

# Mesquite Hills 7 Replat "A"

City Plan Commission — April 9, 2026



<b>CASE NUMBER/TYPE:</b>	<b>SUSU26-00016 – Resubdivision Combination</b>
<b>CASE MANAGER:</b>	Alonso Hernandez, (915) 212-1585, <a href="mailto:HernandezJA5@elpasotexas.gov">HernandezJA5@elpasotexas.gov</a>
<b>PROPERTY OWNER:</b>	Newman Ranch Properties, LLC.
<b>REPRESENTATIVE:</b>	Conde, Inc.
<b>LOCATION:</b>	South of Gateway North Blvd. and East of Mesquite Hill Dr. (District 4)
<b>PROPERTY AREA:</b>	0.03 acres
<b>VESTED RIGHTS STATUS:</b>	Not Vested
<b>PARK FEES:</b>	Not required
<b>ZONING DISTRICT(S):</b>	R-5 (Residential) and C-3/c (Commercial/conditions)

**SUMMARY OF RECOMMENDATION:** Staff recommends **APPROVAL** of Mesquite Hills 7 Replat "A" on a Resubdivision Combination basis.

## Mesquite Hills 7 Replat "A"



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



Subject Property

0 5 10 20 30 40 Feet



Figure A: Proposed plat with surrounding area

**DESCRIPTION OF REQUEST:** The applicant is proposing to resubdivide 0.03 acres to provide a right turn lane additional ROW for Bold Eagle Lane. Access to the subdivision will be from Bold Eagle Lane. and Mesquite Hills Drive. Stormwater drainage will be managed through runoff flow to a drainage structure. This development is being reviewed under the current Subdivision code.

**CASE HISTORY/RELATED APPLICATIONS:** N/A

**NEIGHBORHOOD CHARACTER:** Surrounding neighborhood characteristics are identified in the following table.

<b>Surrounding Zoning and Use</b>	
North	R-F (Ranch and Farm) / Vacant lot
South	R-5 (Residential) / Residential development
East	C-3c (Commercial/ conditions) / Vacant lot
West	C-3c (Commercial/ conditions) / Vacant lot
<b>Nearest Public Facility and Distance</b>	
Park	North Skies Park (0.20 mi.)
School	North Star Ysleta ISD (2.80 mi.)
<b>Plan El Paso Designation</b>	
G-4, (Suburban)	
<b>Impact Fee Service Area</b>	
Northeast	

**PUBLIC COMMENT:** N/A

**PLAT EXPIRATION:** This application will expire on **April 9, 2029**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with El Paso City Code Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

**CITY PLAN COMMISSION OPTIONS:**

Subdivision

City Plan Commission (CPC) has sole and final authority on subdivision matters. Subdivision applications in conformance with all applicable code provisions shall be approved by the CPC. When a plat is brought forward to the CPC for review, the Commission may take any of the following actions:

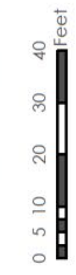
1. **Approval:** The CPC finds that the proposed plat is in conformance with all applicable requirements of Title 19 of the El Paso City Code. **(Staff Recommendation)**
2. **Approval with Conditions:** The CPC may impose conditions that bring the proposed plat into conformance with all applicable requirements of Title 19 of the El Paso City Code.
3. **Denial:** The CPC finds that the proposed plat is not in conformance with all applicable requirements of Title 19 of the El Paso City Code.

