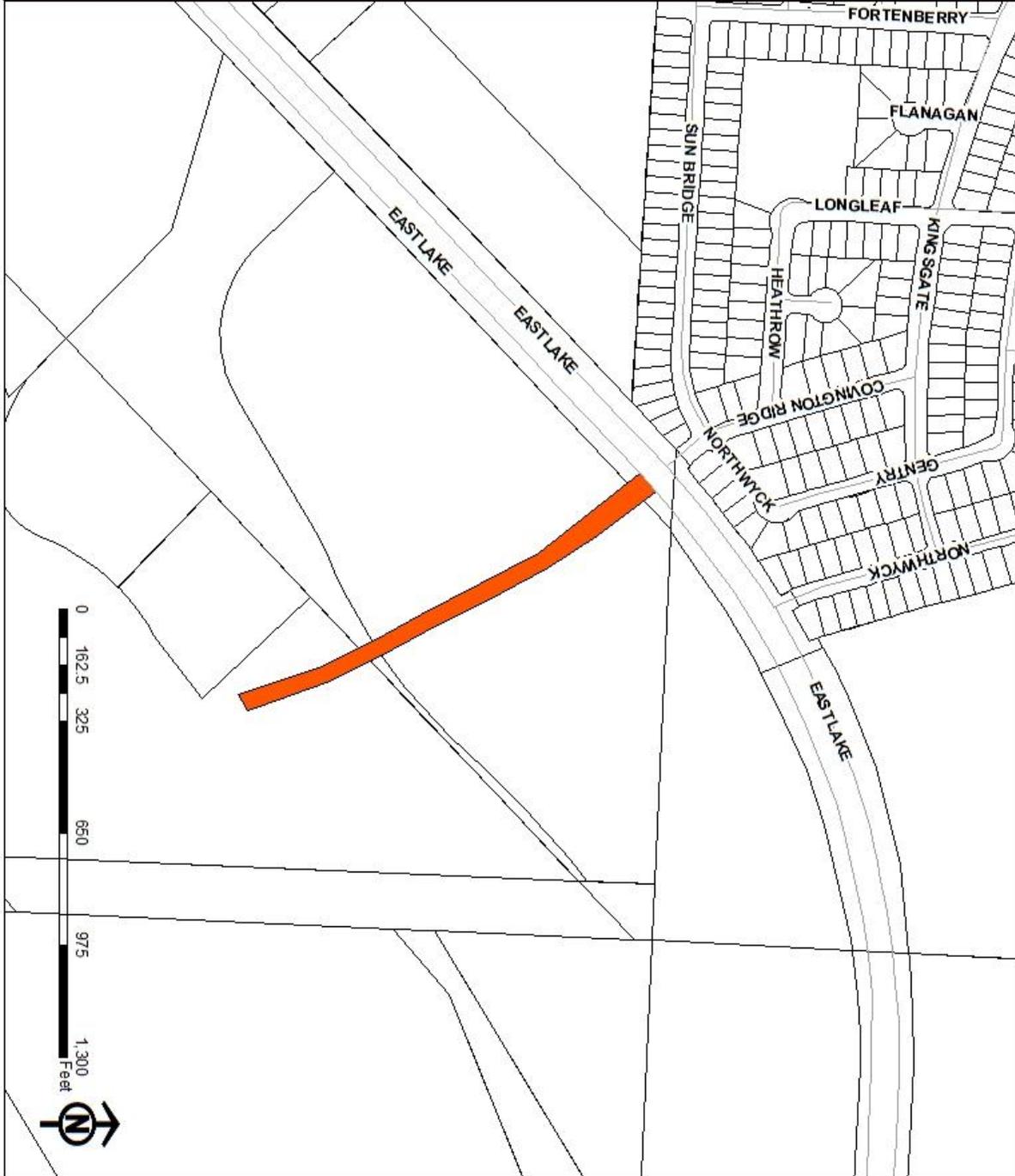
type and location of delivery service shall be subject to the approval of the United States Postal Service.

