



City of El Paso – City Plan Commission Staff Report
(REVISED)

Case No: SUSU13-00094 The View at Mission Ridge
Application Type: Extension Request to Record the Plat
CPC Hearing Date: September 22, 2016

Staff Planner: Vanessa Munoz (915) 212-1644, munozvx@elpasotexas.gov
Location: South of Eastlake and East of Covington Ridge Way
Legal Description Acreage: 28.554 acres
Rep District: East ETJ
Existing Use: Vacant
Existing Zoning: N/A
Proposed Zoning: N/A

Nearest School: Eastlake High School (0.53 miles)
Nearest Park: Americas Estate Park (0.69 miles)
Park Fees: N/A
Impact Fee: N/A

Property Owner: Hunt Mission Ridge, LLC
Applicant: Hunt Mission Ridge, LLC
Representative: TRE & Associates, LLC

SURROUNDING ZONING AND LAND USE:

North: ETJ (Extraterritorial Jurisdiction) / Residential development
South: ETJ (Extraterritorial Jurisdiction) / Vacant
East: ETJ (Extraterritorial Jurisdiction) / Vacant
West: ETJ (Extraterritorial Jurisdiction) / Vacant

PLAN EL PASO DESIGNATION: G4, Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant is requesting a one-year extension in accordance with Chapter 19.41-Extension procedures of the current subdivision code. The View at Mission Ridge subdivision was approved by the City Plan Commission on October 31, 2013. The subdivision plat was originally scheduled to expire on October 31, 2016. Section 19.41.030.A. reads as follows:

- A. Unless a different time is expressly provided for a specific procedure by this title, the approving authority for the type of original application may grant an initial*

extension of the time for expiration of the application for a period not to exceed one year from the date of the expiration of the application, provided that a request for extension is made in writing at least thirty business days before the approved application expires. Every request for extension shall include a statement of the reasons why the expiration date should be extended.

The subdivision application is partially vested under the former code. However, the extension requirements pertain to current code.

CASE HISTORY

The City Plan Commission approved The View at Mission Ridge on a Major Combination basis on October 31, 2013.

On August 16, 2016, the subdivision coordinator approved a change to a plat note which indicates that a 10' of additional ROW has been dedicated by separate instrument, Recording Document #20150061823.

CURRENT REQUEST

The applicant is requesting a one-year extension to record the plat in accordance with Chapter 19.41 of the current subdivision code.

- The extension is being requested due to installation of subdivision improvements required by the County prior to plat recording.

Planning has received concurrence from the County.

DEVELOPMENT COORDINATING COMMITTEE COMMENTS:

The Development Coordinating Committee recommends *approval* of the one year extension requested for The View at Mission Ridge per Chapter 19.41– Extension, Extension and Reinstatement, as the delay is being caused by a governmental entity.

If approved, the extension will be valid until **October 31, 2017**. Failure to record the plat by the expiration date of the extension will necessitate the resubmittal of the subdivision or an additional extension.

Planning Division Recommendation

Staff recommends approval of the one-year extension request.

El Paso County Comments

Without a subdivision performance bond or letter of credit, the County of El Paso will only approve the final plat for filing after all subdivision improvements have been constructed and accepted by the County of El Paso. Since the improvements have not been completed nor has a bond been provided, the County cannot file the plat at this time.

ADDITIONAL REQUIREMENTS AND GENERAL COMMENTS:

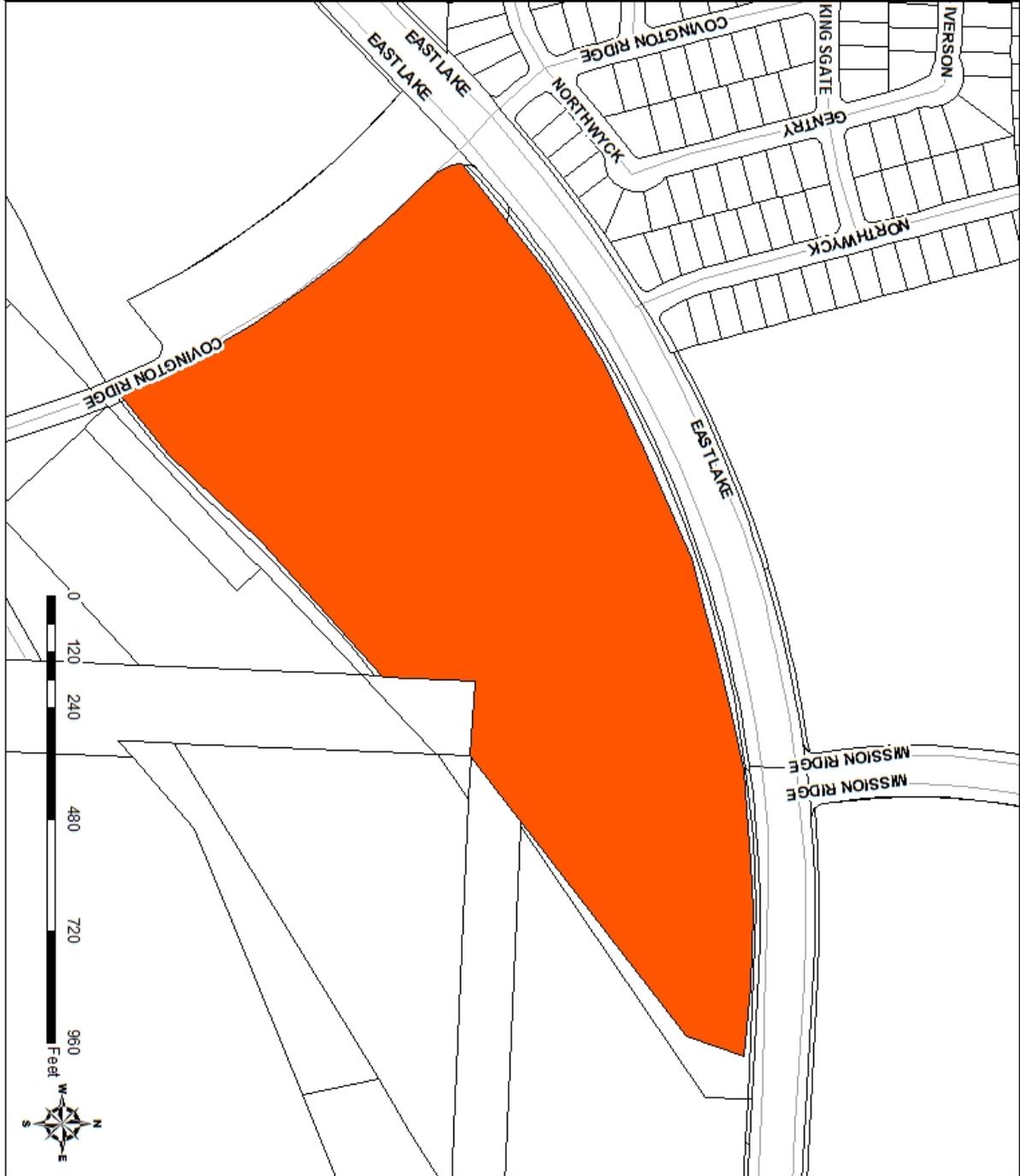
1. Prior to recording, please submit to Planning and Inspections Department—Planning Division the following, if applicable:
 - a. Current certified tax certificates
 - b. Current proof of ownership
 - c. Release of access document
 - d. Set of restrictive covenants
2. Every subdivision shall provide 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. Extension Request
5. Application

ATTACHMENT 1

THE VIEW AT MISSION RIDGE



ATTACHMENT 2

THE VIEW AT MISSION RIDGE



ATTACHMENT 4



Engineering Solutions

September 7, 2016

E-mail

Mr. Nelson Ortiz
City of El Paso
801 Texas Ave.
El Paso, TX 79901

Re: **The View at Mission Ridge**
Statement of Extension
TRE Job No.: 1502-10485-35

Dear Mr. Ortiz,

On behalf of Hunt Communities GP, LLC, we are respectfully requesting the plat expiration date for The View at Mission Ridge be extended for a time period of 1 year. The County of El Paso requires all improvements be complete prior to recording the plat and such improvements are still in construction.

If you should have any questions please feel free to contact me at 915-852-9093.

Sincerely,

TRE & ASSOCIATES, LLC

A handwritten signature in blue ink, appearing to read 'Robert Romero', is written over a light blue horizontal line.

Robert Romero, PE

RR:ms
Attachments

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

110 Mesa Park Drive, Ste. 200 El Paso, Texas 79912 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

ATTACHMENT 5



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

DATE: 10/14/2013

FILE NO. SUSU13-00094

SUBDIVISION NAME: The View at Mission Ridge

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A Portion W, J, Rand, Survey No. 315 1/2 C.D. Stewart, Survey No. 317 & C.D. Stewart, Survey No. 319. El Paso County, Texas. Containing 28.554 Acres ±

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>21.104</u>	<u>93</u>	Office	<u> </u>	<u> </u>
Duplex	<u> </u>	<u> </u>	Street & Alley	<u> </u>	<u> </u>
Apartment	<u> </u>	<u> </u>	Ponding & Drainage	<u> </u>	<u> </u>
Mobile Home	<u> </u>	<u> </u>	Institutional	<u> </u>	<u> </u>
P.U.D.	<u> </u>	<u> </u>	Other (specify below)		
Park	<u> </u>	<u> </u>	Open Space	<u>0.953</u>	<u>2</u>
School	<u> </u>	<u> </u>	ROW	<u>6.497</u>	<u> </u>
Commercial	<u> </u>	<u> </u>	Total No. Sites		<u>95</u>
Industrial	<u> </u>	<u> </u>	Total (Gross) Acreage	<u>28.554</u>	<u> </u>

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 sheet flow system conveying runoff from developed area through curb and gutter 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
801 N. El Paso St. Ste. 150, El Paso, TX 79902 (915) 852-9093
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
 FEE: \$2,213.28

OWNER SIGNATURE:

REPRESENTATIVE

Hunt Mission Ridge LLC
[Signature]
 President

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