City of El Paso – City Plan Commission Staff Report

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 is 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.

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)
- **BIDDLESTTON** 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:

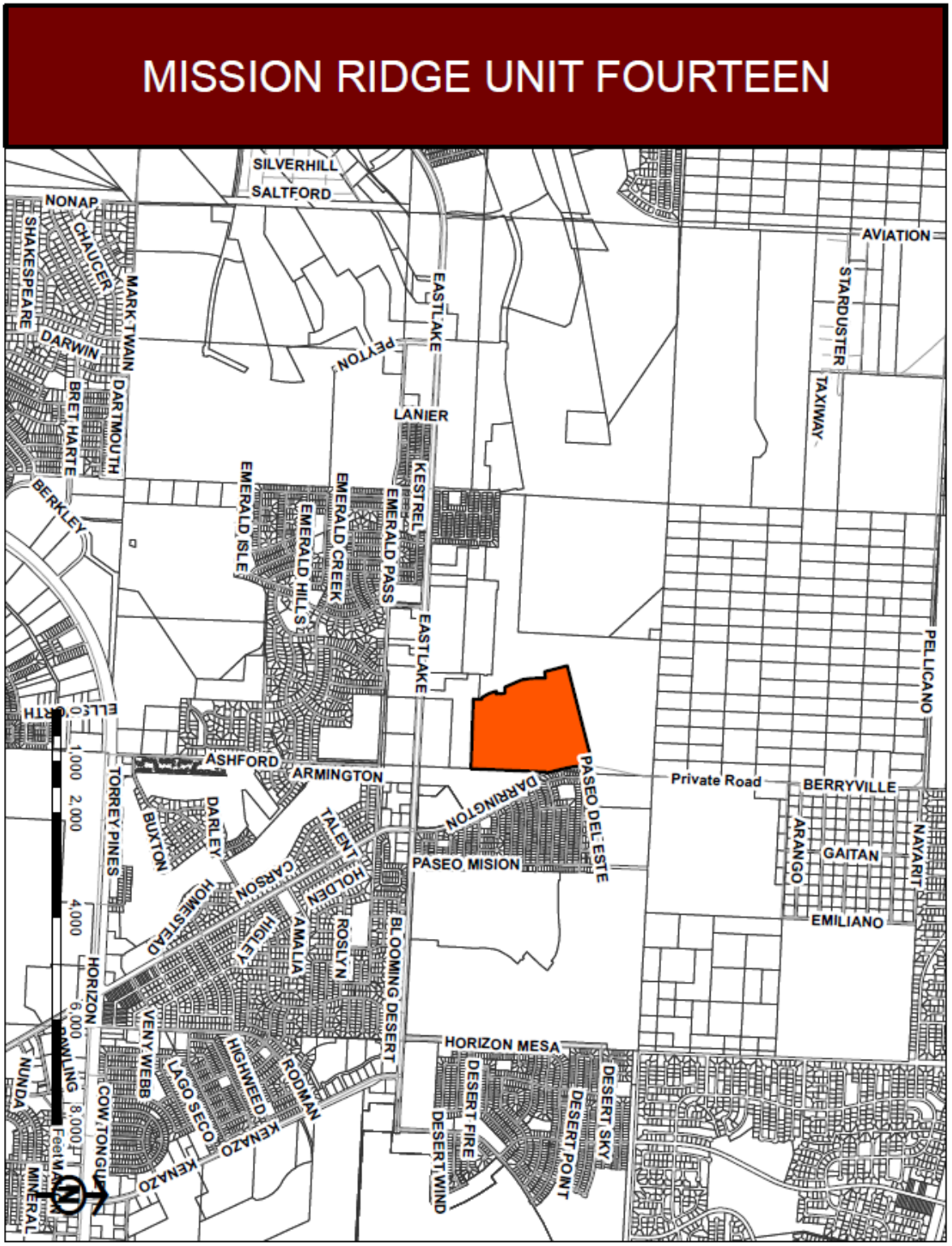
1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
    a. Current certified tax certificate(s)
    b. Current proof of ownership
    c. Release of access document, if applicable
    d. Set of restrictive covenants, if applicable

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.

