



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

**Case No:** SUSU13-00098 Mesquite Hills Unit Seven  
**Application Type:** Extension Request to Submit Recording Maps  
**CPC Hearing Date:** November 14, 2013

**Staff Planner:** Nelson Ortiz, (915) 541-4931, [ortiznx@elpasotexas.gov](mailto:ortiznx@elpasotexas.gov)  
**Location:** East of US54 and North Angora Loop  
**Legal Description Acreage:** 108.78 acres  
**Rep District:** 4  
**Existing Use:** Vacant  
**Existing Zoning:** R-5 (Residential)  
**Proposed Zoning:** R-5 (Residential)

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

**Property Owner:** Newman Ranch Partners, LP  
**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 second, 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 October 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 first six-month extension was approved on May 2, 2013.

**CURRENT REQUEST**

The applicant is now requesting the second, six-month extension to submit recording maps in accordance with Section 19.08.060(H) of the previous subdivision code.

- The extension is being requested due to coordination with the City of El Paso Parks and Recreation Department regarding the approval of the park design.

Planning has received concurrence from the Parks and Recreation Department.

**DEVELOPMENT COORDINATING COMMITTEE COMMENTS:**

The Development Coordinating Committee recommends *approval* of the six month extension requested for Mesquite Hills Unit Seven to submit recording maps per Section 19.08.060.H – Submission for Recording of the former Subdivision Ordinance, as the delay is being caused by a city department.

If approved, the extension will be valid until **April 18, 2014**. Failure to submit the recording maps by the expiration date of the extension will necessitate the resubmittal of the subdivision.

**Planning Division Recommendation**  
**Approval.**

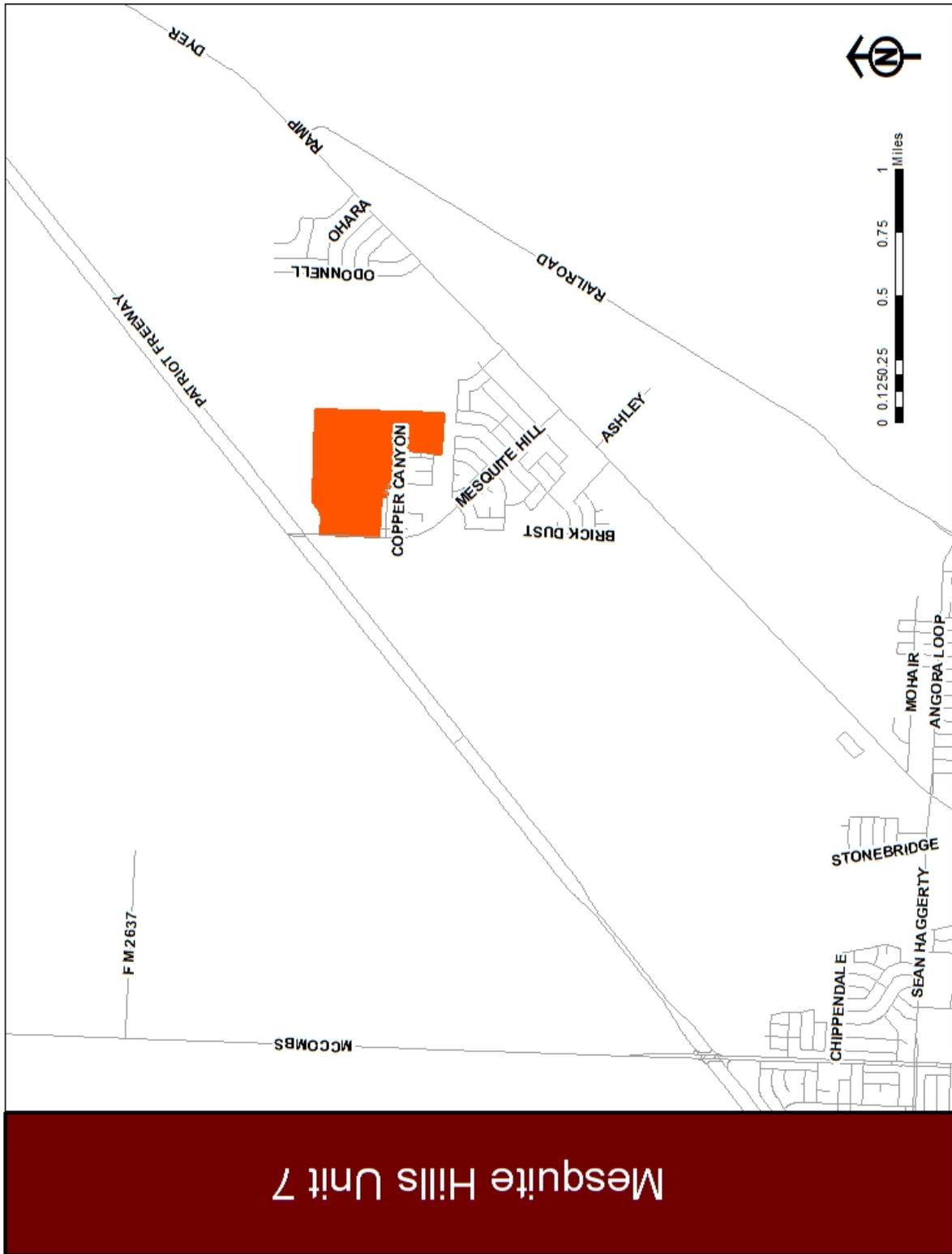
**ADDITIONAL REQUIREMENTS AND GENERAL COMMENTS:**

