

# Haciendas del Rio Unit Two

City Plan Commission — April 23, 2026



<b>CASE NUMBER/TYPE:</b>	<b>SUSU26-00020 – Resubdivision Combination</b>
<b>CASE MANAGER:</b>	Myrna Aguilar, (915) 212-1584, <a href="mailto:AguilarMP@elpasotexas.gov">AguilarMP@elpasotexas.gov</a>
<b>PROPERTY OWNER:</b>	Hacienda del Rio Partners LP
<b>REPRESENTATIVE:</b>	CAD Consulting Co.
<b>LOCATION:</b>	North of Borderland Rd. and East of Strahan Rd. / Extraterritorial Jurisdiction (ETJ)
<b>PROPERTY AREA:</b>	39.53 acres
<b>VESTED RIGHTS STATUS:</b>	Not Vested
<b>PARK FEES:</b>	Park Fees Not Required
<b>EXCEPTIONS/MODIFICATIONS:</b>	Yes, see following section
<b>ZONING DISTRICT(S):</b>	N/A property lies within ETJ
<b>PUBLIC INPUT:</b>	No opposition received as of 04/16/2026

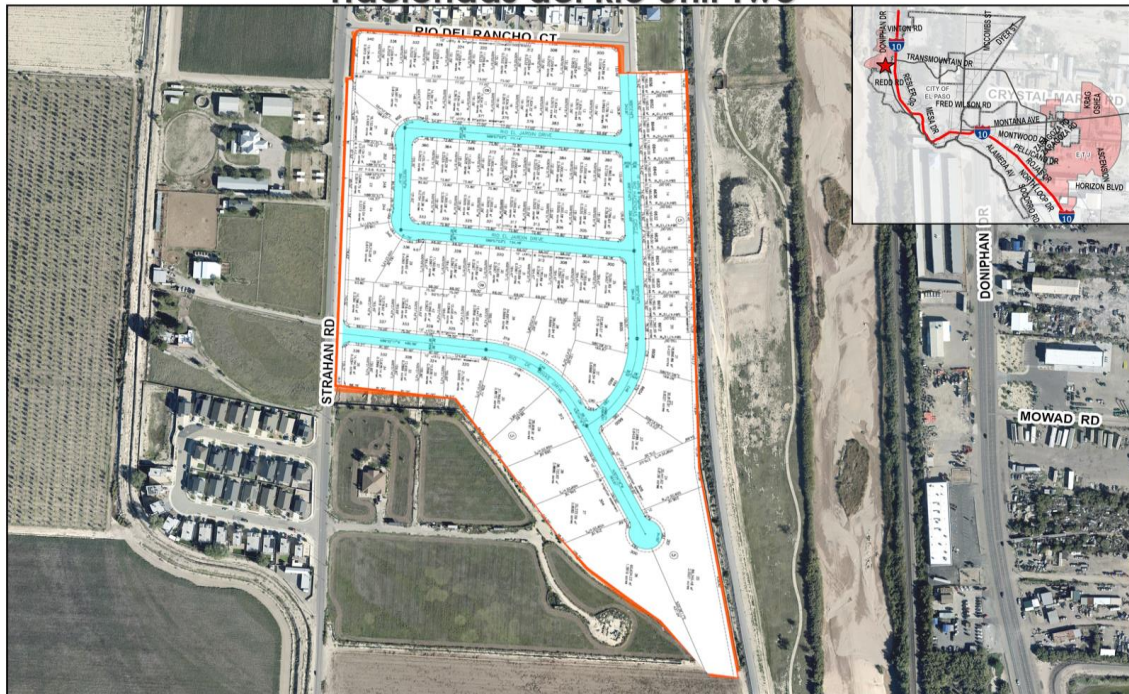
**SUMMARY OF RECOMMENDATION:** Staff recommends **APPROVAL with CONDITION** of Haciendas del Rio Unit Two on a Resubdivision Combination basis and **APPROVAL** of the exception requests.

- That the City Plan Commission require the applicant to landscape the rear of all double frontage lots per Section 19.23.040 (H)(3)(c) of El Paso City Code.

In addition, the applicant is requesting the following exceptions from the City Plan Commission:

- To waive the dedication and construction of eight (8) feet of right-of-way along all local streets within the proposed subdivision.

