



City of El Paso – City Plan Commission Staff Report

Case No: SUSU13-00094 The View at Mission Ridge
Application Type: Major Combination
CPC Hearing Date: October 31, 2013

Staff Planner: Nelson Ortiz, (915) 541-4931, ortiznx@elpasotexas.gov
Location: South of Eastlake and East of Covington Ridge Way
Acreage: 28.554 acres
Rep District: East ETJ

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

Nearest Park: Americas Estate Park (.69 mi.)
Nearest School: Eastlake High School (.53 mi.)
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: N/A / Residential development
South: N/A / Vacant
East: N/A / Vacant
West: N/A / Vacant

PLAN EL PASO DESIGNATION: G4 Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant proposes to subdivide approximately 28.5 acres of vacant land for 93 residential lots and two open space lots. The residential lots range between 7,097 SF and 24,012 SF. Access to the subdivision is proposed from Covington Ridge Way and Eastlake Boulevard. The applicant is dedicating five feet of additional right of way along Covington Ridge Way and ten feet along Eastlake Boulevard. This project is vested under the former subdivision code.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of The View at Mission Ridge on a Major Combination basis, subject to the following condition:

- That the City Plan Commission require the applicant landscape the parkway at the rear of

all double frontage lots along Eastlake Boulevard.

Planning Division Recommendation:
Approval.

City Development Department - Land Development

We have reviewed subject plats and recommend **Approval**.

The Developer/Engineer needs to address the following comments.

1. Provide runoff direction arrows on typical street cross sections including sidewalks and hike and bike trails.
2. All downstream storm water management facilities should be in place prior to development of the subject subdivision.
3. Label proposed off site pond specifying if retention or detention, private or public, and temporary or permanent.

El Paso Department of Transportation

No comments received.

Parks and Recreation Department

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

1. Clarify if areas (lots) labeled as "Open Space" are to remain undisturbed in its natural state or if they are to be improved; in particular lot 1, block 1, which is shown to be considerably graded in the drainage system map.
2. For informational purposes, the subdivision improvement plans shall also include the improvement plans for both "Open Space" lots if improvements are being proposed or portions of the lots are being disturbed.

Please note that this is a residential subdivision composed of **93** residential lots and **0.953 acres** of "Open Space" split into two separate lots.

Per City standards a total of 0.93 acres of "Parkland" would have been required since there are no recreational facilities with-in three quarters of a mile from this proposed development; 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.

El Paso Independent School District

No comments received.

Additional Requirements and General Comments:

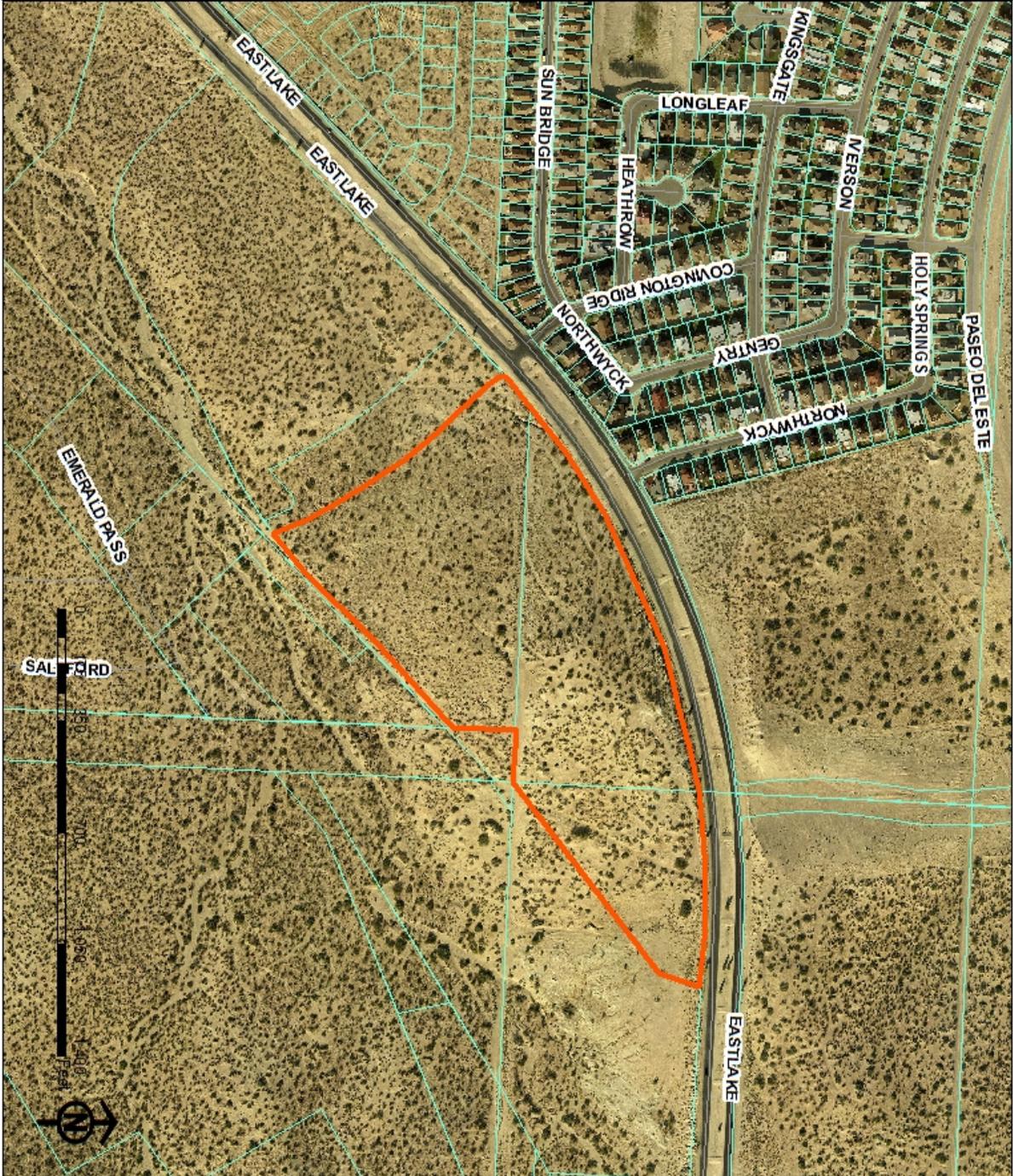
1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every 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. Show dedicated of additional right-of-way on Covington Ridge Way cross-section.
4. Remove the word “Park” from dedication statement.

