City of El Paso – City Plan Commission Staff Report

Case No:	SUSU12-00050 Haciendas Del Rio
Application Type:	Major Combination
CPC Hearing Date:	October 4, 2012
Staff Planner:	Nathaniel Baker, (915) 541-4192, bakernt@elpasotexas.gov
Location:	West of Doniphan Drive and South of La Union Avenue
Acreage:	91.8 acres
Rep District:	West ETJ
Existing Use:	Farmland
Existing Zoning:	ETJ
Proposed Zoning:	ETJ
Nearest Park:	Rio Grande River Trail (Adjacent)
Nearest School:	Jose Damiam Elementary (1.4 miles)
Park Fees Required:	N/A
Impact Fee Area:	Westside Impact Fee Area
Property Owner:	Haciendas Del Rio Partners LP
Applicant:	Haciendas Del Rio Partners LP
Representative:	CAD Consulting Company

SURROUNDING ZONING AND LAND USE

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

PLAN EL PASO DESIGNATION: AGRICULTURE

APPLICATION DESCRIPTION

The applicant proposes to subdivide 91.8 acres of farmland for 228 single-family lots and a 2.28-acre park which meets the minimum parkland dedication requirement. Access is proposed from Strahan Road. This subdivision is being reviewed under the subdivision code in effect prior to June 1, 2008.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of Haciendas del Rio subject to the comments and conditions listed below. City Council approved the revised Development Agreement for this subdivision on September 18, 2012.

Staff is recommending that the City Plan Commission require the applicant to landscape the

parkway area on the rear side of all double-frontage lots as stipulated under Section 19.16.080(D) *The city plan commission may require that a parkway at the rear of a double frontage lot be landscaped or other aesthetic treatment be provided by the subdivider, subject to the approval of the city development director or designee, to provide visual separation between the development and the street.*

Planning Division Recommendation

Planning recommends **approval**. The CPC recommended approval of the revised development agreement on August 23, 2012, and City Council approved it on September 18, 2012.

City Development Department - Land Development

Comply with improvements standards and design principles as per section 19.16.06.

Planning – Transportation

1. Vehicular access to Lot 37 Block 8 and Lot 23 Block 5 shall be from Rio Haciendas not Rio de Minas.
2. Add the following note: No structures exceeding 36 in. in height shall be located within the visibility easement located at Lot 37, Block 8
3. Developer shall provide traffic calming devices on Rio Haciendas Circle in accordance with the Amendment to the Development Agreement dated march 10, 2009; such traffic control shall be coordinated with El Paso Department of Transportation and reflected on the improvement plans for the subdivision.

Notes:

1. Double frontage lots along Strahan and Moore shall comply with Section 19.16.080.D (Double frontage lots).
2. All existing/proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public right-of-way shall be in accordance with the City Design Standards for Construction and be ADA/TAS compliant.

Parks and Recreation Department

Please note that this Subdivision is composed of 228 Single-family dwelling lots and includes a 2.28 acre Park site which will be dedicated to the City.

1. Need to amend Developers Agreement as well as Development Plan.
2. 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.

Park Site acceptance is contingent upon completion of all street improvements abutting the park.

El Paso Water Utilities

The Haciendas Del Rio Plat presented for this review increases the number of lots compared to the plat originally presented to EPWU-PSB by the Developer.

EPWU-PSB respectfully requests the Developer to submit the updates to Haciendas Del Rio to enable this office to update the water and sanitary sewer plans and Record information as per the new plat configuration.

EPWU-PSB respectfully requests the Developer to update the Final Engineering Report for Haciendas Del Rio to reflect the twenty-four (24) inch diameter sanitary sewer mains as well as the eighteen (18) inch diameter sanitary sewer mains being constructed by the Developer along Strahan Road.

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.

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.

Phase One of the water and sanitary sewer mains consists of Lot 8 through Lot 15, Block 4, Lot 1 through Lot 36, Block 6, Lot 1 through 12, Block 7, Lot 25 and 26, Block 1, Lot 1 through Lot 8, Block 5, and Lot 1 through Lot 9, Block 8. The water and sanitary sewer plans pertaining to Phase One have been released by EPWU-PSB for construction. An Addendum to this Development Agreement may be required if the number of services has increased or decreased. The EPWU respectfully requests that the Developer contact the EPWU Office to coordinate the changes to the Development Agreement.

