

Mission Ridge Towne Center Unit One Replat A



City Plan Commission — February 26, 2026

CASE NUMBER/TYPE:	SUSU25-00110 – Resubdivision Combination
CASE MANAGER:	Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov
PROPERTY OWNER:	Hunt Communities Development CO, LLC
REPRESENTATIVE:	TRE & Associates, LLC
LOCATION:	East of Loop 375 Hwy and North of Eastlake Blvd. (Extraterritorial Jurisdiction (ETJ))
PROPERTY AREA:	16.23 acres
VESTED RIGHTS STATUS:	Vested (2002)
PARK FEES:	\$16,230.00
EXCEPTIONS/MODIFICATIONS:	Yes, see following section
ZONING DISTRICT(S):	N/A property lies within ETJ
RELATED APPLICATIONS:	SUVE25-00005 Mission Ridge Towne Center Unit One Replat A

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of Mission Ridge Towne Center Unit One Replat A on a Resubdivision Combination basis.

Mission Ridge Towne Center Unit One Replat "A"



This map is designed for illustrative purposes only. The features depicted here are approximate and more site specific studies may be required to allow accurate conclusions. Engagements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.



Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is proposing to resubdivide 2 lots into 8 lots for non-residential use and one drainage pond. Lots range from 0.80 acres to 5.18 acres in size. Access to the subdivision will be from Paseo Del Este Boulevard, Mission Ridge Boulevard, Coxdale Street, and Eastlake Boulevard. This application is vested under the Subdivision Code that was in effect in 2002 and is compliant with all code requirements.

CASE HISTORY/RELATED APPLICATIONS: On October 31, 2025 a vested rights petition was granted for the project described a Mission Ridge Towne Center Unit One Replat A (SUSU25-00110).

NEIGHBORHOOD CHARACTER: Surrounding neighborhood characteristics are identified in the following table.

Surrounding Zoning and Use	
North	Extraterritorial Jurisdiction (ETJ) / Residential development
South	Extraterritorial Jurisdiction (ETJ) / Residential development
East	Extraterritorial Jurisdiction (ETJ) / Vacant land
West	Extraterritorial Jurisdiction (ETJ) / Multi-family developments
Nearest Public Facility and Distance	
Park	Ranchos Del Sol Park (1.7mi.)
School	Eastlake High School (0.5 mi.)
Plan El Paso Designation	
G4, Suburban Walkable	
Impact Fee Service Area	
N/A	

PUBLIC COMMENT: “N/A”

PLAT EXPIRATION: This application will expire on **February 26, 2029**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with El Paso City Code Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

CITY PLAN COMMISSION OPTIONS:

Subdivision

City Plan Commission (CPC) has sole and final authority on subdivision matters. Subdivision applications in conformance with all applicable code provisions shall be approved by the CPC. When a plat is brought forward to the CPC for review, the Commission may take any of the following actions:

1. **Approval:** The CPC finds that the proposed plat is in conformance with all applicable requirements of Title 19 of the El Paso City Code. **(Staff Recommendation)**
2. **Approval with Conditions:** The CPC may impose conditions that bring the proposed plat into conformance with all applicable requirements of Title 19 of the El Paso City Code.
3. **Denial:** The CPC finds that the proposed plat is not in conformance with all applicable requirements of Title 19 of the El Paso City Code.

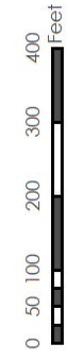
ATTACHMENTS:

