



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

### REVISED

**Case No:** SUSU14-00053 Rio Valley Subdivision Replat A  
**Application Type:** Resubdivision Combination  
**CPC Hearing Date:** July 17, 2014  
**Staff Planner:** Alfredo Austin, 915-212-1604, [austinaj@elpasotexas.gov](mailto:austinaj@elpasotexas.gov)  
**Location:** North of Borderland and West of Westside  
**Acreage:** 57.0342 acres  
**Rep District:** 1  
**Existing Use:** Vacant  
**Existing Zoning:** G-MU (General mixed-use district)  
**Proposed Zoning:** G-MU (General mixed-use district)  
**Nearest School:** Garcia Elementary (.25 mile)  
**Nearest Park:** Park pond proposed within subdivision (2.541 acres)  
**Park Fees:** N/A  
**Impact Fee Area:** This property is not located in an Impact Fee Service Area.  
**Property Owner:** Rio Valley, LLC  
**Applicant:** Rio Valley, LLC  
**Representative:** Kistenmacher Engineering Co.

### **SURROUNDING ZONING AND LAND USE**

**North:** ETJ/ Residential development  
**South:** R2 & R-F/ Single-family development  
**East:** P-R 1/ Vacant  
**West:** ETJ/ Vacant

**THE PLAN FOR EL PASO DESIGNATION:** O3, Agriculture

### **APPLICATION DESCRIPTION**

The applicant is proposing to replat 57.0342 acres of land into 240 single family lots. Access to the subdivision is proposed from Borderland Road and Westside Drive. This development is being reviewed under the current subdivision ordinance. Rio Valley Subdivision was previously approved by CPC on August 23, 2012.

[In accordance with Section 19.20.050 the applicant is requesting an alternative subdivision improvement design which will include:](#)

- [a\) Pedestrian connectivity between the parkland and adjacent lots is provided, and](#)

- b) That a front build-to line, in accordance with the zoning ordinance, is delineated on the plat so that residential structures face the park, and
- c) The park site shall share at least one boundary line with a public or private street.

### **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends [approval of the alternative design pending submittal of alternative design request submittal](#) and [approval](#) of Rio Valley Subdivision Replat A on a **Resubdivision Combination** basis subject to the following comments been addressed:

#### **City Development Department-Planning Division:**

Staff recommends [approval of the alternative design pending submittal of alternative design request](#) and [approval](#) of Rio Valley Subdivision Replat A on a **Resubdivision Combination** basis.

#### **City Development Department-Land Development:**

We have reviewed subject plats and recommend **Approval**. Developer/Engineer shall address the following comments.

Update typical street ROW cross sections on preliminary plat.

#### **Parks and Recreation Department:**

We have reviewed **Rio Valley Subdivision Replat "A"**, a resubdivision combination plat map and offer Developer / Engineer the following comments:

Please note that this subdivision density is not being increased, as evidenced by the original subdivision and replat, therefore meeting the requirements to be excluded from the calculation for parkland dedication as per ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 – Parks & Open Space** as noted below.

#### **Section 19.20.060 - Exclusions from dedication requirement.**

Exclusions. The following shall be excluded from the calculation for parkland dedication. In all instances, the **burden of proof shall be on the subdivider** to demonstrate that the plat meets the requirements of this chapter:

- A. A residential replat of an area where the density has not been increased from the original subdivision, as evidenced by the original subdivision and replat. In the case of a replat where parkland was not originally provided, the parkland requirements shall prevail.

#### **El Paso Water Utilities:**

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

1. EPWU does not object to this request.
2. The Owner/Developer has entered into a Development Agreement with the El Paso Water Utilities – Public Service Board (EPWU-PSB) to construct the water and sewer mains that will provide service to the subdivision. The Developer’s utility contractor is currently installing the required water and sanitary sewer mains which will be available

for permanent service after EPWU-PSB issues a Letter of Final Acceptance of the facilities.

3. EPWU is interested in leasing the water rights of the subject property. Please contact Ms. Alma De Anda at 594-5513.

**911:**

No comments received.

**Sun Metro:**

No comments received.

