

Campo Del Sol Phase 3

City Plan Commission — August 28, 2025



CASE NUMBER/TYPE:	SUSU25-00071 – Major Preliminary
CASE MANAGER:	Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov
PROPERTY OWNER:	Franklin Mountain Communities, LLC
REPRESENTATIVE:	SLI Engineering, Inc.
LOCATION:	West of McCombs St. and North of Gateway South Blvd. (District 4)
PROPERTY AREA:	90.176 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	Park Fees Not Required
EXCEPTIONS/MODIFICATIONS:	Yes, see following section
ZONING DISTRICT(S):	GMU (General Mixed Use)

SUMMARY OF RECOMMENDATION: Staff recommends **PENDING** of Campo Del Sol Phase 3 on a Major Preliminary basis and **APPROVAL** of the exception request as follow:

- To waive the construction of one (1) foot of roadway on all proposed local streets to match current conditions.
- To waive the construction of four (4) feet of roadway along Preston Foster.

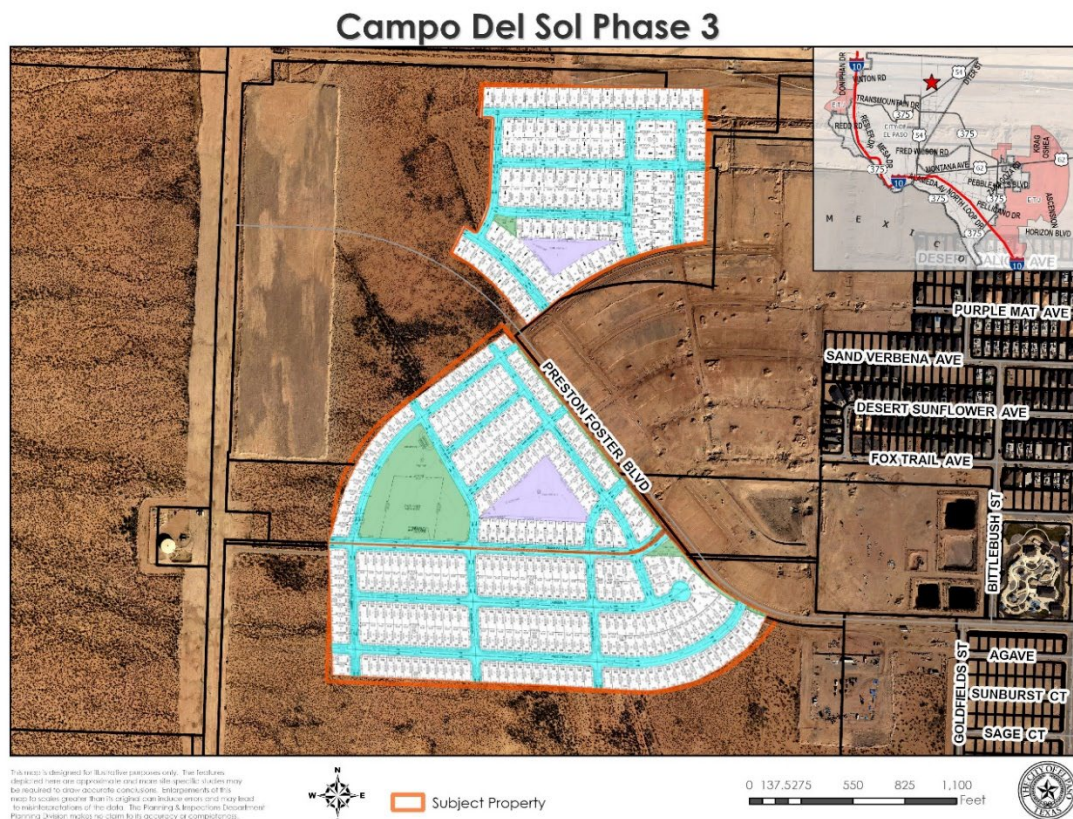


Figure A: Proposed plat with surrounding area

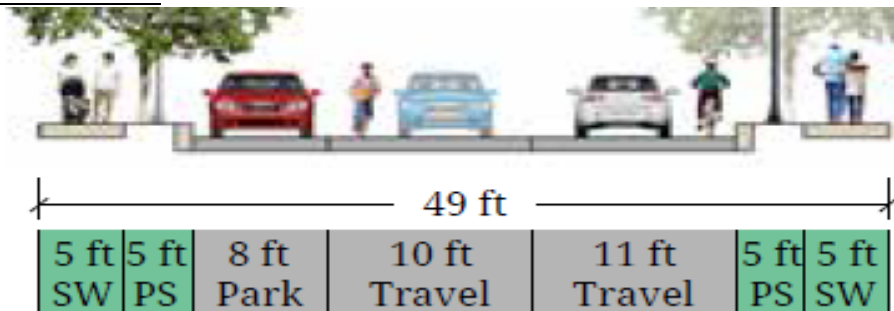
