



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 10, 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.

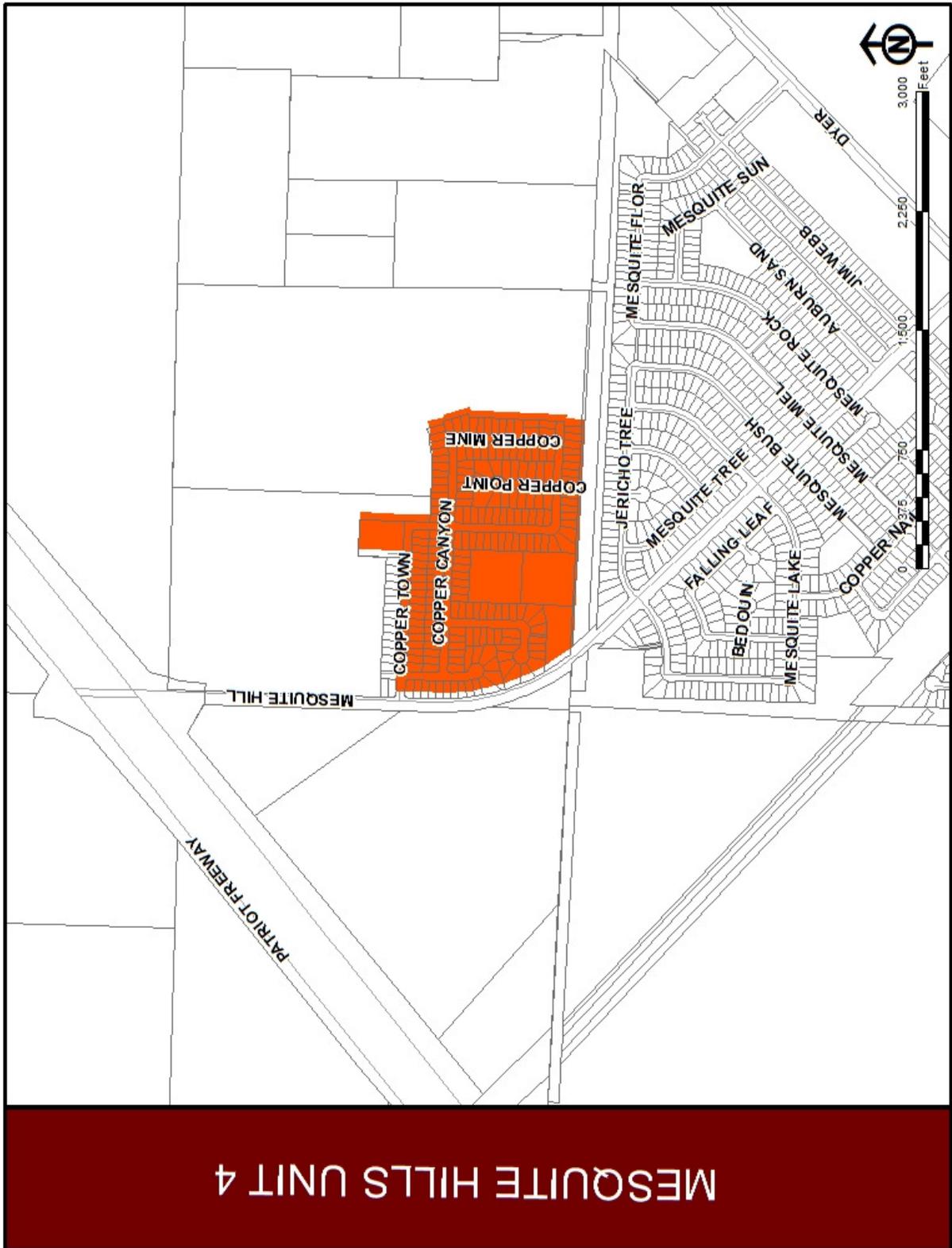
Parks and Recreation Department

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.

