SUBDIVISION

Mission Ridge Towne Center Unit One

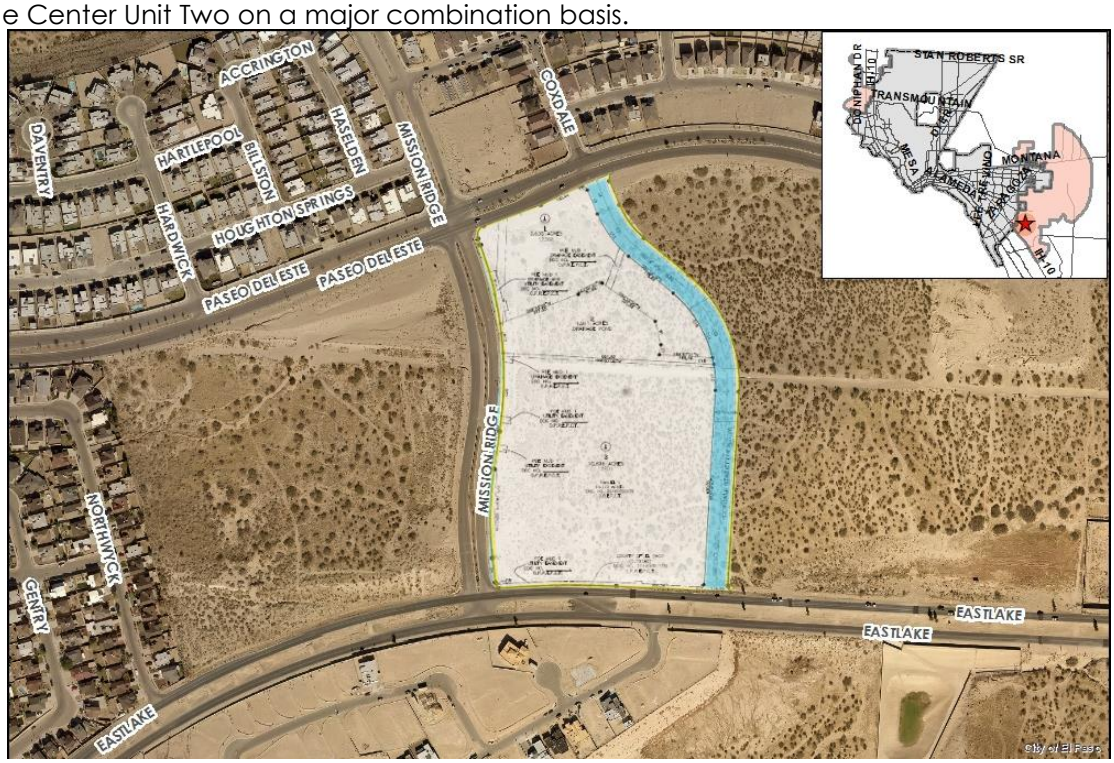
City of El Paso — City Plan Commission — May 17, 2018

SUSU18-00024 — Major Combination

STAFF CONTACT:	Brenda Cantu, (915) 212-1642, cantubr@elpasotexas.gov
PROPERTY OWNER:	Hunt Communities Development Co. II, LLC.
REPRESENTATIVE:	TRE & Associates LLC.
LOCATION:	North of Eastlake and West of Peyton, ETJ
ACREAGE:	18.66
VESTED:	Yes
PARK FEES REQUIRED:	N/A
EXCEPTION/MODIFICATION REQUEST:	1. To waive all improvements to Eastlake Boulevard as the County of El Paso will be improving Eastlake Boulevard. 2. To allow the transition to a greater ROW width for the extension of Coxdale Street at the intersection of Coxdale Street and Paseo Del Este Boulevard.
RELATED APPLICATIONS:	N/A
PUBLIC INPUT:	N/A
STAFF RECOMMENDATION:	Approval

SUMMARY OF REQUEST: The applicant proposes to subdivide 18.66 acres of land into two commercial lots and one drainage pond within the City's Extraterritorial Jurisdiction. Access to the proposed subdivision will be provided via Mission Ridge, Paseo Del Este, and Eastlake Boulevards. This development is vested and is being reviewed under the former subdivision code.

