



City of El Paso – City Plan Commission Staff Report

Case No: SUSU15-00019 Haciendas Del Rio Unit One
Application Type: Major Combination
CPC Hearing Date: April 9, 2015
Staff Planner: Nelson Ortiz, (915) 212-1606, ortiznx@elpasotexas.gov
Location: West of Doniphan and South of La Union
Acreage: 33.5014
Rep District: ETJ
Existing Use: Vacant
Existing Zoning: N/A
Proposed Zoning: N/A
Nearest Park: Rio Grande River Trail # 1 (.30 miles)
Nearest School: Canutillo Middle School (.65 miles)
Park Fees Required: N/A
Impact Fee Area: Westside Impact Fee Service Area
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 88 single-family lots ranging between approximately 11,000 to 29,000 square feet and a 2.28 acre park. The applicant is proposing to dedicate and improve 23' of additional right-of-way to Strahan Road. Primary access to the subdivision is proposed from Strahan Road. 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 turning heel with a 70' radius on Rio De Jazmin Circle.

- 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 irrigation easements in order to provide proper surface water to the larger lots within this development.
- To allow a block length in excess of the 1,500' maximum requirement for Block 6 along Rio De Jazmin Circle.

CASE HISTORY and REQUEST

- 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 City Plan Commission at its regular meeting of March 13, 2014, voted to approve Haciendas Del Rio subdivision on a Major Preliminary and Major Final basis.

With this application, the applicant is seeking re-approval of the preliminary and final plats which expired September 2014. Pursuant to Section 19.08.060.H (Submission for Recording), the applicant shall submit a recording plat 6 months after final plat approval. This application is the first of three phases for the Haciendas Del Rio development.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **denial**. The applicant must comply with the following code requirements:

- The applicant must provide an engineering report. (Section 19.24.020.C).
- County of El Paso signature required on the application as part owner of the land.

Planning Division Recommendation:

The applicant must comply with the following code requirements:

- The applicant must provide an engineering report. (Section 19.24.020.C).
- County of El Paso signature required on the application as part owner of the land.

Planning and Inspections Department - Land Development

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

The Developer/Engineer shall address the following comments.

1. No objections.

Parks and Recreation Department

We have reviewed **Haciendas Del Rio Unit One**, a major combination 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 Arcraft 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 "Park site"

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.
2. Revise Development Agreement Second Amendment if necessary.

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:

The Developer of Haciendas Del Río subdivision (HDR) has entered into an agreement with the El Paso Water Utilities – Public Service Board (EPWU-PSB) to construct the proposed water and sanitary sewer mains to provide service to this subdivision. Service to HDR consists of off-site mains along Strahan Road as well as of on-site mains.

The off-site mains have not received any acceptance form EPWU-PSB.

EPWU-PSB received Addendum No. 1, pertaining to the off-site mains from the Developer to update the quantities listed in the Agreement to the quantities described in the EPWU-PSB Certificate of Completion. The Addendum was executed by EPWU-PSB on February 24, 2015.

EPWU-PSB Comments

There is Development Agreement titled "Haciendas Del Rio Phase One" 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 this portion of HDR subdivision.

The phasing plans provided by the developer on November 15, 2012 depict the boundary line between Phase One (1) and Phase Three (3) inside Lot 29, Block One (1), Haciendas Del Rio Unit 1 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 Unit 1 subdivision into Phase Three. Lot 30, Block 1, Haciendas Del Rio Unit 1 subdivision remained in Phase One.

EPWU-PSB issued *Partial Conditional Acceptance* to Haciendas Del Rio Phase One (1) on June 25, 2014. This Partial Conditional Acceptance ***excludes*** water and sanitary sewer service to 6740, 6736 and 6732 Rio Haciendas Circle (Lots 29, 30 and 31, Block 1, Haciendas Del Rio Unit 1).

Partial Conditional Acceptance enable the Developer to obtain water for construction purposes only. The sanitary sewer mains are not part of this acceptance and shall remain plugged at the connection to the public system.

The exclusion of 6740, 6736 and 6732 Rio Haciendas Circle is necessary due to the fact that the portion of the sanitary sewer main that provides service to these three lots (the main located along Rio Haciendas Circle from Station 1 + 67 to Station 3 + 72) has no outlet and will not be able to discharge unto the sanitary sewer main located along Strahan Road until after the sanitary sewer mains pertaining to the Phase Three (3) located north of Phase One are completed.

EPWU-PSB respectfully requests the developer to provide written directives to EPWU-PSB and new plans to enable EPWU-PSB to update the Development Agreement and the EPWU-PSB Records accordingly.

El Paso County 911 District

- Developer to change the addressing on Rio De Jazmin Circle so that the addressing is consistent throughout the street. Even numbers should be consistently on one side and odd numbers on the other regardless of any turns in the road.

El Paso Electric Company

- Please extend utility easements along Rio Haciendas Circle and Strahan Road. This will affect Block 4 Lots 11 and 20; Block 6 Lots 1, 10, 11, 19-24, 32, 33, and 43; Block 7 Lots 7 and 8; Block 8 Lots 1 and 11.

El Paso Fire Department

No comments received.

Central Appraisal District

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 Planning and Inspections 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.
3. Applicant shall revise the modification request.
4. Change “City Development Director” to “Planning and Inspections Director” in the approval statement.
5. Revise metes and bounds description specified on the plats.
6. Remove sheet numbers as numbering is out of sequence.
7. Revise all notes pertaining to vehicular access as incorrect lots were noted.
8. Add appropriate impact service fee table on plat.

Attachments

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

ATTACHMENT 1

HACIENDAS DEL RIO UNIT ONE



ATTACHMENT 2

HACIENDAS DEL RIO UNIT ONE



ATTACHMENT 5



March 7, 2014

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

Attention: Raul Garcia

Re: Modification Request-Haciendas Del Rio

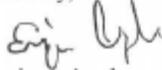
Dear Raul,

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 6



CITY PLAN COMMISSION APPLICATION FOR
MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: 3-16-15 FILE NO: SUSU15-00019
 SUBDIVISION NAME: HACIENDAS DEL RIO UNIT ONE

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

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	<u>88</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____		_____	_____
Commercial	_____	_____	Total No. Sites	_____	<u>88</u>
Industrial	_____	_____	Total (Gross) Acreage	<u>33.5014</u>	_____

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

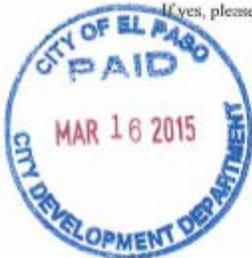
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No
 If answer is "Yes", please explain the nature of the modification or exception

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



City Development Department
 811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

- Haciendas Del Rio
12. Owner of record SSO S. Mesa Hills Bldg F-4 79912 915-276-0686
 (Name & Address) (Zip) (Phone)
13. ~~Developer~~ SUNNYDA CAD CONSULTING CO. 633-6422
 (Name & Address) (Zip) (Phone)
14. Engineer AS ENGINEERING 591.3121
 (Name & Address) (Zip) (Phone)

**Effective September 1, 2014, a 3% Technology fee has been added to all Planning application fees.*

OWNER SIGNATURE: [Signature]
 REPRESENTATIVE: [Signature]

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

City Development Department
 811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085