## Haciendas del Rio Unit Two



This map is designed for illustrative purposes only. The features depicted herein are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



Subject Property

0 85 170 340 510 680 Feet



Figure A: Proposed plat with surrounding area

**DESCRIPTION OF REQUEST:** The applicant proposes to resubdivide approximately 2.91 acres of partially developed land to the north of the proposed subdivision and subdivide an additional 36.62 acres of vacant land, for a total project area of 39.53 acres. The development will create a residential subdivision consisting of ninety (90) single-family lots, with lot sizes ranging from 11,000 to 89,345 square feet. Stormwater drainage will be managed through on-site ponding. Access to the proposed subdivision will be provided via Strahan Road. This application is being reviewed in accordance with the current Subdivision Code.

**CASE HISTORY/RELATED APPLICATIONS:** Haciendas del Rio Unit Two is the second phase of a three-part subdivision. Haciendas del Rio Unit One included the dedication of approximately 2.28 acres of parkland, which satisfies the minimum parkland dedication requirements for the overall development, including the proposed phase; therefore, no additional parkland dedication is required for this phase. Haciendas del Rio Unit One was approved by the City Plan Commission on September 10, 2015.

**EXCEPTIONS, MODIFICATIONS, OR WAIVER REQUESTS:** The applicant is requesting the following exception requests pursuant to El Paso City Code Section 19.48.030 (A) – Criteria for approval of the applicable code. The exceptions include the following:

1. To waive the dedication and construction of eight (8) feet-of-right of way along all local streets within the proposed subdivision.

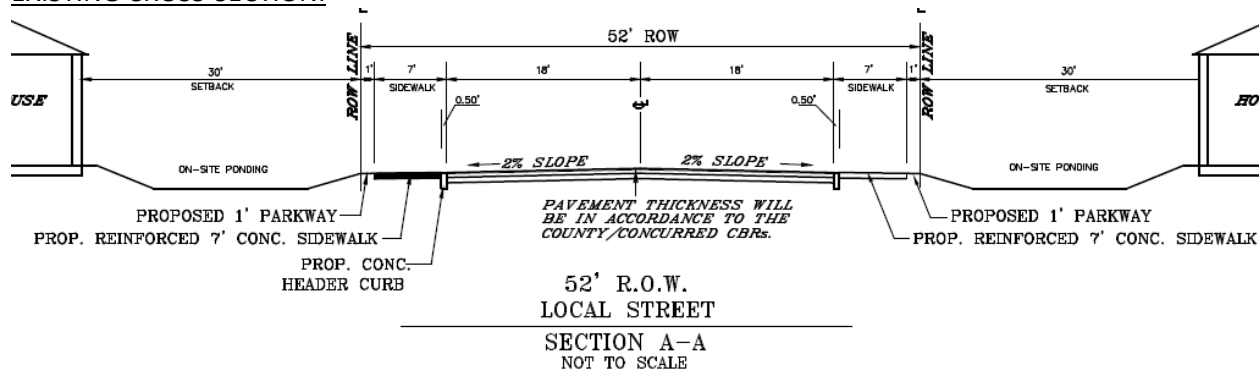
**REQUIRED CROSS-SECTION:**

**BASIC DESIGN FACTORS**  
**LOCAL RURAL AREA TYPE**  
**BASE ROW: 60 FEET**

Thoroughfare Cross-Section Design Factors and Priorities						
	Typical Lanes/Widths	Medians/Access	On-Street Parking	Streetscape Elements	El Paso Bike Plan Bike Facilities	Min. Sidewalk Width
<b>G-6, Rural Settlement</b>	2 lanes, 10-11 ft	N/A	Allowed	SUP or Sidewalk	N/A	5 ft
<b>Open Space Sectors 0-3, 0-4, 0-5, 0-6</b>	2 lanes, 10-11 ft	N/A	Not Allowed	None	N/A	N/A

The above design factors and priorities may be applied in O-6 Potential Annexation as necessary with future annexations.

**EXISTING CROSS-SECTION:**



**EVALUATION OF EXCEPTION REQUEST:** The exception request to waive right-of-way improvements meets the criteria set forth in El Paso City Code 19.48.030(A), which allows for exceptions under special circumstances arising from the physical surroundings, shape, topography, or other features affecting the

land, such that the strict application of the code would create an unnecessary hardship or inequity for the applicant.