**El Paso Electric Company:**

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.
3. This property is subject to impact fees. The table and respective language shall be included on the face of the final approved and recorded plat. Impact fees shall be calculated based on the table below:

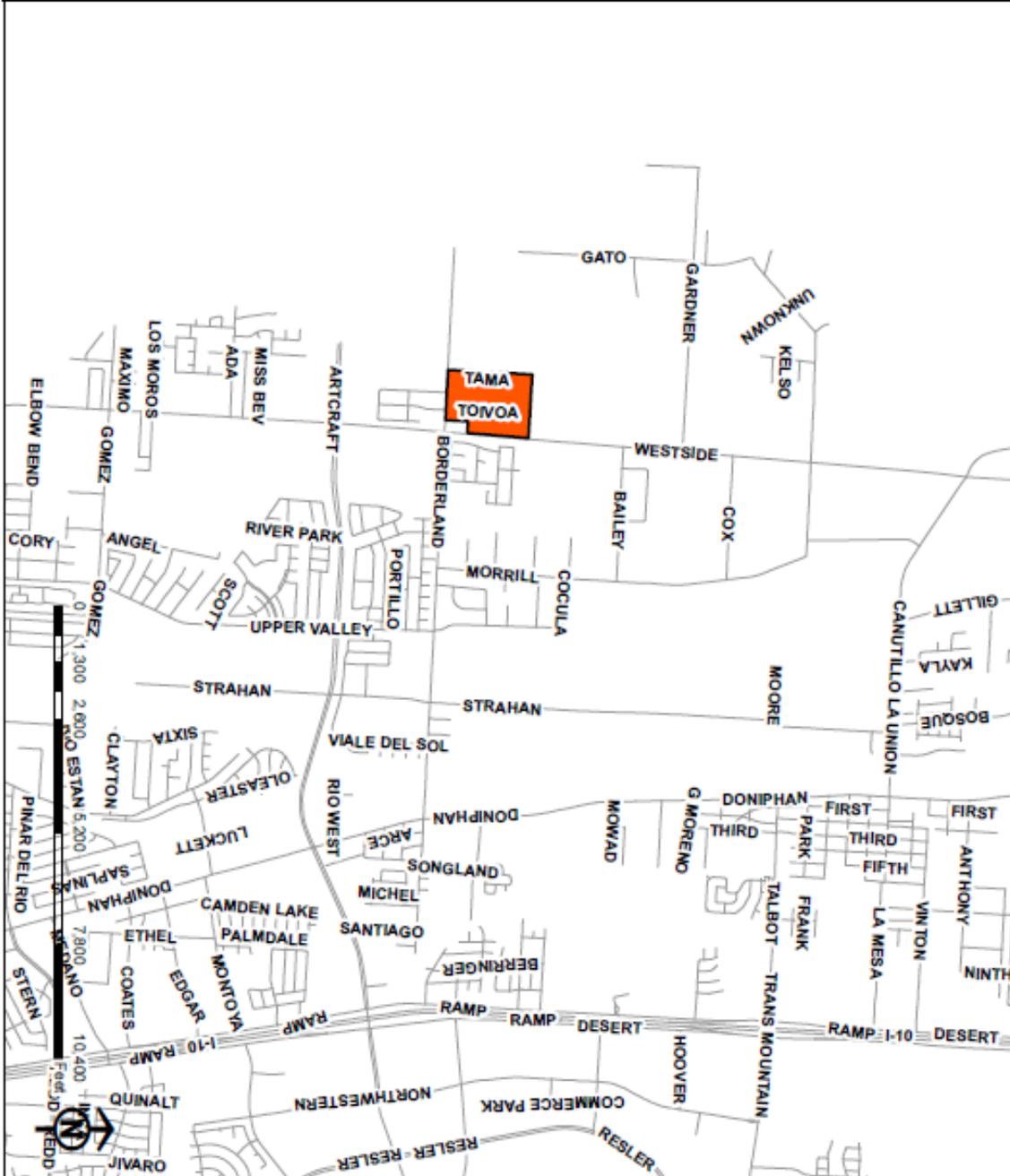
Chapter 395 of the Texas Local Government Code authorizes the City of El Paso to adopt and impose water and wastewater impact fees. This plat note fulfills an obligation mandated by Chapter 395 and sets the assessment of the impact fees in accordance with the impact fee schedule adopted by City Council as set forth below. The collection of the impact fee for this subdivision shall be prior to the time a building permit is issued if development is within the city limits or at the time of the meter connection if development is outside the city limits.

