

Campo Del Sol Phase 3

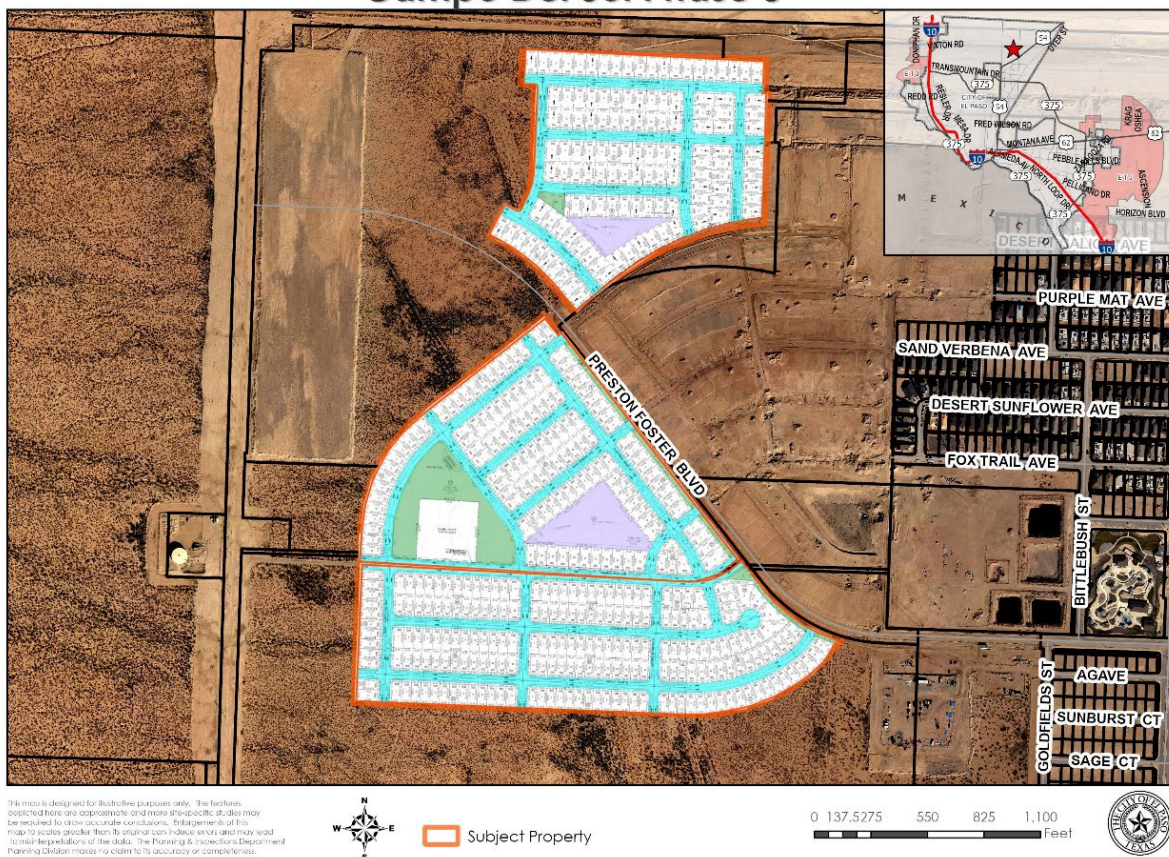
City Plan Commission — July 2, 2026



CASE NUMBER/TYPE:	SUSU26-00035 – Major Final
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
ZONING DISTRICT(S):	G-MU (General Mixed Use)

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of Campo Del Sol Phase 3 on a Major Final basis

Campo Del Sol Phase 3



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to show accurate conclusions. Enlargements of this map to scales greater than its original scale are not intended to misrepresent the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.

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-four (454) single-family lots, eight (8) parks with a combined size of 4.66 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). Additionally, the City Plan Commission at its regular meeting of August 28, 2025 voted to approve Campo Del Sol Phase 3 (SUSU25-00071) on a Major Preliminary basis. The current application complies with the previously approved subdivision.