Phase Two of the proposed water and sanitary sewer mains consists of Lot 9 through Lot 30, Block 5, Lot 10 through Lot 37, Block 8 and Lot 1 through Lot 14, Block 9. Presently there is no Development Agreement for the construction of the water and sanitary sewer mains between the Developer and EPWU-PSB for Phase Two.

Phase Three of the proposed water and sanitary sewer mains consists of Lot 1 through Lot 7, Block 4, Lot 1 through Lot 24, Block 1, Lot 1 through Lot 9, Block 2, and Lot 1 through Lot 10, Block 3. Presently there is no Development Agreement for the construction of the water and sanitary sewer mains between the Developer and EPWU-PSB for Phase Three.

The described phasing of the proposed construction of the proposed water and sanitary sewer mains was as per the phasing plan provided 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.

The Plat provided by the Developer to EPWU-PSB for the generation of the above-described water and sanitary sewer main plans contains the following information:

Block 1, Lot 1 through Lot 26, (26 lots).

Block 2, Lot 1 through Lot 9, (9 lots).

Block 3, Lot 1 through Lot 10, (10 lots).

Block 4, Lot 1 through Lot 15, (15 lots).

Block 5, Lot 1 through Lot 30, (30 lots).

Block 6, Lot 1 through Lot 36, (36 lots).

Block 7, Lot 1 through Lot 12, (12 lots).

Block 8, Lot 1 through Lot 37, (37 lots).

Block 9, Lot 1 through Lot 14, (14 lots).

Total = 189 lots

The preliminary plat presented for this review contains the following information:

Block 1, Lot 1 through Lot 31, (31 lots).

Block 2, Lot 1 through Lot 11, (11 lots).

Block 3, Lot 1 through Lot 12, (12 lots).

Block 4, Lot 1 through Lot 20, (20 lots).

Block 5, Lot 1 through Lot 35, (35 lots).

Block 6, Lot 1 through Lot 43, (43 lots).

Block 7, Lot 1 through Lot 14, (14 lots).

Block 8, Lot 1 through Lot 45, (45 lots).

Block 9, Lot 1 through Lot 18, (18 lots).

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

EPWU Stormwater Division

1. The plat indicates on-site ponding will be used to manage stormwater runoff. To establish the feasibility of the proposed residential on-site ponding, the applicant shall submit hydraulic calculations prepared by a Professional Engineer as per Section 19.16.060C of the previous subdivision ordinance (March 11, 1997 – June 1, 2008). The submittal shall conform to the requirements outlined in Section J of the Drainage Plan Standard Detail of the City's Design Standards for Construction and the requirements outlined in Section 19.16.060C (1-7) of the previous subdivision ordinance. If on-site ponding as proposed is determined to be unfeasible, ponding in a common retention pond shall be required.

2. Provide the following on-site ponding requirements which reference the ***County*** of El Paso on the Preliminary Plat and the Final Plat sheets.

On-site Ponding Notes:

1. All lots in the subdivision are subject to on-site ponding. Lot owners are responsible for maintaining adequate provisions to accommodate all stormwater runoff generated from their respective lot plus one-half the runoff generated from all abutting street right-of-ways directly fronting the lot. The pond depth and lot grading requirements are as per approved Grading and Drainage plan for the Subdivision.

2. Walls constructed abutting street right-of-ways shall be constructed with a series of drain pipes allowing the street runoff to be conveyed to the subject property.

3. On-site ponding areas shall have maximum one (vertical) to three (horizontal) side slopes and a maximum depth of twelve (12) inches based on a one hundred year storm.

4. Permanent elevation markers shall be installed to define the levels to be maintained to ensure the effectiveness of on-site ponding. Permanent elevation markers shall not be moved, covered, or altered without written permission from the ***County*** Engineer.

