

# Campo Del Sol Phase 3

City Plan Commission — August 28, 2025 **REVISED**



<b>CASE NUMBER/TYPE:</b>	<b>SUSU25-00071 – Major Preliminary</b>
<b>CASE MANAGER:</b>	Myrna Aguilar, (915) 212-1584, <a href="mailto:AguilarMP@elpasotexas.gov">AguilarMP@elpasotexas.gov</a>
<b>PROPERTY OWNER:</b>	Franklin Mountain Communities, LLC
<b>REPRESENTATIVE:</b>	SLI Engineering, Inc.
<b>LOCATION:</b>	West of McCombs St. and North of Gateway South Blvd. (District 4)
<b>PROPERTY AREA:</b>	90.176 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>	GMU (General Mixed Use)

**SUMMARY OF RECOMMENDATION:** Staff recommends **APPROVAL** 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.

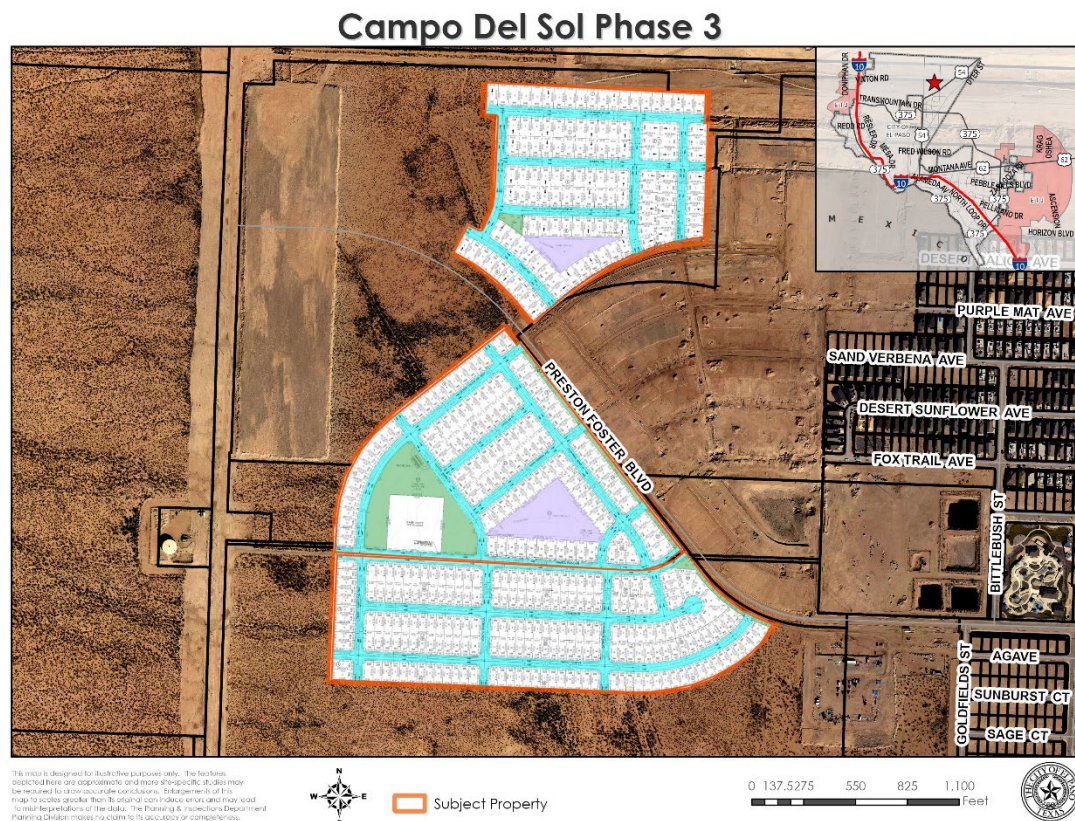


Figure A: Proposed plat with surrounding area