1. Aerial Map

2. Preliminary Plat
3. Final Plat
4. Application
5. Department Comments

ATTACHMENT 1

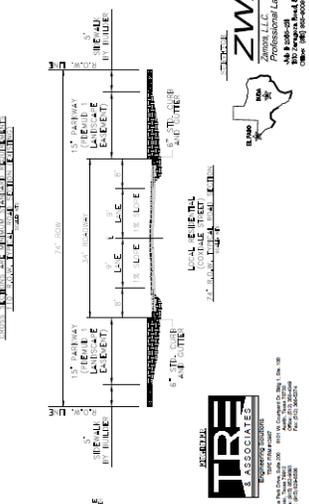
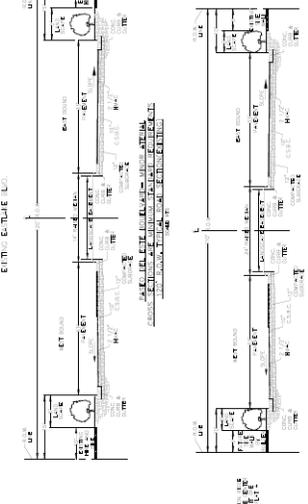
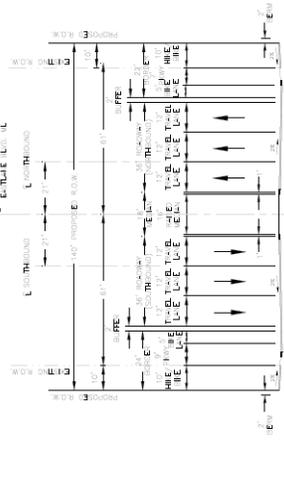
Mission Ridge Towne Center Unit One Replat "A"



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to confirm the accuracy of the data. The Planning & Inspections Department makes no claim to its accuracy or completeness.

MISSION RIDGE TOWNE CENTER UNIT ONE REPLAT "A"

A REPLAT OF LOTS 1-3 MISSION RIDGE TOWNE CENTER UNIT ONE
A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2021024087,
OFFICIAL PUBLIC RECORDS, EL PASO COUNTY, TEXAS
CONTAINING 16.288 ACRES ±



Lot #	Area (sq. ft.)	Area (Acres)
1	1,135	0.026
2	1,206	0.028
3	1,045	0.024
4	2,710	0.062
5	1,535	0.035
6	1,115	0.025
7	1,291	0.029

Lot #	Area (sq. ft.)	Area (Acres)
8	1,075	0.024
9	1,075	0.024
10	1,075	0.024
11	1,075	0.024
12	1,075	0.024
13	1,075	0.024
14	1,075	0.024
15	1,075	0.024
16	1,075	0.024
17	1,075	0.024
18	1,075	0.024
19	1,075	0.024
20	1,075	0.024
21	1,075	0.024
22	1,075	0.024
23	1,075	0.024
24	1,075	0.024
25	1,075	0.024
26	1,075	0.024
27	1,075	0.024
28	1,075	0.024
29	1,075	0.024
30	1,075	0.024
31	1,075	0.024
32	1,075	0.024
33	1,075	0.024
34	1,075	0.024
35	1,075	0.024
36	1,075	0.024
37	1,075	0.024
38	1,075	0.024
39	1,075	0.024
40	1,075	0.024
41	1,075	0.024
42	1,075	0.024
43	1,075	0.024
44	1,075	0.024
45	1,075	0.024
46	1,075	0.024
47	1,075	0.024
48	1,075	0.024
49	1,075	0.024
50	1,075	0.024
51	1,075	0.024
52	1,075	0.024
53	1,075	0.024
54	1,075	0.024
55	1,075	0.024
56	1,075	0.024
57	1,075	0.024
58	1,075	0.024
59	1,075	0.024
60	1,075	0.024
61	1,075	0.024
62	1,075	0.024
63	1,075	0.024
64	1,075	0.024
65	1,075	0.024
66	1,075	0.024
67	1,075	0.024
68	1,075	0.024
69	1,075	0.024
70	1,075	0.024
71	1,075	0.024
72	1,075	0.024
73	1,075	0.024
74	1,075	0.024
75	1,075	0.024
76	1,075	0.024
77	1,075	0.024
78	1,075	0.024
79	1,075	0.024
80	1,075	0.024
81	1,075	0.024
82	1,075	0.024
83	1,075	0.024
84	1,075	0.024
85	1,075	0.024
86	1,075	0.024
87	1,075	0.024
88	1,075	0.024
89	1,075	0.024
90	1,075	0.024
91	1,075	0.024
92	1,075	0.024
93	1,075	0.024
94	1,075	0.024
95	1,075	0.024
96	1,075	0.024
97	1,075	0.024
98	1,075	0.024
99	1,075	0.024
100	1,075	0.024