DESCRIPTION OF REQUEST: The applicant is proposing to subdivide 90.18 acres of land to create a residential subdivision, comprising of four hundred and fifty-five (455) single-family lots, eight (8) parks with a combined size of 4.8 acres, and two (2) drainage ponds with a combined size of 3.71 acres. Primary access to subdivision will be through Preston Foster Blvd. This development is being reviewed under the current subdivision code.

CASE HISTORY/RELATED APPLICATIONS: The proposed development complies with the Northeast Master Zoning Plan, which was amended and approved by the City Plan Commission on March 5, 2020, and adopted by City Council on March 17, 2020 (Ordinance 19038).

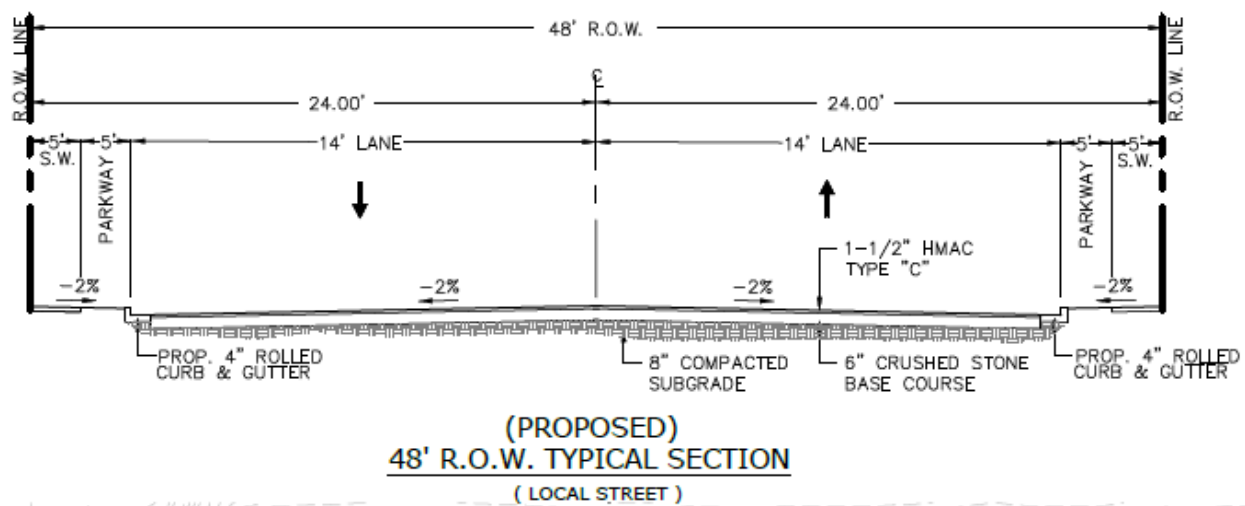
EXCEPTIONS, MODIFICATIONS, OR WAIVER REQUESTS: The applicant is requesting the following exception requests pursuant to El Paso City Code Section 19.10.050 (A)(1)(a) – (Roadway participation policies – Improvement of Roads and Utilities Within and or Abutting the Subdivision) of the current code. The exceptions include the following:

1. To waive the construction of one (1) foot of roadway on all proposed local streets.

REQUIRED CROSS-SECTION:

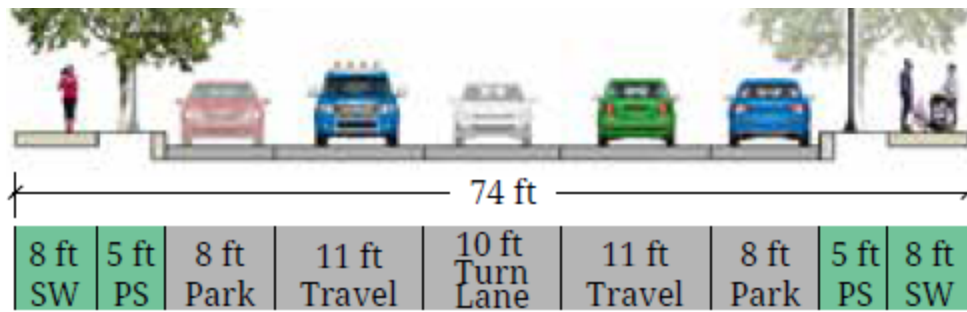


PROPOSED CROSS-SECTION:

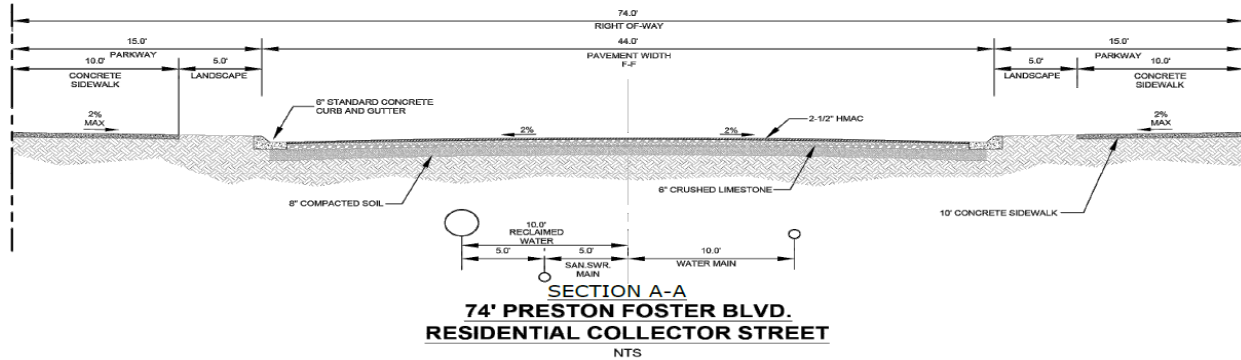


2. To waive the construction of four (4) feet of roadway along Preston Foster.

REQUIRED CROSS-SECTION:



PROPOSED CROSS-SECTION:



EVALUATION OF EXCEPTION REQUEST: The exception request to waive right-of-way improvements meets the following criteria under El Paso City Code 19.10.050(A)(1)(a) – (Roadway Participation Policies—Improvement of Roads and Utilities Within and or Abutting the Subdivision). The section reads as follows:

Section 19.10.050(A)(1)(a)

The City Plan Commission may waive such requirements to provide rights-of-way or street improvements to adjacent substandard roads based on any of the following factors:

a: Fifty per cent of the lots within a quarter mile of the proposed development have already been developed and the existing street improvements are in character with the neighborhood.

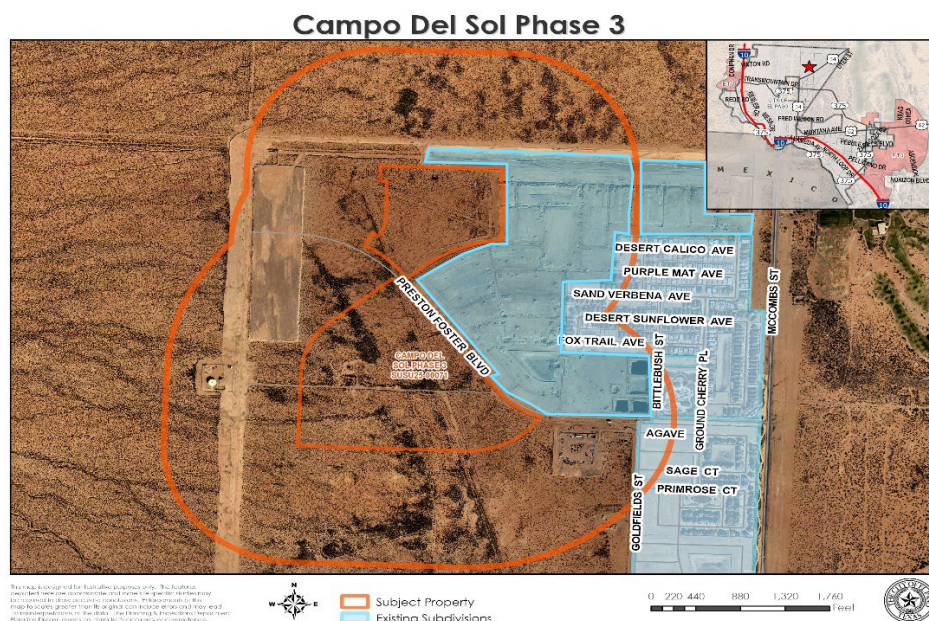


Figure B: Developed properties within a quarter mile of proposed subdivision

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

Surrounding Zoning and Use	
North	GMU (General Mixed Use) / Vacant land
South	GMU (General Mixed Use) / Vacant land
East	GMU (General Mixed Use) / Residential development
West	GMU (General Mixed Use) / Vacant land
Nearest Public Facility and Distance	
Park	A park is proposed within the subdivision
School	Barron Elementary (1.87 mi.)
Plan El Paso Designation	
O-7, Urban Expansion	
Impact Fee Service Area	
Northeast	