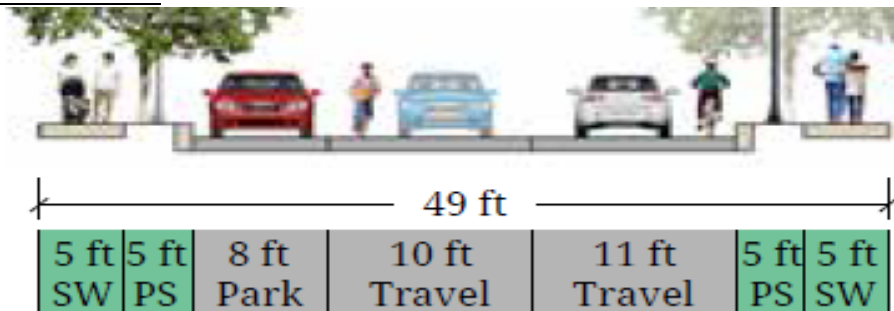
**DESCRIPTION OF REQUEST:** The applicant is proposing to subdivide 90.18 acres of land to create a residential subdivision, comprising of four hundred and fifty-five (455) single-family lots, eight (8) parks with a combined size of 4.66 acres, and two (2) drainage ponds with a combined size of 3.71 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).

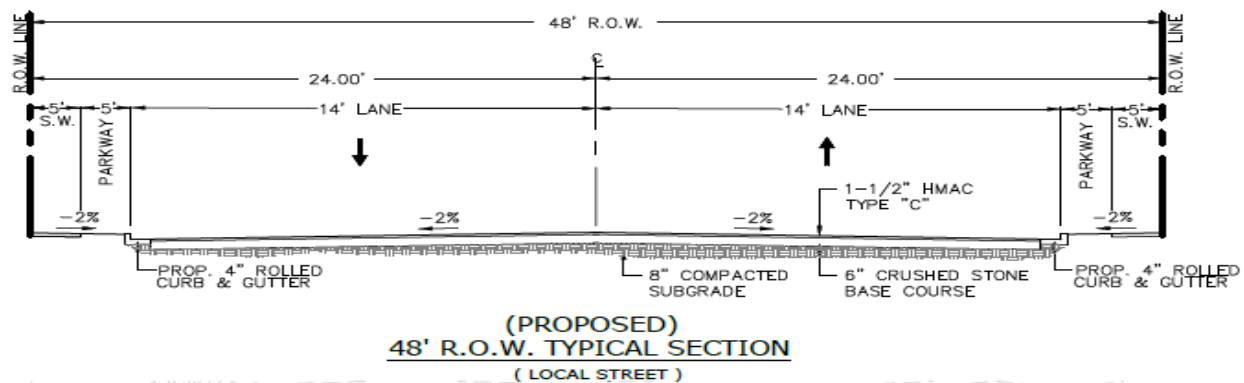
**EXCEPTIONS, MODIFICATIONS, OR WAIVER REQUESTS:** The applicant is requesting the following exception requests pursuant to El Paso City Code Section 19.10.050 (A)(1)(a) – (Roadway participation policies – Improvement of Roads and Utilities Within and or Abutting the Subdivision) of the current code.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