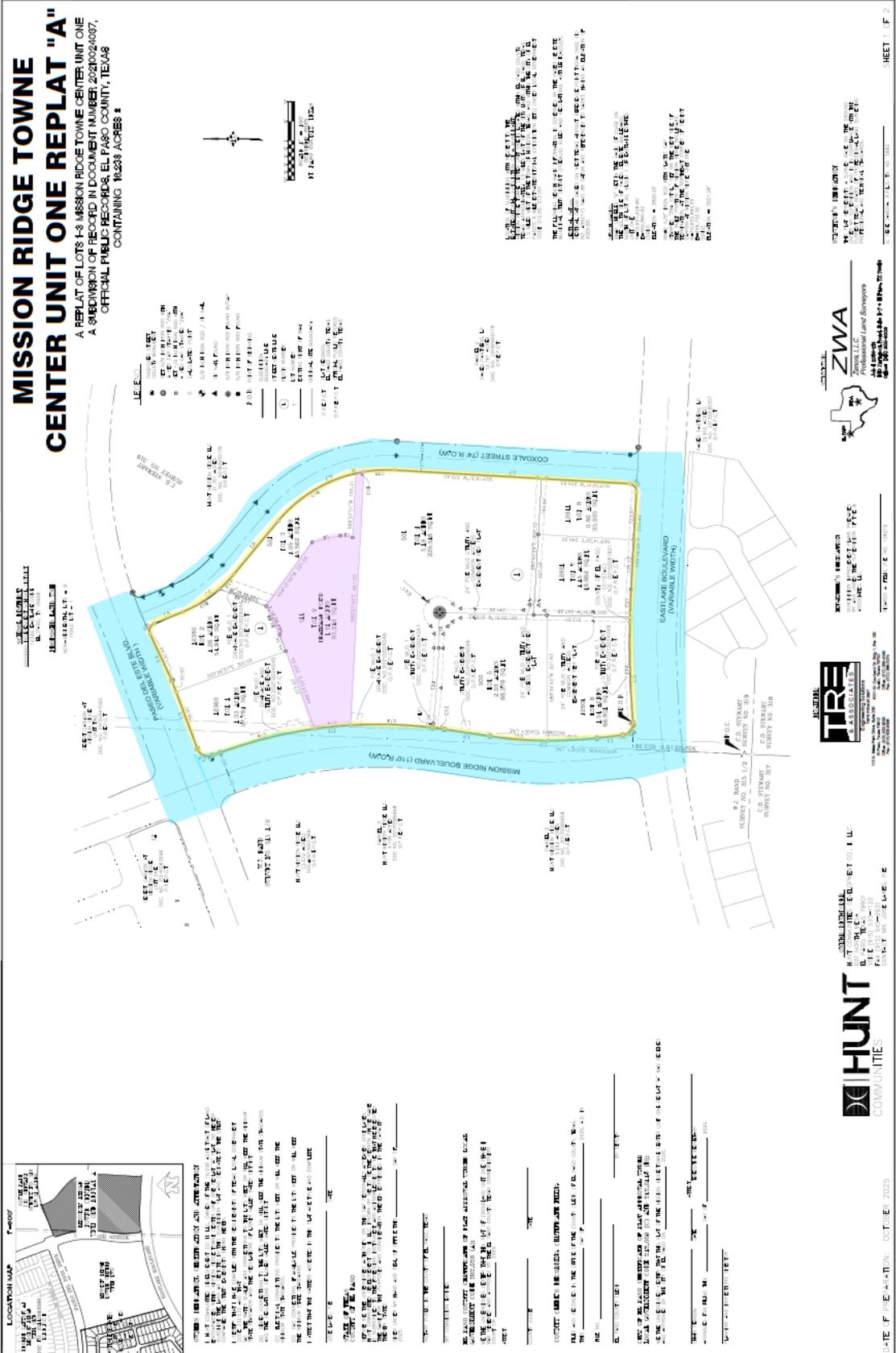
Lot #	Area (sq. ft.)	Area (Acres)	Area (Acres)	Area (Acres)
1	1,135	0.026	0.026	0.026
2	1,206	0.028	0.028	0.028
3	1,045	0.024	0.024	0.024
4	2,710	0.062	0.062	0.062
5	1,535	0.035	0.035	0.035
6	1,115	0.025	0.025	0.025
7	1,291	0.029	0.029	0.029
8	1,075	0.024	0.024	0.024
9	1,075	0.024	0.024	0.024
10	1,075	0.024	0.024	0.024
11	1,075	0.024	0.024	0.024
12	1,075	0.024	0.024	0.024
13	1,075	0.024	0.024	0.024
14	1,075	0.024	0.024	0.024
15	1,075	0.024	0.024	0.024
16	1,075	0.024	0.024	0.024
17	1,075	0.024	0.024	0.024
18	1,075	0.024	0.024	0.024
19	1,075	0.024	0.024	0.024
20	1,075	0.024	0.024	0.024
21	1,075	0.024	0.024	0.024
22	1,075	0.024	0.024	0.024
23	1,075	0.024	0.024	0.024
24	1,075	0.024	0.024	0.024
25	1,075	0.024	0.024	0.024
26	1,075	0.024	0.024	0.024
27	1,075	0.024	0.024	0.024
28	1,075	0.024	0.024	0.024
29	1,075	0.024	0.024	0.024
30	1,075	0.024	0.024	0.024
31	1,075	0.024	0.024	0.024
32	1,075	0.024	0.024	0.024
33	1,075	0.024	0.024	0.024
34	1,075	0.024	0.024	0.024
35	1,075	0.024	0.024	0.024
36	1,075	0.024	0.024	0.024
37	1,075	0.024	0.024	0.024
38	1,075	0.024	0.024	0.024
39	1,075	0.024	0.024	0.024
40	1,075	0.024	0.024	0.024
41	1,075	0.024	0.024	0.024
42	1,075	0.024	0.024	0.024
43	1,075	0.024	0.024	0.024
44	1,075	0.024	0.024	0.024
45	1,075	0.024	0.024	0.024
46	1,075	0.024	0.024	0.024
47	1,075	0.024	0.024	0.024
48	1,075	0.024	0.024	0.024