## **Attachments**

1. Location map
2. Aerial map
3. Preliminary Plat
4. Final Plat
5. Alternative design request
6. Application

ATTACHMENT 1

Rio Valley Subdivision Replat A



ATTACHMENT 2

# Rio Valley Subdivision Replat A







## ATTACHMENT 5



KISTENMACHER ENGINEERING COMPANY

• CONSULTING ENGINEERING

• LAND PLANNING

• SURVEYING

July 16, 2014

City Plan Commission  
c/o City Development  
City of El Paso  
801 Texas Street  
El Paso, TX 79901

Attention: Alfredo J. Austin, Planner, Subdivisions

Re: Rio Valley Subdivision Replat "A"  
Alternative Design Request

Ladies / Gentlemen:

Rio Valley, LLC, the owner / developer of Rio Valley Subdivision Replat "A", is respectfully requesting the use of an alternative design, in accordance with Section 19.26.040 (Alternative Subdivision Improvement Design), for use in this subdivision. Specifically, parkland development within the subdivision is proposed in accordance with the following standards in Section 19.20.050 (Standards for Deeded Parkland):

- a. Pedestrian connectivity between the parkland and adjacent lots is provided, and
- b. That a front build-to line, in accordance with the zoning ordinance, is delineated on the plat so that residential structures face the park, and
- c. The park site shall share at least one boundary line with a public or private street.

The proposed dedicated parkland sites, previously approved in conjunction with Rio Valley Subdivision, comply with these alternative design standards.

Thank you for your review and consideration of this request. Should you have any questions or require any additional information, please contact us at your convenience.

Sincerely,

KISTENMACHER ENGINEERING COMPANY

G. Glen Kistenmacher, P.E.

TWO LOCATIONS IN TEXAS TO SERVE YOU

6044 GATEWAY BLVD. EAST, SUITE 800  
EL PASO, TEXAS 79905  
915-778-4476 · FAX 915-778-4504

6336 GREENVILLE AVENUE, SUITE C  
DALLAS, TEXAS 75206  
214-234-0011 · FAX 214-234-0012

## ATTACHMENT 6



### CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE: May 12, 2014 FILE NO. SUSU14-00053  
 SUBDIVISION NAME: Rio Valley Subdivision Replat "A"

1. Legal description for the area included on this plat (Tract, Block, Gmnt., etc.)  
Tract 5, Block 14, Upper Valley Surveys, City of El Paso, El Paso County, Texas

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	22.360	185	Office	_____	_____
Duplex	8.409	42	Street & Alley	15.574	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	8.265	16	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	2.426	4	Total No. Sites	_____	247
Industrial	_____	_____	Total (Gross) Acreage	57.034	_____

3. What is existing zoning of the above described property? GMUC1 Proposed zoning? Same

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 X Overhead \_\_\_\_\_ Combination of Both \_\_\_\_\_

6. What type of drainage is proposed? (If applicable, list more than one)  
Surface and Storm Sewer Flow to Storm Water Retention Ponds

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

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes \_\_\_\_\_ No X  
 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 X No \_\_\_\_\_

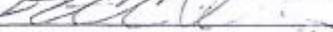
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes \_\_\_\_\_ No X

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) 541-4024

12. Owner of record Rio Valley, LLC, 6300 Espondido Drive, El Paso, TX 79912 584-8629  
(Name & Address) (Zip) (Phone)
13. Developer Same as owner  
(Name & Address) (Zip) (Phone)
14. Engineer Kistenmacher Engineering Co., 6044 Gateway Blvd East, Ste 800 El Paso, Tx 79905 778-4476  
(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.

City Development Department  
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 541-4024