Attachments

1. Location map
2. Aerial map
3. Preliminary plat
4. Final plat
5. Cross-section
6. Application
7. Modification Request

ATTACHMENT 1

COVINGTON RIDGE WAY

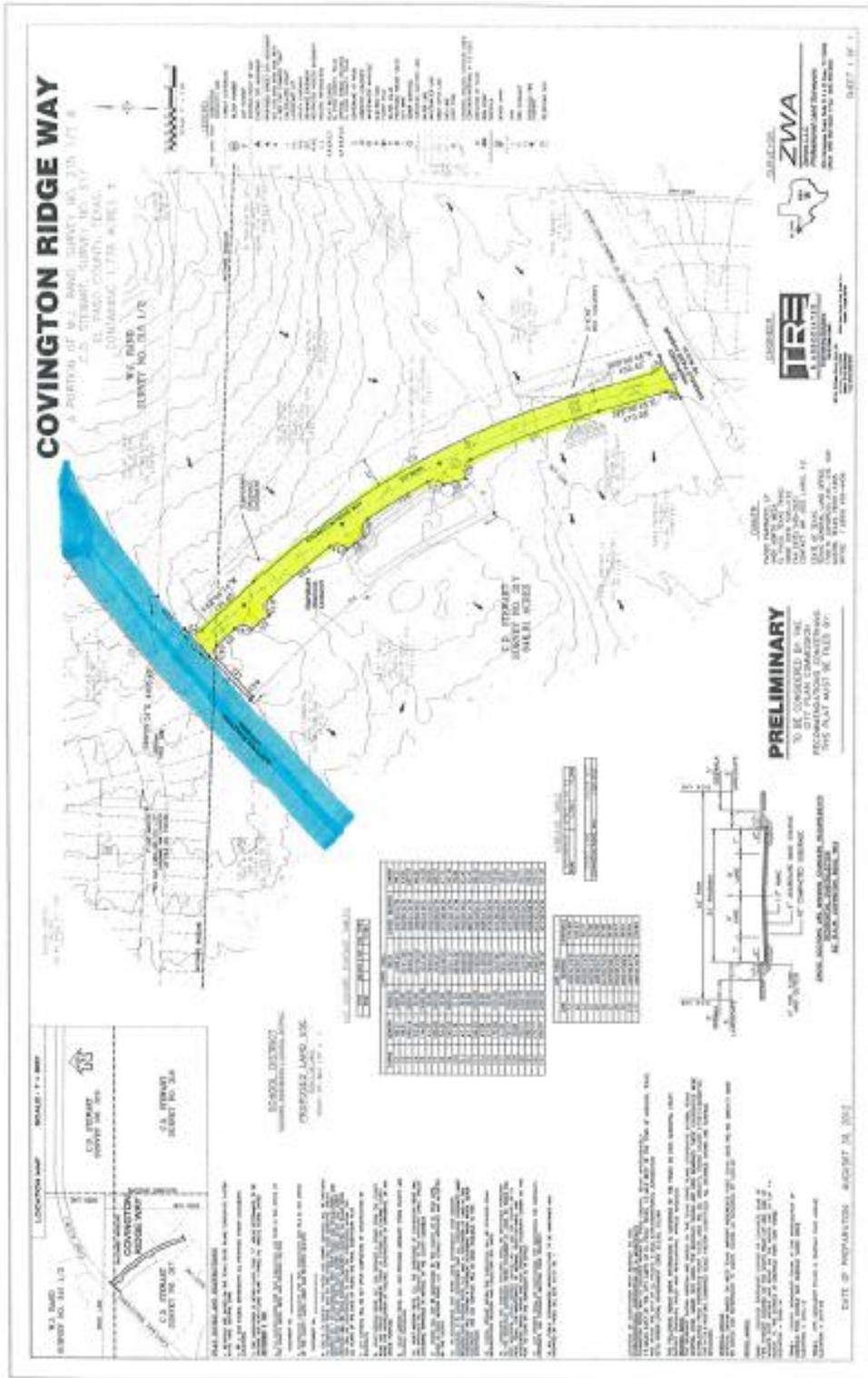


ATTACHMENT 2

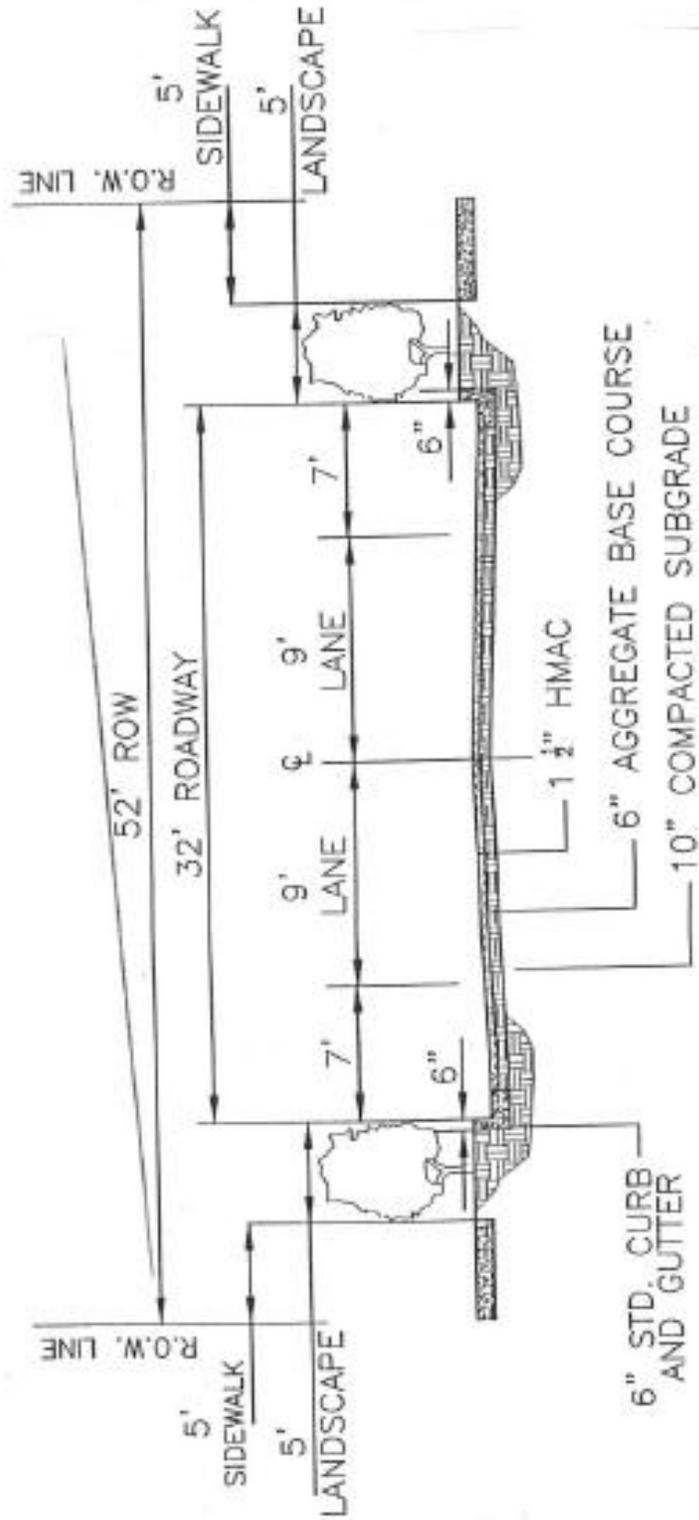
COVINGTON RIDGE WAY



ATTACHMENT 3



ATTACHMENT 5



ATTACHMENT 6



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

DATE: 8/14/12 FILE NO. SUSU12-00083
 SUBDIVISION NAME: Covington Ridge Way

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A portion of M.J. Rand, Survey No. 315 1/2 & C.D. Stewart, Survey No. 317, El Paso County, Texas, Containing 1.776 acres

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	<u>1.776</u>	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	_____	_____	Total No. Sites	_____	_____
Industrial	_____	_____	Total (Gross) Acreage	_____	_____

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)
Surface flow conveyed through curb & gutter to temporary retention pond. Offsite flow conveyed through culvert.

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 Modification request to use the current cross section for a 52ft right-of-way local residential street. Exception to use section 19.03.07 from the new code.

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).

Texas General Land Office
1700 N. Congress, Ste. 935
Austin, Texas 78701-1495 (800) 998-4456

Paseo Partners, LP
4401 N. Mesa
El Paso, TX 79902 (915) 533-7900

12. ~~Owner of record~~
(Name & Address) (Zip) (Phone)