5. The ***County*** and/or its Representative is granted permanent right of access to inspect the ponding areas and permanent elevation markers.

6. Filling or changing the pond, or allowing the pond to be filled or changed to an elevation greater than established by the permanent elevation markers, is prohibited.

7. On-site ponding areas and permanent elevation markers shall be constructed and inspected prior to building occupancy. Permanent Certificate of Occupancy, required to obtain utility services, will be issued only after the ***County*** of El Paso has performed the inspection.

8. No person shall be permitted to impair the functionality of an on-site pond. No more that fifty-percent (50%) of the area of any residential lot conveyed by deed shall be covered by improvements, either temporary or permanent, which shed stormwater, including but not limited to, buildings, driveways, patios, decks or landscaping underlaid with plastic sheeting or other impermeable material.

9. In the event that the functionality of an on-site pond becomes impaired whether by act of man or nature, the owner of the lot on which the impaired pond is located shall perform all corrective actions required to restore that functionality.

10. Any owner notified in writing by the ***County*** Engineer of corrective actions required to restore the functionality of an on-site pond or drainage problem on the lot shall comply within forty-five calendar days of receipt of such notice; provided, however, that nothing herein shall prevent the ***County*** from mandating an earlier time for commencement of completion during times of emergency, where there is imminent danger of loss of life, limb or property.

11. Owner of property utilizing on-site ponding waives any claim or cause of action against the ***County*** officials or employees, for any death, injury or property damage resulting from alteration of the ponding capacity for that lot, including lack of maintenance.

12. These on-site ponding requirements shall be enforced by injunctive relief without the requirement for bond or other security.

13. The conveyance of property permitting on-site ponding shall declare in conspicuous language in the deed that the property is subject to on-site ponding requirements, maintenance of elevation markers, standing water on lot, and ingress and egress for inspection as stated on the plat.

Sun Metro
No comments received.

El Paso Fire Department
No comments received.

911
No comments received.

Central Appraisal District
No comments received.

El Paso Electric Company
No comments received.

Texas Gas Company
No comments received.

El Paso Independent School District
No comments received.

Additional Requirements and General Comments:

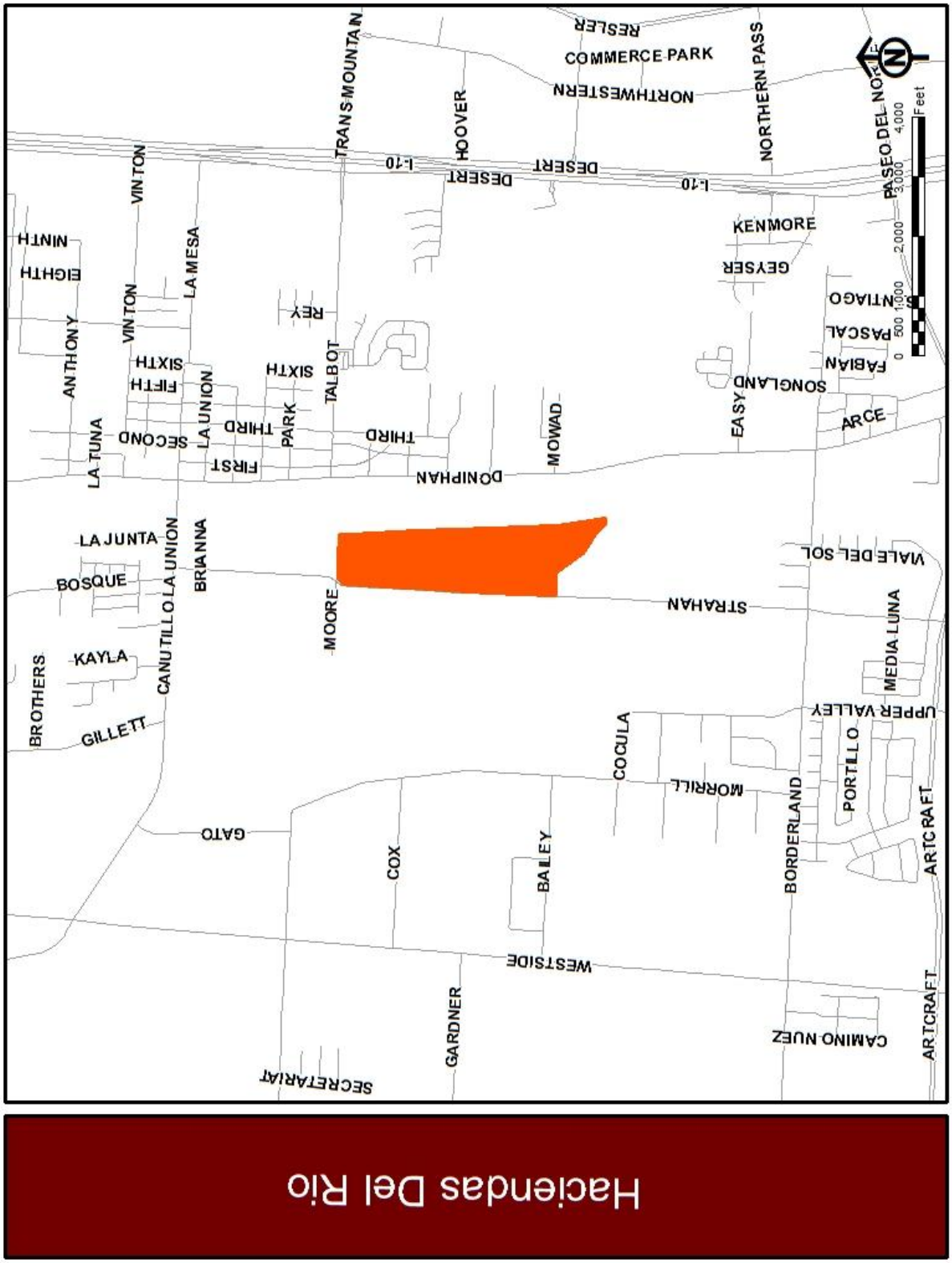
1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
    a. Current certified tax certificate(s)
    b. Current proof of ownership
    c. Release of access document, if applicable
    d. Set of restrictive covenants, if applicable
2. Every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

