



City of El Paso – City Plan Commission Staff Report

Case No: SUSU13-00025 Mesquite Hills Unit Seven
Application Type: Extension Request to submit recording maps
CPC Hearing Date: May 2, 2013

Staff Planner: Mirian Spencer, 915-541-4482, spencerm2@elpasotexas.gov
Location: East of Mesquite Hill Drive and Southeast of Patriot Freeway (US 54)
Acreage: 108.78 acre
Rep District: 4
Existing Use: Vacant
Existing Zoning: R-5 (Residential)
Proposed Zoning: R-5 (Residential)

Nearest Park: Park in Mesquite Hills Unit Four
Nearest School: Barron Elementary (4 miles)
Park Fees Required: N/A
Impact Fee Area: Northeast Impact Fee Service Area

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

SURROUNDING ZONING AND LAND USE

North: R-F (Ranch and Farm) / Vacant
South: R-5/c (Residential/conditions) / Single-family residential
East: M-1 (Light Manufacturing) / Vacant
West: C-1 (Commercial) / Vacant

PLAN EL PASO DESIGNATION: G4, Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant is requesting a six-month extension in accordance with Section 19.08.060 subsection H (Submission for Recording) of the previous subdivision code for Mesquite Hills Unit Seven subdivision plat approved by the City Plan Commission on October 18, 2012. The subdivision plat was scheduled to expire on April 18, 2013.

H. Within six (6) months following the date of final plat approval of the major subdivision application, the subdivider shall submit a recording plat subject to the requirements of Section 19.08.100 (Recording Plat Submission) to the Subdivision Coordinator; provided, however, that

the City Plan Commission in the event that a delay is caused by action of the City, a public utility, or other governmental entity. A request for extension shall be made in writing by the subdivider on or before the initial expiration, and shall include a detailed explanation as to the reasons which merit the granting of an extension. Subsequent extensions shall meet the same requirements as the initial six (6) month extension.

CASE HISTORY

The City Plan Commission approved Mesquite Hills Unit Seven on a major final basis on October 18, 2012. The 108.8 acre, single-use subdivision of 555 single-family residential lots with a 6.9 acre park proposed within the development. The applicant was granted the following modification:

- A modified street cross-section including a 50 foot right-of-way width with 30 feet of pavement, five-foot sidewalks and five-foot parkways

The plat was subject to the following requirement and condition:

- The parkway at the rear of all double-frontage lots shall be landscaped per Section 19.16.080 D (Double Frontage Lots) and as required by the City Plan Commission.

CURRENT REQUEST

The applicant is requesting a six-month extension to submit recording maps. The following information is provided by the applicant in support of the request:

- The extension is being requested due to the delay in the coordination for the construction of a sewer main with the El Paso Water Utilities.

Planning has received concurrence from the El Paso Water Utilities.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends *approval* of the six-month extension requested for Mesquite Hills Unit Seven.