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

Surrounding Zoning and Use	
North	G-MU (General Mixed Use) / Vacant land
South	G-MU (General Mixed Use) / Vacant land
East	G-MU (General Mixed Use) / Residential development
West	G-MU (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 **July 2, 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:

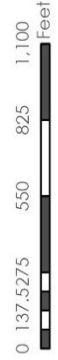
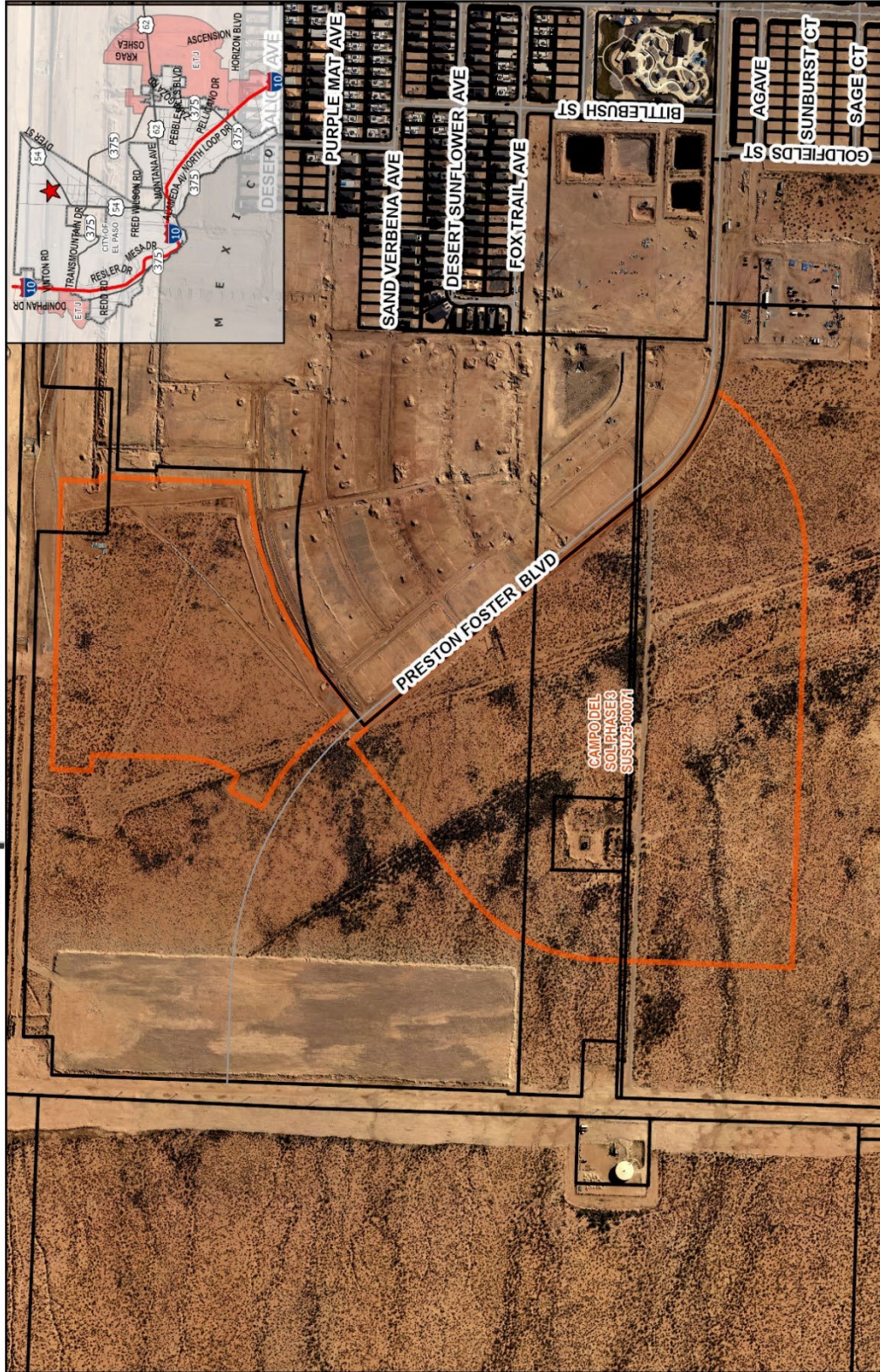
1. **Approval:** The CPC finds that the proposed plat is in conformance with all applicable requirements of Title 19 of the El Paso City Code. **(Staff Recommendation)**
2. **Approval with Conditions:** The CPC may impose conditions that bring the proposed plat into conformance with all applicable requirements 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.