49	1,075	0.024	0.024	0.024
50	1,075	0.024	0.024	0.024
51	1,075	0.024	0.024	0.024
52	1,075	0.024	0.024	0.024
53	1,075	0.024	0.024	0.024
54	1,075	0.024	0.024	0.024
55	1,075	0.024	0.024	0.024
56	1,075	0.024	0.024	0.024
57	1,075	0.024	0.024	0.024
58	1,075	0.024	0.024	0.024
59	1,075	0.024	0.024	0.024
60	1,075	0.024	0.024	0.024
61	1,075	0.024	0.024	0.024
62	1,075	0.024	0.024	0.024
63	1,075	0.024	0.024	0.024
64	1,075	0.024	0.024	0.024
65	1,075	0.024	0.024	0.024
66	1,075	0.024	0.024	0.024
67	1,075	0.024	0.024	0.024
68	1,075	0.024	0.024	0.024
69	1,075	0.024	0.024	0.024
70	1,075	0.024	0.024	0.024
71	1,075	0.024	0.024	0.024
72	1,075	0.024	0.024	0.024
73	1,075	0.024	0.024	0.024
74	1,075	0.024	0.024	0.024
75	1,075	0.024	0.024	0.024
76	1,075	0.024	0.024	0.024
77	1,075	0.024	0.024	0.024
78	1,075	0.024	0.024	0.024
79	1,075	0.024	0.024	0.024
80	1,075	0.024	0.024	0.024
81	1,075	0.024	0.024	0.024
82	1,075	0.024	0.024	0.024
83	1,075	0.024	0.024	0.024
84	1,075	0.024	0.024	0.024
85	1,075	0.024	0.024	0.024
86	1,075	0.024	0.024	0.024
87	1,075	0.024	0.024	0.024
88	1,075	0.024	0.024	0.024
89	1,075	0.024	0.024	0.024
90	1,075	0.024	0.024	0.024
91	1,075	0.024	0.024	0.024
92	1,075	0.024	0.024	0.024
93	1,075	0.024	0.024	0.024
94	1,075	0.024	0.024	0.024
95	1,075	0.024	0.024	0.024
96	1,075	0.024	0.024	0.024
97	1,075	0.024	0.024	0.024
98	1,075	0.024	0.024	0.024
99	1,075	0.024	0.024	0.024
100	1,075	0.024	0.024	0.024