1. Prior to recording, please submit to City Development Department—Planning Division the following, if applicable:
  - a. tax certificates
  - b. release of access document
  - c. set of restrictive covenants
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. Final Plat
4. Extension Request
5. Application

ATTACHMENT 1



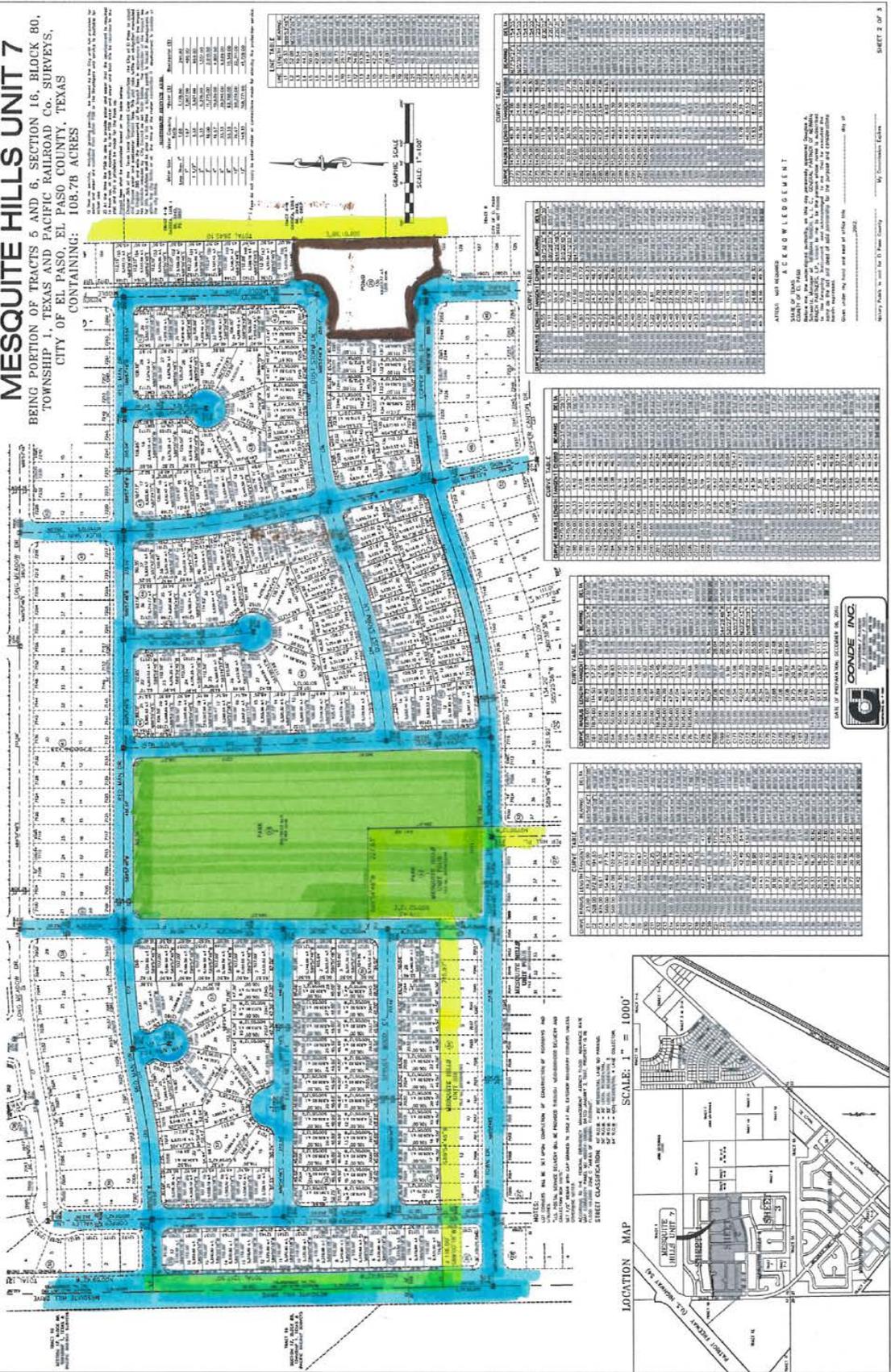
ATTACHMENT 2





# MESQUITE HILLS UNIT 7

BEING PORTION OF TRACTS 5 AND 6, SECTION 16, BLOCK 80,  
TOWNSHIP 1, TEXAS AND PACIFIC RAILROAD CO. SURVEYS,  
CITY OF EL PASO, EL PASO COUNTY, TEXAS  
CONTAINING:  
108.78 ACRES



**TABLE OF LOTS**

LOT NO.	ACRES	AREA (SQ. FT.)	PERCENTAGE OF TOTAL
1	0.01	1,367	0.01
2	0.01	1,367	0.01
3	0.01	1,367	0.01
4	0.01	1,367	0.01
5	0.01	1,367	0.01
6	0.01	1,367	0.01
7	0.01	1,367	0.01
8	0.01	1,367	0.01
9	0.01	1,367	0.01
10	0.01	1,367	0.01
11	0.01	1,367	0.01
12	0.01	1,367	0.01
13	0.01	1,367	0.01
14	0.01	1,367	0.01
15	0.01	1,367	0.01
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24	0.01	1,367	0.01
25	0.01	1,367	0.01
26	0.01	1,367	0.01
27	0.01	1,367	0.01
28	0.01	1,367	0.01
29	0.01	1,367	0.01
30	0.01	1,367	0.01
31	0.01	1,367	0.01
32	0.01	1,367	0.01