SUMMARY OF RECOMMENDATION: Planning staff recommends **APPROVAL** of Mission Ridge Towne Center Unit Two on a major combination basis.

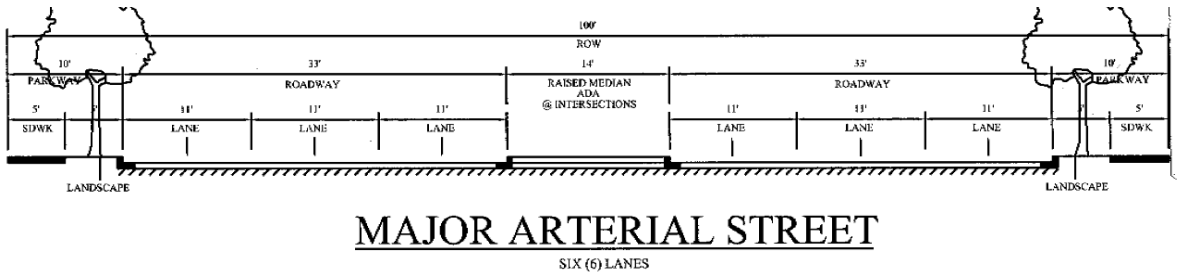


DESCRIPTION OF ANY EXCEPTIONS, MODIFICATIONS, OR WAIVERS

The applicant is requesting the following exceptions:

- To waive all improvements to Eastlake Boulevard pursuant to Section 19.10.050.A.1.B and C (Roadway participation policies. The County of El Paso will be improving Eastlake Boulevard through Phase One of the 2013 El Paso County Comprehensive Mobility Plan. Eastlake Boulevard is a major arterial requiring 100' of ROW to include 5' sidewalks, 5' landscape parkways, 14' median, and 66' of roadway.

REQUIRED



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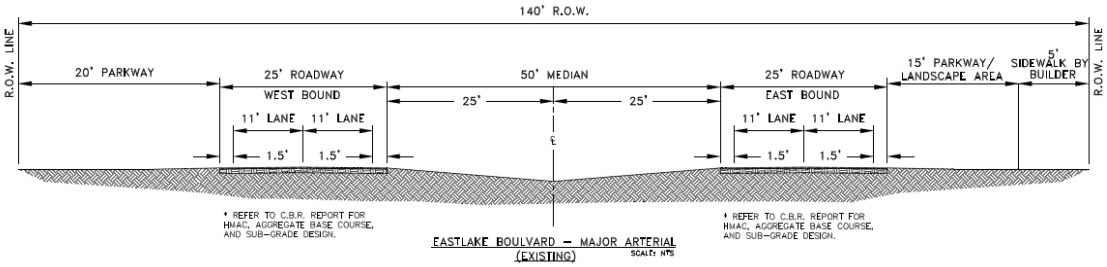

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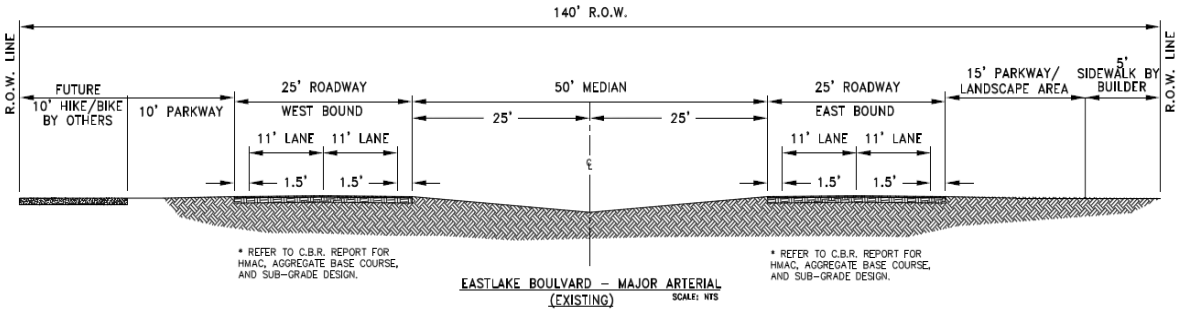


The applicant does meet the following criteria under Section 19.10.050.A.1.B and C for requesting exceptions. The section reads as follows:

Section 19.10.050.A.1.b and c

b. The plat is located within the City of El Paso's Extraterritorial Jurisdiction area, is not within the city's annexation path and written documentation from the County of El Paso has been received stating that the substandard road meets all County requirements and the County is willing to accept the dedication of the substandard road;

c. For all plats located in the City of El Paso's extraterritorial jurisdiction area, written concurrence from the County of El Paso is required prior to the waiver of any dedication and/or improvements.