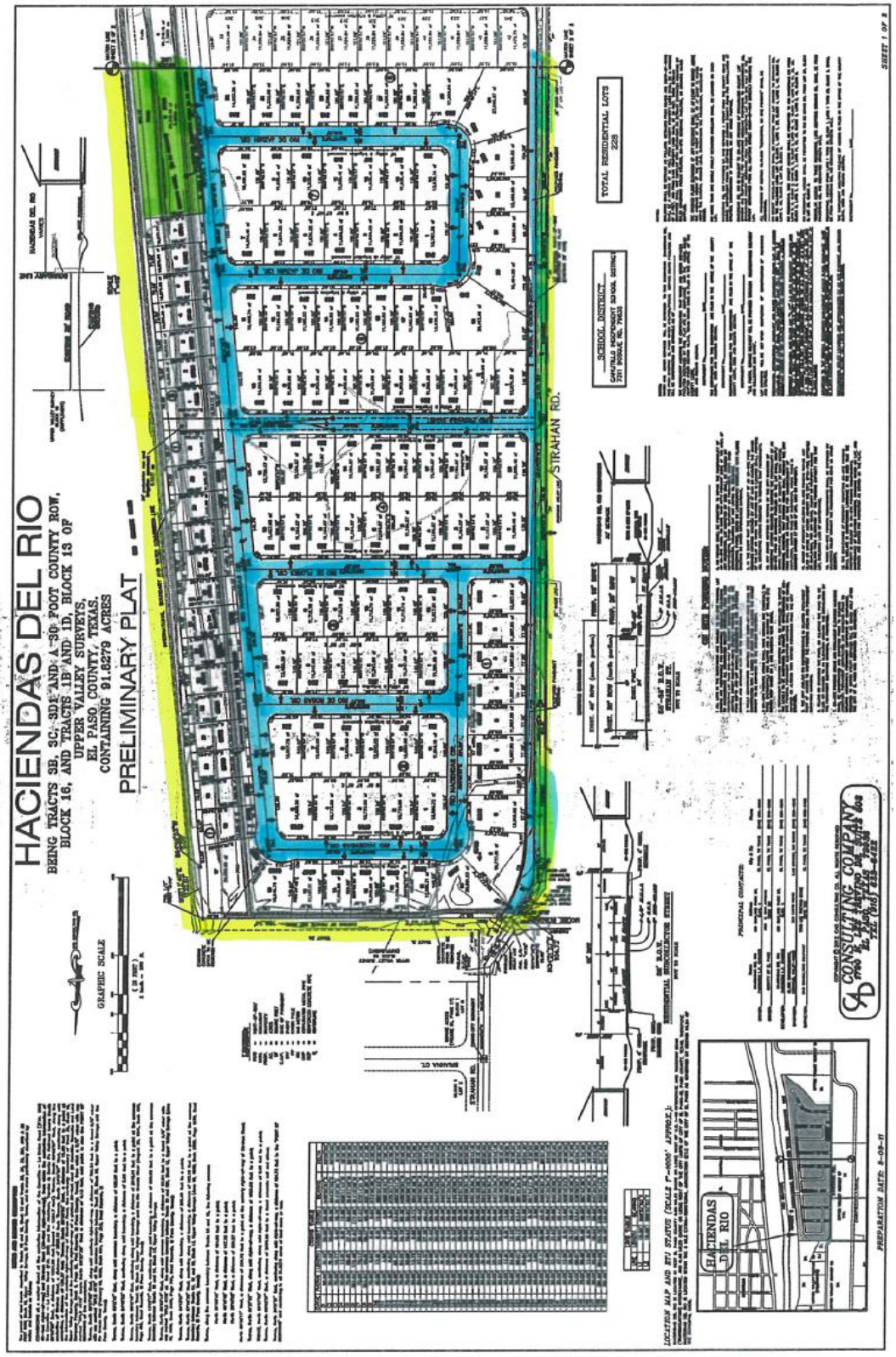
2. Aerial map
3. Preliminary Plat map
4. Final Plat map
5. Application

