City of El Paso – City Plan Commission Staff Report

(Revised)

Case No:	SUSU14-00013 Haciendas Del Rio Unit 1,2 & 3
Application Type:	Major Preliminary
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:	91.8279
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 91.8 acres of farmland for 228 single-family lots averaging between 11,000 to 60,000 square feet, and a 2.28 acre park. Primary access to the subdivision is proposed from Strahan Rd. The applicant is submitting this application in order to phase out the development in three phases. 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., Rio De

Jazmin Cir., Rio El Jardin 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 a cross-section for a 52' ROW without sidewalk, inclusion of 18' and 23' to allow for widening of Strahan Rd.

- 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; lot increase from 118 to 228. City Council approved it on September 18, 2012.
- The City Plan Commission at its regular meeting of October 4, 2012, voted to approve the Haciendas Del Rio subdivision on a Major Combination basis.
- The applicant has submitted this new application in order to phase out the development; three phases.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the modifications and **approval** of Haciendas Del Rio Units 1, 2 & 3 on a Major Preliminary 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 needs to address the following comments.

1. No objections.

Parks and Recreation Department

We have reviewed **Haciendas Del Rio Unit 1, 2, 3** a major preliminary plat map and offer no objections to this development; however, we offer Applicant / Developer the following comments:

Please note that this Subdivision is composed of 228 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 – See Developers Agreement and Amended Agreement.

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

We have reviewed the above referenced subdivision and provide the following comments:

EPWU-PSB Comments

*The Haciendas Del Rio subdivision plans presented for this review are similar to the set of plans provided by the Developer on November 15, 2012. This plan however, designates Phase One as **Unit One**, Phase Two as **Unit Two**, and Phase Three as **Unit Three**.*

There is Development Agreement between the Developer and the El Paso Water Utilities – Public Service Board (EPWU-PSB) for the construction of the water and sanitary sewer mains to serve Phase One of the Haciendas Del Rio Subdivision (this is further described in the Comments section). EPWU-PSB respectfully requests the developer to provide to EPWU-PSB the new plans to enable EPWU-PSB to update the Development Agreement and the EPWU-PSB Records accordingly.

The Haciendas Del Rio Plat subdivision plans presented for this review increase the number of lots compared to the plat originally presented to EPWU-PSB by the Developer in the year 2009.

EPWU-PSB received from the Developer updated Haciendas Del Río plans on November 15, 2012. The described plans divide Haciendas Del Río subdivision into three (3) phases.

The phasing plans provided by the developer on November 15, 2012 depict the boundary line between Phase One and Phase Three inside Lot 29, Block One (1), Haciendas Del Rio subdivision. For the purpose of designating individual water and sanitary sewer service contracts for each lot, EPWU-PSB included Lot 29, Block One (1), Haciendas Del Rio subdivision into Phase Three. Lot 30, Block 1, Haciendas Del Rio subdivision remained in Phase One.

EPWU-PSB updated the proposed Haciendas Del Rio subdivision on-site water and sanitary sewer plans as per the updated Haciendas Del Rio subdivision improvement plans received from the Developer on November 15, 2012

Phase One consists of the following lots:

Block One (1): Lots 30 and 31.

Block four (4): Lots 11 through 20, inclusive.

Block five (5): Lots 1 through 8 (the Park), inclusive.

Block six (6): Lots 1 through 43, inclusive.

Block seven (7): Lots 1 through 14, inclusive.

Block eight (8): Lots 1 through 11, inclusive.

Phase Two consists of the following lots:

Block Five (5): Lots 9 through 35, inclusive.

Block Eight (8): Lots 12 through 45, inclusive.

Block Nine (9): Lots 1 through 18, inclusive.

Phase Three consists of the following lots:

Block One (1): Lots 1 through 29, inclusive.

Block Two (2): Lots 1 through 11, inclusive.

Block Three (3): Lots 1 through 12, inclusive.

Block Four (4): Lots 1 through 10, inclusive.