- To allow the extension of Coxdale Street from a 52' to a 76' ROW width at the intersection of Coxdale Street and Paseo Del Este Boulevard pursuant to section 19.48 (Petition for Waivers or Exceptions).

The applicant meets the following criteria listed in Section 19.48.030 (Criteria for approval):

1. There are special circumstances or conditions arising from the physical surroundings, shape, topography or other feature affecting the land such that the strict application of the provisions of this title to the proposed use would create an unnecessary hardship or inequity upon or for the applicant, as distinguished from a mere inconvenience, in developing the land or deprive the applicant of the reasonable and beneficial use of the land;

2. The circumstances causing the hardship do not similarly affect all or most properties in the vicinity of the applicant's land;

3. The waiver or exception is necessary for the preservation and enjoyment of a substantial property right of the applicant;

4. Granting the waiver or exception will not be detrimental to the public health, safety or welfare, or injurious to other property within the area;

5. Granting the waiver or exception will not have the effect of preventing the orderly use and enjoyment of other land within the area in accordance with the provisions of this title, or adversely affect the rights of owners or residents of surrounding property;

6. The hardship or inequity is not caused wholly or in substantial part by the applicant;

7. The request for a waiver or exception is not based exclusively on the applicant's desire for increased financial gain from the property, or to reduce an existing financial hardship; and

8. The degree of variation requested is the minimum amount necessary to meet the needs of applicant and to satisfy the standards in this title.

RELATION OF PROPOSED APPLICATION TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO: Subject property is designated G4, Suburban (Walkable)

GOAL 2.2:	
The City should change its growth pattern away from homogeneous land uses and return to a pattern of compact well-connected mixed-use neighborhoods.	
GOAL 2.3:	
The City of El Paso wishes to create complete networks of multimodal streets with ample shaded sidewalks and frequent on-street parking.	
POLICY	**DOES IT COMPLY?**
2.2.4.b : Neighborhoods should strive to have a clearly defined center and edges that vary in intensity and character – Commercial and office uses at intersections should have a direct path to greens and squares.	No, the proposed commercial development does not have direct paths to greens or squares.
2.3.2.a: New neighborhood streets should connect to the existing street network in all adjoining areas where practical.	Yes, the applicant is developing streets that connect to existing streets.

NEIGHBORHOOD CHARACTER: Subject property is located within the City of El Paso's Extraterritorial Jurisdiction and not within the path of annexation. Surrounding land uses are residential and commercial developments. The nearest school is Eastlake High School (0.54 miles). The nearest park is Starduster Park (1.29 miles). This property is not located within any Impact Fee Service Area.