33	0.01	1,367	0.01
34	0.01	1,367	0.01
35	0.01	1,367	0.01
36	0.01	1,367	0.01
37	0.01	1,367	0.01
38	0.01	1,367	0.01
39	0.01	1,367	0.01
40	0.01	1,367	0.01
41	0.01	1,367	0.01
42	0.01	1,367	0.01
43	0.01	1,367	0.01
44	0.01	1,367	0.01
45	0.01	1,367	0.01
46	0.01	1,367	0.01
47	0.01	1,367	0.01
48	0.01	1,367	0.01
49	0.01	1,367	0.01
50	0.01	1,367	0.01
51	0.01	1,367	0.01
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61	0.01	1,367	0.01
62	0.01	1,367	0.01
63	0.01	1,367	0.01
64	0.01	1,367	0.01
65	0.01	1,367	0.01
66	0.01	1,367	0.01
67	0.01	1,367	0.01
68	0.01	1,367	0.01
69	0.01	1,367	0.01
70	0.01	1,367	0.01
71	0.01	1,367	0.01
72	0.01	1,367	0.01
73	0.01	1,367	0.01
74	0.01	1,367	0.01
75	0.01	1,367	0.01
76	0.01	1,367	0.01
77	0.01	1,367	0.01
78	0.01	1,367	0.01
79	0.01	1,367	0.01
80	0.01	1,367	0.01
81	0.01	1,367	0.01
82	0.01	1,367	0.01
83	0.01	1,367	0.01
84	0.01	1,367	0.01
85	0.01	1,367	0.01
86	0.01	1,367	0.01
87	0.01	1,367	0.01
88	0.01	1,367	0.01
89	0.01	1,367	0.01
90	0.01	1,367	0.01
91	0.01	1,367	0.01
92	0.01	1,367	0.01
93	0.01	1,367	0.01
94	0.01	1,367	0.01
95	0.01	1,367	0.01
96	0.01	1,367	0.01
97	0.01	1,367	0.01
98	0.01	1,367	0.01
99	0.01	1,367	0.01
100	0.01	1,367	0.01