Total = 229 lots (228 residential lots, and a single lot for a park)

EPWU-PSB Comments

The Developer has entered into a Development Agreement with the El Paso Water Utilities – Public Service Board (EPWU-PSB) to construct an off-site sixteen (16) inch diameter water transmission main as well as an off-site twenty – four (24) inch diameter sanitary sewer main along Strahan Road. The described mains are required in order to provide service to the Property. The described off-site mains are being constructed by the Developer. EPWU-PSB has not provided acceptance to these mains due to pending Punch List items.

In addition to this, the Developer has entered into a second Development Agreement with the El Paso Water Utilities – Public Service Board (EPWU-PSB) to construct on-site water and sanitary sewer mains to serve Phase One of the Haciendas Del Rio Subdivision. Due to the increased number of Lots depicted by the updated Haciendas Del Rio improvement plans provided by the Developer on November 15, 2012, the corresponding water and sanitary sewer plans have been updated accordingly. An Addendum to this Development Agreement was prepared to reflect the described update. The Addendum was forwarded to the Developer; however, EPWU-PSB has not received the Agreement executed by the Developer.

Haciendas Del Rio Subdivision is not required to pay impact fees; however Haciendas Del Rio Subdivision will be required to pay annexation fees due to EPWU-PSB.

EPWU-PSB will not participate in the construction costs of the proposed water or sanitary sewer mains to serve this development. All construction costs are the responsibility of the Owner/Developer.

Haciendas Del Rio Subdivision will not be eligible for any refunds (Exhibit "B") for any portions of the proposed water or sanitary sewer mains.

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

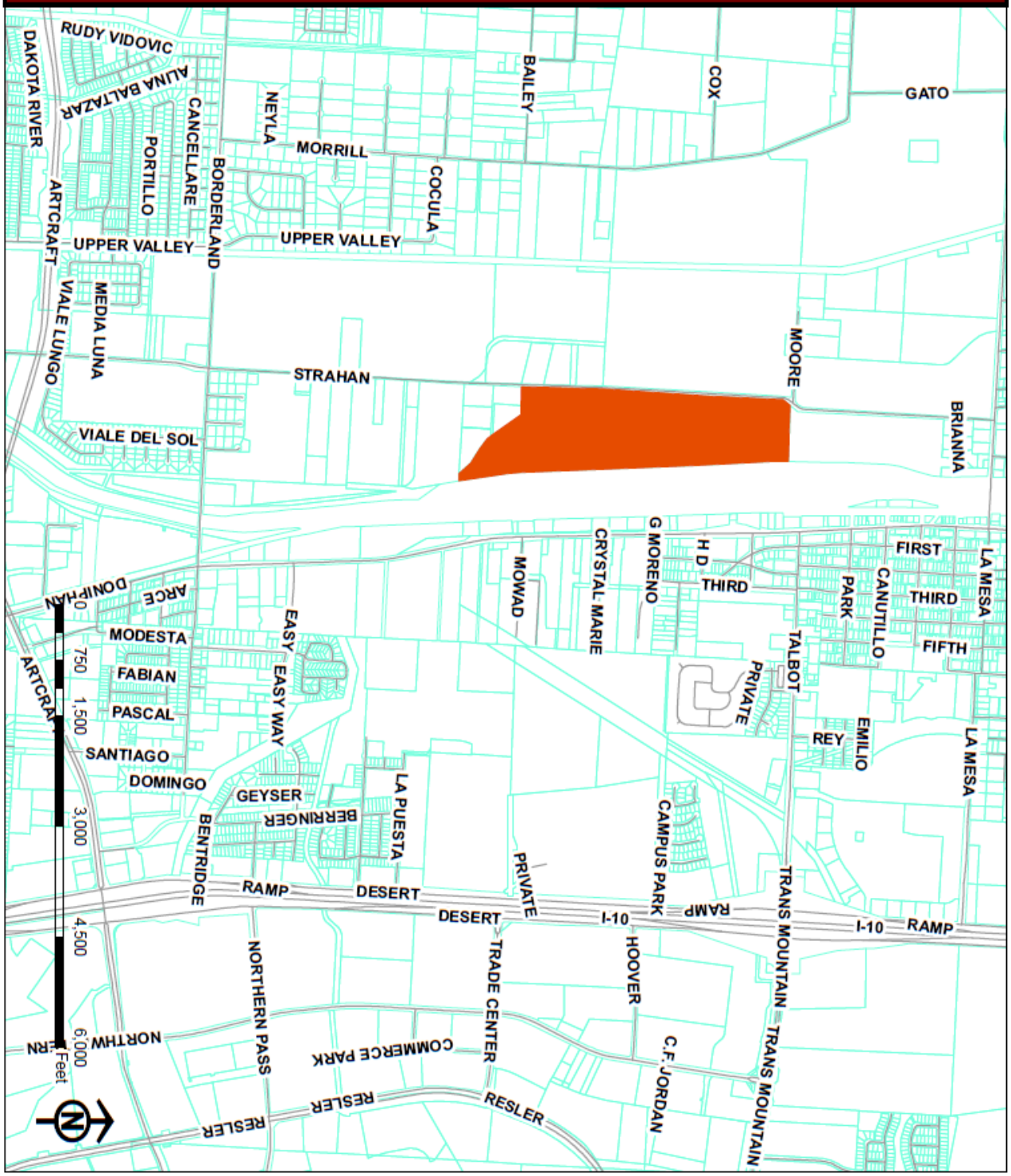
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Attachments