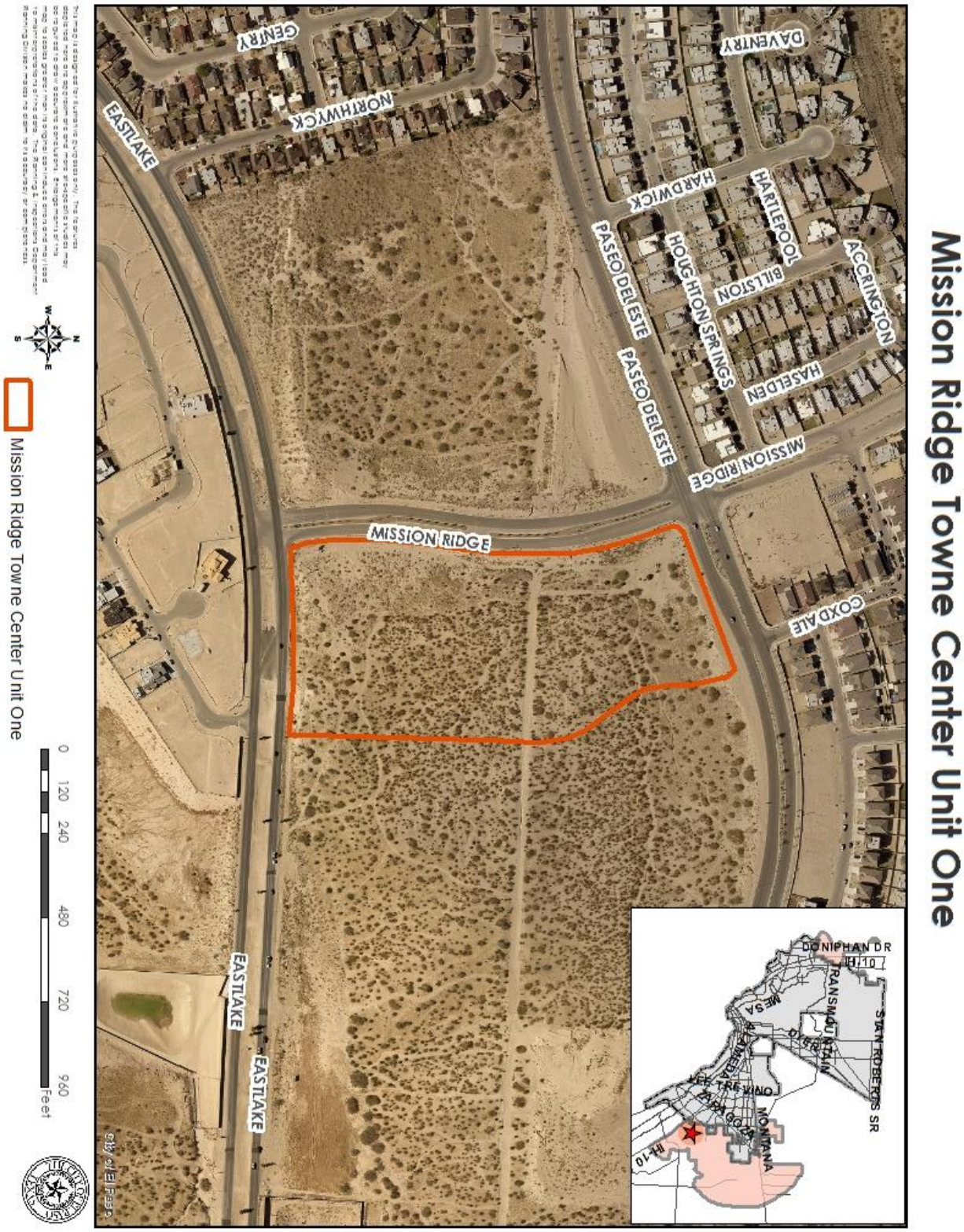
COMMENT FROM THE PUBLIC: N/A.

STAFF COMMENTS:
Staff recommends approval of Mission Ridge Towne Center Unit One.

