



City of El Paso – City Plan Commission Staff Report

Case No: SUSU14-00014 Haciendas Del Rio Unit One
Application Type: Major Final
CPC Hearing Date: March 13, 2014

Staff Planner: Alejandro Palma, (915) 212-1607, palmaaj@elpasotexas.gov
Location: North of Borderland and West of Doniphan
Acreage: 33.5014
Rep District: ETJ

Existing Use: Vacant
Existing Zoning: N/A
Proposed Zoning: R-2 (Residential District)

Nearest Park: Rio Grande River Trail # 1 (.30 miles)
Nearest School: Jose H. Damian Elementary (.90 miles)
Park Fees Required: N/A
Impact Fee Area: N/A

Property Owners: County of El Paso; Haciendas el Rio Partners L.P.
Applicant: CAD Consulting
Representative: CAD Consulting

SURROUNDING ZONING AND LAND USE

North: ETJ / Ranch- Farmland
South: ETJ / Ranch- Farmland
East: ETJ / Rio Grande River
West: ETJ / Ranch- Farmland

PLAN EL PASO DESIGNATION: O3 Agriculture

APPLICATION DESCRIPTION

The applicant proposes to subdivide approximately 33.5 acres of farmland for 89 single-family lots averaging between 11,000 to 29,000 square feet, and a 2.28 acre park. Primary access to the subdivision is proposed from Strahan Rd. This is the first out of three phases for the Haciendas Del Rio development. This development is vested under the subdivision code in effect prior to June 1, 2008.

The applicant is proposing the following modifications:

- To allow a reduction of turning heel radius of a 70' radius (Rio Haciendas Cir., and Rio De Jazmin Cir.).

- To allow for a location map scale of 1" = 1000' instead of 1"=600'.
- To allow a 30' wide pedestrian ROW pathway to allow access from this subdivision to the Rio Grande River.
- To allow for a block length of 2,407 feet on Rio Haciendas Dr., due to topographic and site conditions.
- To allow irrigation easements in order to provide proper surface water to the larger lots within this development.

CASE HISTORY

- City Council approved a development agreement that went into effect on May 6, 2008, and was amended on March 10, 2009.
- The City Plan Commission at its regular meeting of March 26, 2009, voted to approve the Haciendas Del Rio subdivision on a Major Combination basis.
- The City Plan Commission, at its regular meeting of August 23, 2012, recommended approval of a revised development agreement. City Council approved it on September 18, 2012.
- This application is the first out of three phases for the Haciendas Del Rio development.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the modifications and **approval** of Haciendas Del Rio Unit One on a Major Final basis, subject to the following requirement:

- That the City Plan Commission require the applicant to landscape the parkway at the rear of all double frontage lots along Strahan Rd.

Planning Division Recommendation:

Staff recommends approval with the modifications and condition. As per Section 19.04.170 (Modification of conditions):

A-3. The subdivider has demonstrated an alternative method of development that will improve the aesthetic value of the subdivision while giving equal emphasis to safety, economy, tax yield, maintenance cost, response time, drainage dedication and improvement of parkland and open space amenities, and vehicular access and pedestrian passage.

City Development Department - Land Development

We have reviewed subject plats and recommend **Approval**.

The Developer/Engineer shall address the following comments.

1. Illustrate minimum of 3' foot benches from sloped areas adjacent to sidewalks and houses on typical street cross sections in order to prevent erosion and undermining structures.

Parks and Recreation Department

We have reviewed **Haciendas Del Rio Unit One**, a major final plat map and offer no objections to this development; however, we offer Applicant / Developer the following comments:

Please note that this Subdivision is the first of three units for a total of 228 lots; this unit is composed of **88** Single-family dwelling lots and includes a **2.28 acre** Park.

Also, please note that this subdivision is not with-in the City of El Paso limits but is with-in the **Northwest Artcraft A** area of potential annexation therefore, the "Park site" will be dedicated to the City – Based on the following "Parkland" calculations, this plat meets and exceeds the minimum "parkland requirements by 1.40 acres or 140 Dwelling Units that can be applied towards sub-sequent Subdivisions Units Two & Three.

Haciendas Del Rio Unit One Dedicating a 2.28 acre
"Parksite"

Haciendas Del Rio Unit One = 88 Dwelling Units, Requires to dedicate 0.88 acres
"Parkland Credits" = 1.40 acres

1. Park improvements shall include as previously agreed the following at minimum:
Grading, leveling, sidewalks fronting the street & all around the park's perimeter, turf & irrigation, playground equipment, swings and canopy for the playground equipment.

We offer the following **informational comments** to assist Applicant in the design of the new Park's construction drawings.