1. Location map
2. Aerial map
3. Preliminary plat
4. Modification Request
5. Application

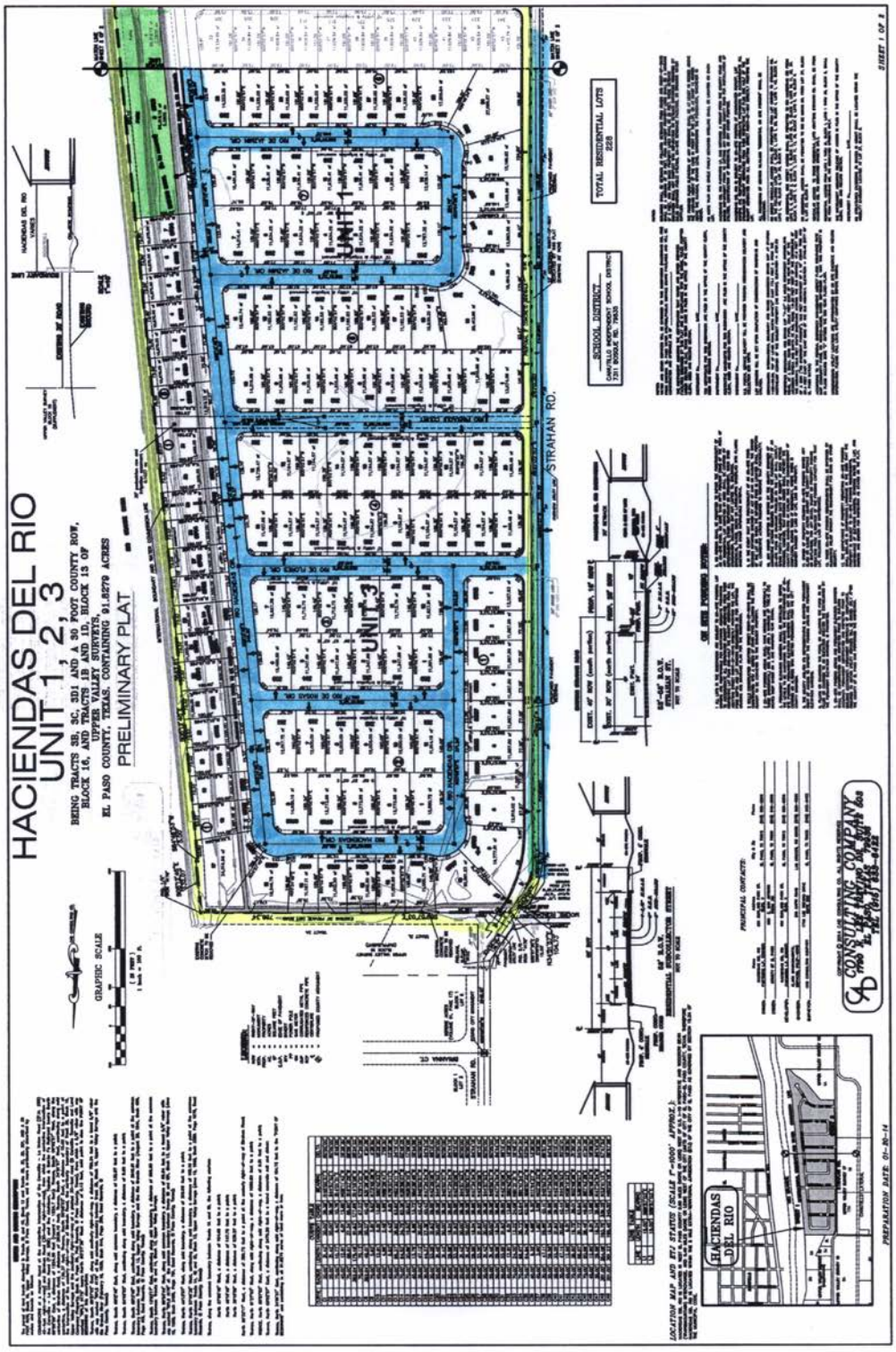
ATTACHMENT 1

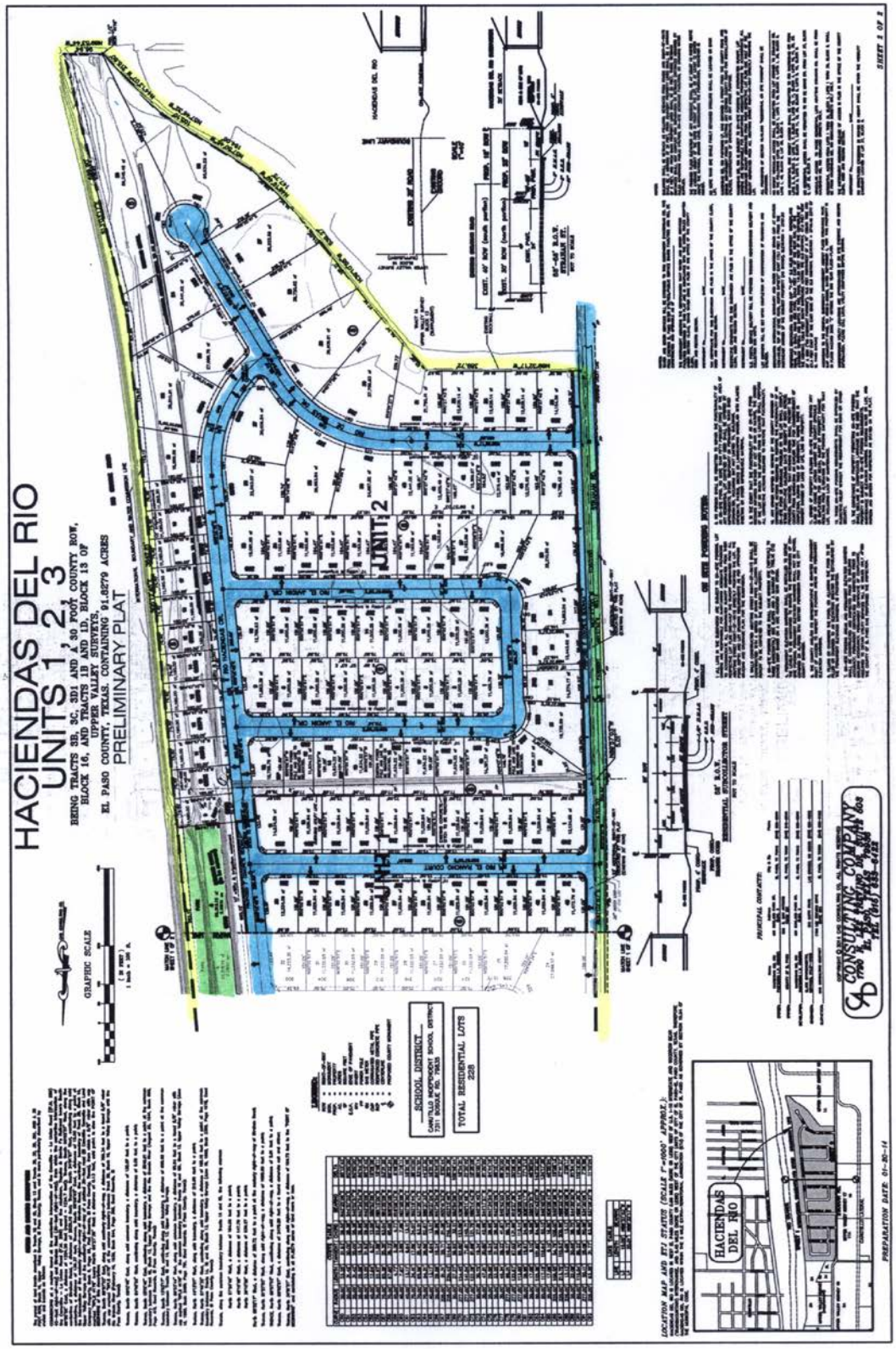
Haciendas Del Rio Unit 1,2 & 3



ATTACHMENT 2

ATTACHMENT 3




HACIENDAS DEL RIO
UNITS 1, 2, 3
BEING TRACTS 3B, 3C, 3D1 AND A 30 FOOT COUNTY ROW,
BLOCK 16, AND TRACTS 1B AND 1C, BLOCK 13 OF
EL PASO COUNTY, TEXAS, CONTAINING 91.8279 ACRES
PRELIMINARY PLAT
UNIT 2
GRAPHIC SCALE
SCHOOL DISTRICT
TOTAL RESIDENTIAL LOTS
228
HACIENDAS DEL RIO
PREPARATION DATE: 01-20-14

ATTACHMENT 4

CONSULTING
COMPANY
LAND SURVEYORS

March 7, 2014

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

Attention: Raul Garcia

Re: ***Modification Request-Haciendas Del Rio***

Dear Raul,

As per your request and as per Title 19 Subdivision, Chapter 19.04 General Provisions, Sub-Section 19.04.170 Modification of Conditions, we are submitting a formal request for the following modifications to the above mentioned subdivision as follows:

- Subdivision Improvement Design Standards Section 3-50 to allow reduction of turning hell radius of a 70' radius (Rio Hacienda Dr., Rio De Jazmin Cir., Rio El Jardin Cir.) for proper traffic circulation while improving traffic and Pedestrian safety and mobility.
