



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

**Case No:** SUSU12-00108 Mission Ridge Unit Two  
**Application Type:** Major Final  
**CPC Hearing Date:** December 13, 2011  
**Staff Planner:** George Pinal, 915-541-4152, [pinalg@elpasotexas.gov](mailto:pinalg@elpasotexas.gov)  
**Location:** East of Eastlake Boulevard and North of Rojas Drive  
**Acreage:** 82.29 acres  
**Rep District:** ETJ  
**Existing Use:** Vacant  
**Existing Zoning:** ETJ  
**Proposed Zoning:** ETJ  
**Nearest School:** Eastlake High School (1.8 miles)  
**Nearest Park (Proposed):** Emerald Pass Park (2.3 miles)  
**Park Fees:** N/A  
**Impact Fee Area:** Not in Impact Fee Area  
**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

### **THE PLAN FOR EL PASO DESIGNATION:** Residential & Open Space

#### **APPLICATION DESCRIPTION**

The applicant is proposing 337 single-family residential lots with the smallest lot measuring 4,896 square feet in size and the largest measuring 22,322 square feet in size. The applicant is also proposing two open space lots measuring 1 and 3.4 acres in size. Also proposed are two ponding areas measuring 1.6 and 3 acres in size. Primary access will be from Rojas Drive.

The applicant is proposing lots that do not meet the dimensional standards as set forth in section 19.11.030.A.1. *(Please note that the City attorney's office has advised that the lot dimensions provided in Section 19.11.030.A.1 do not apply to this subdivision).*

The proposed subdivision is not located within the City of El Paso's annexation path and

therefore is not subject to any parkland requirements.

**CASE HISTORY**

This subdivision was part of a preliminary plat submission on June 30, 2011.

Mission Ridge Unit 2 was approved on a Major Preliminary basis by the City Plan Commission on September 8, 2011.

**CURRENT REQUEST**

The applicant is submitting the application on a Major Final basis reflecting no changes from the prior approved preliminary plat.

**DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **approval** of Mission Ridge Unit Two on a **Major Final** basis subject to the following conditions and requirements:

Staff recommends that the City Plan Commission require the applicant to landscape the parkway area on Rojas Drive, as stipulated under Section 19.23.040(H) *The city plan commission may require that a parkway at the rear of a double frontage lot be landscaped or other aesthetic treatment be provided by the subdivider, subject to the approval of the city plan commission to provide a visual and physical separation between the development and the street.* Staff also recommends that if the City Plan Commission requires landscaping, that the condition be coordinated with the El Paso Department of Transportation where it conflicts with site visibility standards, utilities, and parkway illumination. For the type of landscaping, staff recommends the developer select trees designated as median/street/right of way appropriate from the City's Plant and Tree List, to be placed 30-feet on centers.

**City Development -Land Development:**

No objections.

**City Development – Planning**

There are no objections to the proposed subdivision. Comments below will be addressed prior to filing the plat.

Notes:

1. Eliminate ten foot restrictive access easement in ponding area on Block 1, Lot 7 as double frontage is not needed in ponding area.
2. On Plat Notes and Restrictions include "Date: \_\_\_\_\_" for note 4 regarding tax certificates and note 5 regarding restrictive covenants.

**City Development - Transportation:**

There are no objections to the proposed subdivision.

Notes:

1. El Paso County has submitted a letter waiving the requirement for improvements to Eastlake and has required dedication of ten feet to accommodate the future expansion of Eastlake.
2. Developer shall be responsible for their proportionate share of traffic mitigation and improvements at all intersections within the scope of the TIA.
3. Developer shall coordinate all improvements with El Paso County and TxDOT.
4. A land study is recommended for the Mission Ridge area to ensure the transportation infrastructure is adequate to support the entire Mission Ridge Development.
5. Sidewalks are required on both sides of Rojas in accordance with Section 19.21 (Sidewalks).
6. Double frontage lots along Rojas and Emerald Pass shall comply with Section 19.23.040 H (Double Frontage Lots).
7. Landscape, vegetation to include trees, and irrigation systems are required within the proposed medians and parkways on Rojas and Emerald Pass. These improvements are to be included in the subdivision improvement plans.
8. Temporary breakaway guardposts with retro-reflective end of road markers or Type III Barricades shall be provided at the ends of Rojas, Emerald Pass, Iron Falls and Golden Canyon.
9. All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall follow the City Design Standards for Construction and be ADA/TAS compliant.