PUBLIC COMMENT: N/A

PLAT EXPIRATION: This application will expire on **August 28, 2028**, pursuant to El Paso City Code Section 19.03.060 (Expiration). If subdivision improvement plans and a final plat application have not been approved within the specified date, the preliminary plat application, unless extended in accordance with El Paso City Code Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the preliminary plat shall be 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. **(Staff Recommendation)**
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.
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

Campo Del Sol Phase 3



ATTACHMENT 3



Page 1 of 1

July 08, 2025

Guillermo Licón, P.E.
President

Alex Alejandre
Planning Division
City of El Paso
711 Texas Street
El Paso Texas

Dear Alex

Subject: Campos Del Sol Phase 3 Subdivision waiver Request.

We cordially request a waiver for Code No. 19.10.050 - Roadway participation policies—Improvement of roads and utilities within and or abutting the subdivision of the Municipal Code, to eliminate the following condition:

- Local Streets:
 - To waive the construction of one (1) foot of sidewalk and five (5) foot of roadway to match the current configuration.
- Preston Foster
 - To waive the construction of four, (4) foot of roadway to match the current configuration.
- Desert Calico Avenue West
 - To waive the construction of one (1) foot of sidewalk and two (2) foot of roadway to match the current configuration.

The existing configuration is guided by a comprehensive master plan that addresses both current and future development needs. We are maintaining consistency by utilizing the same cross section implemented in previous phases.

This configuration will not be detrimental to the public health, safety and welfare and will be in character with the neighborhood.

Civil Engineers
Land Surveyors & Planners
Construction Management

Licensed Registered Engineers
Texas - New Mexico
Arizona - Colorado

6600 Westwind Drive
El Paso, TX 79912
Phone (915) 584-4457
Fax (915) 581-7756

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Thank you for your assistance and consideration.

Sincerely;

A handwritten signature in dark ink, appearing to read "Georges Halloul", is written over a large, light-colored oval. Below the signature, the text "Georges Halloul" and "SLI Engineering, Inc." are printed in a black, sans-serif font.

Georges Halloul
SLI Engineering, Inc.

ATTACHMENT 4



MAJOR PRELIMINARY APPLICATION

DATE: 7/1/2025

CASE NO. _____

SUBDIVISION NAME: CAMPOS DEL SOL UNIT THREE

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
a portion of tract 2 and a portion of tract 3A section 20, block 81, township 1, Texas and Pacific Railways Company Survey
El Paso, El Paso County, Texas
2. Property Land Uses:
- | | ACRES | SITES | | ACRES | SITES |
|---------------|--------|-------|------------------------|--------|-------|
| Single-family | 60.506 | _____ | Office | _____ | _____ |
| Duplex | _____ | _____ | Street & Alley | 21.16 | 1 |
| Apartment | _____ | _____ | Ponding & Drainage | 3.71 | 2 |
| Mobile Home | _____ | _____ | Institutional | _____ | _____ |
| P.U.D. | _____ | _____ | Other (specify below): | _____ | _____ |
| Park | 8 | 4.8 | _____ | _____ | _____ |
| School | _____ | _____ | _____ | _____ | _____ |
| Commercial | _____ | _____ | Total No. Sites: | _____ | _____ |
| Industrial | _____ | _____ | Total (Gross) Acreage: | 90.176 | _____ |
3. What is existing zoning of the above described property? GMU 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 ☒ 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)
REGIONAL POND
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

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

Franklin Mountain Communities LLC, 16380 Addison Road ,

12. Owner of record, Addison Tx 75001 915 276 6631
(Name & Address, Zip) (Email) (Phone)

13. Developer SAME
(Name & Address, Zip) (Email) (Phone)

14. Engineer SLI Engineering, Inc 6600 Westwind Dr El Paso Texas 79912 915 584 4457
(Name & Address) (Email) (Phone)
ghalloul@sl-engineering.com

OWNER SIGNATURE: 