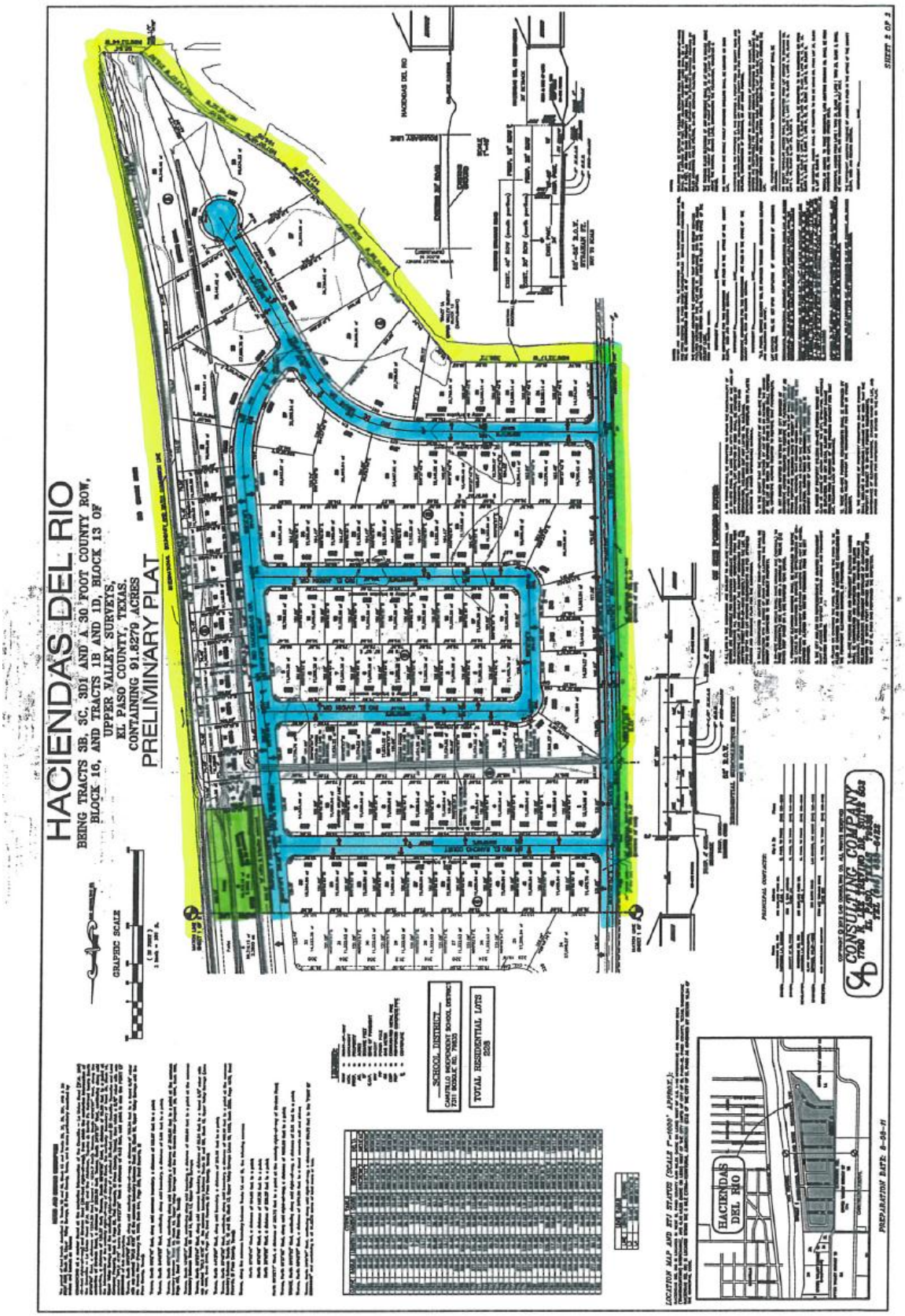
ATTACHMENT 1



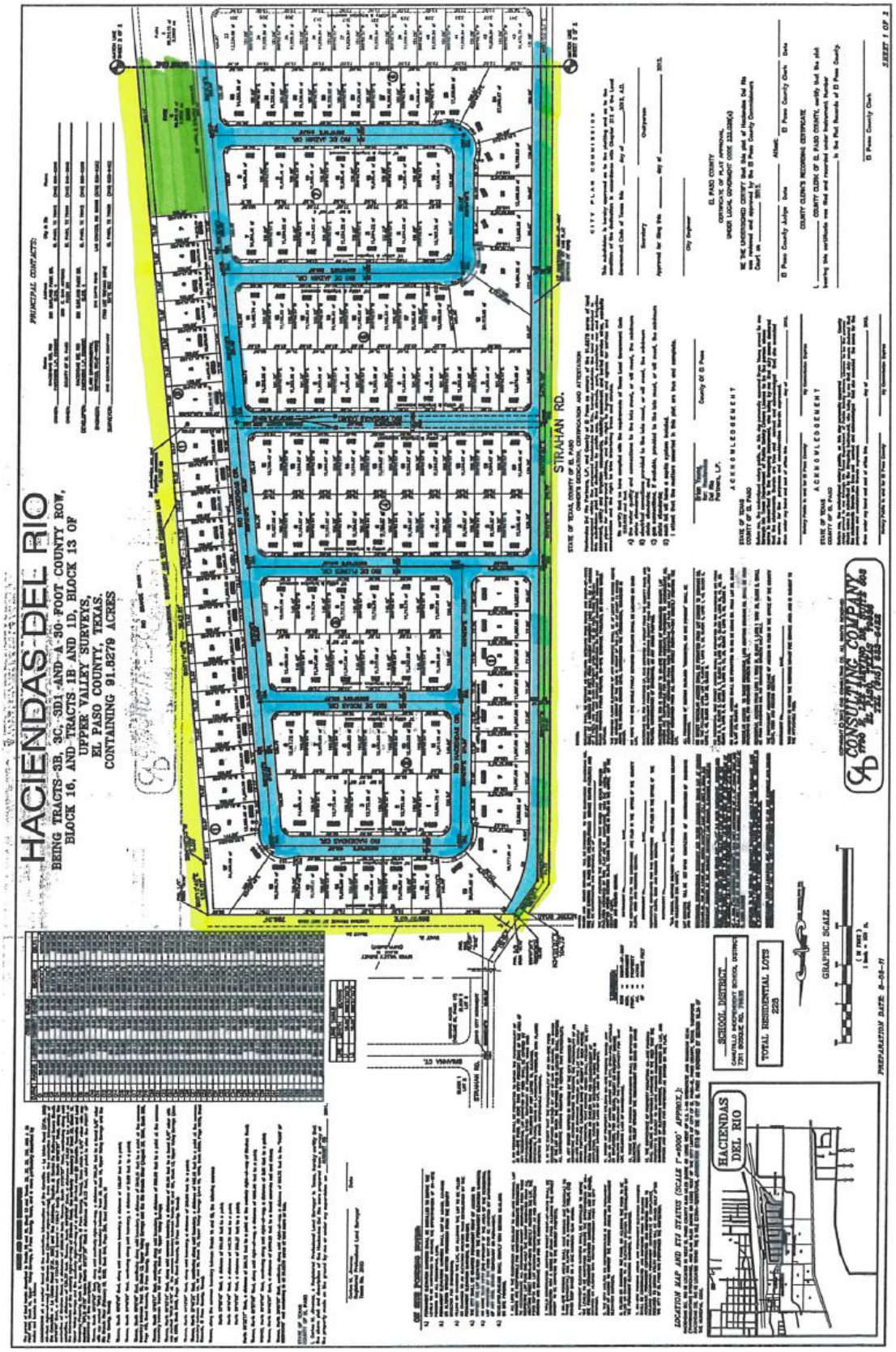
ATTACHMENT 2

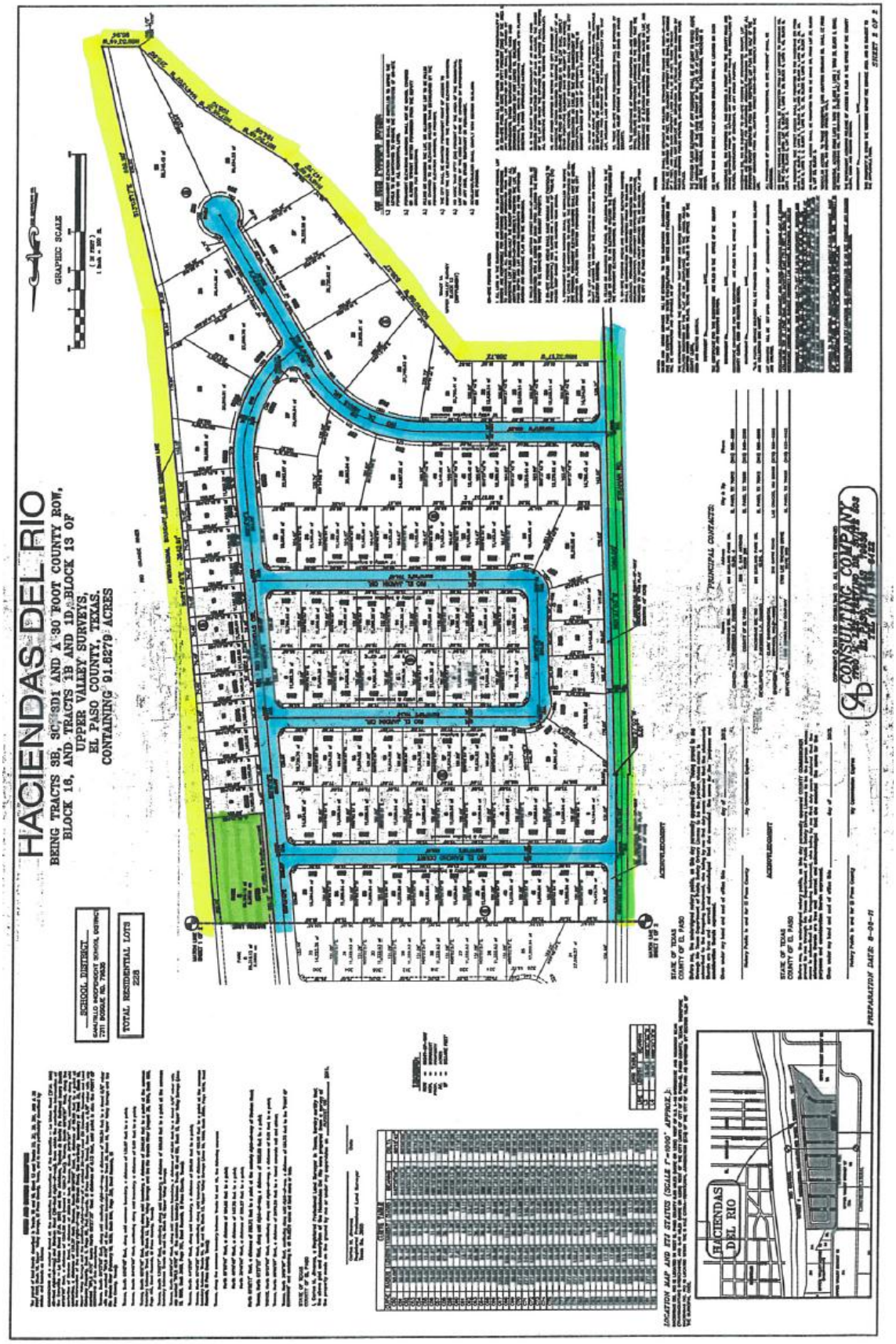
ATTACHMENT 3




HACIENDAS DEL RIO
BEING TRACTS 3B, 3C, 3D1 AND A 30 FOOT COUNTY ROW,
BLOCK 16, AND TRACTS 1B AND 1D, BLOCK 13 OF
UPPER VALLEY SURVEYS,
EL PASO COUNTY, TEXAS.
CONTAINING 91.8279 ACRES
PRELIMINARY PLAT
GRAPHIC SCALE
SCHOOL DISTRICT
TOTAL RESIDENTIAL LOTS
CONSULTING COMPANY
LOCATION MAP AND KEY STATUS (SCALE 1"=1000' APPROX.)
HACIENDAS DEL RIO
PREPARATION DATE: 8-28-11
SHEET 2 OF 2

ATTACHMENT 4




HACIENDAS DEL RIO
BEING TRACTS 3B, 3C, 3D1 AND A 30 FOOT COUNTY ROW,