13. Developer Hunt Communities Holding GP, LLC
4401 N. Mesa, El Paso, Texas 79902 (915) 533-7900
(Name & Address) (Zip) (Phone)
14. Engineer TRE & Associates, LLC
801 N. El Paso St., Ste. 350 El Paso, TX 79902 (915) 852-9093
(Name & Address) (Zip) (Phone)

CASHER'S VALIDATION
FEE: \$2,088.00

OWNER SIGNATURE

REPRESENTATIVE

Hunt Communities Holding, LLC
[Signature]

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

ATTACHMENT 7



Engineering Solutions

August 30, 2012

Mr. Nelson Ortiz
Development Services Department
City of El Paso
2 Civic Center Plaza, 5th Floor
El Paso, Texas 79901

**Re: Covington Ridge Way
Modification Request for Covington Ridge Way
TRE No.: 1502-10485-14**

Dear Mr. Ortiz:

On behalf of Hunt Communities GP, LLC, TRE & Associates, LLC is respectfully requesting a modification from the 50 ft. R.O.W. Local Residential cross section as follows:

- **Modification Request for a 52 ft. R.O.W. Local Residential Street:**
We are asking for a modification request from the standard 50 ft. right-of-way Local Residential cross section in effect at time of the vesting request to a proposed 52 ft. right-of-way Local Residential. The proposed Covington Ridge Way will consist of 32 ft. of pavement, 10 ft. parkways with 5 ft. sidewalks. 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

A handwritten signature in blue ink that reads 'Ericka Diaz'.

Ericka Diaz
ED:rl

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

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www.tr-eng.com TBPE Firm No. 13987