**Parks and Recreation Department:**

We have reviewed **Mission Ridge #2**, a major final plat map and offer Developer / Engineer the following comments:

1. Parks Department recommends for Developer to provide to the governing Municipal Utility District (MUD) areas large enough according to the proposed density (minimum of 3.37-acres) of developed parks & recreational areas within this development in the form of neighborhood parks & linear parks which are necessary for the public welfare since there are no recreational areas nearby this development or with-in a 1.1 mile radius distance.
2. Clarify "future" use for both open space areas and if it is intended for recreational purposes; also, clarify if both areas are to remain natural /undisturbed.
3. Parks recommends for any disturbed areas with-in the open space areas, be restored with vegetation as required per ordinance Section 19.24.030(B)

Please note that this is a residential subdivision composed of **337** lots located with-in the City of El Paso east extra territorial jurisdiction (ETJ) area but not within the areas of potential annexation by the City, thus being excluded from the calculation for parkland as per ordinance Title 19 - Subdivisions, **Chapter 19.20 - Parks & Open Space** as noted below.

**Section 19.20.020 - Dedication Required**

**Dedication Required.** All subdivisions located within the corporate limits of the City of El Paso and within those areas designated in the City’s extra territorial jurisdiction (ETJ), as identified on an official map kept in the City Development Department.

**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.

**911**

Sarum Ave street name currently exists on filed plat “Mission Ridge Unit 4” and will be revised with a different street name. Comments will be addressed prior to filing the plat.

**Sun Metro:**

No comments received.

**El Paso Electric Company:**

No comments received.

**Texas Gas Company:**

No comments received.

**Socorro Independent School District:**

No comments received.

**Central Appraisal District**

Blocks 1-10 currently exist in Mission Ridge Unit 4. Blocks 1-17 on the current plat will be revised sequentially as 11-27. Comments will be addressed prior to filing the plat.