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

**REQUIRED CROSS-SECTION:**

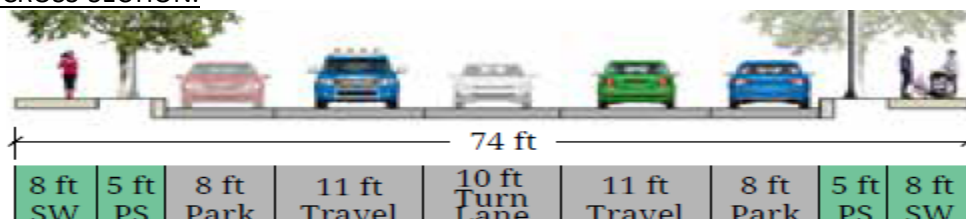


**PROPOSED CROSS-SECTION:**



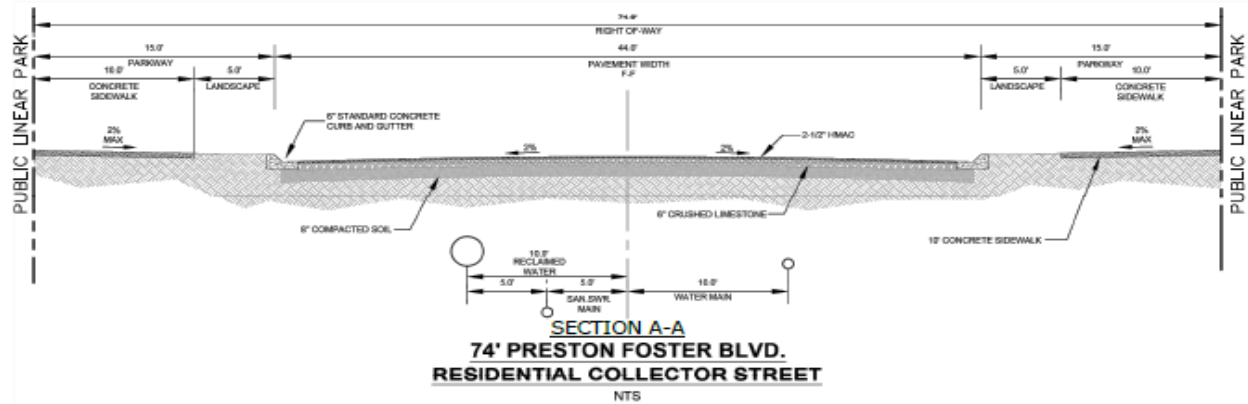
2. To waive the construction of four (4) feet of roadway along Preston Foster.

**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.

## Campo Del Sol Phase 3

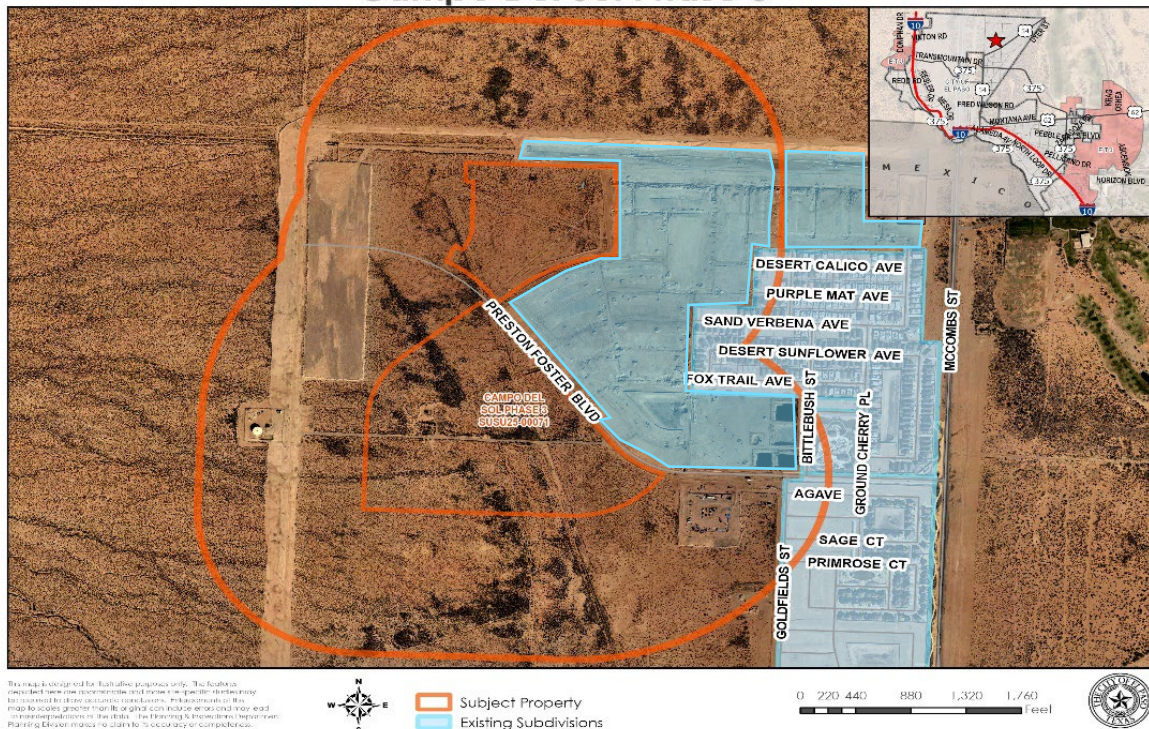


Figure B: Developed properties within a quarter mile of proposed subdivision

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

<b>Surrounding Zoning and Use</b>	
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
<b>Nearest Public Facility and Distance</b>	
Park	A park is proposed within the subdivision
School	Barron Elementary (1.87 mi.)
<b>Plan El Paso Designation</b>	
O-7, Urban Expansion	
<b>Impact Fee Service Area</b>	
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.