PRELIMINARY
THIS PLAN IS FOR INFORMATION ONLY.
IT IS NOT TO BE USED FOR ANY OTHER PURPOSE.
THE PLAN MUST BE FILED BY THE COUNTY CLERK.

HUNT COMMUNITIES
HUNT COMMUNITIES, L.P.
A LIMITED PARTNERSHIP
1000 WEST 10TH STREET, SUITE 100
DALLAS, TEXAS 75203-3122
TEL: 972.382.1100
WWW.HUNTCC.COM

ZWA
ZWA ASSOCIATES, L.P.
A LIMITED PARTNERSHIP
1000 WEST 10TH STREET, SUITE 100
DALLAS, TEXAS 75203-3122
TEL: 972.382.1100
WWW.ZWA.COM

ATTACHMENT 3



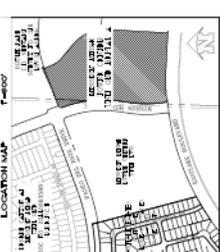
MISSION RIDGE TOWNE CENTER UNIT ONE REPLAT "A"
 A REPLAT OF LOTS 1-3 MISSION RIDGE TOWNE CENTER UNIT ONE
 A SUBDIVISION OF RECORDED IN DOCUMENT NUMBER 20210024097,
 OFFICIAL PUBLIC RECORDS, EL PASO COUNTY, TEXAS
 CONTAINING 10.233 ACRES ±

- LEGEND**
- 10' SETBACK
 - 5' SETBACK
 - 10' SETBACK
 - 15' SETBACK
 - 20' SETBACK
 - 25' SETBACK
 - 30' SETBACK
 - 35' SETBACK
 - 40' SETBACK
 - 45' SETBACK
 - 50' SETBACK
 - 55' SETBACK
 - 60' SETBACK
 - 65' SETBACK
 - 70' SETBACK
 - 75' SETBACK
 - 80' SETBACK
 - 85' SETBACK
 - 90' SETBACK
 - 95' SETBACK
 - 100' SETBACK

NOTES

1. ALL SETBACKS ARE TO BE MAINTAINED AT ALL TIMES.
2. ALL SETBACKS ARE TO BE MAINTAINED AT ALL TIMES.
3. ALL SETBACKS ARE TO BE MAINTAINED AT ALL TIMES.
4. ALL SETBACKS ARE TO BE MAINTAINED AT ALL TIMES.
5. ALL SETBACKS ARE TO BE MAINTAINED AT ALL TIMES.
6. ALL SETBACKS ARE TO BE MAINTAINED AT ALL TIMES.
7. ALL SETBACKS ARE TO BE MAINTAINED AT ALL TIMES.
8. ALL SETBACKS ARE TO BE MAINTAINED AT ALL TIMES.
9. ALL SETBACKS ARE TO BE MAINTAINED AT ALL TIMES.
10. ALL SETBACKS ARE TO BE MAINTAINED AT ALL TIMES.

THIS PLAN IS THE PROPERTY OF THE ENGINEER AND ARCHITECT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ENGINEER AND ARCHITECT. THE ENGINEER AND ARCHITECT ASSUME NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS PLAN. THE ENGINEER AND ARCHITECT ARE NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ENGINEER AND ARCHITECT ARE NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ENGINEER AND ARCHITECT ARE NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS.



NOTES

1. ALL SETBACKS ARE TO BE MAINTAINED AT ALL TIMES.
2. ALL SETBACKS ARE TO BE MAINTAINED AT ALL TIMES.
3. ALL SETBACKS ARE TO BE MAINTAINED AT ALL TIMES.
4. ALL SETBACKS ARE TO BE MAINTAINED AT ALL TIMES.
5. ALL SETBACKS ARE TO BE MAINTAINED AT ALL TIMES.
6. ALL SETBACKS ARE TO BE MAINTAINED AT ALL TIMES.
7. ALL SETBACKS ARE TO BE MAINTAINED AT ALL TIMES.
8. ALL SETBACKS ARE TO BE MAINTAINED AT ALL TIMES.
9. ALL SETBACKS ARE TO BE MAINTAINED AT ALL TIMES.
10. ALL SETBACKS ARE TO BE MAINTAINED AT ALL TIMES.