Please note that design layout (Concept & Final) need to be coordinated with Parks Department for review and approval and are to include at minimum the following improvements:

1. Refer to Park's Design & Construction Standards.
2. Irrigation System shall be designed by a Licensed Irrigator Registered in the State of Texas, in good Standing, with a minimum 5 years experience, and with a minimum of 10 designs of comparable size systems.
3. Irrigation System must be designed to accommodate site static water pressure or a pump must be incorporated to accommodate design criteria.
4. Note for all park improvements (sidewalks, Ramps, etc) and paved Hike/Bike trails (if applicable) to be compliant with required accessibility criteria as set forth in ADAAG & TAS standards as mandated by Federal and State Governments.
5. Project(s) must be coordinated with TDLR to insure compliance with TAS requirements to include inspection, and certificate of substantial completion; approval of the subdivision/park improvement plans is subject to applicant providing proof of the project registration - PLD # (Registration Number) is provided.
6. No signs, fire hydrants, lights, NDCBU's, electrical/water boxes, telephone pedestals, no obstructions in general, shall be placed into proposed perimeter sidewalk, nor shall any utility conduits be placed along the park site.
7. Provide frontage lighting along adjacent Public Street rights of way. Engineer to coordinate with E.P.E.Co., Department of Transportation, and Parks Dept. light poles & conduit placement for perimeter lighting prior to street paving; perimeter street lighting shall be coordinated for light poles to be installed at max. 300' apart and/or at all street intersections along the park side and not along the residential side to prevent duplication of light poles.

8. Developer shall obtain soil samples (taken from proposed park site location finished ground) & provide complete analysis report (textural, minerals availability, water infiltration, detailed salinity, & PH conductivity test) with recommendations for soils amendments and preparation to insure existing soil conditions are suitable for turf, shrubs, and tree growth; coordinate site visit with Parks staff for collection of soil samples.
9. Any unsuitable soil conditions shall be remedied to eliminate hard soils, stony soils, high caliche soils, clay soils and contaminated soils to a minimum depth of 12 inches as required for proper planting as per Parks Design & Construction Standards.
10. Any unsuitable soil materials not approved by Parks Department are to be removed, disposed-off, and replaced with top soil to a minimum depth of 12 inches.
11. Any rock walls, retaining walls, or fences to be constructed along the park abutting residential sites need to be off of the Park and to be constructed by Developer if required in order to minimize disturbance to the park improvements.
12. Provide grading so that the park site does not sit lower than six inches (6”) from any top of curb elevation, throughout. Any low spot must have at minimum a surface area of 30,000 square feet to insure that any storm water is dispersed over a large area. Any sloped areas shall be at the max. 1 vertical : 20 horizontal (5%) and shall insure that proposed grades will keep water away from hard surfaces.
13. Grading and drainage plan for the site, to be reviewed and approved by Parks Department.
14. Applicant / Contractor are required to obtain irrigation and any other required permit(s) from Development Services (BP&I) Building Permits & Inspections Division.
15. Provide at minimum two (2) accessible picnic tables & benches on concrete pads as required by ordinance.
16. A 7' wide concrete sidewalk is required all along the park's frontage & perimeter.
17. A 7' wide landscaped parkway with street trees at every 30' on center.
18. Construction of Park improvements need to be coordinated and inspected by Parks Department.
19. Park Site acceptance is contingent upon completion of all street improvements abutting the park.

El Paso Water Utilities

Pending

El Paso County 911 District

No comments received.

El Paso Fire Department

No comments received.

Sun Metro

No comments received.

Central Appraisal District

No comments received.

El Paso Electric Company

No comments received.

Texas Gas Company

No comments received.

Canutillo Independent School District

No comments received.

Additional Requirements and General Comments:

1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
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. Modification Request
5. Application

ATTACHMENT 1

Haciendas Del Rio Unit One



ATTACHMENT 4

Pending

ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR
MAJOR FINAL SUBDIVISION APPROVAL

DATE: _____ FILE NO. SUSU 14-00014
SUBDIVISION NAME: HACIENDAS DEL RIO UNIT ONE

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
TRACTS 30, 31, 32, 301 & A 30 FT. COUNTY R.O.W
BLOCK 16 & TRACTS 10 & 10, BLOCK 13
UPPER VALLEY SUBSETS

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>33.5014</u>	<u>89</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____	Total No. Sites	_____	<u>89</u>
Commercial	_____	_____	Total (Gross) Acreage	_____	<u>33.5014</u>
Industrial	_____	_____		_____	_____

3. What is existing zoning of the above described property? R-2 Proposed zoning? _____

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes No _____

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)
ON-SITE PONDING

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 Rights

5-8-10

- 12. Owner of record COUNTY OF EL PASO 546-2098
(Name & Address) HACIENDAS DEL RIO PARTNERS L.P. 585-8200
(Zip) (Phone)
- 13. Developer Adrian Sal Pomo 550 S. Mesa Hills Fy 79912 915-585-8200
(Name & Address) (Zip) (Phone)
- 14. Engineer CAQ CONSULTING CO. 633-6422
(Name & Address) (Zip) (Phone)

Refer to Schedule C for current fee.

OWNER SIGNATURE: 
 REPRESENTATIVE: 

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