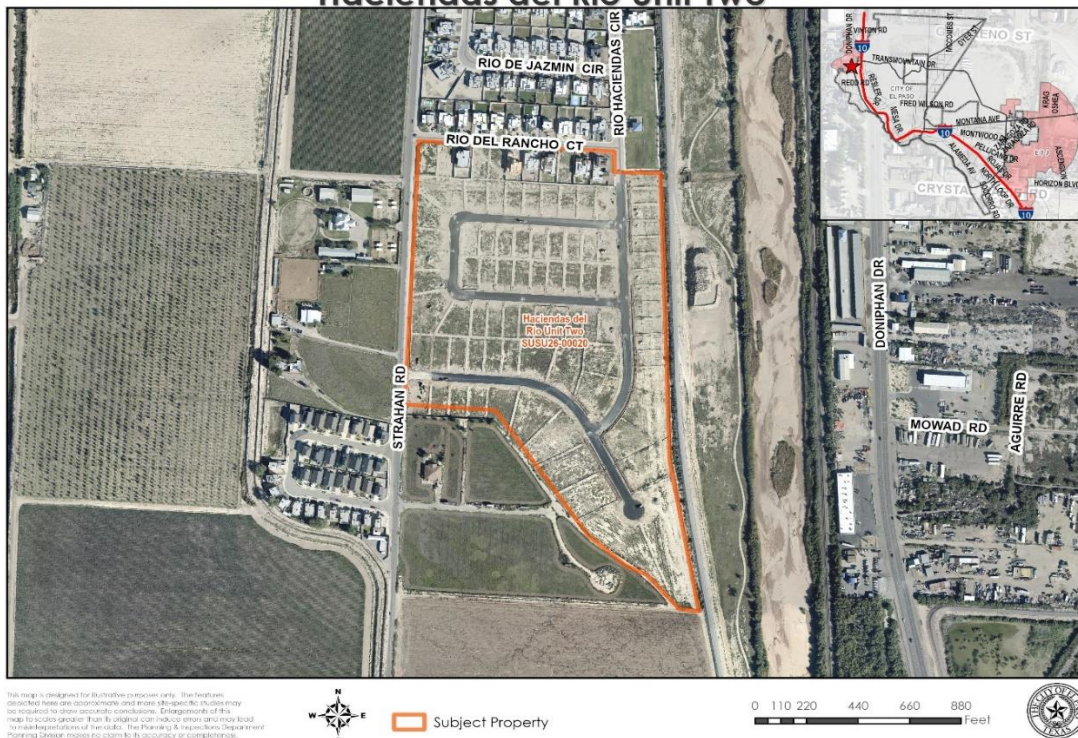
In this case, the requested exception is intended to maintain consistency with the adjacent Hacienda del Rio Unit One subdivision while still exceeding minimum roadway design requirements. Additionally, the development is not subject to standard sidewalk requirements; instead, a minimum 5-foot parkway is required. The proposed design, which includes a 7-foot sidewalk and a 1-foot parkway on each side, exceeds this minimum standard and is therefore compliant.

**NEIGHBORHOOD CHARACTER:** Surrounding neighborhood characteristics are identified in the following table.

<b>Surrounding Zoning and Use</b>	
North	Extraterritorial Jurisdiction (ETJ) / Residential development
South	Extraterritorial Jurisdiction (ETJ) / Agricultural
East	Extraterritorial Jurisdiction (ETJ) / Vacant, Rio Grande River
West	Extraterritorial Jurisdiction (ETJ) / Residential development, agricultural
<b>Nearest Public Facility and Distance</b>	
Park	Rio del Norte (0.01 mi.)
School	Jose H. Damian Elementary (0.91 mi.)
<b>Plan El Paso Designation</b>	
O3, Agriculture	
<b>Impact Fee Service Area</b>	
Westside	

**PUBLIC COMMENT:** Notices of the proposed replat were sent on April 3, 2026 to all property owners within 200 feet of the subject property and within Hacienda del Rio Unit One subdivision. As of April 16, 2026, staff received one (1) email regarding this request.

### Haciendas del Rio Unit Two



**PLAT EXPIRATION:** This application will expire on **April 23, 2029**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with El Paso City Code Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

**CITY PLAN COMMISSION OPTIONS:**

Subdivision

City Plan Commission (CPC) has sole and final authority on subdivision matters. Subdivision applications in conformance with all applicable code provisions shall be approved by the CPC. When a plat is brought forward to the CPC for review, the Commission may take any of the following actions:

1. **Approval:** The CPC finds that the proposed plat is in conformance with all applicable requirements of Title 19 of the El Paso City Code.
2. **Approval with Conditions:** The CPC may impose conditions that bring the proposed plat into conformance with all applicable requirements of Title 19 of the El Paso City Code. **(Staff Recommendation)**
3. **Denial:** The CPC finds that the proposed plat is not in conformance with all applicable requirements of Title 19 of the El Paso City Code.