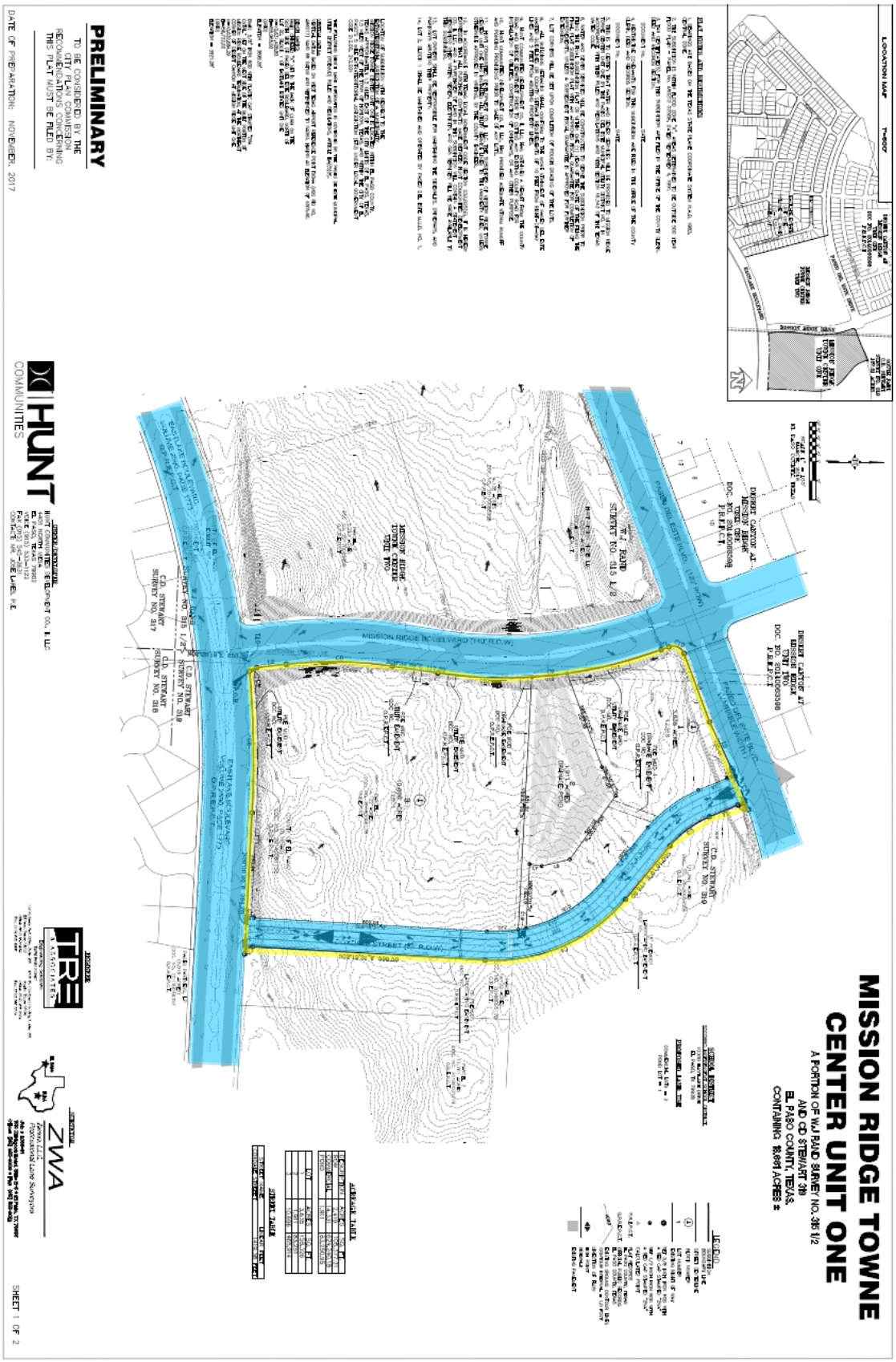
PLAT EXPIRATION:
This application will expire on **May 17, 2021**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

ATTACHMENTS:
1. Location Map
2. Preliminary plat
3. Final plat
4. Exception Request
5. Exception request cross section
6. Application
7. Department Comments