**ATTACHMENTS:**

1. Aerial Map
2. Preliminary Plat
3. Final Plat
4. Application
5. Department Comments

# ATTACHMENT 1

## Mesquite Hills 7 Replat "A"



Subject Property

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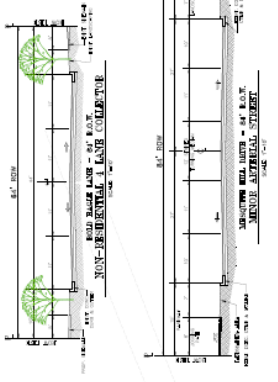
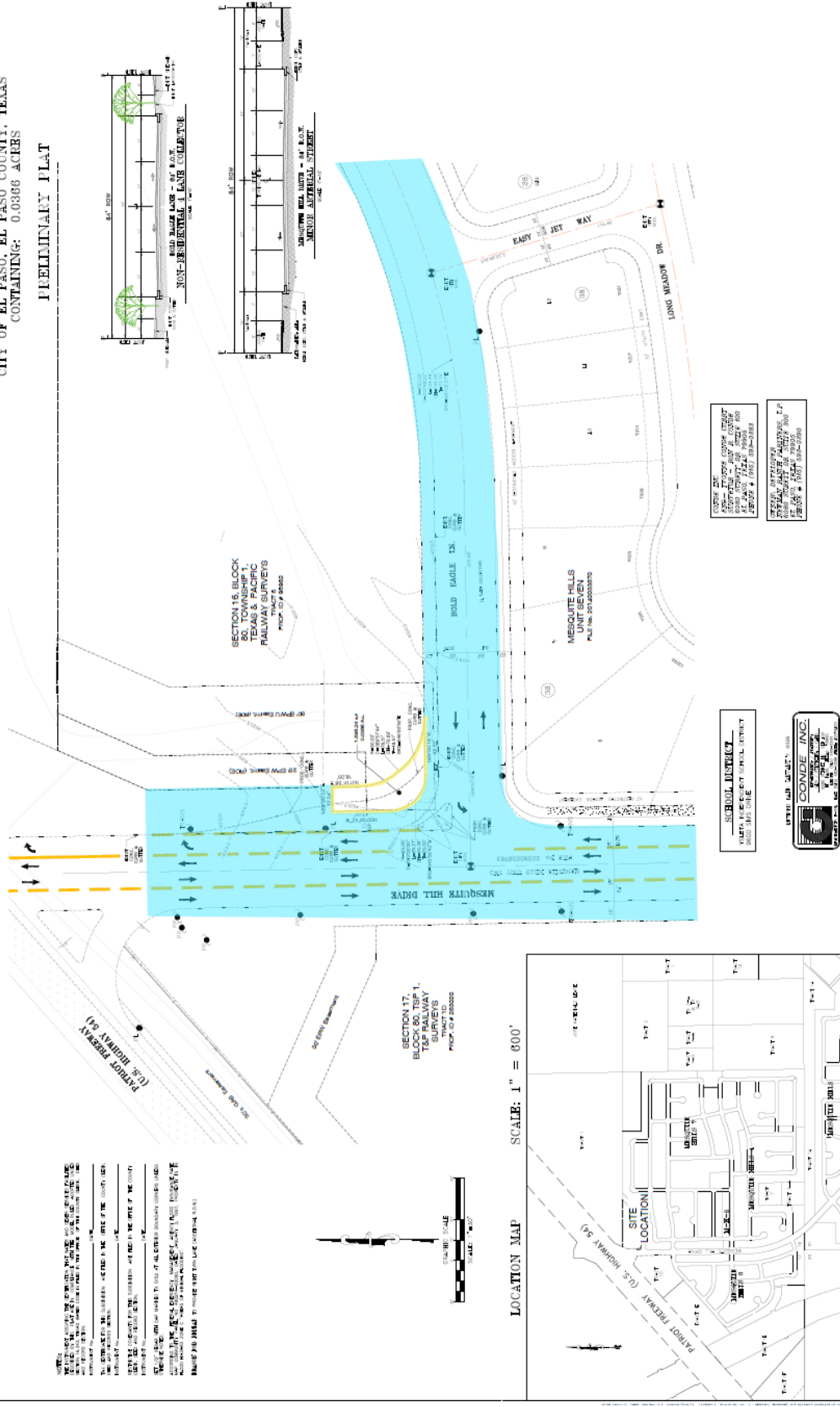
# ATTACHMENT 2

## MESQUITE HILLS 7 REPLAT A

BEING A REPLAT OF BOLD EAGLE LANE, MESQUITE HILLS 7, BLOCK 80, SECTION 16, TOWNSHIP 1, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING: 0.05866 ACRES

