



City of El Paso – City Plan Commission Staff Report

(REVISED)

Case No: SUSU13-00091 Mission Ridge Unit **Five**
Application Type: Major Combination
CPC Hearing Date: October 31, 2013
Staff Planner: Alfredo Austin, (915) 541-4192, austinaj@elpasotexas.gov
Location: East of Peyton Road and **north of** Eastlake Blvd.
Acreage: 96.153 acres
Rep District: ETJ
Existing Use: ETJ/Vacant
Existing Zoning: ETJ
Proposed Zoning: ETJ
Nearest Park: Ranchos Del Sol Park (2.14 miles)
Nearest School: Eastlake High School under construction (0.18 miles)
Park Fees Required: N/A
Impact Fee Area: This property is not located in an Impact Fee Service Area and not subject to impact fees.
Property Owner: Hunt Mission Ridge, LLC
Applicant: Hunt Mission Ridge, LLC
Representative: TRE & Associates, LLC

SURROUNDING ZONING AND LAND USE

North: ETJ/Vacant
South: ETJ/Vacant
East: ETJ/Vacant
West: ETJ/Vacant

PLAN EL PASO DESIGNATION: G4, Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant proposes to subdivide 96.153 acres of vacant land for 332 single-family residential lots, three commercial lots, and one open space lot. The residential lot sizes are between 4,671 and 11,854 square feet. Access to the subdivision is proposed from Eastlake Blvd., Paseo Del Este Blvd., Peyton Rd., and Emerald Sands Drive. This development is being reviewed under the

current subdivision ordinance.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of Mission Ridge Unit 5 on a Major Combination basis, subject to the following comments:

Planning Division Recommendation:

Approval with the recommendation that the City Plan Commission require that the parkway at the rear of double frontage lots along Eastlake Blvd and Paseo Del Este Blvd be landscaped, to provide a visual and physical separation between the development and the street.

City Development Department - Land Development

We have reviewed subject plats and recommend that the Developer/Engineer addresses the following comments.

1. On the preliminary plat, show existing and proposed drainage flow patterns within the subdivision and existing offsite drainage flow patterns.
2. Label all off site drainage easements by bearing and distances.
3. Label all proposed drainage improvements.
4. Verify plans are in accordance with the requirements for Preservation and protection of Natural Arroyos (19.19.010 General provisions).

El Paso Department of Transportation

No comments received.

Parks and Recreation Department

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

1. Clarify if lot 24, block 13 (9.12 acres) labeled as "Open Space" is to remain undisturbed in its natural state or if it is going to be developed in the form of park, trails, and or combination park /open space.
2. For informational purposes, the subdivision improvement plans shall also include the improvement plans for the "Open Space" lot if improvements are being proposed or portions of the lot are being disturbed.

Please note that this is a residential subdivision composed of **332** residential lots, 3 lots set aside for general commercial purposes for a total of **10.747 acres** and **9.12 acres** of "Open Space".

Per City standards a total of 3.29 acres of "Parkland" would have been required in the form of park, trails, and or combination park /open space and **\$10,750.00** in the form of "Park fees" for the commercial acreage however, this subdivision is 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**.

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.

El Paso Fire Department

No comments received.

Sun Metro

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:

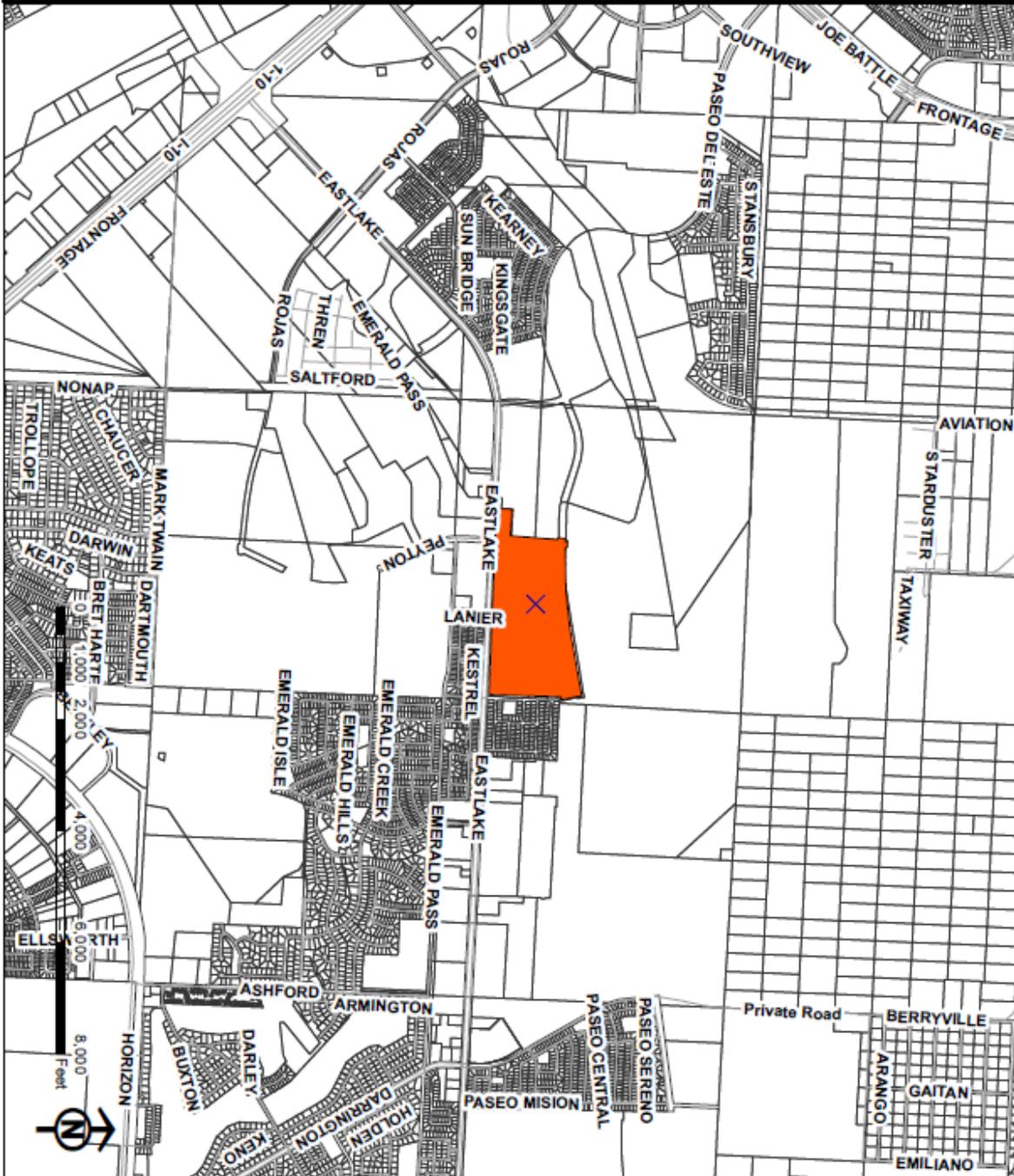
1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every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