REPRESENTATIVE SIGNATURE: _____

REPRESENTATIVE CONTACT (PHONE): 915 203 7277

REPRESENTATIVE CONTACT (E-MAIL): ghalloul@sl-engineering.com

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

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

ATTACHMENT 5

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. As per Title 19.20.050, all houses across from the park on Block 17, Lot 1 must front the park. This includes Lots 1, 2, 12, and 13 in Block 16; Lots 1, 2, 12, and 13 in Block 21; and Lots 1, 29, and 30 in Block 23.
3. The Curve Table is missing entries for curves C111, C124, C160, and C165. These curves are shown on the plat but not listed in the table.
4. Coordinate with Parks as subdivision does not meet the minimum “Parkland” requirements per ordinance Title 19 – Subdivision and Development Plats.

Planning and Inspections Department- Land Development Division

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

The Developer/Engineer shall address the following comments

1. Provide subdivision improvement plans to Land Development.
2. Show proposed drainage flow patterns on the preliminary plat and identify the storage location for all storm water runoff.
3. Extend contour lines of the proposed subdivision, and two hundred feet outside and abutting the subdivision.
4. Verify pond (Lot 2, Block 8) access road width is at least 15’ wide the entire length.
5. Dimension utility easements for all lots.
6. The report print-out of the mathematical closure is ok.

Parks and Recreation Department

- Please note that this Subdivision is composed of **445** Single-family dwelling units and does include 8 park sites. This subdivision **does not** meet the minimum "Parkland" requirements per ordinance Title 19 – Subdivision and Development Plats, **Chapter 19.20 – Parks and Open Space** due to the following:
- Include in the plat notes who will be responsible for maintaining the proposed parkland. Public parks are to be maintained by the El Paso Municipal Management District No.1.
- Provide the acreage of the lot being dedicated as a public park on the plat.
- Portion of Lot 1, Block 17 will not be credited as parkland as it is property of El Paso Water as stated in the plat. Please provide acreage of portion of the lot that is not property of EP Water to be credited as parkland.
- Portion of Lot 35, Block 30 located inside of the EP Electric easement will not be credited as parkland. A portion of this lot is also in the street ROW and will not be credited as parkland. Please provide the acreage of the portion of the lot that is not inside the easement or ROW to be credited as parkland.
- Section A-A shows the proposed public linear parks are inside the ROW and will not be credited as parkland. This includes:
 - a) Lot 10, Block 15
 - b) Lot 10, Block 22
 - c) Lot 5, Block 27
 - d) A portion of Lot 35, Block 30
 - e) Lot 20, Block 31
- Section A-A shows the public linear park’s width to be 15’ while the plat dimension shows the width to be 20’. Please verify this dimension and provide each lot’s acreage on the plat.
- Proposed linear park must comply with the requirements below.

Requirements for Linear Park Corridors and Trail Development as per chapter 19.20:

- Trail corridors may be dedicated and constructed by the subdivider, and may serve as credit against required parkland, subject to the following conditions being met:
- Linear park corridors where adjacent to private property lines on either side of the corridor, the trail corridor shall be a **minimum of thirty feet in width**.
- If the trail corridor is located adjacent to a street right-of-way, the trial corridor shall be a **minimum of fifteen feet in width** as measured from the adjacent back of curb.

This subdivision is located with-in park zone **NE-6**

Nearest Park: **Joey Barraza and Vino Park**

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

Streets and Maintenance Department

Traffic & Transportation

- On intersection of Desert Calico Ave & Preston Foster Blvd., westward of Desert Calico is 80-foot ROW and eastward is 48-foot ROW. Roadway alignment shall be implemented. What is the proposal designs to accommodate this issue?
- There are streets which we highly recommend installing or constructing traffic calming devices since the concern in some of the streets are to encourage speeding.
- As per city ordinance 19.03.010 Purpose, Exceptions and Effect can be implemented on the traffic calming for the safety of citizens that are going to living in the subdivision.
- As per city ordinance 19.15.020 Subdivider responsibility can be implemented on traffic calming for streets being constructed on subdivision

Central Appraisal

There are no comments for Campo del Sol Phase 3 from Central Appraisal.

El Paso County Water Improvement District #1

item is not within the boundaries of EPCWID.

Texas Gas

Do not have any comments.

El Paso Water

No comments received.

Capital Improvement Department

No comments received.

El Paso Electric

Have no comments.

El Paso County 911 District

No comments received.

Sun Metro

No comments received.

Fire Department

No comments received.

Texas Department of Transportation

No comments received.

El Paso County

No comments received.