NOTES

1. ALL SETBACKS ARE TO BE MAINTAINED AT ALL TIMES.
2. ALL SETBACKS ARE TO BE MAINTAINED AT ALL TIMES.
3. ALL SETBACKS ARE TO BE MAINTAINED AT ALL TIMES.
4. ALL SETBACKS ARE TO BE MAINTAINED AT ALL TIMES.
5. ALL SETBACKS ARE TO BE MAINTAINED AT ALL TIMES.
6. ALL SETBACKS ARE TO BE MAINTAINED AT ALL TIMES.
7. ALL SETBACKS ARE TO BE MAINTAINED AT ALL TIMES.
8. ALL SETBACKS ARE TO BE MAINTAINED AT ALL TIMES.
9. ALL SETBACKS ARE TO BE MAINTAINED AT ALL TIMES.
10. ALL SETBACKS ARE TO BE MAINTAINED AT ALL TIMES.

NOTES

1. ALL SETBACKS ARE TO BE MAINTAINED AT ALL TIMES.
2. ALL SETBACKS ARE TO BE MAINTAINED AT ALL TIMES.
3. ALL SETBACKS ARE TO BE MAINTAINED AT ALL TIMES.
4. ALL SETBACKS ARE TO BE MAINTAINED AT ALL TIMES.
5. ALL SETBACKS ARE TO BE MAINTAINED AT ALL TIMES.
6. ALL SETBACKS ARE TO BE MAINTAINED AT ALL TIMES.
7. ALL SETBACKS ARE TO BE MAINTAINED AT ALL TIMES.
8. ALL SETBACKS ARE TO BE MAINTAINED AT ALL TIMES.
9. ALL SETBACKS ARE TO BE MAINTAINED AT ALL TIMES.
10. ALL SETBACKS ARE TO BE MAINTAINED AT ALL TIMES.

HUNT COMMUNITIES
 HUNT COMMUNITIES, L.P.
 10000 HUNT CIRCLE, SUITE 100
 FORT WORTH, TEXAS 76137
 CONTACT: 817.251.1111

TRE ARCHITECTS
 TRE ARCHITECTS, L.P.
 10000 HUNT CIRCLE, SUITE 100
 FORT WORTH, TEXAS 76137
 CONTACT: 817.251.1111

ZWA
 ZWA ARCHITECTS, L.P.
 10000 HUNT CIRCLE, SUITE 100
 FORT WORTH, TEXAS 76137
 CONTACT: 817.251.1111

DATE OF PREPARATION: OCTOBER 2025

SHEET 1 OF 2

ATTACHMENT 4



RESUBDIVISION COMBINATION APPLICATION

DATE: 11/18/2025 FILE NO. _____

SUBDIVISION NAME: Mission Ridge Towne Center Unit One Replat A

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A replat of Lots 1-3 Mission Ridge Towne Center Unit One. A subdivision of record in document number 2021002407, official public records, El Paso County, Texas, containing 16.238 +/-.

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	<u>1.91</u>	<u>1</u>
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	<u>14.33</u>	<u>8</u>	Total No. Sites	_____	_____
Industrial	_____	_____	Total (Gross) Acreage	_____	_____

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

6. What type of drainage is proposed? (If applicable, list more than one)
Developed runoff will sheet flow to existing storm sewer system which will convey run-off via existing RCP's to an existing retention pond with enough capacity for 100-yr storm.