BLOCK 16, AND TRACTS 1B AND 1D, BLOCK 13 OF
UPPER VALLEY SURVEYS,
EL PASO COUNTY, TEXAS.
CONTAINING 91.6279 ACRES
GRAPHIC SCALE
SCHOOL DISTRICT
TOTAL RESIDENTIAL LOTS
228
PRINCIPAL CONTACTS
ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF EL PASO
PREPARATION DATE: 8-06-12
HACIENDAS DEL RIO

ATTACHMENT 5

CITY OF EL PASO PAID JUL 25 2012 CITY DEVELOPMENT DEPARTMENT

CITY PLAN COMMISSION APPLICATION FOR
MAJOR SUBDIVISION COMBINATION APPROVAL

DATE:_____ FILE NO. SUSU12-00050

SUBDIVISION NAME: HACIENDAS DEL RIO

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 1B, AND 1D, BLOCK 13 OF
UPPER VALLEY SURVEYS

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family		228	Office		
Duplex			Street & Alley		6
Apartment			Ponding & Drainage	2.28	1
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial			Total No. Sites		
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 Section 19.47- Vested Rights (See Attached).

12. Owner of record COUNTY OF EL PASO HACIENDAS DEL RIO PARTNERS, LP. 546-2098 585-8200
(Name & Address) (Zip) (Phone)

13. Developer _____
(Name & Address) (Zip) (Phone)

14. Engineer CAD CONSULTING CO 633-6422
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
FEE: $2,088.00

OWNER SIGNATURE: Brian Young

REPRESENTATIVE: _____

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