**Additional Requirements and General Comments:**

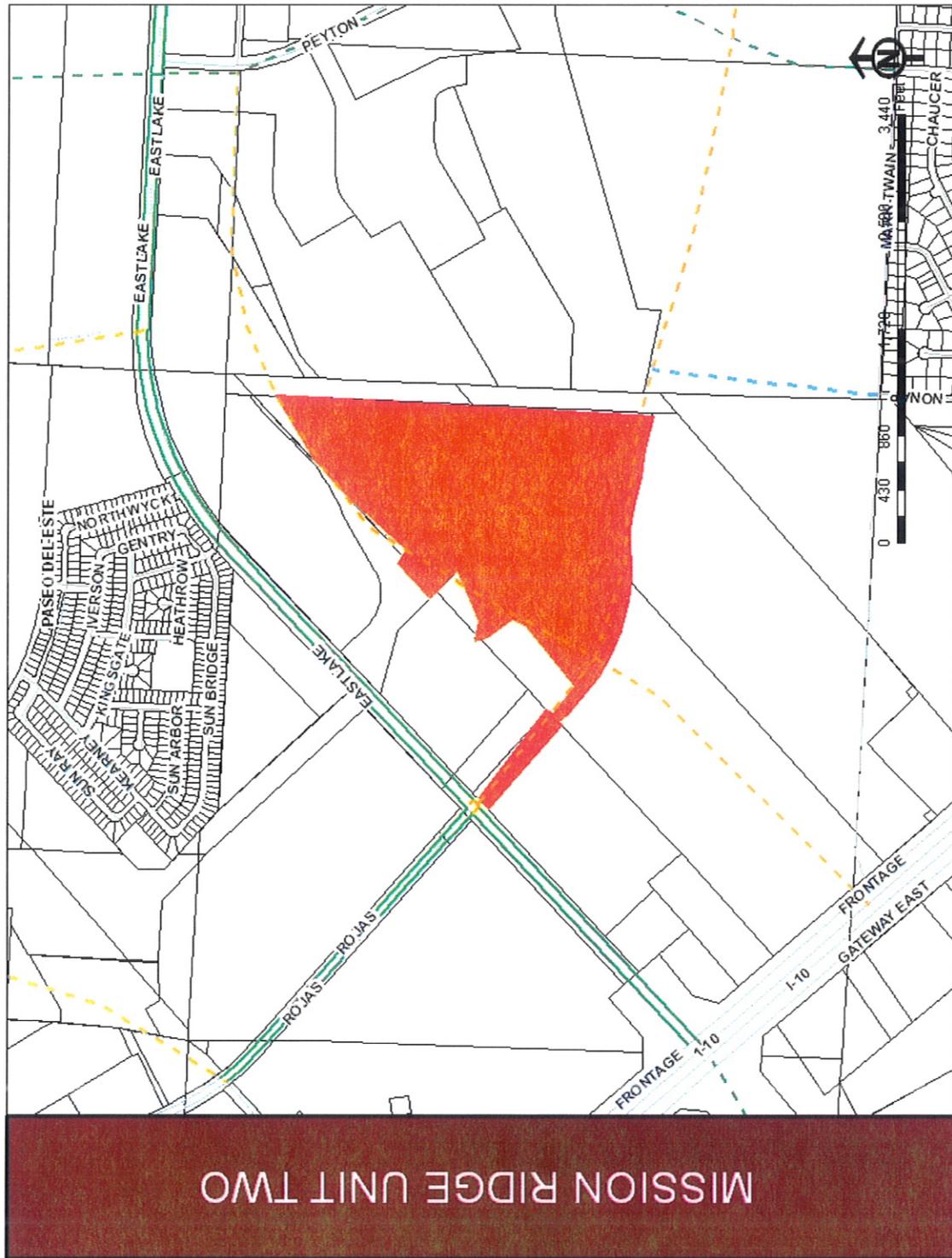
1. Submit to the Planning & Economic Development Department – Planning Division the following prior to recording of the subdivision.
  - a. Current certified tax certificate(s)
  - b. Current proof of ownership
  - c. Release of access document, if applicable
  - d. Set of restrictive covenants, if applicable
  - e. Deed for property to be dedicated as parkland.
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. Application