Attachments

1. Location map
2. Aerial map
3. Final plat
4. Extension request letter
5. Application

ATTACHMENT 1

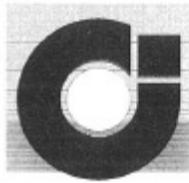


MESQUITE HILLS UNIT 4

ATTACHMENT 2



ATTACHMENT 4



CONDE INC

December 03, 2012

Planning Department

City of El Paso

#2 Civic Center Plaza

El Paso, Texas 79901

Attention: **Raul Garcia**

Re: Mesquite Hills Unit 4 – Park Construction Extension request

Dear Mr. Garcia,

The plat for Newman Ranch Partners, LP was filed on March 31, 2011. As per Section 19.28.010 we are requesting an extension for construction of the Park improvements in order to complete the Unit 4 Park at the same time as Mesquite Hills Unit 7 Park (Mesquite Hills Unit 4 park is within the larger Mesquite Hills Unit 7 Park). For a more detailed explanation, please see the following sequence of events:

- Mesquite Hills Unit 4 was submitted on 2010 for the remaining land owned by the above referenced owner. However, the EPWU had informed the owner and the City that Water capacity was only sufficient for approximately 200 residential lots for this area. Thus, Unit 4 was reduced in size in order to plat the amount of lots allowed as well as a portion of the park that was to be platted for the remaining parcels.
- Mesquite Hills Unit 4 subdivision improvements are complete and have been accepted for maintenance since July of 2012. However, the Park located within the larger park boundary, is still pending acceptance for maintenance (construction of park improvements have not been initiated). Acceptance for the park, the last Phase for Unit 4, is due by March 31, 2013.
- Thanks to the EPWU, Mesquite Hills Unit 7, the subdivision containing the balance of the unplatted parcels, has been approved on a Final Plat basis from CPC since

ENGINEERING/PLANNING/SURVEYING

6080 SURETY DR., SUITE 100 / EL PASO, TEXAS 79905 / (915) 582-0263 / FAX (915) 582-0266

October 18, 2012. This plat contains the balance of the larger Park. Construction for this unit along with the Park is planned to start by January of 2013. Thus, the City Parks Department, Land Development Department and the owner truly believe it makes more sense to construct the entire Park at one time (construct Unit 4 park now to only remove walls/fences and other improvements when Unit 7 park is being constructed does not make economic sense).

- The Park Improvements are scheduled to be completed by March 31, 2014.

Thank you for your time and consideration in this matter.

Sincerely,



Conrad Conde
Conde, Inc.

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ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR
EXTENSION TO COMPLETE SUBDIVISION IMPROVEMENTS

DATE: December 4, 2012

FILE No. SUSU12-00113

1. SUBDIVISION NAME: Mesquite Hills Unit 4
2. DATE REQUESTED: December 4, 2012
3. DEVELOPER'S NAME: Newman Ranch Partners, LP
ADDRESS: 6080 Surety Drive, Suite 300, El Paso, TX 79905
PHONE: 592-0290
4. ENGINEER'S NAME: Conde, Inc.
ADDRESS: 6080 Surety Drive, Suite 300, El Paso, TX 79905
PHONE: 592-0283
5. SUBDIVISION FILING DATE: March 31, 2011
6. REASON FOR REQUEST: Extension requested in order to complete the Unit 4 Park at the same time as Mesquite Hills 7 Park. (Unit 4 Park was platted as a portion of a larger Park within Unit 7)
7. PROPOSED COMPETION SCHEDULE: March 31, 2013
(Attach Documents)

I certify that the statements made in this application for **Time Extension to Complete Subdivision Improvements** are true and correct, and I agree to be bound by the Completion Schedule finally **adopted** and approved by the City Plan Commission.

CASHIER'S VALIDATION
FEE: \$150.00



Signature of Applicant

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