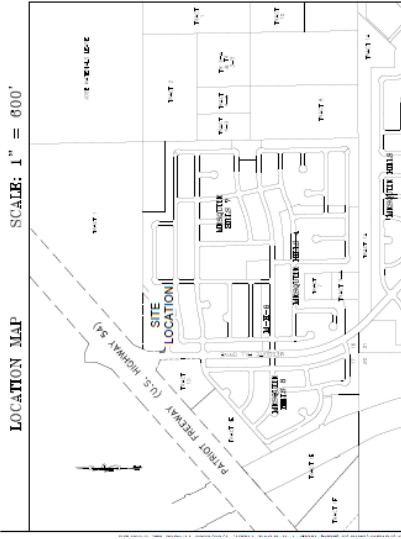
PRELIMINARY PLAN

NOTES:  
 1. THE PROPERTY SHOWN ON THIS PLAN IS THE PROPERTY OF THE CITY OF EL PASO, TEXAS.  
 2. THE PROPERTY SHOWN ON THIS PLAN IS THE PROPERTY OF THE CITY OF EL PASO, TEXAS.  
 3. THE PROPERTY SHOWN ON THIS PLAN IS THE PROPERTY OF THE CITY OF EL PASO, TEXAS.  
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 10. THE PROPERTY SHOWN ON THIS PLAN IS THE PROPERTY OF THE CITY OF EL PASO, TEXAS.



SECTION 16, BLOCK 80, TSP 1, TEXAS & PACIFIC RAILWAY SURVEY, PROJECT # 258000

SECTION 17, BLOCK 80, TSP 1, TEXAS & PACIFIC RAILWAY SURVEY, PROJECT # 258000



CONDE INC.  
 15000 W. HIGHTWAY 94, SUITE 100  
 EL PASO, TEXAS 79907  
 PHONE: (915) 765-2222  
 FAX: (915) 765-2223

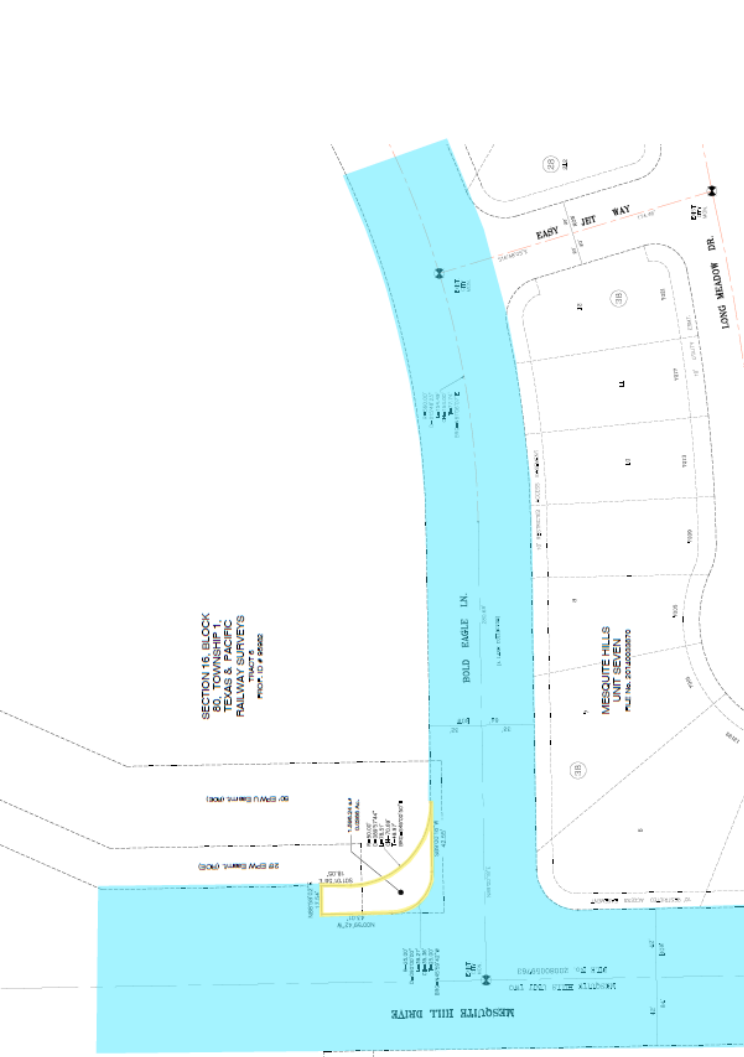
SCHOOL DISTRICT  
 15000 W. HIGHTWAY 94, SUITE 100  
 EL PASO, TEXAS 79907  
 PHONE: (915) 765-2222  
 FAX: (915) 765-2223