**TABLE OF LOTS**

LOT NO.	ACRES	AREA (SQ. FT.)	PERCENTAGE OF TOTAL
101	0.01	1,367	0.01
102	0.01	1,367	0.01
103	0.01	1,367	0.01
104	0.01	1,367	0.01
105	0.01	1,367	0.01
106	0.01	1,367	0.01
107	0.01	1,367	0.01
108	0.01	1,367	0.01
109	0.01	1,367	0.01
110	0.01	1,367	0.01
111	0.01	1,367	0.01
112	0.01	1,367	0.01
113	0.01	1,367	0.01
114	0.01	1,367	0.01
115	0.01	1,367	0.01
116	0.01	1,367	0.01
117	0.01	1,367	0.01
118	0.01	1,367	0.01
119	0.01	1,367	0.01
120	0.01	1,367	0.01
121	0.01	1,367	0.01
122	0.01	1,367	0.01
123	0.01	1,367	0.01
124	0.01	1,367	0.01
125	0.01	1,367	0.01
126	0.01	1,367	0.01
127	0.01	1,367	0.01
128	0.01	1,367	0.01
129	0.01	1,367	0.01
130	0.01	1,367	0.01
131	0.01	1,367	0.01
132	0.01	1,367	0.01
133	0.01	1,367	0.01
134	0.01	1,367	0.01
135	0.01	1,367	0.01
136	0.01	1,367	0.01
137	0.01	1,367	0.01
138	0.01	1,367	0.01
139	0.01	1,367	0.01
140	0.01	1,367	0.01
141	0.01	1,367	0.01
142	0.01	1,367	0.01
143	0.01	1,367	0.01
144	0.01	1,367	0.01
145	0.01	1,367	0.01
146	0.01	1,367	0.01
147	0.01	1,367	0.01
148	0.01	1,367	0.01
149	0.01	1,367	0.01
150	0.01	1,367	0.01

**TABLE OF LOTS**

LOT NO.	ACRES	AREA (SQ. FT.)	PERCENTAGE OF TOTAL
151	0.01	1,367	0.01
152	0.01	1,367	0.01
153	0.01	1,367	0.01
154	0.01	1,367	0.01
155	0.01	1,367	0.01
156	0.01	1,367	0.01
157	0.01	1,367	0.01
158	0.01	1,367	0.01
159	0.01	1,367	0.01
160	0.01	1,367	0.01
161	0.01	1,367	0.01
162	0.01	1,367	0.01
163	0.01	1,367	0.01
164	0.01	1,367	0.01
165	0.01	1,367	0.01
166	0.01	1,367	0.01
167	0.01	1,367	0.01
168	0.01	1,367	0.01
169	0.01	1,367	0.01
170	0.01	1,367	0.01
171	0.01	1,367	0.01
172	0.01	1,367	0.01
173	0.01	1,367	0.01
174	0.01	1,367	0.01
175	0.01	1,367	0.01
176	0.01	1,367	0.01
177	0.01	1,367	0.01
178	0.01	1,367	0.01
179	0.01	1,367	0.01
180	0.01	1,367	0.01
181	0.01	1,367	0.01
182	0.01	1,367	0.01
183	0.01	1,367	0.01
184	0.01	1,367	0.01
185	0.01	1,367	0.01
186	0.01	1,367	0.01
187	0.01	1,367	0.01
188	0.01	1,367	0.01
189	0.01	1,367	0.01
190	0.01	1,367	0.01
191	0.01	1,367	0.01
192	0.01	1,367	0.01
193	0.01	1,367	0.01
194	0.01	1,367	0.01
195	0.01	1,367	0.01
196	0.01	1,367	0.01
197	0.01	1,367	0.01
198	0.01	1,367	0.01
199	0.01	1,367	0.01
200	0.01	1,367	0.01

