

Campo del Sol Unit 3A

City Plan Commission — March 12, 2026



CASE NUMBER/TYPE:	SUSU26-00012 – Major Combination
CASE MANAGER:	Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov
PROPERTY OWNER:	Franklin Mountain Communities, LLC
REPRESENTATIVE:	Kimley-Horn and Assoc. Inc.
LOCATION:	South of Stan Roberts Sr Ave. and West of McCombs St. (District 4)
PROPERTY AREA:	20.8 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	Park Fees Not Required
EXCEPTIONS/MODIFICATIONS:	Yes, see following section
ZONING DISTRICT(S):	G-MU (General Mixed-Use District)

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of Campos del Sol Unit 3A on a Major Combination basis.

Campo del Sol Unit 3A



Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant proposes to subdivide approximately 20.8 acres of vacant land to create a residential subdivision consisting of 111 single-family lots. The proposed residential lots will range in size from approximately 4,950 square feet to 14,794 square feet. Drainage for the subdivision will be managed through an underground conveyance system that directs stormwater to two retention ponds. The subdivision will also include three park sites/HOA lots totaling approximately 1.96 acres, which satisfies the parkland requirements. The COEP Parks and Recreation Department will not be responsible for maintaining the dedicated parkland/HOA lots associated with this plat. Primary access to the proposed subdivision will be provided from Preston Foster Boulevard. This subdivision is being reviewed in accordance with 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).

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

Surrounding Zoning and Use	
North	G-MU (General Mixed Use) / Vacant land and residential development
South	G-MU (General Mixed Use) / Vacant land
East	G-MU (General Mixed Use) / Vacant land and residential development
West	G-MU (General Mixed Use) / Vacant land
Nearest Public Facility and Distance	
Park	Joey Barraza and Vino Memorial Park (1.26mi.) / 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 **March 26, 2029**, 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

ATTACHMENTS:

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

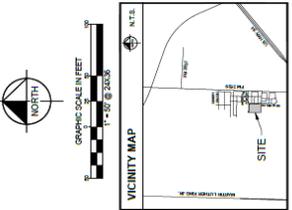
ATTACHMENT 1

Campo del Sol Unit 3A



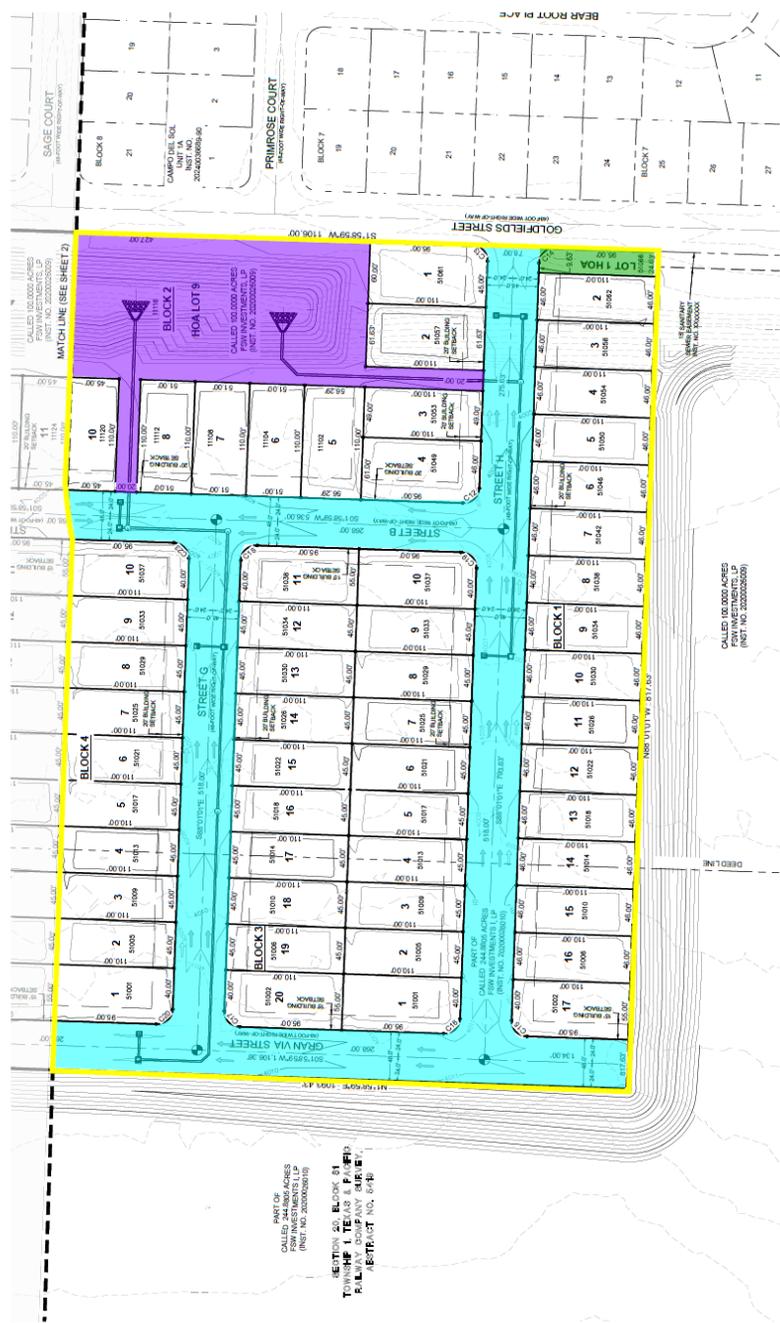
Subject Property

This map is designed for illustrative purposes only. The features shown on this map are not intended to be used as a legal instrument. Any use of this map to scales greater than its original scale may induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



LEGEND

[Symbol]	PROPOSED LOT
[Symbol]	EXISTING LOT
[Symbol]	PROPOSED STREET
[Symbol]	EXISTING STREET
[Symbol]	PROPOSED DRIVE
[Symbol]	EXISTING DRIVE
[Symbol]	PROPOSED ALLEY
[Symbol]	EXISTING ALLEY
[Symbol]	PROPOSED EASEMENT
[Symbol]	EXISTING EASEMENT
[Symbol]	PROPOSED ENCROACHMENT
[Symbol]	EXISTING ENCROACHMENT
[Symbol]	PROPOSED FENCE
[Symbol]	EXISTING FENCE
[Symbol]	PROPOSED UTILITY
[Symbol]	EXISTING UTILITY



PRELIMINARY PLAT
CAMPO DEL SOL
UNIT 3A
 BEING 20.761 ACRES OUT OF
 SECTION 20, TOWNSHIP 11N, RANGE 10E,
 TEXAS & PACIFIC RAILWAY COMPANY SURVEY,
 ABSTRACT NO. 5419,
 CITY OF EL PASO,
 EL PASO COUNTY, TEXAS

Kimley»Horn

OWNER: CAMPO DEL SOL INVESTMENTS, L.P.
 PROJECT: CAMPO DEL SOL UNIT 3A
 PREPARED BY: JAMES W. HORN, P.E.
 DATE: 11/07/2025
 SHEET NO.: 3 OF 3