ATTACHMENT 1



ATTACHMENT 2



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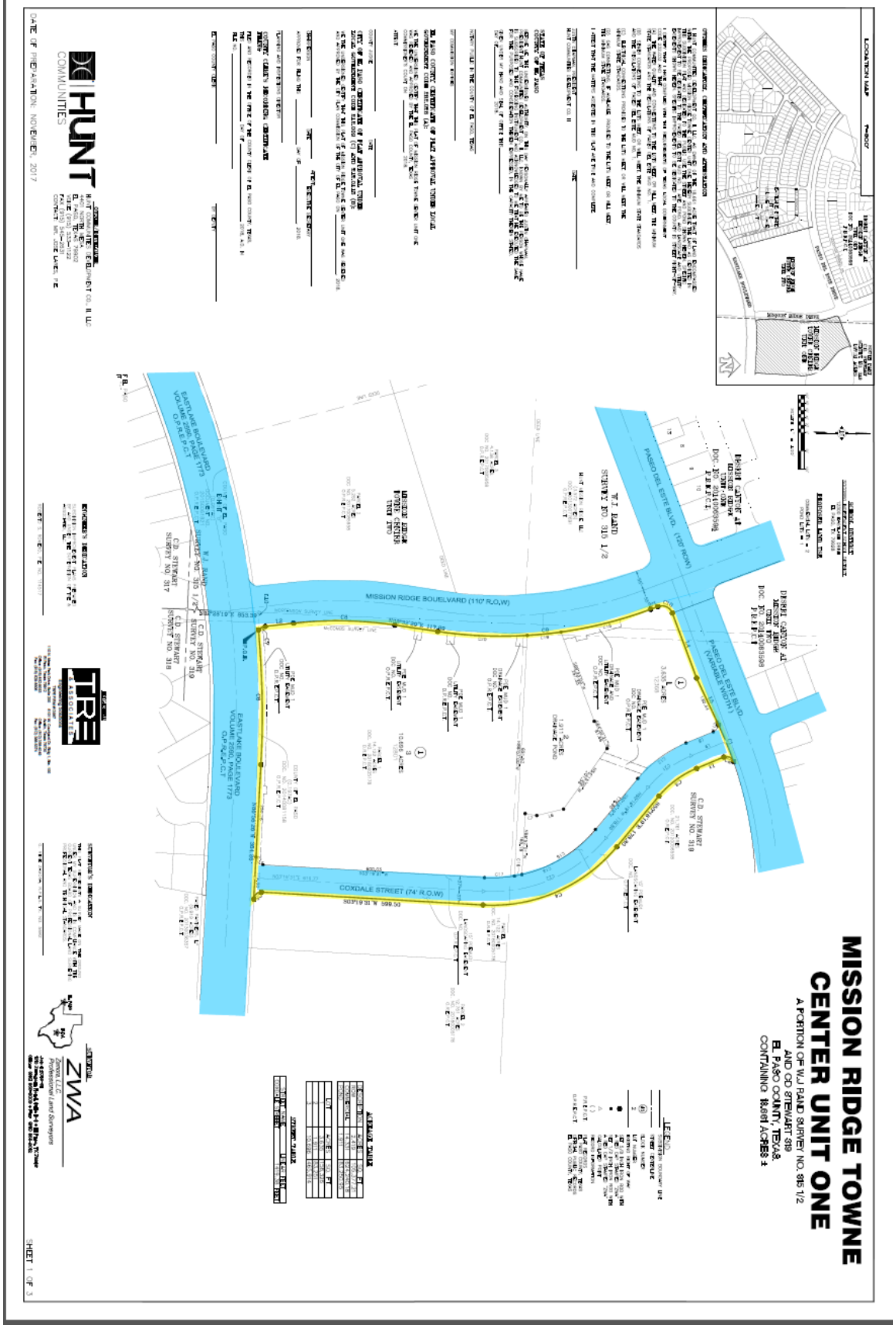


ATTACHMENT 4

TRE & ASSOCIATES
Engineering Solutions

May 9, 2018

Hand Delivered

Mr. Nelson Ortiz
Planning and Inspections
811 Texas Avenue
El Paso, Texas 79901

Re: Mission Ridge Towne Center Unit One
Waiver Request
TRE No.: 1502-10499-14

Dear Mr. Nelson Ortiz:

On behalf of Hunt Communities Development Co. II, LLC, we are hereby respectfully requesting a waiver per **Section 19.10.050** and **Section 19.48.010** to allow the following:

- **Waiver Request for Eastlake Boulevard:**
  We are asking for a waiver request of sidewalk improvement for the 110 ft. right-of-way Major Arterial. Eastlake Boulevard is currently 140 ft. of right-of-way with 25 ft. of pavement in each direction, 20 ft. of parkway on the west side and 15 ft. of parkway on the east side with 5 ft. of sidewalk. The El Paso County is currently under the design phase and has funding to reconstruct Eastlake Boulevard in the near future (2018) to meet all minimum requirements for the 110 ft. Major Arterial street cross section.
- **Waiver Request for Coxdale Street:**
  We are asking for a waiver request to allow for a transition of right-of-way width from existing 52ft to proposed 74ft within the intersection crossing existing Paseo Del Este Boulevard. The El Paso County currently does not allow proposed 52ft right-of-way width and, therefore, transition of right-of-way width must occur within an intersection.