Waiver, Exception, Modification Request(s)

The approval of waivers from, or exceptions or modifications to any applicable code provision is at the discretion of the CPC, in consideration of any criteria provided by the El Paso City Code for the review of such waivers, exceptions, or modifications. In evaluating the request(s), the CPC may take any of the following actions:

1. **Approval** of the waiver, exception, or modification request(s), finding that the request(s) is in conformance with the relevant review criteria provided by the El Paso City Code, as reflected in the Staff Report. **(Staff Recommendation)**
2. **Partial approval of the waiver, exception, or modification request(s)**, finding that the request(s) is partially in conformance with the relevant review criteria provided by the El Paso City Code.
3. **Denial** of the waiver, exception, or modification request(s), finding that the request(s) does not conform to the review criteria provided by the El Paso City Code, as reflected in the Staff Report.

**ATTACHMENTS:**

1. Aerial Map
2. Preliminary Plat
3. Final Plat
4. Exception Request
5. Application
6. Department Comments

# ATTACHMENT 1

## Haciendas del Rio Unit Two



Subject Property



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# ATTACHMENT 4

January 20, 2022

To: City of El Paso

This is a request for a waiver for the proposed subdivision Haciendas Del Rio Unit Two on the request from the City of El Paso Planning and Transportation comments regarding roadway improvements, landscape parkways and concrete sidewalks and right-of-way width. This is because the road is already constructed and has existing pavement, parkways, curbs and landscaping and would like to be except as per Section 19.10.050.A and 19.21.050.

If you have any questions, please call me at 633-6422.

Sincerely,

Enrique Ayala  
CAD Consulting Co.

# ATTACHMENT 5



## RESUBDIVISION COMBINATION APPLICATION

DATE: \_\_\_\_\_ FILE NO. \_\_\_\_\_

SUBDIVISION NAME: HACIENDAS DEL RIO UNIT TWO

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
TRACTS 18 AND 19, BLOCK 13, TRACT 301, BLOCK 16, UPPER VALLEY  
SURVEYS AND A REPEAT OF LOTS 1 THROUGH 11, BLOCK 8,  
HACIENDAS DEL RIO UNIT ONE

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	_____	<u>90</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	<u>3</u>
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	Total No. Sites	_____	_____
Commercial	_____	_____	Total (Gross) Acreage	<u>39.5340</u>	_____
Industrial	_____	_____			

3. What is existing zoning of the above described property? N/A 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  
COUNTY ASKING FOR A RIGHT-OF-WAY

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

Planning & Inspections Department  
 811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

12. Owner of record HACIENDAS DEL RIO PARTNERS LP 585-8200  
(Name & Address) (Zip) (Phone)
13. Developer \_\_\_\_\_  
(Name & Address) (Zip) (Phone)
14. Engineer CAD CONSULTING Co. 633-6422  
(Name & Address) (Zip) (Phone)

OWNER SIGNATURE: \_\_\_\_\_

REPRESENTATIVE SIGNATURE: Oral

REPRESENTATIVE CONTACT (PHONE): 915-633-6422

REPRESENTATIVE CONTACT (E-MAIL): CADCONSULTING1@AOL.COM

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

<u>CyBo</u> John Rayborn Haciendas Del Rio Partners, LP.	<u>[Signature]</u> Jorge Estrada Nirvana Capital Group Inc.
<u>[Signature]</u> Terrance Morrison Cinco Estrellas LLC	<u>[Signature]</u> Jorge Saucedo
<u>[Signature]</u> Enrique Castro	<u>[Signature]</u> Jaime Gardea Synergy Construction LLC
<u>[Signature]</u> Rafaela Martinez	<u>[Signature]</u> Hanki Yi
<u>[Signature]</u> Christina Van Trinh	<u>[Signature]</u> Cesar Arrantia
<u>[Signature]</u> Adriana Rodriguez Morales	<u>[Signature]</u> Sergio Armando Gomez
<u>[Signature]</u> Luis Raul Garza-Ramirez	<u>[Signature]</u> Paula L. Becerra

Planning & Inspections Department  
 811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

# ATTACHMENT 6

## Planning and Inspections Department- Planning Division

Developer / Engineer shall address the following comments:

1. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:
  - a. Current certificate 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. Provide acreage and square footage of Lots 9 thru 20 of Block 5.
4. Please keep one addressing schema and dot to flip the addressing from evens to odds in any part of the road.