If approved, the extension will be valid until October 18, 2013

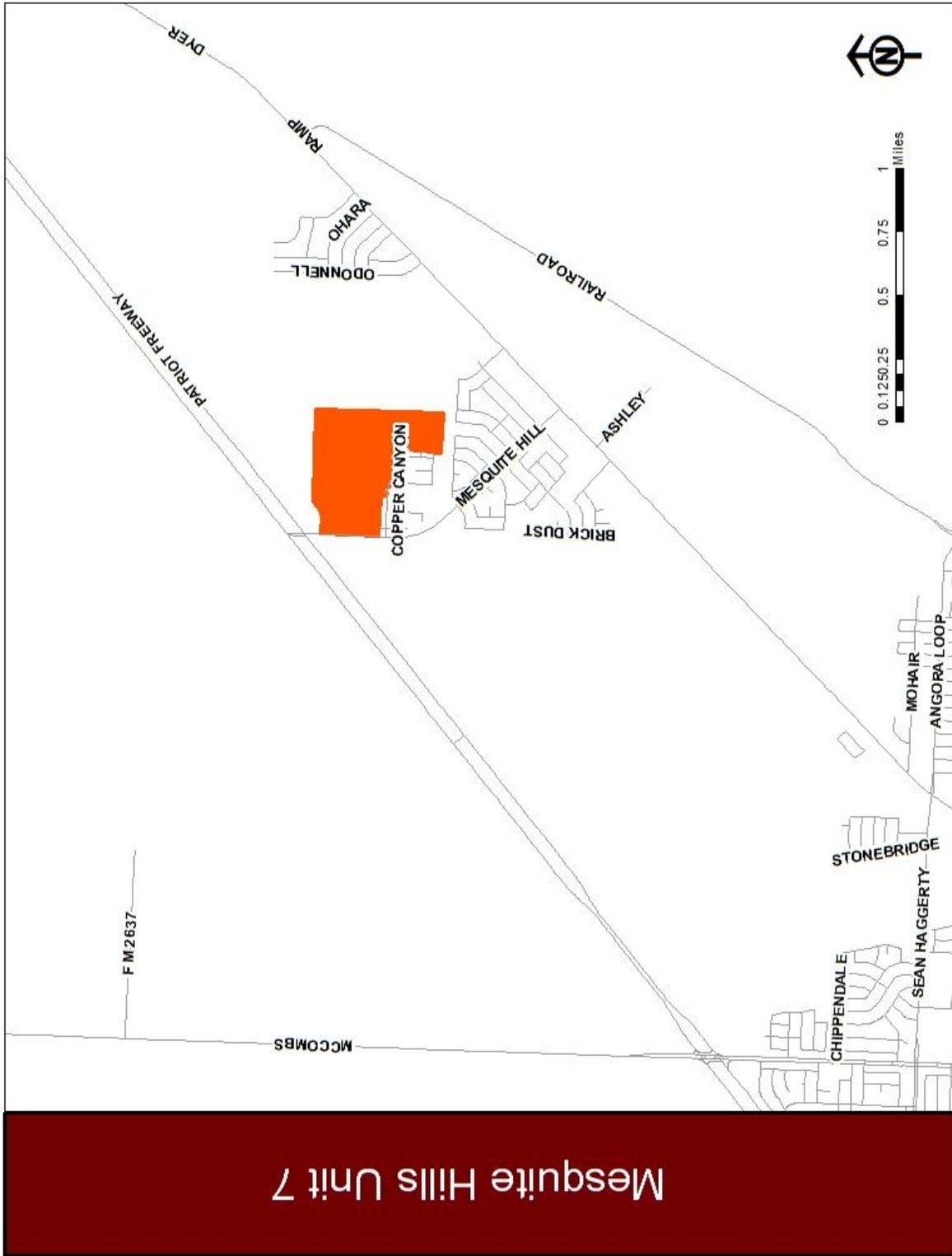
Planning Division Recommendation:

Planning recommends approval of the six-month extension.

Attachments

1. Location map
2. Aerial map
3. Major Final Map approved October 12, 2013
4. Extension Request
5. Application (Major Final Subdivision)

ATTACHMENT 1



ATTACHMENT 2



Mesquite Hills Unit 7

ATTACHMENT 3

ATTACHMENT 4



CONDE INC

April 22, 2013

Planning Department
City of El Paso
#2 Civic Center Plaza
El Paso, Texas 79901

Attention: **Raul Garcia**

Re: *Mesquite Hills Unit 7*

Dear Mr. Garcia,

The City Planning Commissions final plat approval for the above referenced subdivision was heard on 10/18/12. We want to apologize for not being able to submit the recording plat within the six-month time frame required. However, the delay is due to coordination of a proposed design for a sanitary sewer system that will provide sanitary sewer service to Mesquite Hills Unit 7. We are still coordinating with El Paso Water Utilities. Thus, we would like to request a six-month extension as per section 19.08.060, subsection H in the City of El Paso Subdivision Ordinance.

Sincerely,

Conrad Conde
Conde, Inc.

ENGINEERING/PLANNING/SURVEYING

5080 SURETY DR., SUITE 100 / EL PASO, TEXAS 79905 / (915) 592-0283 / FAX (915) 592-0286

ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR
MAJOR SUBDIVISION FINAL APPROVAL

DATE: September 13, 2012

File No. SUSU12-00089.

SUBDIVISION NAME: Mesquite Hills Unit 7

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)
Being a portion of Tracts 5 and 6, Section 16, Block 80, Township 1, Texas and Pacific Railroad Company
Surveys, City of El Paso, El Paso County, Texas

2. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>73.218</u>	<u>555</u>	Office		
Duplex			Street & Alley	<u>21.756</u>	<u>1</u>
Apartment			Ponding & Drainage	<u>6.937</u>	<u>2</u>
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park	<u>6.869</u>	<u>1</u>			
School					
Commercial			Total No. Sites	<u>559</u>	
Industrial			Total Acres (Gross) & Sites	<u>108.78</u>	

3. What is existing zoning of the above described property? R-5 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 X 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)
Lots to streets to Ponding areas

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

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No
If answer to 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).