



COMMISSIONERS COURT COMMUNICATION

AGENDA DATE : 05/21/2012

CONSENT OR REGULAR: REGULAR

CONTRACT REFERENCE NO
(IF APPLICABLE):

SUBJECT: Discuss and take appropriate action on request from Hunt Communities Holdings, L.P. for Variance of the County's Subdivision Regulations for **MISSION RIDGE UNIT 8.**

BACKGROUND/DISCUSSION OF TOPIC: Hunt Communities Holdings, L.P. is requesting the approval of the above-mentioned subdivision plat from Commissioners' Court of El Paso County.

FISCAL IMPACT: NONE

PRIOR COMMISSIONERS COURT ACTION (IF ANY): NONE

RECOMMENDATION: Approval

COUNTY ATTORNEY APPROVAL

The attached document has been given legal review by the El Paso County Attorney's Office on behalf of the County of El Paso, its officers, and employees. Said legal review should not be relied upon by any person or entity other than the County of El Paso, its officers, and employees.

COUNTY ATTORNEY:

LEGAL REVIEW:

LEGAL REVIEW NOTES (If Applicable):

DATE:

SUBMITTED BY:

Ernesto Carrizal, Public Works Director, Public Works (915) 546-2015



ROAD AND BRIDGE DEPARTMENT
COUNTY OF EL PASO

500 E. SAN ANTONIO RM 407
EL PASO, TEXAS 79901
(915) 546-2015

May 15, 2012

To: Commissioner's Court

From: Ernie Carrizal III, P.E.
County Engineer/Public works Director

Subject: Subdivision Plat Variance Approval for **Mission Ridge Unit 8**

Hunt Communities Holding, L.P. is requesting variances for the above-mentioned subdivision plat from Commissioner's Court of El Paso County.

The following is specific information of the Variance:

Subdivision Name:

Mission Ridge Unit 8

Legal description of Subdivision:

Being a portion of land in the W. J. Rand Survey No. 315 ½ & C.D. Stewart, Survey No. 319, El Paso, County, Texas, containing 48.655 ac.

Precinct Number where Subdivision is located:

Precinct Number 3

Subdivision is located in the Extra Territorial Jurisdiction of:

City of El Paso

Specific variance Requested:

Variance - request to reduce the minimum building property line setbacks from roads , right-of-ways, and adjacent property lines of the abovementioned subdivision from 25 feet to 20 feet for front of property lines , from 25 feet to 20 for rear of property lines, from 25 feet to 5 feet for side property lines, and from 25 feet to 10 feet for side property lines abutting street right-of-ways.

Variance - to increase the arterial right-of-way width from 90 feet to 120 feet.

Variance – to reduce the minimum local residential right-of-way from 60 feet to 52 feet.

Variance –request to reduce the minimum lot size from 6000 square feet to 4800 square feet.

Ernie Carrizal III, P.E.
County Engineer/Public works Director

May 7, 2012

TRE & Associates
801 N. El Paso St. Suite #150
El Paso, Texas 79902

Ad No: LN0506-3
Cause: N/A
Re: Public Notice for Variance Request
Size: 8. Inches
Cost: \$432.00

PUBLISHER'S AFFIDAVIT

State of Texas
County of El Paso

Before me, a Notary in and for El Paso County, State of Texas, on this day Personally appear Jacque Smythe who states upon oath that she is Legal Advertising Manager for El Paso Inc., a newspaper published in the city and county of El Paso, State of Texas, which is a newspaper of general circulation and which is continually and regularly published in the said county of El Paso, and she was such upon the dates herein mentioned.

That the Legal copy was published in El Paso Inc. for the dates of such publication being as follows:

DAY (s) to wit: May 6, 2012
April 29, 2012
April 22, 2012

Signed: Jacque Smythe

Subscribed and sworn to before me, this the 8 day of May, 2012

Ellie D. Fenton



PUBLIC NOTICE FOR VARIANCE REQUEST

Hunt Communities Holding, L.P. is requesting the following variances from the County of El Paso Subdivision Regulations for the proposed Mission Ridge Unit 8.

- We are requesting permission to reduce the minimum building property line setbacks from roads, right-of-ways, and adjacent property lines of the above mentioned subdivision from 25 feet to 20 feet for front of property lines, from 25 feet to 20 feet for rear of property lines, from 25 feet to 5 feet for side property lines, and from 25 feet to 10 feet for side property lines abutting street right-of-ways.
- We are also requesting permission to increase the arterial right-of-way width from 90 feet to 120 feet.
- We are also requesting permission to reduce the minimum local residential right-of-way from 60 feet to 52 feet.
- We are also requesting to reduce the minimum lot size from 8000 square feet to 4800 square feet.

The proposed subdivision is located in Precinct Number 3 and is more specifically identified as 48.655 Acres of land in a portion of W.J. Rand, Survey No. 315 1/2 & C.D. Stewart, Survey, No. 318, El Paso County, Texas. The El Paso County Commissioner's Court will consider the request for these variances on Monday, May 21st, 2012, 9:30 am, at the County Courthouse, 500 E. San Antonio Street, Room 308, El Paso, Texas 79901.

Anyone interested in providing comment on the proposed variance(s), either in support or opposition, may do so during the public comment period of the Commissioner's Court meeting by providing written comment to the attention of the Subdivision Coordinator, County Road and Bridge Department, 800 E. Overland Avenue, Suite 407, El Paso, Texas 79901. Written comments must be received seven (7) calendar days prior to the Commissioner's Court meeting.