# ATTACHMENT 3

## MESQUITE HILLS 7 REPLAT A

BEING A REPLAT OF BOLD EAGLE LANE, MESQUITE HILLS 7, AND PORTION OF TRACT 6, SECTION 16, BLOCK 80, TOWNSHIP 1, TEXAS AND PACIFIC RAILROAD Co. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING: 0.03866 ACRES.

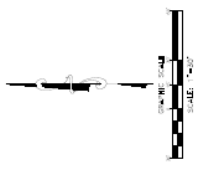


**CITY PLAN COMMISSION**  
 The City Plan Commission has reviewed the proposed replat and has approved the same on this date.  
 Approved by the City Plan Commission on \_\_\_\_\_ 2024.  
 City Clerk: \_\_\_\_\_

**RESOLUTION**  
 WHEREAS, the City Plan Commission has approved the proposed replat of Bold Eagle Lane, Mesquite Hills 7, and portion of Tract 6, Section 16, Block 80, Township 1, Texas and Pacific Railroad Co. surveys, City of El Paso, El Paso County, Texas, containing 0.03866 acres, and  
 WHEREAS, the City Plan Commission has approved the proposed replat of Bold Eagle Lane, Mesquite Hills 7, and portion of Tract 6, Section 16, Block 80, Township 1, Texas and Pacific Railroad Co. surveys, City of El Paso, El Paso County, Texas, containing 0.03866 acres, and  
 WHEREAS, the City Plan Commission has approved the proposed replat of Bold Eagle Lane, Mesquite Hills 7, and portion of Tract 6, Section 16, Block 80, Township 1, Texas and Pacific Railroad Co. surveys, City of El Paso, El Paso County, Texas, containing 0.03866 acres, and  
 NOW, THEREFORE, be it resolved that the City Plan Commission do hereby approve the proposed replat of Bold Eagle Lane, Mesquite Hills 7, and portion of Tract 6, Section 16, Block 80, Township 1, Texas and Pacific Railroad Co. surveys, City of El Paso, El Paso County, Texas, containing 0.03866 acres, and  
 THE CITY CLERK BE AND SHE BE HEREBY AUTHORIZED TO SIGN AND FILE THE SAME IN THE PUBLIC RECORDS OF THE CITY OF EL PASO, TEXAS.  
 Approved by the City Plan Commission on \_\_\_\_\_ 2024.  
 City Clerk: \_\_\_\_\_



**NOTES:**  
 1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.  
 2. ALL CORNERS ARE TO BE MARKED WITH IRON PIPES OR CONCRETE MONUMENTS.  
 3. ALL EASEMENTS ARE TO BE SHOWN BY DASHED LINES.  
 4. ALL SETBACKS ARE TO BE SHOWN BY DIMENSIONED LINES.  
 5. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD.  
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# ATTACHMENT 4



## RESUBDIVISION COMBINATION APPLICATION

DATE: 1/23/26 FILE NO. \_\_\_\_\_

SUBDIVISION NAME: MESQUITE HILLS UNIT 7 REPLAT "A"

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
Being a Replat of Bold Eagle Lane, Mesquite Hills 7 and Portion of Tract 6, Section 16, Block 80, Township 1, Texas and Pacific Railroad Co. Surveys, City of El Paso, El Paso County, Texas

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	_____	_____	Total No. Sites	1	_____
Industrial	_____	_____	Total (Gross) Acreage	0.0366	_____

3. What is existing zoning of the above described property? C-3/R-F 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  N/A

5. What type of utility easements are proposed: Underground  Overhead  Combination of Both

6. What type of drainage is proposed? (If applicable, list more than one)  
Street to drainage structure

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

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes \_\_\_\_\_ No \_\_\_\_\_  
 If answer is "Yes", please explain the nature of the modification or exception \_\_\_\_\_