- Subdivision Improvement Design Standards Section 19.08-06 to allow for a location map scale of 1"=1000' instead of 1"=600' to provide a more legible location map.
- Subdivision Improvement Design Standards to allow a 30' wide pedestrian ROW pathway to allow access from this subdivision to the Rio Grande River in order to improve pedestrian mobility.
- Subdivision Improvement Design Standards to allow a to allow revised cross section for 52' ROW without sidewalk, inclusion of 18" and 23" to allow for widening of Strahan Road and Plat map scales.
- Subdivision Improvement Design Standards to allow for a block length of 2,407 on Rio Haciendas Drive due to the topographic and site conditions (Rio Grande River) while improving subdivision connectivity.
- Subdivision Improvement Design Standards to allow for irrigation easements in order to provide proper surface water to the large lots within this development.

If you have any questions or comments on the above please let me know. Thank you for your time and consideration in this matter.

Sincerely,

Enrique Ayala
CAD Consulting Co.
915-633-6422

ATTACHMENT 5

FEB 19 2014

CITY PLAN COMMISSION APPLICATION FOR
MAJOR PRELIMINARY SUBDIVISION APPROVAL

DATE:_____ FILE NO. SUSU14-00013

SUBDIVISION NAME: HACIENDAS DEL RIO UNITS 1, 2, 3

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
TRACTS 3B, 3C, 3D1 & A 30 FT. COUNTY R.O.W.
BLOCK 16, & TRACTS 1A & 1D, BLOCK 13
UPPER VALLEY SURVEYS

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	22.8	91.8279	Office		
Duplex			Street & Alley		6
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial			Total No. Sites		228
Industrial			Total (Gross) Acreage		91.8279

3. What is existing zoning of the above described property? R2 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)

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

COUNTY OF EL PASO 546-2098

12. Owner of record HACIENDAS DEL RIO PARTNERS L.P. 585-8200
(Name & Address) (Zip) (Phone)

13. Developer Adrian Sal Romo 550 S. Mesa Hills EY 79912 915-585-8200
(Name & Address) (Zip) (Phone)

14. Engineer CAD 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.