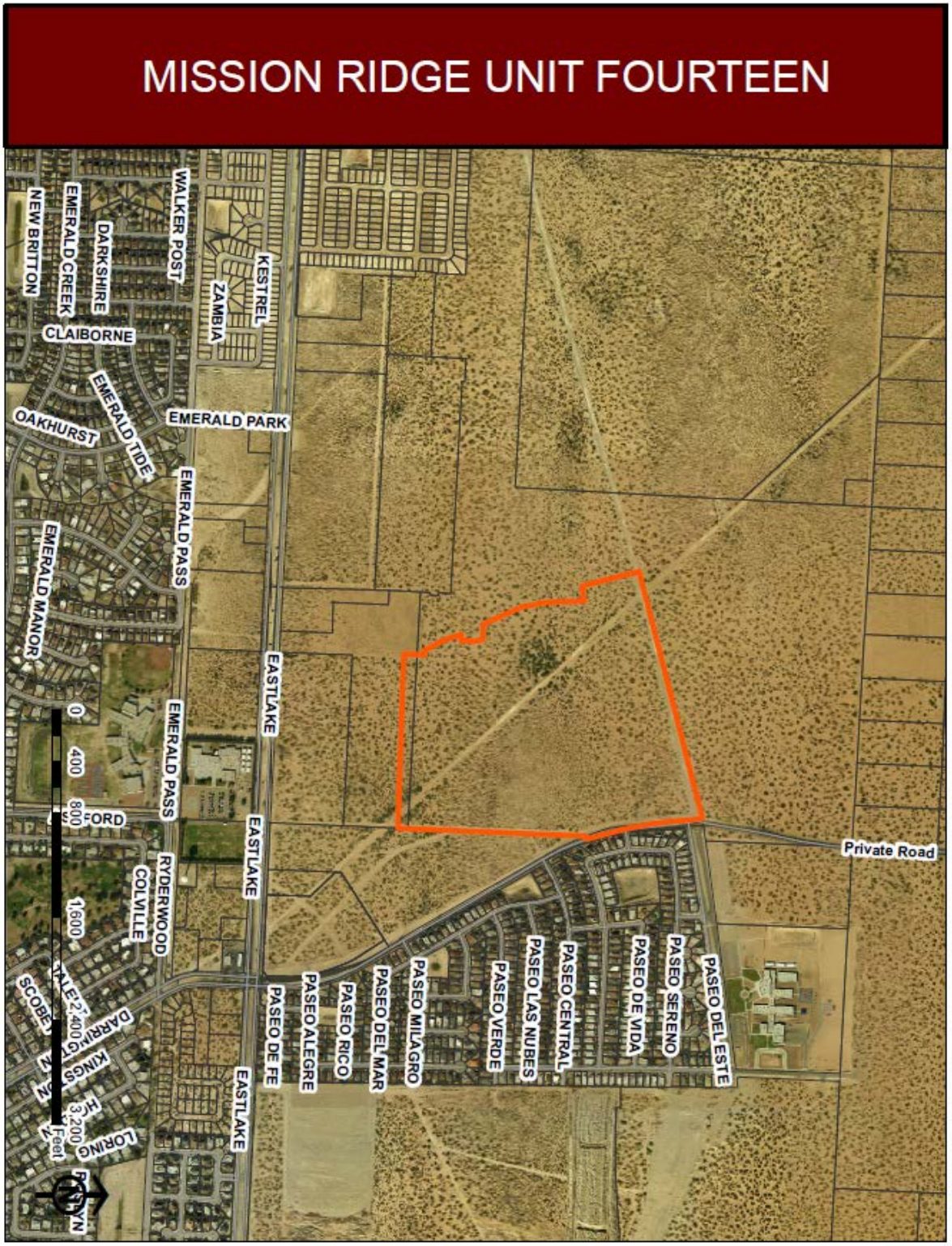
Attachments

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

ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3

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

Jorge Grajeda, E.I.T.
Project Manager

I-2090-005ld.cep_mod.hp_24october13
Jg/Jg

engineers • architects • planners

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:

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

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).

CITY OF EL PASO
PAID
OCT 24 2013
CITY DEVELOPMENT DEPARTMENT

12. Owner of record State of Texas G.L.O. 1700 N. Congress Ave., Ste. 935, Austin, TX. 787-01-1495, 1-800-998-4456
(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: Hunt Mission Ridge, LLC Pres.

REPRESENTATIVE:

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