## Planning and Inspections Department- Land Development Division

Approve

1. Provide street centerline radius at all turning heels tied to City monuments (as per DSC Section 3-57)  
Heel radius centered at ROW line.
2. Verify if any water rights will be provided to any lots. Coordinate and obtain approval from the Water Improvement District #1 for proposed development abutting existing irrigation lateral.
3. Provide city monument at Rio de Minas Drive cul-de-sac center.
4. Boundary closure report is ok.

## Parks and Recreation Department

Please note that this subdivision is part of the Developer’s Agreement for Haciendas Del Rio Unit 1, 2 &3, and it is composed of **90 Single-family** dwelling units. Applicant is not dedicating any parkland on this unit. However, Applicant has parkland credits. Based on the following Parkland calculations, this subdivision meets the minimum "Parkland" requirements as per ordinance **Title 19 – Subdivision and Development Plats, Chapter 19.20 – Parks and Open Space** and exceeds the requirements by **0.50 acres or 50 dwelling units** that can be applied towards sub-sequent phase within the approved Developers Agreement for this subdivision.

HACIENDAS DEL RIO SUBDIVISION			
SUBDIVISION	TOTAL LOTS	REQUIRED PARKLAND ACREAGE	PROPOSING/DEDICATED PARKLAND ACREAGE
UNIT 1	88	0.88	2.28
UNIT 2	90	0.90	0.00
<b>TOTAL</b>	<b>178</b>	<b>1.78</b>	<b>2.28</b>

<b>TOTAL DEDICATED PARKLAND</b>	<b>2.28</b>	<b>Acres</b>
<b>TOTAL REQUIRED PARKLAND</b>	<b>1.78</b>	<b>Acres</b>

This subdivision is located with-in "Park Zone": **NW-14**

Nearest Park: **Rio Del Norte Park**

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

**El Paso Water**

**Stormwater Engineering**

- Portions of the proposed subdivision lie within a FEMA-designated Special Flood Hazard Area (SFHA) per the current Preliminary FIRM. Development and improvements must be reasonably designed using the best available flood hazard data (including preliminary FIRM and associated FIS) to reduce exposure to flood hazards, per Section 18.60.210.
- New construction or improvements within a special flood hazard area shall have their lowest floor elevated by a minimum of one foot above the base flood elevation (BFE).

**Streets and Maintenance Department**

**Traffic & Transportation Engineering**

- Waiver letter does not clearly state to which city department it is intended for.
- Waiver letter does not state which roadways should be exempt from roadway improvements.

**Street Lights**

Do not object to this request.

For the development of the subdivision anything that will be maintained by the City of El Paso needs to follow the standards on the Street Design Manual (SDM) and the Design Standards for Construction (DSC) according to City of El Paso Code (cited below).

City of El Paso Codes to be followed:

\*Title 19 - 19.16.010 - Streetlighting.

\*\*18.18.190 – Submission contents.

\*\*\* 19.02.040 Criteria for approval.

**Contract Management**

- No objection to application.

- Indicate that any proposed infrastructure improvements located within the city right-of-way or within the 5-mile ETJ must follow the design standards for construction (DSC), in accordance with its municipal code.

### **El Paso County**

Haciendas del Rio Unit Two was previously approved by our department with a complete submittal. No comments were issued on the Final Plat or the Preliminary Plat. However, it appears that the submittal with The City of El Paso is incomplete due that The Engineering Report was not provided. The plat was approved by Commissioners Court on 06-26-2023.

### **El Paso County Water Improvement District #1**

Please have applicant submit an application, \$1,500 application fee and three irrigable land exhibits to the office located at 13247 Alameda in Clint, Texas. Also, there are outstanding taxes owed on several accounts under this subdivision. Please have applicant call Rose Rodriguez at 915-872-4000 to make payment arrangements.

### **El Paso County 911 District**

Please do not to flip odd and even addressing on Rio El Jardin Dr. continue with one addressing schema and not to flip the addressing from evens to odds in any part of the road. The attached shows an example of how the addressing should be maintained.

### **Texas Gas**

Texas Gas Service currently has this Resubdivision Combination Application for Haciendas del Rio Unit Two in our queue and are working with the developer. For that reason, Texas Gas Service does not have any comments.

### **El Paso Electric**

We have no comments for Haciendas del Rio Unit Two.

### **El Paso Central Appraisal District**

There are no comments for Haciendas Del Rio #2 from Central Appraisal.

### **Fire Department**

No adverse comments.

### **Sun Metro**

No comments received.

### **Capital Improvement Department**

No comments received.

### **Texas Department of Transportation**

No comments received.