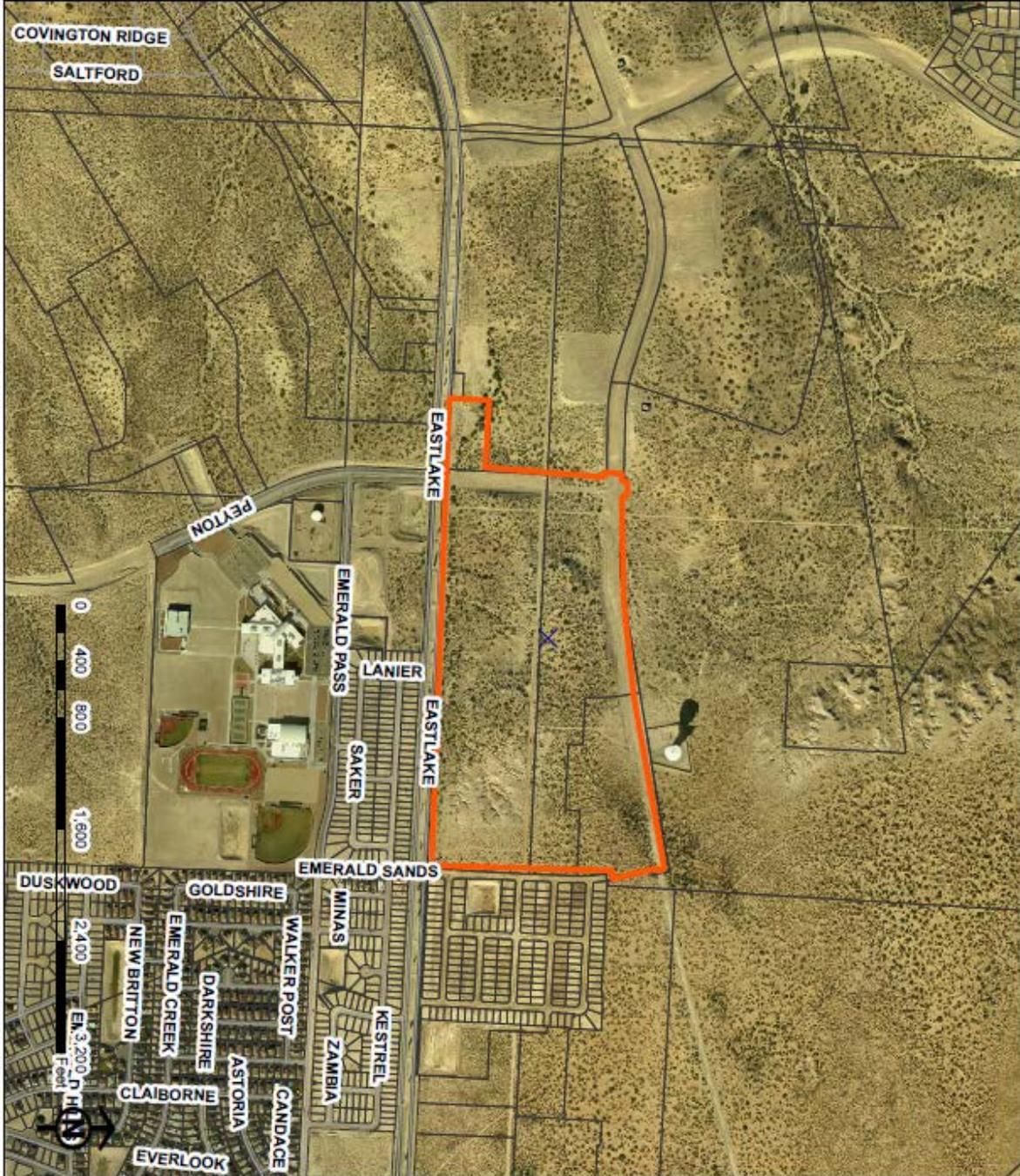
ATTACHMENT 1

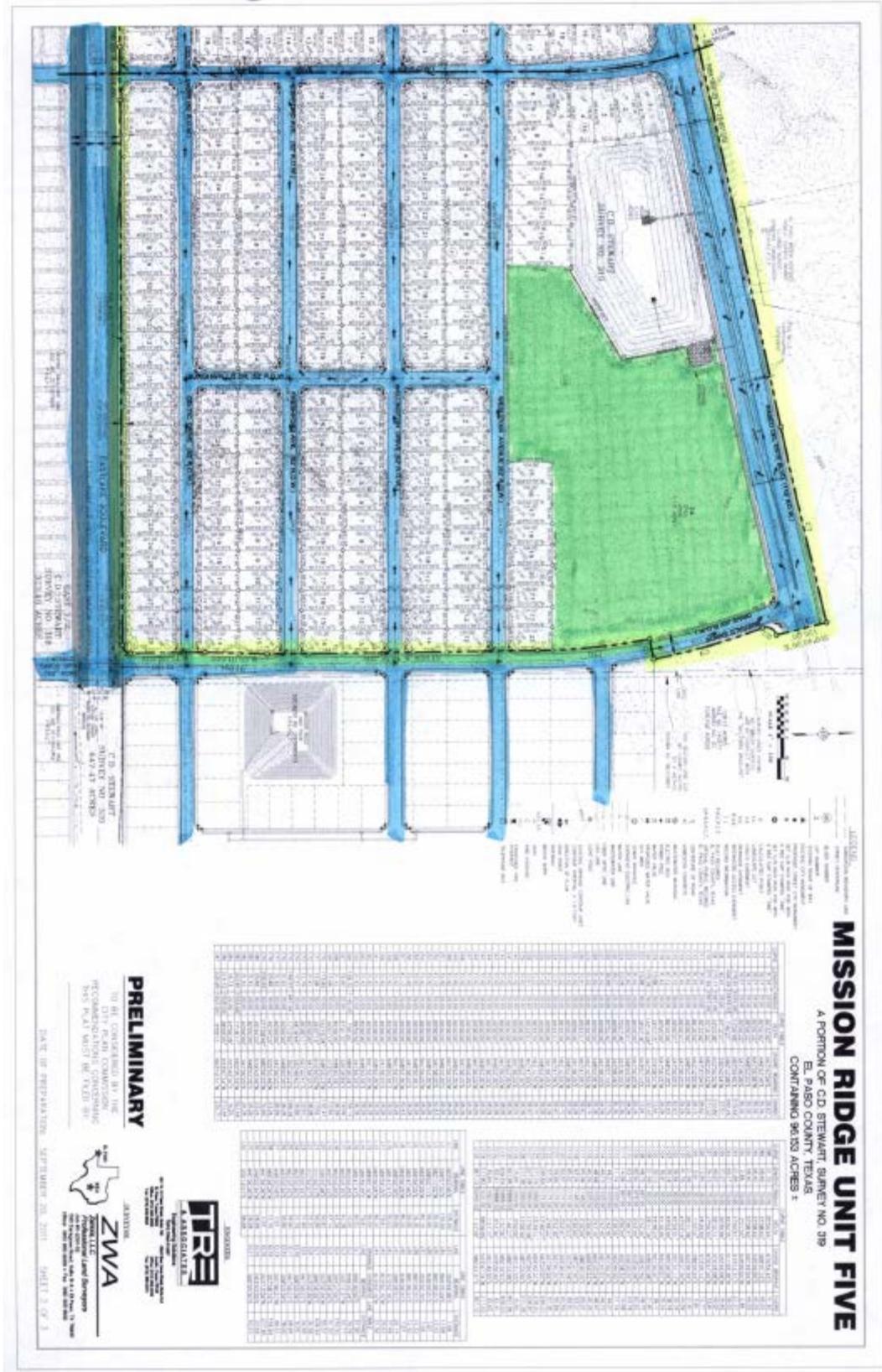
Mission Ridge Unit 5



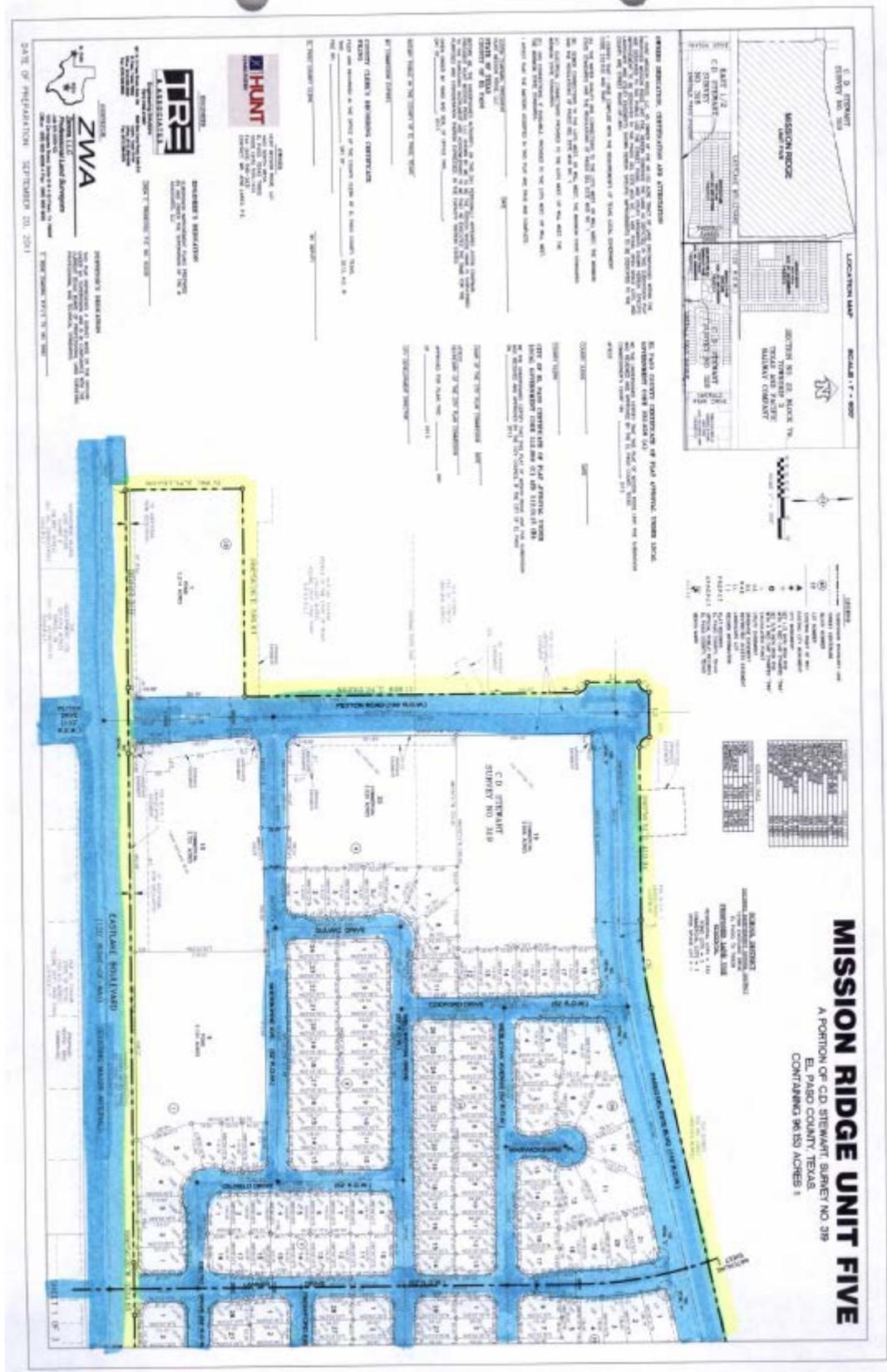
ATTACHMENT 2

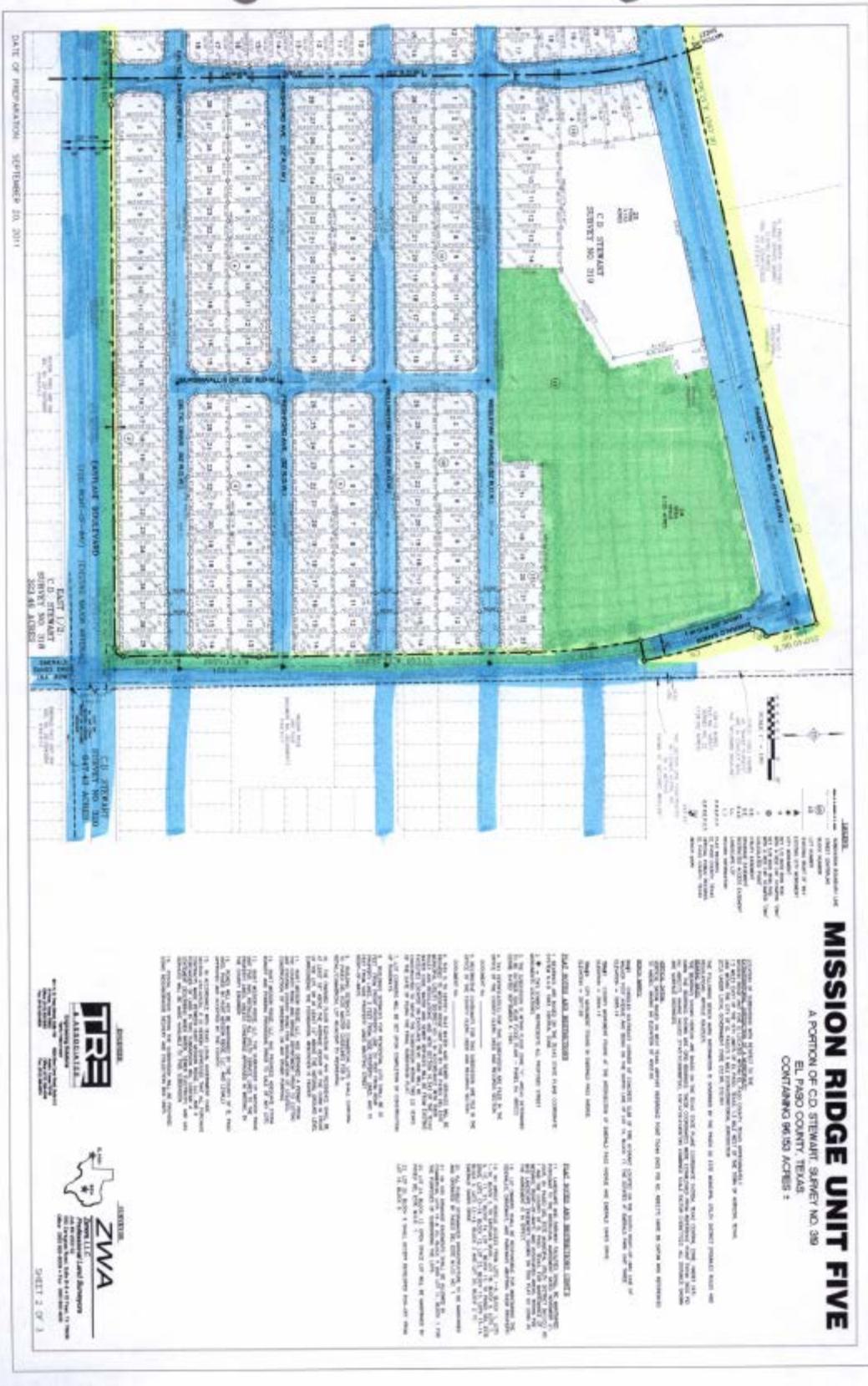
Mission Ridge Unit 5





ATTACHMENT 4





ATTACHMENT 5



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

DATE: 10/07/13

FILE NO. SUSU13-00091

SUBDIVISION NAME: Mission Ridge Unit Five