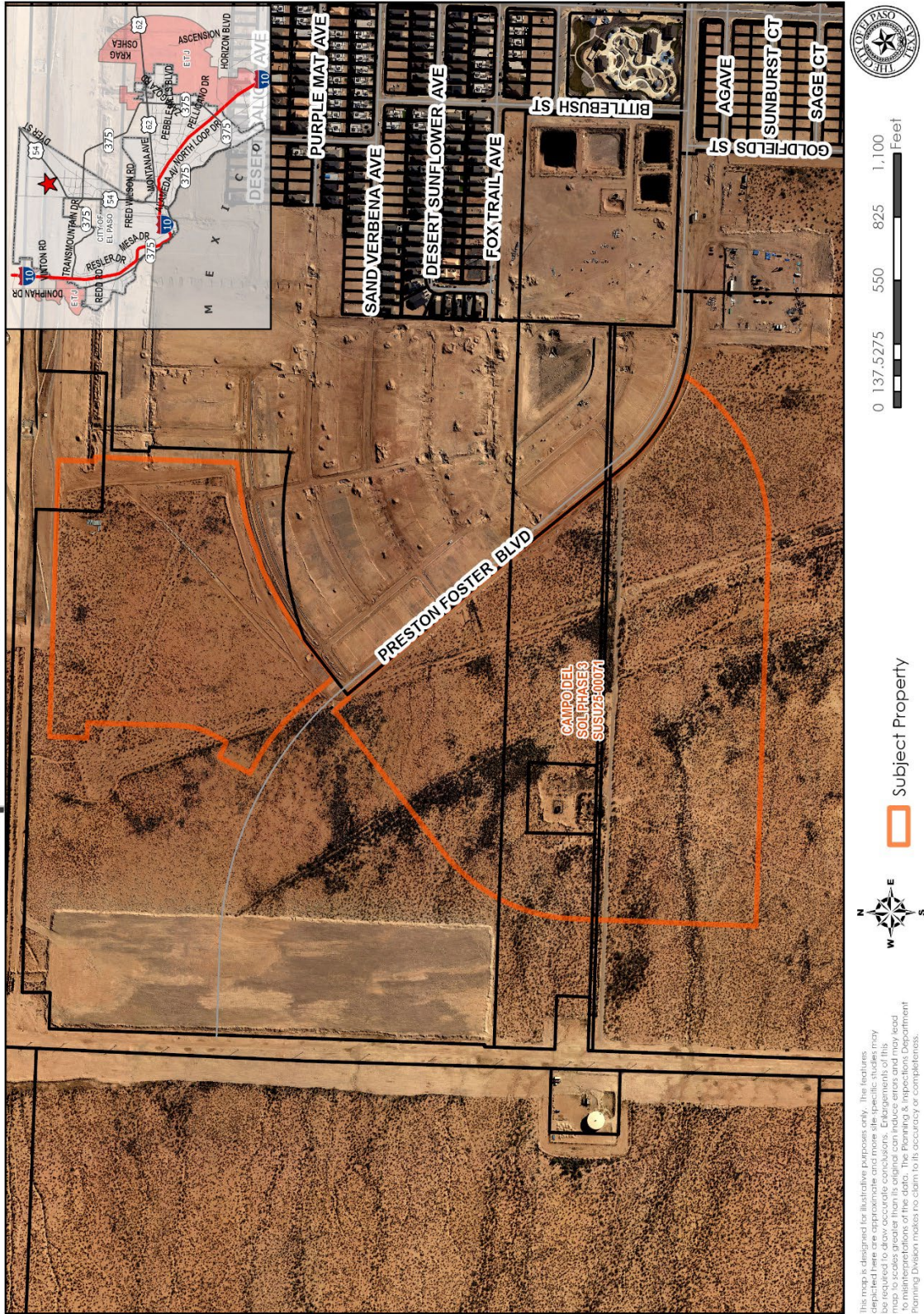
**ATTACHMENTS:**

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



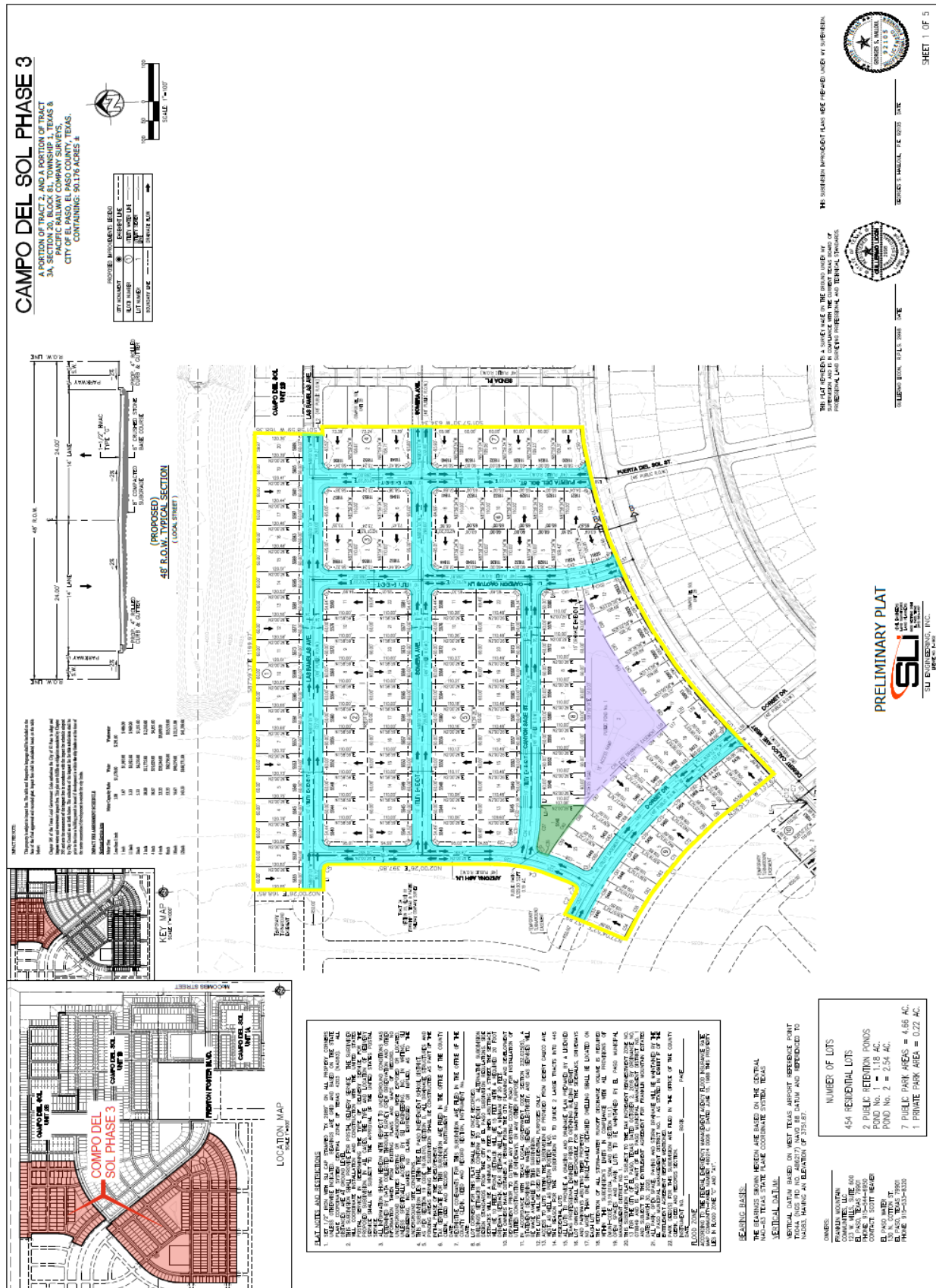
# ATTACHMENT 1

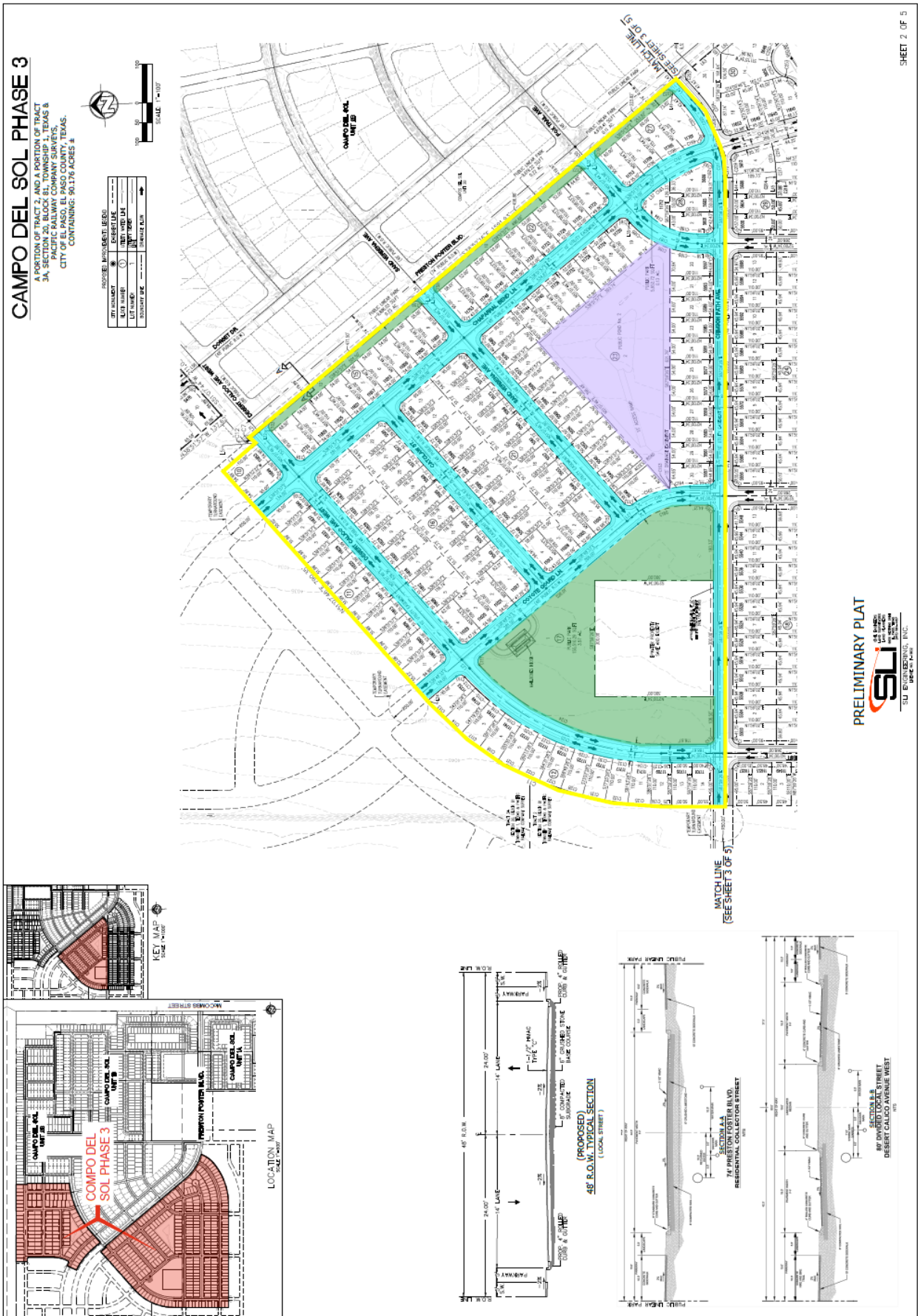
## Campo Del Sol Phase 3





## **ATTACHMENT 2**

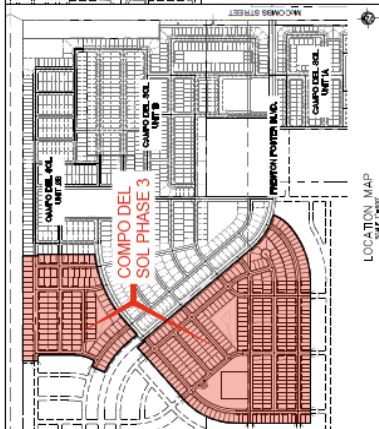
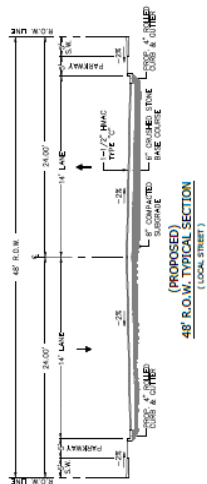
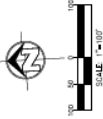






A PORTION OF TRACT 2, AND A PORTION OF TRACT 3A, SECTION 20, BLOCK 81, TOWNSHIP 1, TEXAS & PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS.  
CONTAINING: 90.176 ACRES ±

PROPOSED IMPROVEMENTS DESIRED			
CITY ROAD/MT	①	EXISTENCE	---
ALICE WALKER	①	UTILITY WATER LINE	---
LOT NUMBER	1	UTILITY GAS LINE	---
BOUNDARY LINE	---	SEWER MAIN	↑