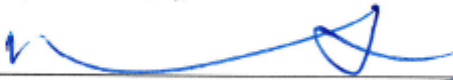
9. Remarks and/or explanation of special circumstances: \_\_\_\_\_

10. Improvement Plans submitted? Yes  No

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  No

If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Right

12. Owner of record Newman  
Ranch Partners, L.P., 6080 Surety Dr., Ste. 300, El Paso, TX (915)592-0290  
(Name & Address, Zip) (Email) (Phone)
13. Developer Newman  
Ranch Partners, L.P., 6080 Surety Dr., Ste. 300, El Paso, TX (915)592-0290  
(Name & Address, Zip) (Email) (Phone)
14. Engineer Conde, Inc., 6080 Surety Dr., Ste. 100 El Paso, TX 79905 (915) 592-0283.  
(Name & Address, Zip) (Email) (Phone)

OWNER SIGNATURE: 

REPRESENTATIVE SIGNATURE: 

REPRESENTATIVE CONTACT (PHONE): (915) 592-0283

REPRESENTATIVE CONTACT (E-MAIL): cconde@condeinc.com

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

# **ATTACHMENT 5**

## **Planning and Inspections Department- Planning Division**

Developer / Engineer shall address the following comments:

1. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:
  - a. Original and current certificate tax certificate(s) with zero balance.
  - b. Provide original copies of the restrictive covenants as per plat note.
2. Provide the instrument number that verifies water and sewer compliance, as specified in the plat note.
3. Please note and comply with El Paso Electric easement requirements. Refer to the El Paso Electric Department comments for additional details.
4. Coordination with the Street and Maintenance Department is required. Refer to their comments for details.

## **Planning and Inspections Department- Land Development Division**

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1. Fully dimension acceleration lane in compliance with (DSC Section 3-37) with enough space for expected vehicle type storage within lane.
2. Provide a print-out of the mathematical closure report of the subdivision boundary, showing error of closure.
3. SIP plans are required prior to recordation

## **Parks and Recreation Department**

The Parks & Recreation Department does not object to the proposed street improvements.

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

## **Streets and Maintenance Department**

SaM Traffic & Transportation Engineering has the following comments:

- Provide a justification letter of the improvement for a right turn lane on Bold eagle Lane

## **Streets lights:**

No Street Lights does not object to this request.

Plans shall show existing street lights. Street Lights Department shall be informed about street lights relocation for review and approval.

For the development of a subdivision a complete set of plans shall be submitted to Street Lights Department for review showing the minimum requirements for street illumination proposals\*\*. The submission shall contain but shall not necessarily be limited to plans indicating the location on the premises of all lighting fixtures, both proposed and existing on the site\*\*\*. The description of all lighting fixtures, both proposed and existing. Photometric data. Plans shall show street illumination

design and details. El Paso city code is applicable to this process, Street Design Manual (SDM)\* and any other applicable standards or requirements of the city.

Street Lights Department requires that a project that involves a roadway is to be evaluated for lighting requirements based on the City of El Paso Street Design Manual (SDM) and the Design Standards for Construction (DSC) according to City of El Paso Codes (cited below). While developing a project or construction area the existing street illumination system shall be protected and preserved. Complete survey for street illumination system shall be shown on plans. Any change on existing street illumination systems shall be coordinated with Street Lights Department.

**Contract Management:**

1. No objection to application.
2. A detailed plan for future developments shall be submitted for review.
3. Indicate that any proposed infrastructure improvements located within the city right-of-way must follow the design standards for construction (DSC), in accordance with its municipal code.
4. Indicate that any damage to existing infrastructure caused by the development of this project must be restore to its original or better condition.

**El Paso Water**

EPWater does not object to this request.

The subject property is located within the Northeast Impact Fee Service Area. Impact fees for will be assessed and collected at the time the El Paso Water Utilities receive an application for water and sanitary sewer services.

**Water:**

There is an existing 8-inch diameter water main that extends along Bold Eagle Ln located approximately 22-feet south of the property. This water main is available to provide service.

