



City of El Paso – City Plan Commission Staff Report

Case No: SUSU12-00113 Mesquite Hills Unit 4
Application Type: Extension Request to Complete Subdivision Improvements
CPC Hearing Date: January 3, 2013

Staff Planner: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov
Location: South of Patriot Freeway and East of Mesquite Hill Drive
Acreage: 36.41 acres
Rep District: 4
Existing Use: Vacant/ Under Construction (Residential Subdivision)
Existing Zoning: R-5 (Residential)
Proposed Zoning: R-5 (Residential)

Nearest Park: Subject property
Nearest School: Desertaire Elementary School (3.46 miles)

Property Owner: Newman Ranch Partners, LP
Applicant: Conde, Inc.
Representative: Conde, Inc.

SURROUNDING ZONING AND LAND USE

North: R-5 (Residential)/ Vacant
South: R-5 (Residential)/ Vacant
East: R-5 (Residential)/ Vacant
West: C-1 (Commercial)/ Vacant

PLAN EL PASO DESIGNATION: G4 Suburban (Walkable).

APPLICATION DESCRIPTION

The applicant is requesting a one-year extension to complete subdivision improvements to the 1.5-acre park within Mesquite Hills Unit 4. All other public improvements have been completed and accepted by the City of El Paso. The subject park is a portion of a larger park that totals 8.37 acres in size. The remainder of the park – not within Mesquite Hills Unit 4 – was approved on a Major Final basis by the City Plan Commission on October 18, 2012 as part of Mesquite Hills Unit 7. The applicant states that the reason for the extension is to allow the subject park to be completed in concurrence with the remainder of the park in Mesquite Hills Unit 7, instead of in two separate phases. All park improvements are scheduled for completion by March 31, 2014.

Per Section 19.28.020(C)2 of the previous subdivision code, the City Plan Commission may determine that no security is required:

Exceptions to Security Required. Upon the determination by the city plan commission that delay was caused by a governmental entity, utility, or when the commission finds that economic hardship would result and that there is a public purpose for not requiring security.

Staff agrees that the exception has been met and no security should be required as the construction of the 1.5-acre park at the present would result in unnecessary reconstruction at a future date to integrate it into the remainder of the park being constructed with Mesquite Hills Unit 7. This would pose an economic hardship on the developer that could be eliminated by simply allowing both parks to be constructed on the same schedule. This serves a public purpose as granting the extension would allow for a complete park to be accepted by the City at one time.

CASE HISTORY

On February 25, 2010, the CPC approved Mesquite Hills Unit 4 on a Major Combination basis with the following modifications:

1. To allow for a location map scale of 1" = 1,000' instead of 1" = 600' to provide a more legible location map.
2. To allow reduction of turning heel radius of 70' (Copper Trail Ave., Copper Head Pl.) for proper traffic circulation while improving traffic and Pedestrian safety and mobility.
3. To allow for a 5' sidewalk instead of a 4' sidewalk (for all Residential Sub-collector streets) in order to provide improved pedestrian safety and mobility.
4. To allow for a 10' pedestrian right-of-way in order to provide pedestrian safety and mobility.
5. To allow any or all recommended Neighborhood Traffic Management Program alternative for (Cooper Canyon Street and Copper Town Drive) to provide traffic calming to improve safety and mobility.

DEVELOPMENT COORDINATING COMMITTEE COMMENTS:

The Development Coordinating Committee recommends *approval* of a one-year extension for Mesquite Hills Unit 4 subdivision to complete subdivision improvements per Subdivision Code Section 19.28.010.A. *Construction of Subdivision Improvements* of the previous Subdivision Ordinance.

If approved, the extension will be valid until April 4, 2014. Failure to complete the required improvements within the provided time and applicable extensions shall require the applicant to resubmit a subdivision application pursuant to Title 19 as written at the time of resubmittal.

Planning Division Recommendation

Approval.

Parks and Recreation Department

Parks concurs that it makes more sense to build both parts of the park at once and have them completed with-in the time frame allotted for Mesquite Hills #7 which is for the most part the largest portion.