



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

**(REVISED)**

**Case No:** SUSU13-00100 Mission Ridge Unit Fourteen  
**Application Type:** Major Preliminary  
**CPC Hearing Date:** November 21, 2013

**Staff Planner:** Alfredo Austin, (915) 541-4192, austinaj@elpasotexas.gov  
**Location:** West of Darrington and South of Paseo Del Este  
**Acreage:** 79.207 acres  
**Rep District:** N/A

**Existing Use:** ETJ/Vacant  
**Existing Zoning:** ETJ  
**Proposed Zoning:** ETJ

**Nearest Park:** 2 Parks (2.890 acres) / Hike & Bike and Open spaces (2.297 acres) proposed within subdivision.  
**Nearest School:** Horizon Height's Elementary (0.27 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:** State of Texas G.L.O  
**Applicant:** Hunt Mission Ridge, LLC  
**Representative:** CEA Group

### **SURROUNDING ZONING AND LAND USE**

**North:** ETJ/ Vacant  
**South:** ETJ/Vacant  
**East:** ETJ/Residential Development  
**West:** ETJ/Vacant

**PLAN EL PASO DESIGNATION:** G4, Suburban Walkable

### **APPLICATION DESCRIPTION**

The applicant proposes to subdivide 76.207 acres of vacant land for 337 single-family residential lots ranging between 4,700 and 18,176 square feet. Two parks, open spaces, a bike & hike trail and a retention pond are also proposed. Access to the subdivision will be from Paseo Del Este Blvd. and Darrington Road. The subdivision is vested and is being reviewed under the former

subdivision code.

The applicant is requesting the following modification:

- *To allow a 52 foot roadway cross-section with 2- 16 foot paved driving lanes with 6-inch curb and gutter on both sides of the roadway, 2- 5 foot parkways abutting the curb and 2- 5 foot concrete sidewalks.*
- *To allow a 60 foot roadway cross-section with 2- 17 foot paved driving lanes with 6-inch curb and gutter on both sides of the roadway, a raised landscaped median, 2- 5 foot concrete sidewalks, and 2- 5 foot parkways abutting the sidewalks.*
- *To allow a 110 foot roadway cross-section with 2- 33 foot paved driving lanes with 6-inch curb and gutter on both sides of the roadway, a raised 14-foot landscaped median, 2- 5 foot parkways abutting the curb and 2- 10 foot hike & bike trails which will be an extension to the Paseo Del Este cross-section previously approved.*

### **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **approval** of the modification request and **approval** of Mission Ridge Unit Fourteen on a Major Preliminary basis, subject to the following comments:

#### **Planning Division Recommendation:**

Staff recommends **approval** with modifications, as per Section 19.04.170 (Modification of conditions):

A-3. 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.

Staff recommends that the City Plan Commission require that all parkway at the rear of double frontage lots 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 Approval.

The Developer/Engineer address the following comments.

1. Show the drainage flow on Biddleston St. & Osgodby St.
2. Label the ponding area as “Public” on the Preliminary Plat and on the Filing Plat, in the dedication statement; provide the name of the entity that will be maintaining the pond and the entire stormwater infrastructure.
3. Provide temporary desilting basins at temporary turnarounds.

#### **Parks and Recreation Department**

We have reviewed Mission Ridge Unit Fourteen, a major preliminary plat map and have two objections to this development only offer Developer / Engineer the following comments:

1. For informational purposes, we request copies of the improvement plans for both of the proposed park sites, trails and open space areas.
2. Clarify if Lot 1, Block 48 is supposed to be labeled as "Common Open Space".

Please note that this is a residential subdivision composed of 337 lots, it includes 2 "Park sites" totaling 3.05 acres and approximate 2.14 acres of "Open Space" areas in the form of trails, and open space.

Per City standards a total of 3.37 acres of "Parkland" would have been required, 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**

The El Paso County 911 District requests the following street names to be replaced with a unique name, as they are currently in use or slated to be used.