We respectfully request the above mentioned waiver request to the roadway standards. Should you have any questions or need any additional information, please do not hesitate to contact me or Mr. Roberto S. Romero, P.E. at 915-852-9093.

Sincerely,

TRE & Associates, LLC

Changho Yi, E.I.T.
Project Manager

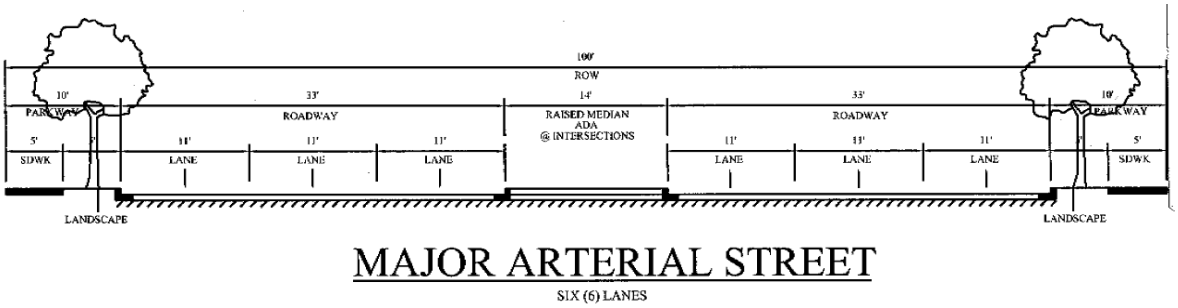
CY:rr

cc: Mr. Jose Lares, P.E.; Hunt Communities Development Co. II, LLC
Mr. Joel Guzman; Hunt Communities Development Co. II, LLC
Mr. Robert Romero, P.E.; TRE & Associates, LLC

110 Mesa Park Drive, Ste. 200 El Paso, Texas 79912 P (915) 852-9093 F (915) 629-8506
6101 W. Courtyard Drive, Bldg. One, Ste. 100 Austin, Texas 78730 P (512) 358-4049 F (512) 366-5374
www.tr-eng.com TBPE Firm No. 13987

ATTACHMENT 5

REQUIRED



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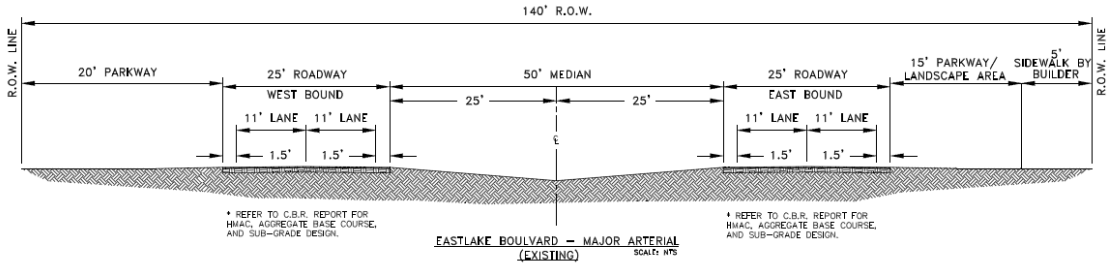

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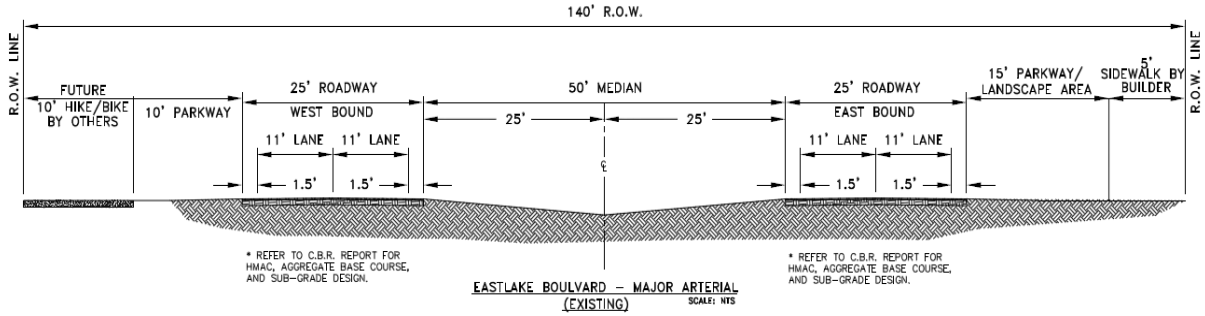

ATTACHMENT 6

SUSU18-00024.