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A portion of C.D. Stewart Survey No. 319, El Paso County, Texas. Containing 96.153 Acres ±

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>41.409</u>	<u>332</u>	Office		
Duplex			Street & Alley	<u>25.377</u>	
Apartment			Ponding & Drainage	<u>9.500</u>	<u>3</u>
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park			<u>Open Space</u>	<u>9.120</u>	<u>1</u>
School					
Commercial	<u>10.747</u>	<u>3</u>	Total No. Sites	<u>339</u>	
Industrial			Total (Gross) Acreage	<u>96.153</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 X

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 piped system conveying runoff from both developed and undeveloped offsite through RCP pipes into retention ponds.

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 _____ No X

If yes, please submit a vested rights petition in accordance with Section 19.47- Vested Rights (See Attached).

Hunt Mission Ridge, LLC
4401 North Mesa
El Paso, Texas

12. Owner of record El Paso, Texas 79902 (915)533-1122
(Name & Address) (Zip) (Phone)

Hunt Mission Ridge, LLC

13. Developer 4401 North Mesa, El Paso, Texas 79902 (915)533-1122
(Name & Address) (Zip) (Phone)

TRE & Associates, LLC

14. Engineer 801 N. El Paso Street, El Paso, Texas 79902 (915)852-9093
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
FEE: \$2,088.00

OWNER SIGNATURE: *Hunt Mission Ridge, LLC*
 REPRESENTATIVE: *[Signature]*

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