- **DORSET ST (EXISTS)**
- **BERWICK ST (EXISTS)**
- **BIDDLESTON ST (currently slated for THE VIEW AT MISSION RIDGE)**

### **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:**

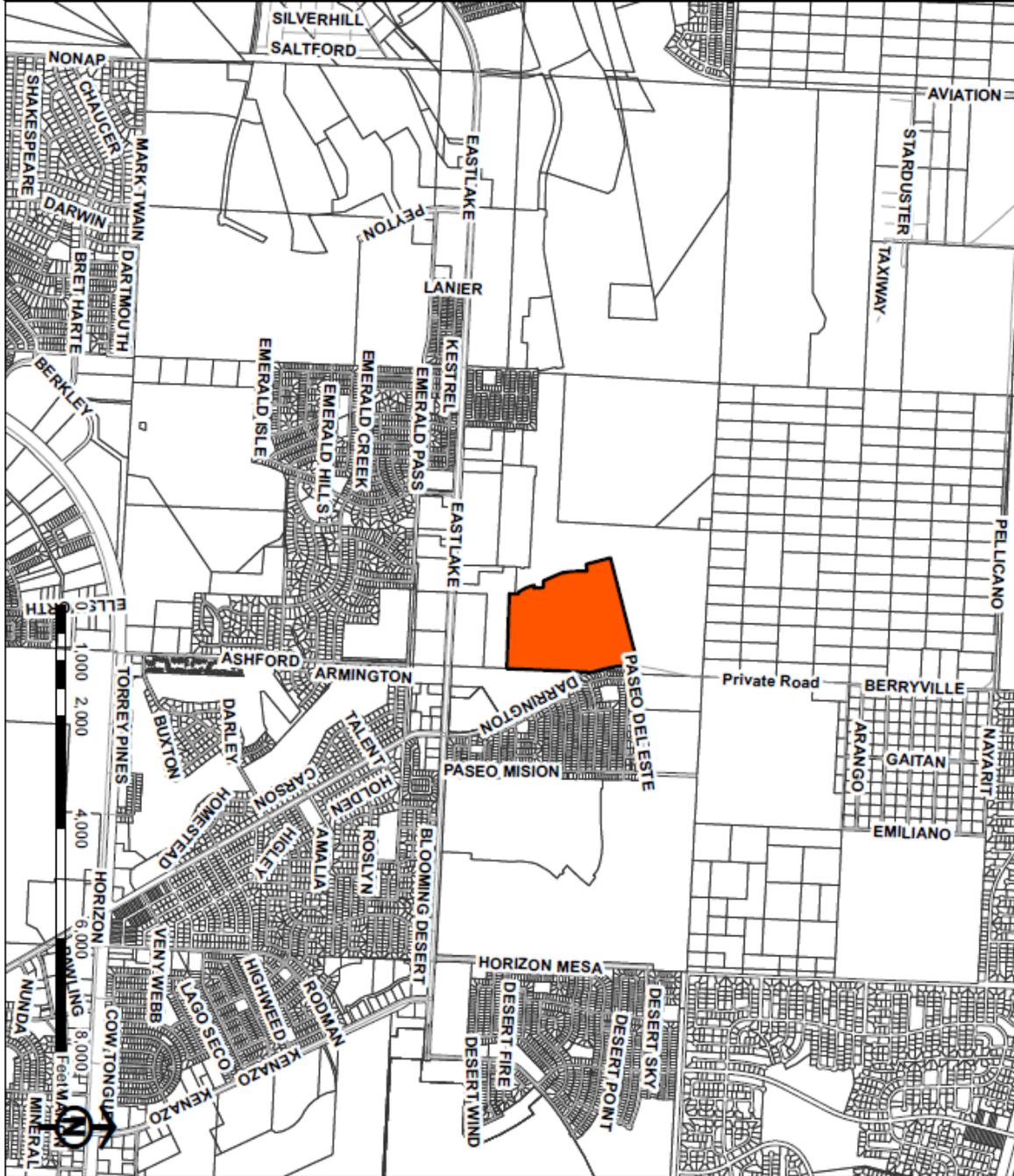
1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
  - a. Current certified tax certificate(s)
  - b. Current proof of ownership
  - c. Release of access document, if applicable
  - d. Set of restrictive covenants, if applicable
2. Every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