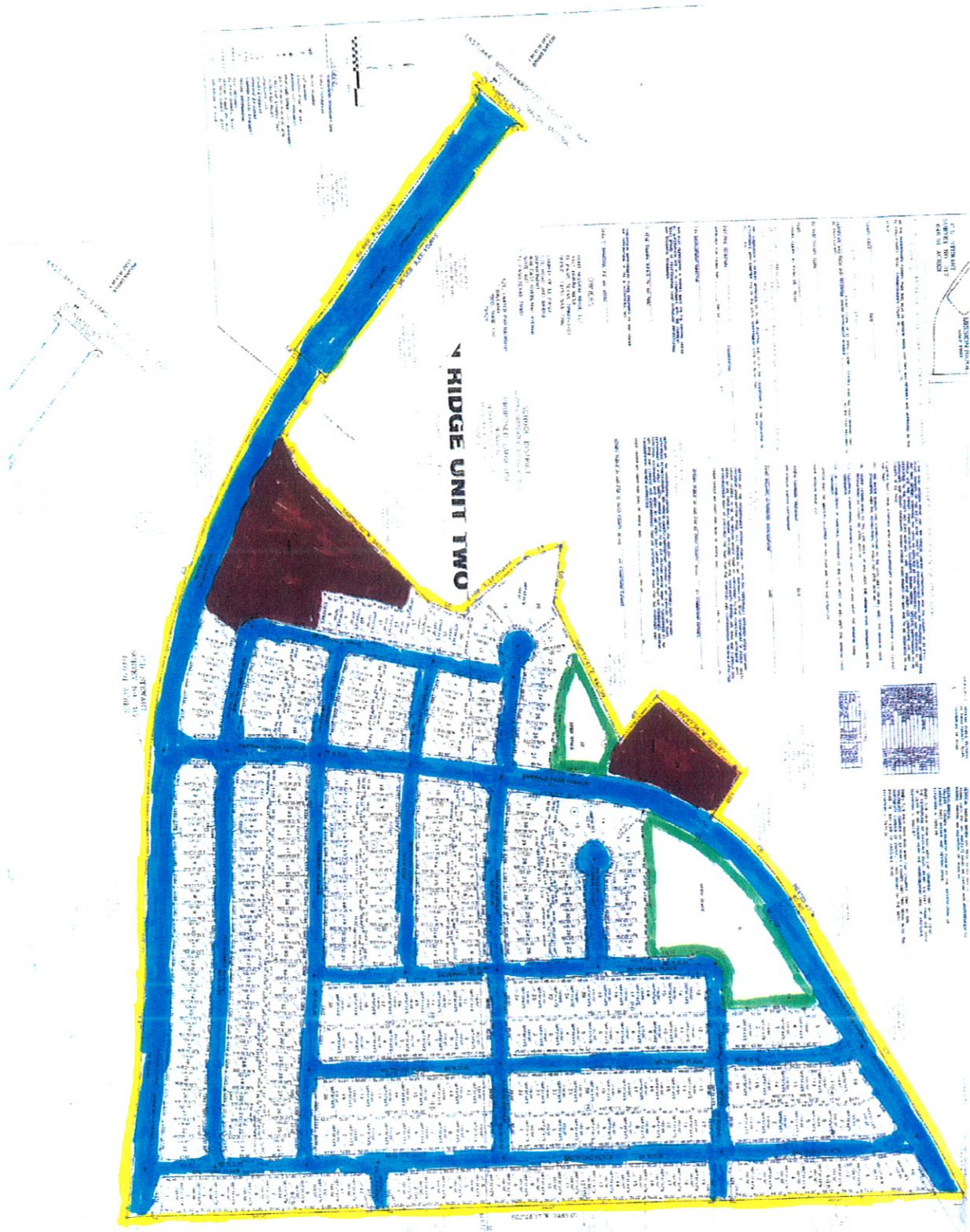
**ATTACHMENT 1**



ATTACHMENT 2



**ATTACHMENT 3**



**ATTACHMENT 4**



CITY PLAN COMMISSION APPLICATION FOR  
MAJOR SUBDIVISION FINAL APPROVAL

DATE: 10/12/2012

FILE NO. SUSU12-00108

SUBDIVISION NAME: Mission Ridge Unit 2

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
A portion of C.D. Stewart, Survey No.317, El Paso County, TX

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>46.879</u>	<u>337</u>	Office		
Duplex			Street & Alley	<u>26.349</u>	
Apartment			Ponding & Drainage	<u>4.646</u>	<u>2</u>
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park			<u>Open Space</u>	<u>4.417</u>	<u>2</u>
School					
Commercial			Total No. Sites		<u>341</u>
Industrial			Total (Gross) Acreage	<u>82.291</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 system captured by upstream inlets conveying the runoff in to a 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 X No \_\_\_\_\_ (Approved 2/6/2012)

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).

12. Owner of record Hunt Mission Ridge, LLC (915) 533-7900  
(Name & Address) (Zip) (Phone)  
 12. Developer Hunt Mission Ridge, LLC  
(Name & Address) (Zip) (Phone)  
 14. Engineer TRE & Associates, LLC  
801 N. El Paso St., Ste. 150 El Paso, TX 79902 (915) 852-9093  
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION  
 FEE: \$1,796.00

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

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