ATTACHMENTS:

1. Aerial Map
2. Final Plat
3. Application
4. Department Comments

ATTACHMENT 1

Campo Del Sol Phase 3



Subject Property



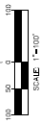
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CAMPO DEL SOL PHASE 3

A PORTION OF THE CAMPO DEL SOL TRACT
 IN SECTION 20, BLOCK 8, TOWNSHIP 35S &
 RANGE 12E, COUNTY OF EL PASO, TEXAS,
 CITY OF EL PASO, EL PASO COUNTY, TEXAS,
 CONTAINING 901.79 ACRES ±

PROPOSED IMPROVEMENTS LEGEND

STREET WIDENING	①
STREET LIGHTS	②
STREET SIGNAGE	③
STREET LIGHTS	④
STREET LIGHTS	⑤
STREET LIGHTS	⑥
STREET LIGHTS	⑦
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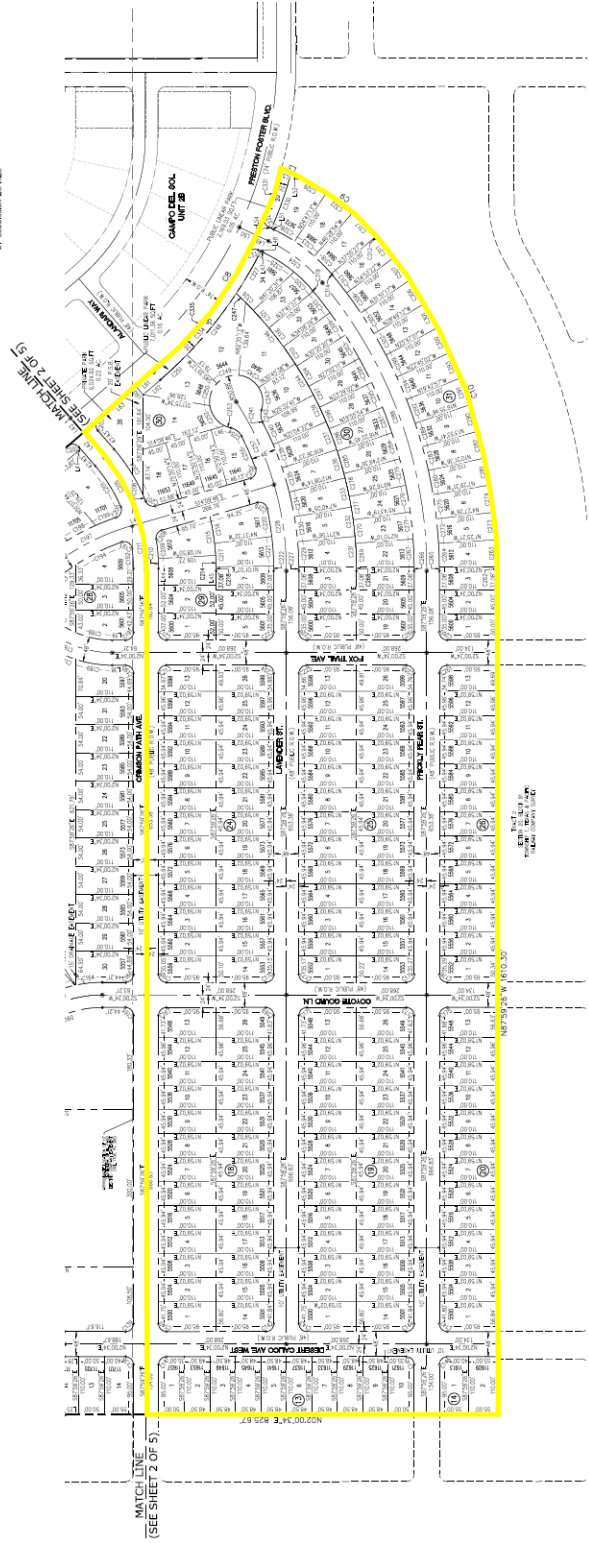
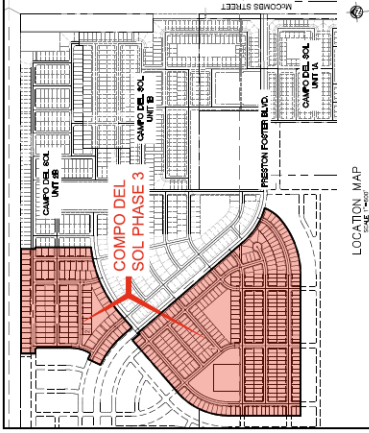
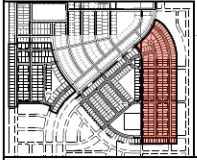
ACKNOWLEDGEMENT

STATE OF TEXAS
 COUNTY OF EL PASO

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. My commission expires _____.