CITY PLAN COMMISSION APPLICATION FOR
MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: 04/06/2018 FILE NO. SUSU18-00024

SUBDIVISION NAME: Mission Ridge Towne Center Unit One

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A PORTION OF W.J. RAND SURVEY NO. 315 1/2 AND CD STEWART 319 EL PASO COUNTY, TEXAS.
CONTAINING 18.661ACRES ±

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family			Office		
Duplex			Street & Alley	2.419	
Apartment			Ponding & Drainage	1.911	1
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial	14.331	2	Total No. Sites		3
Industrial			Total (Gross) Acreage	18.661 ±	

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)
Runoff will sheet flow to storm drain inlets, then conveyed via RCP to proposed 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: 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 Title I (General Provisions) Chapter 1.04 - Vested Rights

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890| (915) 212-0085

12. Owner of record_____
(Name & Address) (Zip) (Phone)

Owner of record Hunt Communities Development Co. II, LLC 4401 N. Mesa, El Paso, TX 79902 (915) 533-7900
(Name & Address) (Zip) (Phone)

13. Developer Hunt Communities Development Co. II, LLC 4401 N. Mesa, El Paso, TX 79902 (915) 533-7900
(Name & Address) (Zip) (Phone)

14. Engineer TRE & Associates, LLC 110 Mesa Park Dr., Ste. 200, El Paso, TX 79912 (915)852-9093
(Name & Address) (Zip) (Phone)

Effective September 1, 2014, a 3% Technology fee has been added to all Planning application fees.

OWNER SIGNATURE:_____

REPRESENTATIVE:_____

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

ATTACHMENT 7

PLANNING AND INSPECTION DEPARTMENT – PLANNING:
Developer/Engineer shall address the following comments:

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

PLANNING AND INSPECTION DEPARTMENT – LAND DEVELOPMENT:
No objections to proposed plat.

CAPITAL IMPROVEMENTS DEPARTMENT – PARKS:
We have reviewed Mission Ridge Towne Center Unit One, a major combination plat map, and on behalf of CID Parks Planning Division we offer Applicant / Engineer the following comments:

Please note that this is a Non-residential subdivision composed of two (2) Commercial lots with a combined area of 18.661-Acres; Per City Standards a total of $18,660.00 would have been required in the form of "Park fees" however . . . . . .

This subdivision is located with-in the City of El Paso Extra Territorial Jurisdiction (ETJ) area but not with-in the areas of potential annexation by the City, therefore meeting the requirements to be excluded from the calculation for "Parkland / fees" as IT IS NOT identified on the official map as described per ordinance Title 19 – Subdivision & Development Plats, Chapter 19.20 - Parks & Open Space as noted below:

Section 19.20.020 - Dedication Required

A. 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 Development Services Department.

CAPITAL IMPROVEMENTS DEPARTMENT:
The extension of Coxdale appeared to be the original location of the Minor Arterial that Mission Ridge is now satisfying; therefore we do not have a problem with the extension of Coxdale as a local street. Coxdale does not meet the Street Design Standards, I recommend that they as for an exception to the requirement and obtain County concurrence.

CENTRAL APPRAISAL DISTRICT:
No objections.

COUNTY OF EL PASO:
The county is improving Eastlake as part of the 2013 El Paso County Comprehensive Mobility Plan. Eastlake Boulevard Phase 1 construction is set to start March 2018. No improvements are required by the County of El Paso along Eastlake Boulevard. Furthermore, the County has no objections to the transition in width for Coxdale at the intersection of Paseo Del Este Blvd. and Coxdale Street.

EL PASO WATER:
No comments received.