**TABLE OF LOTS**

LOT NO.	ACRES	AREA (SQ. FT.)	PERCENTAGE OF TOTAL
201	0.01	1,367	0.01
202	0.01	1,367	0.01
203	0.01	1,367	0.01
204	0.01	1,367	0.01
205	0.01	1,367	0.01
206	0.01	1,367	0.01
207	0.01	1,367	0.01
208	0.01	1,367	0.01
209	0.01	1,367	0.01
210	0.01	1,367	0.01
211	0.01	1,367	0.01
212	0.01	1,367	0.01
213	0.01	1,367	0.01
214	0.01	1,367	0.01
215	0.01	1,367	0.01
216	0.01	1,367	0.01
217	0.01	1,367	0.01
218	0.01	1,367	0.01
219	0.01	1,367	0.01
220	0.01	1,367	0.01
221	0.01	1,367	0.01
222	0.01	1,367	0.01
223	0.01	1,367	0.01
224	0.01	1,367	0.01
225	0.01	1,367	0.01
226	0.01	1,367	0.01
227	0.01	1,367	0.01
228	0.01	1,367	0.01
229	0.01	1,367	0.01
230	0.01	1,367	0.01
231	0.01	1,367	0.01
232	0.01	1,367	0.01
233	0.01	1,367	0.01
234	0.01	1,367	0.01
235	0.01	1,367	0.01
236	0.01	1,367	0.01
237	0.01	1,367	0.01
238	0.01	1,367	0.01
239	0.01	1,367	0.01
240	0.01	1,367	0.01
241	0.01	1,367	0.01
242	0.01	1,367	0.01
243	0.01	1,367	0.01
244	0.01	1,367	0.01
245	0.01	1,367	0.01
246	0.01	1,367	0.01
247	0.01	1,367	0.01
248	0.01	1,367	0.01
249	0.01	1,367	0.01
250	0.01	1,367	0.01

**TABLE OF LOTS**

LOT NO.	ACRES	AREA (SQ. FT.)	PERCENTAGE OF TOTAL
251	0.01	1,367	0.01
252	0.01	1,367	0.01
253	0.01	1,367	0.01
254	0.01	1,367	0.01
255	0.01	1,367	0.01
256	0.01	1,367	0.01
257	0.01	1,367	0.01
258	0.01	1,367	0.01
259	0.01	1,367	0.01
260	0.01	1,367	0.01
261	0.01	1,367	0.01
262	0.01	1,367	0.01
263	0.01	1,367	0.01
264	0.01	1,367	0.01
265	0.01	1,367	0.01

**MESQUITE HILLS UNIT 7**  
 BEING PORTION OF TRACTS 5 AND 6, SECTION 16, BLOCK 80,  
 TOWNSHIP 1, TEXAS AND PACIFIC RAILROAD CO. SURVEYS,  
 CITY OF EL PASO, EL PASO COUNTY, TEXAS  
 CONTAINING: 108.78 ACRES

TRACT NO.	ACRES	OWNER	DATE	REMARKS
1	1.00	...	...	...
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TRACT NO.	ACRES	OWNER	DATE	REMARKS
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79	1.00	...	...	...
80	1.00	...	...	...
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NOTICE: THIS PLAN IS A PRELIMINARY PLAN AND IS SUBJECT TO THE APPROVAL OF THE CITY OF EL PASO. THE CITY ENGINEER HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT COMPLIES WITH THE REQUIREMENTS OF THE CITY OF EL PASO. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

**STATE OF TEXAS**  
**COUNTY OF EL PASO**  
**ACKNOWLEDGEMENT**  
 I, the undersigned, being duly qualified, do hereby certify that the foregoing is a true and correct copy of the original as filed in my office on this 15th day of November, 2013.



TRACT NO.	ACRES	OWNER	DATE	REMARKS
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ATTACHMENT 4

SUSU13-00098



CONDE INC

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October 16, 2013

**Planning Department**  
City of El Paso  
811 Texas Avenue  
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 first six-month extension time frame required. However, the delay is due to coordination within the City of El Paso Parks Department regarding the Park Design approval. 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

8080 SURETY DR., SUITE 100 / EL PASO, TEXAS 79905 / (915) 592-0283 / FAX (915) 592-0285

**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).

- |     |                 |                           |                                                |              |
|-----|-----------------|---------------------------|------------------------------------------------|--------------|
| 12. | Owner of record | Newman Ranch Partners, LP | 6080 Surety Drive, Ste. 300, El Paso, TX 79905 | 915-592-0290 |
|     |                 | (Name & Address)          | (Zip)                                          | (Phone)      |
| 13. | Developer       | Newman Ranch Partners, LP | 6080 Surety Drive, Ste. 300, El Paso, TX 79905 | 915-592-0290 |
|     |                 | (Name & Address)          | (Zip)                                          | (Phone)      |
| 14. | Engineer        | CONDE INC.                | 6080 Surety Drive, Ste. 100                    | 915-592-0283 |
|     |                 | (Name & Address)          | (Zip)                                          | (Phone)      |

CASHIER'S VALIDATION  
 FEE: \$1,796.00

Newman Ranch Partners, LP  
 By: Newman Ranch, LLC  
 Its General Partners

OWNER SIGNATURE:   
 Douglas A. Schwartz, Manager

REPRESENTATIVE: 

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