**PRELIMINARY PLAT**

**SLI** U.S. ENGINEERING  
LAW, SCIENCE &  
TECHNOLOGY  
CONSULTANTS  
INCORPORATED  
1000 W. 10TH AVE.  
SUITE 1000  
DENVER, CO 80202  
(303) 733-1100

**SLI ENGINEERING, INC.**  
U.S. ENGINEERING, INC.

SHEET 3 OF 5

# 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.

Thank you for your assistance and consideration.

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

1

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." is 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:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>60.506</u>	<u>      </u>	Office	<u>      </u>	<u>      </u>
Duplex	<u>      </u>	<u>      </u>	Street & Alley	<u>21.16</u>	<u>1</u>
Apartment	<u>      </u>	<u>      </u>	Ponding & Drainage	<u>3.71</u>	<u>2</u>
Mobile Home	<u>      </u>	<u>      </u>	Institutional	<u>      </u>	<u>      </u>
P.U.D.	<u>      </u>	<u>      </u>	Other (specify below):	<u>      </u>	<u>      </u>
Park	<u>8</u>	<u>4.8</u>			
School	<u>      </u>	<u>      </u>			
Commercial	<u>      </u>	<u>      </u>	Total No. Sites:	<u>      </u>	<u>      </u>
Industrial	<u>      </u>	<u>      </u>	Total (Gross) Acreage:	<u>90.176</u>	<u>      </u>
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**

We have reviewed **Campo Del Sol Phase 3** a major preliminary plat map and on behalf of Parks & Recreation Department, we offer Developer / Engineer the following comments:

- 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**.
- As per plat notes 19 & 21 all open space and park lots, 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 on this plat.

Additionally, we offer the following **informational comments** to assist the Applicant in the construction drawings design of the new parkland.

1. Refer to current ordinance Chapter 19.20 – Parks and Open Space and the Design & Construction Standards for Park Facilities as approved by Mayor and Council in June 2018.
2. Irrigation System must be designed to accommodate site static water pressure less 9% and a pump must be incorporated to accommodate design criteria.
3. 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.
4. Project(s) must be coordinated with TDLR to ensure 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 number (EAB Project Registration No. by the State Agency).