Attachments

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

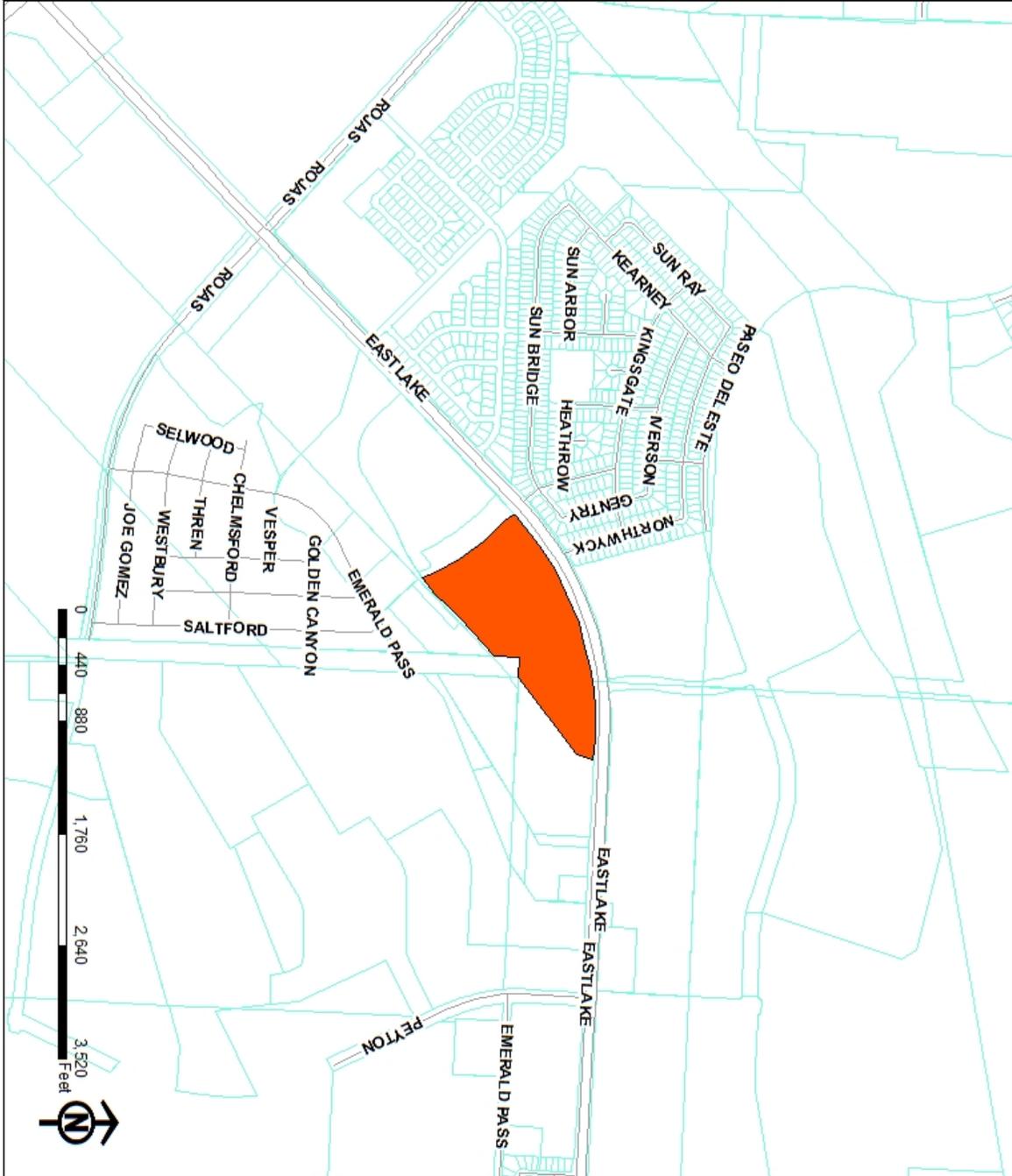
ATTACHMENT 1

THE VIEW AT MISSION RIDGE

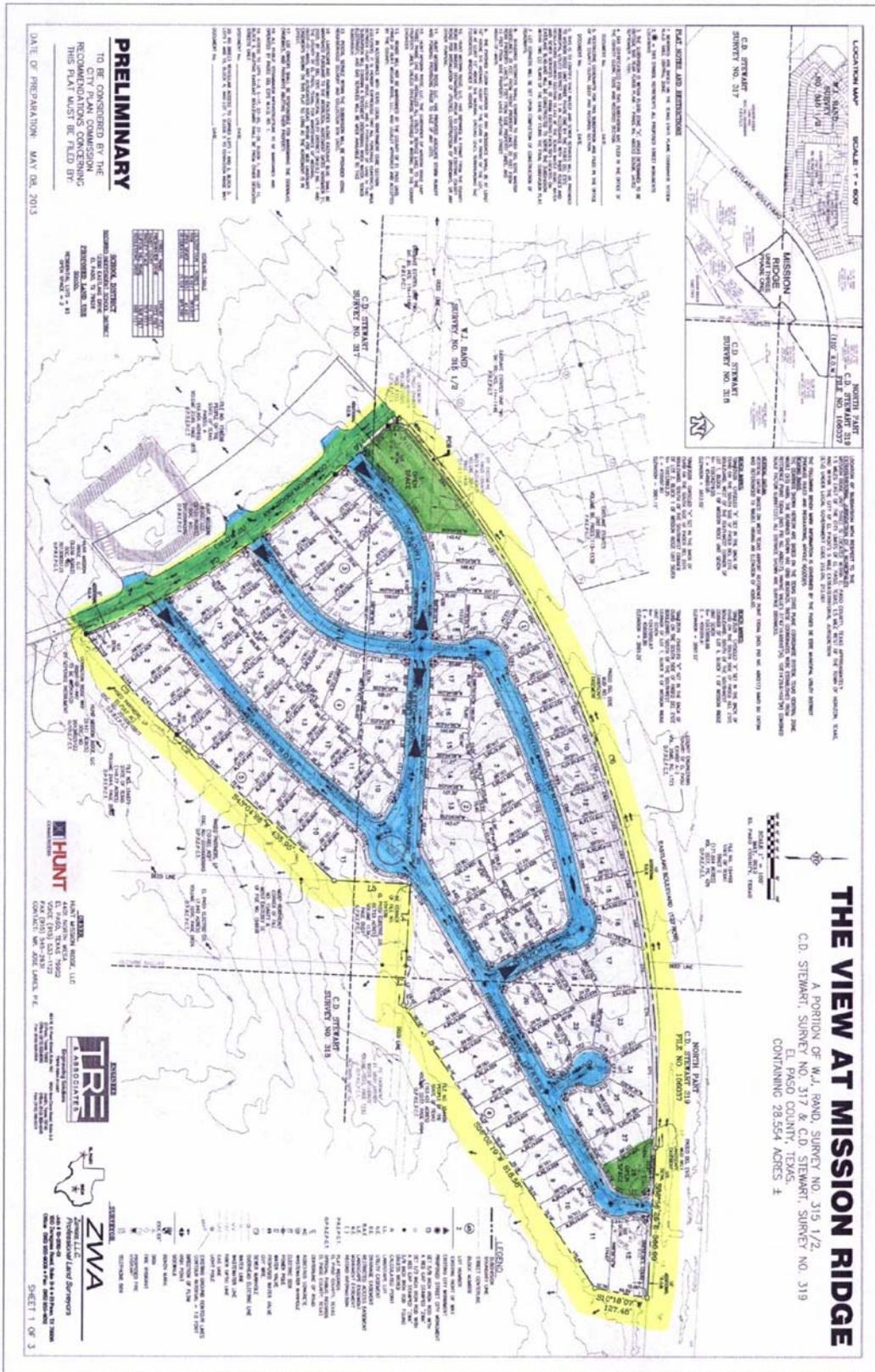


ATTACHMENT 2

THE VIEW AT MISSION RIDGE



ATTACHMENT 3





CITY PLAN COMMISSION APPLICATION FOR
MAJOR SUBDIVISION COMBINATION APPROVAL

DATE: 10/14/2013

FILE NO. SUSUB13-00094

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)	<u> </u>	<u> </u>
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> </u>	<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]
 Resident

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