REVISIONS:
 1. 03/26/2026: REVISED PER COMMENTS FROM THE CITY OF EL PASO.
 2. 03/26/2026: REVISED PER COMMENTS FROM THE CITY OF EL PASO.
 3. 03/26/2026: REVISED PER COMMENTS FROM THE CITY OF EL PASO.
 4. 03/26/2026: REVISED PER COMMENTS FROM THE CITY OF EL PASO.
 5. 03/26/2026: REVISED PER COMMENTS FROM THE CITY OF EL PASO.
 6. 03/26/2026: REVISED PER COMMENTS FROM THE CITY OF EL PASO.
 7. 03/26/2026: REVISED PER COMMENTS FROM THE CITY OF EL PASO.
 8. 03/26/2026: REVISED PER COMMENTS FROM THE CITY OF EL PASO.
 9. 03/26/2026: REVISED PER COMMENTS FROM THE CITY OF EL PASO.
 10. 03/26/2026: REVISED PER COMMENTS FROM THE CITY OF EL PASO.
 11. 03/26/2026: REVISED PER COMMENTS FROM THE CITY OF EL PASO.
 12. 03/26/2026: REVISED PER COMMENTS FROM THE CITY OF EL PASO.
 13. 03/26/2026: REVISED PER COMMENTS FROM THE CITY OF EL PASO.
 14. 03/26/2026: REVISED PER COMMENTS FROM THE CITY OF EL PASO.
 15. 03/26/2026: REVISED PER COMMENTS FROM THE CITY OF EL PASO.
 16. 03/26/2026: REVISED PER COMMENTS FROM THE CITY OF EL PASO.
 17. 03/26/2026: REVISED PER COMMENTS FROM THE CITY OF EL PASO.
 18. 03/26/2026: REVISED PER COMMENTS FROM THE CITY OF EL PASO.
 19. 03/26/2026: REVISED PER COMMENTS FROM THE CITY OF EL PASO.
 20. 03/26/2026: REVISED PER COMMENTS FROM THE CITY OF EL PASO.

ATTACHMENT 4



MAJOR COMBINATION APPLICATION

DATE: 02/10/2025 FILE NO. _____

SUBDIVISION NAME: CAMPO DEL SOL UNIT 3A

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Section 20 Block 81, Township 1, Texas & Pacific Railway Company Surveys, Abstract No 5419

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>20.8</u>	<u>111</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	<u>5.0</u>	<u>1</u>
Apartment	_____	_____	Ponding & Drainage	<u>1.5</u>	<u>1</u>
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____		_____	_____
Commercial	_____	_____	Total No. Sites	<u>111</u>	_____
Industrial	_____	_____	Total (Gross) Acreage	<u>20.8</u>	_____

3. What is existing zoning of the above described property? GMU Proposed zoning? N/A

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)
Underground conveyance to two retention ponds

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
street ROW and sections are being requested for modification

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

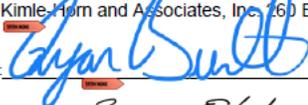
Planning & Inspections Department
 811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

FSW Investments LLC, 123 W. Mills Suite 600 El Paso, TX 79901

12. Owner of record Franklin Mountain Communities LLC, 123 W. Mills Suite 600. El Paso,
(Name & Address) (Zip) (Phone)

13. Developer Franklin Mountain Communities LLC, 123 W. Mills Suite 600. El Paso, TX 79901 - 972-380-5900

14. Engineer Kimley-Horn and Associates, Inc. 760 E. Davis St. Suite 100. McKinney, TX 75069 - 817-339-2294

OWNER SIGNATURE: 

REPRESENTATIVE SIGNATURE: Bryce Eckeberger

REPRESENTATIVE CONTACT (PHONE): 972-770-1324

REPRESENTATIVE CONTACT (E-MAIL): bryce.eckeberger@kimley-horn.co

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. 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. Please revise the location map to show a scale of one-inch equals six hundred feet which provides identification of the proposed subdivision in relation to features such as local streets, arterials, streets, schools and other features. The location map shall include all streets and blocks in the proposed subdivision.
4. Lot Table – HOA Lots contains wrong information as there is no Block 9 within the proposed subdivision.
5. Change all year 2025 to 2026 or 20__ on the Dedication, acknowledgement and City Plan Commission.
6. The State of Texas County of Tarrant should read County of El Paso on the face of the final plat.
7. Remove preliminary plat label from the face of the final plat.
8. Label Pond as private.
9. Define HOA in general notes and coordinate with notes 4 & 7 & 15. Verify with the dedication statement.