5. 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 – Any utilities with-in the parkway need to be underneath the proposed sidewalk and buried at 5' minimum cover.
6. Provide pedestrian-oriented perimeter park lighting along adjacent public and private street rights of way. Engineer to coordinate with Parks Department and/or department liaison/designee, Planning and Inspections Engineering & Construction Management Division, SAM Dept., and E.P.E.Co., light pole's location & conduit placement; light poles shall be steel, direct bury with a minimum 65-watt LED luminaire installed at max. 150' apart and/or at all street intersections along the park side and not along the residential side to prevent duplication of light poles.
7. Developer/Contractor shall obtain soil samples (taken from actual park site location finished ground) & provide complete analysis report (textural, soils classification, minerals and nutrients availability, water infiltration/percolation, detailed salinity, & PH conductivity test). Report shall include recommendations for soils amendments and preparation to ensure soil conditions are suitable for turf, shrubs, and tree growth; coordinate site visit with Parks staff or Dept. designee for collection of soil samples.
8. 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 and by shattering, in two directions, of hard pan caliche, clay soils, rocks to a depth of 36 inches below finished grade as required for proper planting as per Park's Design & Construction Standards
9. Any unsuitable soil materials not approved by Parks Department and/or department liaison/designee are to be removed, disposed-off, and replaced with "Top Soil" / Sandy Loam material (blend of 40% Sand, 40% Silt, & 20% Clay - Capable of holding moisture) to include organic matter / nutrients to a minimum depth of 12 inches.
10. Any sloped areas (if flatter areas are not feasible) along park's frontages shall be at the max. 1 vertical : 20 horizontal (5%) or as determined according to the park improvements plan review.
11. Provide adequate cross-sections, enough to better understand/visualize the finished improvements.
12. Provide grading and drainage plan for the site.
13. Developer / Contractor is required to obtain irrigation, building, electrical, and any other required permit(s) from Planning & Inspections One Stop Shop City Development Division.
14. At minimum, a 7' wide meandering concrete sidewalk is required all along the park's frontage.
15. Provide an age-appropriate play structure from approved vendors with a minimum fifty foot by fifty-foot user zone complete with metal shade canopy or approved alternative equipment/amenities as applicable.
16. Provide one 30' tall pre-stressed concrete direct buries light pole at the playground or focal point of the park; use LED type fixtures and lamps for a maximum five foot-candles with a uniformity ratio of 3:1 to include photo cell and timer.
17. Provide shaded picnic tables and or benches and trashcans on concrete pads as required / applicable.
18. Street trees shall be provided along the parkway spaced at maximum 20' on center.

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.

### **El Paso Water**

#### **Engineering**

Do not object to this request.

EPWater requests a 20-foot PSB easement within Lot 35, Block 30 to accommodate the existing 24-inch reclaimed water main.



The subject property is located within the City of El Paso Northeast Impact Fee service area. Impact fees will be assessed at the time of Plat and collected after EPWater receives an application for water and for sanitary sewer services by El Paso Water.

The Owner/Developer of Campos Del Sol Unit 2B has entered into a Development Agreement with the El Paso Water – Public Service Board (EPWater-PSB) to construct, 8-inch diameter and 12-inch diameter water mains and 8-inch diameter sanitary sewer mains. The Developer's utility contractor is currently installing the required water and sanitary sewer mains which will be available for permanent service and extension once EPWater-PSB issues a Letter of Final Acceptance of the facilities.

**Reclaimed:**

There is an existing 24-inch reclaimed water transmission main that extends along Preston Foster. This main then extends west along Crimson Path Avenue along a PSB easement. No service connections are allowed to this main. This main is not available for service.

**General:**

During the site improvement work, the Owner/Developer shall safeguard the existing reclaimed water main and appurtenant structures located within the subdivision. The Owner/Developer shall minimize changes in grade above or near the vicinity of the existing PSB facilities and is responsible for the costs of setting appurtenant structures to final grade.

No building, reservoir, structure, parking stalls or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced EPWater-PSB easement without the written consent of EPWater-PSB. The Developer shall refrain from constructing rock walls, signs, buildings, curbs or any structure that will interfere with the access to the PSB easements. There shall be at least 5-foot setback from the easement line to any building, sign or structure. All easements dedicated for public water and sanitary sewer facilities shall comply with the EPWater-PSB Easement Policy. The PSB easements shall be improved to allow the operation of EPWater maintenance vehicles. EPWater-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.

EPWater 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.

**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

**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.

**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.

**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.