NOTARY PUBLIC, STATE OF TEXAS

BY COMMISSION EXPIRES _____



ATTACHMENT 3



MAJOR FINAL APPLICATION

DATE: 4-22-2026 FILE NO. _____
 SUBDIVISION NAME: CAMPO DEL SOL PHASE 3

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A PORTION OF TYTRACT 2 AND A PORTION OF TRACT 3A, BLOCK 81, TOWNSHIP 1, TEXAS AND PACIFIC RAILWAYS COMPANY SURVEYS.
THE CITY OF EL PASO, EL PASO COUNTY, TEXAS

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	60.506	454	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:	90.76 ACRES	_____

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

12. Owner of record FRANKLIN MOUNTAIN COMMUNITIES, LLC, 16380 ADISON RD. ADISON 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 EL PASO TEXAS 79912 GHALLOUL@SLI-ENGINEERING.COM 915 203 7277
 (Name & Address, Zip) (Email) (Phone)

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.

ATTACHMENT 4

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. Release of access document.
 - c. Set of restrictive covenants, if applicable.
2. Address comments provided by El Paso Central Appraisal.

Planning and Inspections Department- Land Development Division

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

The Developer/Engineer shall address the following comments

1. Verify pond (Pond 1, Lot 25, Block 8) access road width and make sure you have enough room to maneuver maintenance vehicles.
2. Verify flood zone note and complete all the community panels.
3. The report print-out of the mathematical closure is ok.

Parks and Recreation Department

Parks & Recreation Department, we offer Developer / Engineer the following comments:

1. Please note that this Subdivision is part of the Campo Del Sol Land Study; and it is composed of **454** Single-family dwelling units and does include 7 park sites for a total of **4.66 acres** of parkland. This subdivision meets the minimum "Parkland" requirements per ordinance Title 19 – Subdivision and Development Plats, **Chapter 19.20 – Parks and Open Space**.
2. As per plat notes **19 & 21 all open space and park lots, dedicated as public or private parkland to be maintained by El Paso Municipal Management District No. 1**. Therefore, the COEP Parks & Recreation department will not accept for maintenance the dedicated parkland on this plat.

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 Engineering

- As per city ordinance, Adequacy of Streets and Thoroughfares, 19.15.010.E: Traffic Calming. Traffic calming may be provided by the developer or may be required in accordance with the adopted Neighborhood Management Policy and in accordance with the SDM by the city manager or designee. This ordinance can be implemented on traffic calming for streets being constructed within the new subdivision.
- As per city ordinance, Subdivider Responsibility, 19.15.020.A: Safety, Convenience, Functionality. Proposed roads serving new development shall provide a safe, convenient and functional system for vehicular, bicycle and pedestrian circulation and shall conform to the applicable master thoroughfare plan and any amendments thereto, and shall be appropriate for the particular traffic characteristics of each

proposed subdivision or development. This ordinance can be implemented on traffic calming for streets being constructed within the new subdivision.

- As per city ordinance, Adequacy of Streets and Thoroughfares, 19.15.10.C: New subdivisions shall be supported by a road network having adequate capacity, ingress/egress, safe and efficient traffic circulation and roadway network connectivity. On intersection of Desert Calico Ave & Preston Foster Blvd, westward of Desert Calico is 80 feet ROW and eastward is 48 feet ROW. Roadway alignment and proper connectivity shall be implemented.
- Waiver is denied.

Street Lights Department

Do not object to this request.

For the development of a subdivision a complete set of plans shall be submitted to Street Lights Department for review showing the minimum requirements for street illumination proposals**. The submission shall contain but shall not necessarily be limited to plans indicating the location on the premises of all lighting fixtures, both proposed and existing on the site***. The description of all lighting fixtures, both proposed and existing. Photometric data. Plans shall show street illumination design and details. El Paso city code is applicable to this process, Street Design Manual (SDM)* and any other applicable standards or requirements of the city.