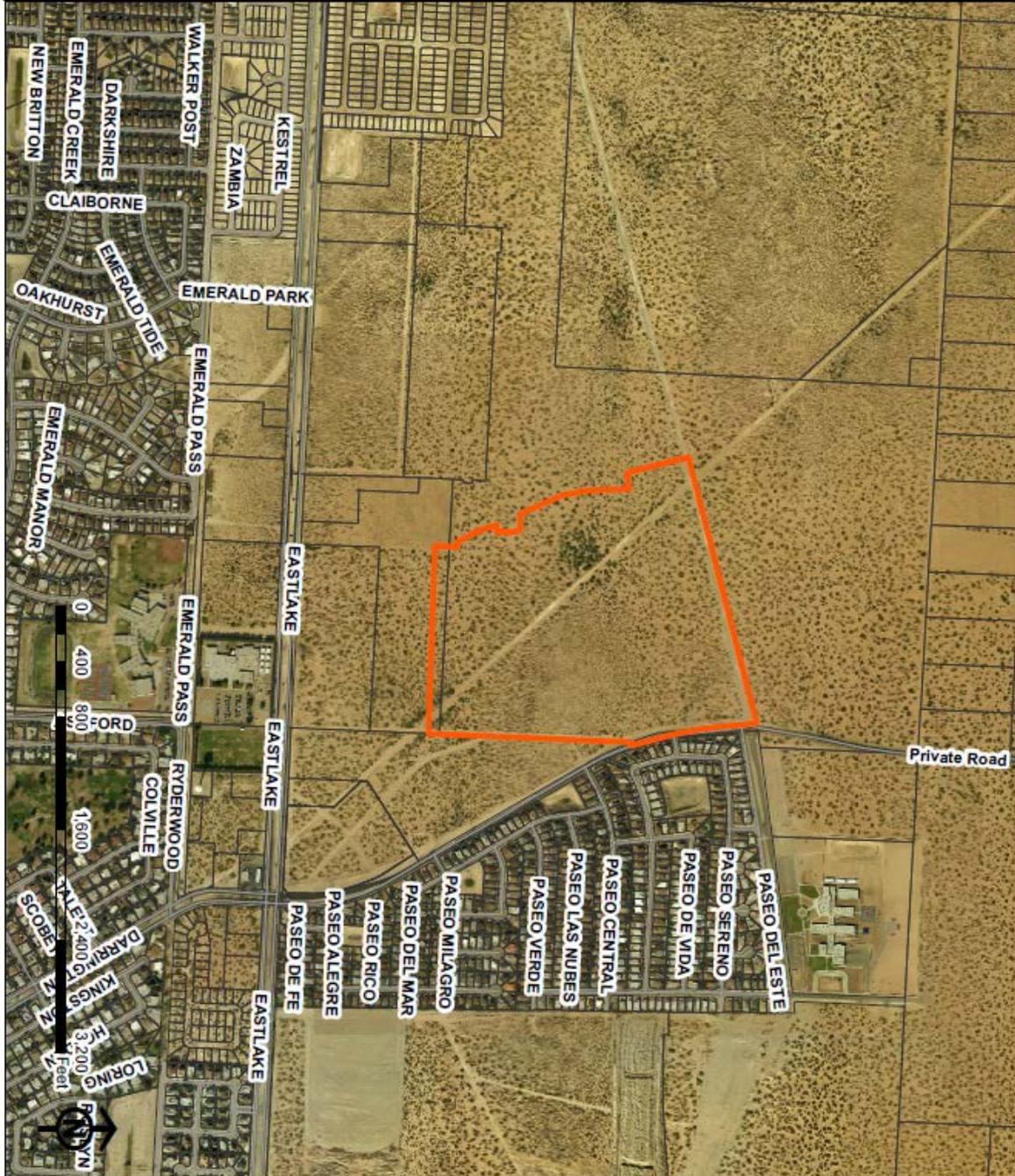
ATTACHMENT 1

**MISSION RIDGE UNIT FOURTEEN**



ATTACHMENT 2

MISSION RIDGE UNIT FOURTEEN





**ATTACHMENT 4**



Castner Center @ Transmountain  
4712 Woodrow Bean, Ste. F  
El Paso, TX 79924  
Office: 915.544.5232  
Fax: 915.544.5233  
web: www.ceagroup.net