7. Are special public improvements proposed in connection with development? Yes No

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No
 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 No

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

If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Right

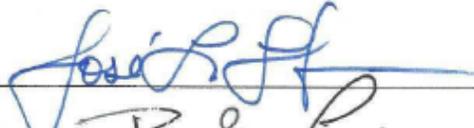
12. Owner of record Hunt Communities Development CO, LLC 4401 N. Mesa, El Paso, TX 79902 (915) 533-1122
(Name & Address, Zip) (Email) (Phone)
13. Developer Hunt Communities Development CO, LLC 4401 N. Mesa, El Paso, TX 79902 (915) 533-1122
(Name & Address, Zip) (Email) (Phone)
14. Engineer TRE & Associates, LLC 110 Mesa Park Dr. Suite 200, El Paso, TX 79912 (915) 852-9093

(Name & Address,
Zip)

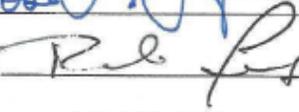
(Email)

(Phone)

OWNER SIGNATURE:



REPRESENTATIVE SIGNATURE:



REPRESENTATIVE CONTACT (PHONE): 915-852-9093

REPRESENTATIVE CONTACT (E-MAIL): Ricardo Felix - rfelix@tr-eng.com

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

**REQUIRED DOCUMENTATION FOR
RESUBDIVISION COMBINATION APPLICATION**

*Purpose of a Resubdivision Combination application is to make changes, beyond those that can
be done with amending plat, to a recorded plat. It provides an accurate record of development.*

Planning & Inspections Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

ATTACHMENT 5

Planning and Inspections Department- Planning Division

Developer / Engineer shall address the following comments:

1. 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.
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.
3. Revise legal description.

Planning and Inspections Department- Land Development Division

DCC Approval with condition

1. Include a drainage easement along the 24' PDE MUD utility and common access easement (see location of the proposed drainage system)
2. Provide drainage easements on Lot 4 in order to connect the proposed 24' common access and utility easement (see location of the proposed drainage system).

Parks and Recreation Department

We have reviewed **Mission Ridge Towne Center Unit 1 Replat A** a resubdivision plat map and on behalf of Parks & Recreation Department, we offer Developer / Engineer the following comments:

Please note that this is a Non-residential subdivision composed of 8 Commercial lots with a combined area of **16.23-Acres**; Per City Standards a total of **\$16,230.00** 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.

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

Thanks for coordinating these items with the consultant; please do not hesitate to call if you have any questions, differ from above comments, or require additional information.

Streets and Maintenance Department

Traffic and Transportation Engineering:

No objections to application

Contract Management:

No objection to application.

For future development, a complete set of improvement plans shall be submitted for review.

Indicate that any proposed infrastructure improvements located within the city right-of-way and within the 5-mile ETJ must follow the design standards for construction in accordance with its municipal code.

Indicate that any damage to existing infrastructure caused by the development of this project must be restore to its original or better condition.

Street Lights:

Street Lights Department does not object to this request.

The lot is out of the City of El Paso limits.

For the development of the subdivision anything that will be maintained by the City of El Paso needs to follow the standards on the Street Design Manual (SDM) and the Design Standards for Construction (DSC) according to City of El Paso Code (cited below).

El Paso Central Appraisal District

There are no comments for Mission Ridge Towne Center #1 Replat A from Central Appraisal.

El Paso Water

We have reviewed the request described above and provided the following comments:

EPWater does not object to this request.

EPWater records indicate that the subject property 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 EPWater-PSB in accordance with the Paseo del Este Wholesale Contract and EPWater-PSB Rules and Regulations No. 11.

Water:

There is an existing 24-inch diameter water main extends along Paseo Del Este Blvd., located approximately 42-feet south of and parallel to the northern right-of-way line. No service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations.

Sanitary Sewer:

There is an existing 48-inch diameter sanitary sewer main that extends along Mission Ridge Dr., located approximately 60-feet east of and parallel to the western right-of-way line. No service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations

Stormwater:

- SW has reviewed the above-described subdivision and has no objection to its approval.

Sun Metro

No comments received.

Fire Department

No comments received.

Texas Gas

At this time, Texas Gas has no comments for this subdivision, Mission Ridge Towne Center Unit One Replat A.

Capital Improvement Department

No comments received.

El Paso Electric

Please add a 12' wide easement around the parcel and as shown below. We have existing lines within the lot.



El Paso County 911 District

No comments received.

Texas Department of Transportation

No comments received.

El Paso County

No comments received.

El Paso County Water Improvement District #1

No comments received.