Street Lights Department requires that all projects that involves a roadway is to be evaluated for lighting requirements based on the City of El Paso Street Design Manual (SDM) and the Design Standards for Construction (DSC) according to City of El Paso Codes (cited below). While developing a project or construction area the existing street illumination system shall be protected and preserved. Complete survey for street illumination system shall be shown on plans. Any change on existing street illumination systems shall be coordinated with Street Lights Department.

City of El Paso Codes to be followed:

*Title 19 - 19.16.010 - Streetlighting.

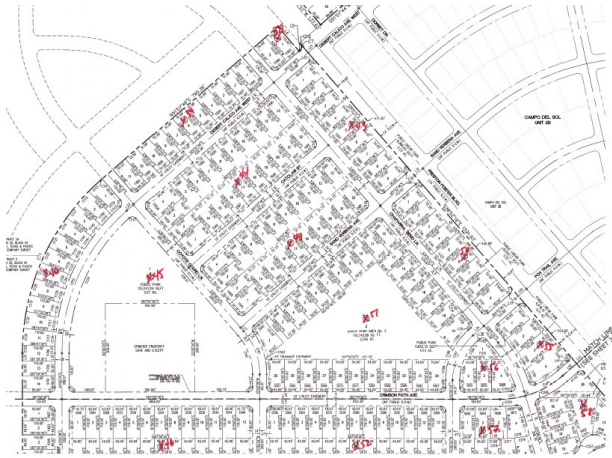
**18.18.190 – Submission contents.

*** 19.02.040 Criteria for approval.

El Paso Central Appraisal District

Please see below images from Central Appraisal:





El Paso Water
Engineering

We have reviewed the request described above and provide the following comments:

EPWater does not object to this request.

The Owner/Developer of Campo del Sol Phase 3 will enter into a Development Agreement with the El Paso Water – Public Service Board (EPWater-PSB) to install 8-inch onsite and off-site water and sanitary sewer mains that will provide water and sewer service to this property. The Developer’s utility contractor will be installing the onsite and offsite water and sanitary sewer mains which can be extended to provide service once EPWater-PSB issues a Letter of Final Acceptance of the facilities

The subject property is located within the City of El Paso Northeast Impact Fee Service Area. Impact fees will be collected after the El Paso Water receives an application for water and/or sanitary sewer services.

Water:

There is an existing 12-inch diameter water main extending along Preston Foster Boulevard, that is located approximately 10 feet north of the right-of-way center line. This water main can be extended to provide service. There are an existing 8-inch diameter water mains that extends along Las Ramblas Avenue, Somera Avenue, Desert Calico Avenue and Sand Verbena Avenue. These water mains can be extended to provide service. Previous water pressure readings from fire hydrant # 12219, last tested on 09/27/25, located at the northeast corner of Preston Foster Boulevard and Bittlebush Street, has yield a static pressure of 50 psi, a residual pressure of 49 psi, and a discharge flow of 949.5 gpm.

Sewer:

There is an existing 12-inch diameter sewer main extending along Preston Foster Boulevard, that is located approximately 5 feet south of the right-of-way center line. This sewer main can be extended to provide service. There is an existing 8-inch diameter sanitary sewer mains that extends along Las Ramblas Avenue, Somera Avenue, Desert Calico Avenue and Sand Verbena Avenue. These water mains can be extended to provide service.

Reclaimed:

There is an existing 24-inch diameter reclaimed water main along Preston Foster Boulevard, located approximately 10-feet south of the right-of-way center line, this main dead ends at intersection of Preston Foster Boulevard and Crimson Path Avenue, then extends west to Crimson Path Avenue. No service connections are allowed to this main.

General:

EPWater-PSB requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater-PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Stormwater Engineering

1. The proposed ponding areas shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event.
2. Based on the best available flood zone information, the applicant should coordinate with the Floodplain Administrator regarding potential compliance with applicable floodplain development requirements pursuant to Chapter 18.60 of the El Paso Municipal Code.

Texas Gas

Texas Gas Service has no comments.

Sun Metro

No comments received.

Fire Department

No comments received.

El Paso Electric

No comments received.

El Paso County 911 District

No comments received.

Texas Department of Transportation

No comments received.

El Paso County

No comments received.

El Paso County Water Improvement District #1

No comments received.