There is an existing 12-inch diameter water main that extends along Mesquite Hills Drive located approximately 34-feet west of the property. This water main is available to provide service.

There is an existing 12-inch diameter water main that extends along a 25-foot PSB easement, along the north side of property. This water main is available to provide service.

Previous water pressure from fire hydrant #10079 last tested 11/12/2024 located at Mesquite Hills and 500-feet south of US-54, has yielded a static pressure of 90 psi, a residual pressure of 72 psi, and a discharge of 1,321 gallons per minute. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer, and relief valve, to be set for pressure as desired by the customer. The Owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

**Sanitary Sewer:**

There is an existing 18-inch diameter sanitary sewer along Mesquite Hills Drive located approximately 48-feet west of the property. This main is available to provide service.

**General:**

EPWater requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

**Stormwater:**

We have reviewed the subdivision described above and provided the following comments:

1. Provide an acceptable Stormwater Management plan in accordance with Section 19.19.030 of the current subdivision ordinance.
2. Show and Label drainage flow patterns on the preliminary plat and identify the final location of all the stormwater runoff.
3. At the improvement plan stage, provide protection to the subdivision from all offsite storm water runoff that may have an adverse impact on any improvements and convey the existing watercourse through the subdivision.
4. Easements shall be maintained accessible at all times for maintenance, repair, and operational purposes. No permanent structures or improvements that obstruct access or impair function shall be permitted within easement limits.

**Texas Gas**

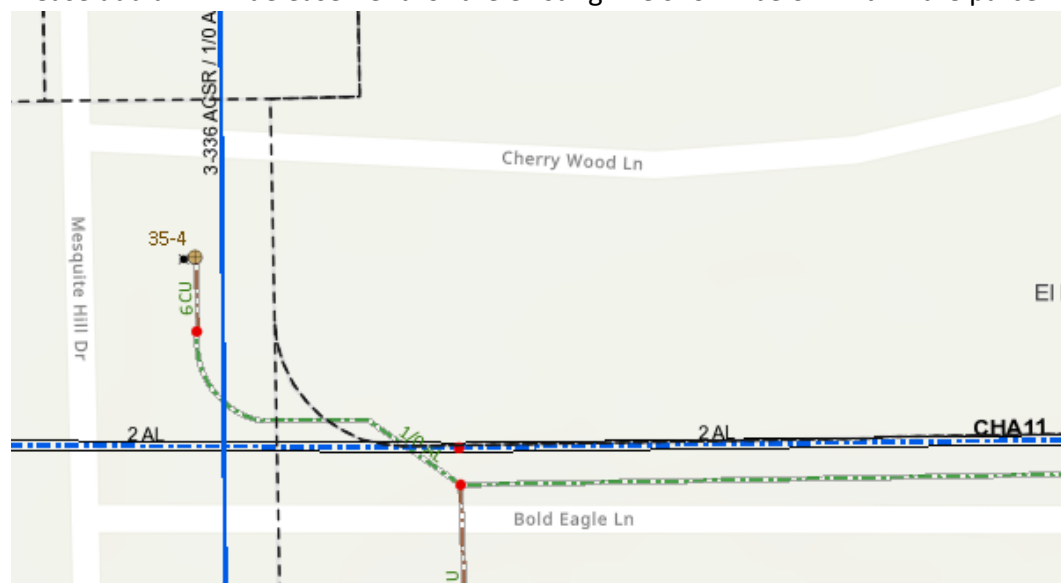
In reference to case SUSU26-00016 - Mesquite Hills 7 Replat "A", Texas Gas Service does not have any comments.

**El Paso Central Appraisal District**

There are no comments for Mesquite Hills #7 Replat A from Central Appraisal.

**El Paso Electric**

Please add a 12' wide easement for the existing line shown below within the parcel.



**El Paso County 911 District**

No comments received.

**El Paso County Water Improvement District #1**

No comments received.

**Sun Metro**

No comments received.

**Fire Department**

No comments received.

**Capital Improvement Department**

No comments received.

**El Paso County**

No comments received.

**Texas Department of Transportation**

No comments received.