Planning and Inspections Department- Land Development Division

APPROVED

1. Extend contour lines of the proposed subdivision, and two hundred feet outside and abutting the subdivision. Illustrate and label any stormwater system connections outside of subdivision boundaries.
2. Label and dimension public Utility easements within all lots.
3. Six inch rolled curb is not allowed on 48' local street cross section on preliminary plat sheet.
4. Verify Preston Foster Street classification on typical street cross section of preliminary plat sheet
5. Define HOA in general notes and coordinate with notes 4 & 7 & 15. Verify with the dedication statement.
6. Clarify if a lot is public and privately maintained or private and privately maintained.
7. The subdivision shall be tied by bearing and distance to either a section corner, a survey line, a grant line, or other known and accepted survey points this tie shall be delineated on the plat.

Parks and Recreation Department

1. Please note that this Subdivision is part of the Campo Del Sol Land Study; and it is composed of **111 Single-family dwelling** units and does include 3 park sites/HOA Lots for a total of **1.96 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 7 & 15 all open space and park sites, dedicated as public or private are to be maintained by El Paso Municipal Management District No. 1. Therefore, the COEP Parks & Recreation department will not be maintaining the dedicated parkland/HOA Lots 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

- 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

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 a project 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.

Contract Management

- It is recommended to keep the 54' R.O.W. as shown in the CoEP DSC in order to ensure adequate space for traffic operations, on street parking, emergency vehicle access, and future maintenance.
- Revise application to show property land uses.
- For future development a complete set of subdivision improvement plans shall be submitted for review.
- Indicate when placing Sidewalks, the municipal Code Chapter 19.21 of Sidewalks shall be followed, and Chapter 13.04.020 Sidewalk Specifications. This is the same for builders and homeowners
- Indicate that for driveways the municipal code chapter 13.12 shall be followed
- Indicate that new asphalt or any new concrete structures must be compliant before acceptance and any type of damages must be restored before doing the final walkthrough.
- Incorporate that any manhole, water valve or gas valve shall be raised to the new paving level and added an apron.
- Indicate that leading ramps must be aligned with a receiving ramp and be ADA compliant
- Ensure that the driveway apron and sidewalk transitions provide ADA compliant accessibility.
- Provide detailed information on curbs and gutters, curb ramps, and sidewalk in compliance with DSC standards.
- Indicate that any infrastructure that is on city right of way must be done as per Design Standards for Construction and Municipal Code

Environmental Services

Have no comments.

El Paso Water

Stormwater Engineering

1. To facilitate maintenance, cleaning, inspection, etc. EPWater SW advises to use manholes at all changes in alignment, grade, or pipe diameter in accordance with industry standards.
2. The minimum clearance requirement is not met at multiple points on the pond bottom.
3. Lot 5 Block 6 has been shown in improvement plans as a HOA lot. The utility line going under the log would typically call for an easement. Please clarify if there will be a combination of lot 5 and 6 or if only one of the lots will be repurposed for the HOA.
4. Utility maintenance vehicles entering from "Street H" to HOA Pond, will not have sufficient space to perform a U-turn to go down access ramp safely.
5. At the improvement plan stage, provide protection to the subdivision from all offsite storm water runoff that may have an adverse impact on any improvements and convey the existing watercourse through the subdivision.
6. The proposed ponding area shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event. Label the pond as "Private".

El Paso Electric

Please add a 10' wide easement along the proposed lots, including the HOA lots. Please add a 10' wide easement along Goldfield St and Preston Foster Blvd.

El Paso County 911 District

Adjust addressing to fit into the existing ranges. Please note that the west to east streets should be in the 50000 range because the ranges to the east are in the 51000 range. Also, the note the placement of the connecting roadway, Sunburst, the south to north addressing should follow the pattern already set by Florida Pl. Why does all their addressing have to be just the 11100 and 51000 ranges?! Addressing needs to increase with the flow of travel.

Texas Gas

Texas Gas Service has no comments.

El Paso County Water Improvement District #1

The above-mentioned item is not within the boundaries of EPCWID.

El Paso Central Appraisal

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

Texas Department of Transportation

No comments received.

El Paso County

No comments received.

Sun Metro

No comments received.

Fire Department

No comments received.

Capital Improvement Department

No comments received.