October 23, 2013

City of El Paso-Planning & Economic Development  
222 South Campbell St.  
El Paso, Texas 79901

Attention: Mr. Harrison Plourde,  
Planner

Reference: Mission Ridge Unit Fourteen Preliminary Plat – Modification Letter

Dear Mr. Plourde:

On behalf of the Developer for the above referenced development, we are requesting modifications to the subdivision regulations. These modifications will include the following adjustments:

Modification No. 1: 52 foot Roadway

This modification shall consist of a 52 foot roadway cross-sections with 2- 16 foot paved driving lanes with 6-inch curb and gutter on both sides of the roadway, 2- 5 foot parkways abutting the curb and 2- 5 foot concrete sidewalks.

Modification No. 2: 60 foot Roadway

This modification shall consist of a 60 foot roadway cross-section with 2- 17 foot paved driving lanes with 6-inch curb and gutter on both sides of the roadway, a raised 6-foot landscaped median, 2- 5 foot concrete sidewalks, and 2- 5 foot parkways abutting the sidewalks.

Modification No. 3: 110 foot Roadway

This modification shall consist of a 110 foot roadway cross-section with 2- 33 foot paved driving lanes with 6-inch curb and gutter on both sides of the roadway, a raised 14-foot landscaped median, 2- 5 foot parkways abutting the curb and 2-10 foot hike & bike trails.

If you have any questions regarding this issue, please do not hesitate to call me at office number 915.544.5232. We thank you for your cooperation on this issue and look forward to your favorable consideration to our request.

Sincerely,  
CEA Group

A handwritten signature in black ink, appearing to read 'Jorge Grajeda', is written over the typed name.

Jorge Grajeda, E.I.T.  
Project Manager

I-2090-005ld.cep\_mod.hp\_24october13  
Jg/Jg

**ATTACHMENT 5**



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

DATE: 9/30/13 FILE NO. SUSU13-00100  
 SUBDIVISION NAME: Mission Ridge Unit Fourteen

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
A portion of Section No. 22, Block 79, Township 3, Texas and  
Pacific Railway Company Survey El Paso County, Texas containing  
76.207 Acres ±

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>44.092</u>	<u>337</u>	Office		
Duplex			Street & Alley	<u>24.437</u>	<u>22</u>
Apartment			Ponding & Drainage	<u>2.491</u>	<u>1</u>
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park	<u>2.890</u>	<u>2</u>	<u>Hike/Bike Trail/</u>	<u>2.297</u>	<u>6</u>
School			<u>Open Space</u>		
Commercial			Total No. Sites		<u>368</u>
Industrial			Total (Gross) Acreage	<u>76.207 ±</u>	

3. What is existing zoning of the above described property? ETJ Proposed zoning? ETJ
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X 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 water Run-Off will be conveyed Via Sheet Flow to a proposed  
Drainage Infrastructure that will ultimately discharge to an On-Site  
Retention Basin.
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 52-Ft. R.O.W. St. with  
(2) 5-Ft. sidewalks (2) 5-Ft. parkways, (2) 16Ft. lanes & 60-Ft. R.O.W. St. with  
(2) 5-Ft. sidewalks & (2) 5-Ft. parkways (2) 17-Ft. lanes & (1) 6-Ft. median.
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).

12. Owner of record State of Texas G.L.O. 1700 N. Congress Ave., Ste. 935, Austin, TX. 787-01-1495, 1-800-938-4456  
 (Name & Address) (Zip) (Phone)
12. Developer Hunt Mission Ridge, LLC 4401 N. Mesa, 79902 915-533-1122  
 (Name & Address) (Zip) (Phone)
14. Engineer CEA Group 4712 Woodrow Bean, Ste. F 79924 915-544-5232  
 (Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION  
 FEE: \$1,901.00

OWNER SIGNATURE: *[Signature]*  
 REPRESENTATIVE: *[Signature]*

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