



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

**Case No:** SUSU14-00078 Morningside at Mission Ridge Unit 1  
**Application Type:** Major Preliminary  
**CPC Hearing Date:** August 28, 2014  
**Staff Planner:** Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov  
**Location:** East of Darrington and North of Paseo Del Este  
**Acreage:** 47.84 acres  
**Rep District:** N/A  
**Existing Use:** ETJ/Vacant  
**Existing Zoning:** ETJ  
**Proposed Zoning:** ETJ  
**Nearest Park:** 1 Park (2.482 acres) proposed within subdivision.  
**Nearest School:** Dr. Sue Shook (PK-5) Elementary (0.12 miles)  
**Park Fees Required:** N/A  
**Impact Fee Area:** This property is not located in an Impact Fee Service Area.  
**Property Owner:** Texas General Land Office  
**Applicant:** Hunt Communities Holding GP, LLC  
**Representative:** TRE & Associates

### **SURROUNDING ZONING AND LAND USE**

**North:** ETJ/ Residential Development  
**South:** ETJ/ Dr. Sue Shook Elementary School  
**East:** ETJ/Vacant  
**West:** ETJ/Vacant

**PLAN EL PASO DESIGNATION:** G4, Suburban (Walkable)

### **APPLICATION DESCRIPTION**

The applicant proposes to subdivide 47.840 acres of vacant land for 229 single-family residential lots and a park. Residential lots range between 4,935 and 14,287 square feet in size. Access to the subdivision is being proposed from Darrington Road. The subdivision is vested and is being reviewed under the former subdivision code.

The applicant is requesting the following modification:

- **Modification for Felling Place north of Mill Hill Court – 54 ft. Right-of-way local residential street:**

Modification request from the local residential cross section to allow for 4' parkways on either side of the street, in order to allow for a 7' sidewalk on the west side of Felling Place north of Mill Hill Court in order to provide better access to the proposed park for future subdivisions.

### **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **approval** of the modification request and **approval** of Morningside at Mission Ridge Unit 1 on a Major Preliminary basis, subject to the following conditions:

- A guard-rail and Type III dead-end sign shall be provided by the subdivider pursuant to the Subdivision Improvement Design Standards for street stubs.
- Staff recommends that the City Plan Commission require that all parkways at the rear of double frontage lots be landscaped, to provide a visual and physical separation between the development and the street.

### **Planning Division Recommendation:**

Staff recommends **approval** with conditions stated above and 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 shall address the following comments.

1. No objections.

### **Parks and Recreation Department**

We have reviewed **Morningside at Mission Ridge Unit One**, a major preliminary plat map and offer Developer / Engineer the following comments:

Please note that this is a residential subdivision composed of **229** lots and includes a **2.48 Acre Park/Pond**. The Above mentioned "Park/Pond" will not be dedicated to the City of El Paso, nor will the City of El Paso maintain.

**Per City standards a total of 2.29 acres of "Parkland" would have been required**, however, this subdivision meet the requirements to be 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**

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 2

Morning Side at Mission Ridge Unit 1







**ATTACHMENT 4**



Engineering Solutions

July 31, 2014

Mr. Alejandro Palma, Planner  
Planning Department  
City of El Paso  
222 S. Campbell  
El Paso, Texas 79901

**Re: Morningside at Mission Ridge Unit 1  
Modification Request for a Portion of Felling Place  
TRE No.: 1502-11116.14**

Dear Mr. Palma:

On behalf of Hunt Communities GP, LLC, TRE & Associates, LLC is respectfully requesting a modification from the Local Residential cross section as follows:

- **Modification for Felling Place north of Mill Hill Court – 54 ft. R.O.W. Local Residential Street:**

We are asking for a modification request from the Local Residential cross section to allow for 4' parkways on either side of the street, in order to allow for a 7' sidewalk on the west side of Felling Place within the 54' ROW. This modification will take place on the portion of Felling Place north of Mill Hill Court in order to provide better access to the proposed park for future subdivisions. See attached plat for cross section.

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

Sincerely,

**TRE & ASSOCIATES, LLC**

A handwritten signature in blue ink, appearing to read 'Sergio Delgado', is written over a blue ink stamp of the company logo.

Sergio Delgado, E.I.T.

SD:rr:cc

Cc: Mr. Jose Lares, P.E.; Hunt Communities GP, LLC  
Mr. Joel Guzman; Hunt Communities GP, LLC  
Ms. Linda C. Troncoso, P.E.; TRE & Associates, LLC  
Mr. Robert Romero, P.E.; TRE & Associates, LLC  
TRE & Associates, LLC – File

801 N. El Paso St., Ste. 150 El Paso, Texas 79902 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**



CITY PLAN COMMISSION APPLICATION FOR  
MAJOR SUBDIVISION PRELIMINARY APPROVAL

DATE: 07/31/2014

FILE NO. SUSU14-00078

SUBDIVISION NAME: Morning Side at Mission Ridge Unit 1

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
A portion of Section 20, Block 79, Township 3, Texas and Pacific Railway Company, El Paso County, Texas. Containing 47.840 acres.

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	30.073	229	Office		
Duplex			Street & Alley	12.181	
Apartment			Fonding & Drainage	3.104	2
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park	2.482	1			
School					
Commercial			Total No. Sites		
Industrial			Total (Gross) Acreage	47.840	

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 RCP system conveying runoff from developed site into two retention ponds.

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 \_\_\_\_\_ 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).

Texas General Land Office  
1700 N. Congress, Ste. 935

12. Owner of record Austin, Texas 78701-1495 (800) 998-4456  
(Name & Address) (Zip) (Phone)
- Hunt Communities Holding GP, LLC  
12. Developer 4401 N. Mesa, El Paso, Texas 79902 (915) 533-7900  
(Name & Address) (Zip) (Phone)
- TRE & Associates, LLC  
14. Engineer 801 N. El Paso St. Ste. 150, El Paso, TX 79902 (915) 852-9093  
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION  
FEE: \$1,901.00

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.