

Campo Del Sol Unit 2B

City Plan Commission — June 5, 2025



| | |
|----------------------------------|--------------------------------------------------------------------------------------------------------------|
| CASE NUMBER/TYPE: | SUSU25-00043 – Major Combination |
| CASE MANAGER: | Alex Alejandre, (915) 212-1642, AlejandreAX@elpasotexas.gov |
| PROPERTY OWNER: | Franklin Mountain Communities, LLC |
| REPRESENTATIVE: | Kimley Horn and Associates, Inc. |
| LOCATION: | West of McCombs St. and North of Gateway South Blvd. (District 4) |
| PROPERTY AREA: | 98.53 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) |

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL WITH CONDITION** of Campo Del Sol Unit 2B on a Major Combination basis, and **APPROVAL** of the exception requests.

- That the applicant landscape the rear of all double-frontage lots, in accordance with Section 19.23.4(H)(3)(c) of the El Paso City Code.

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

- To waive the dedication of twelve feet (12') of additional right-of-way, the construction of ten feet (10') of additional roadway, and one foot (1') of sidewalk for a local street within the subdivision.

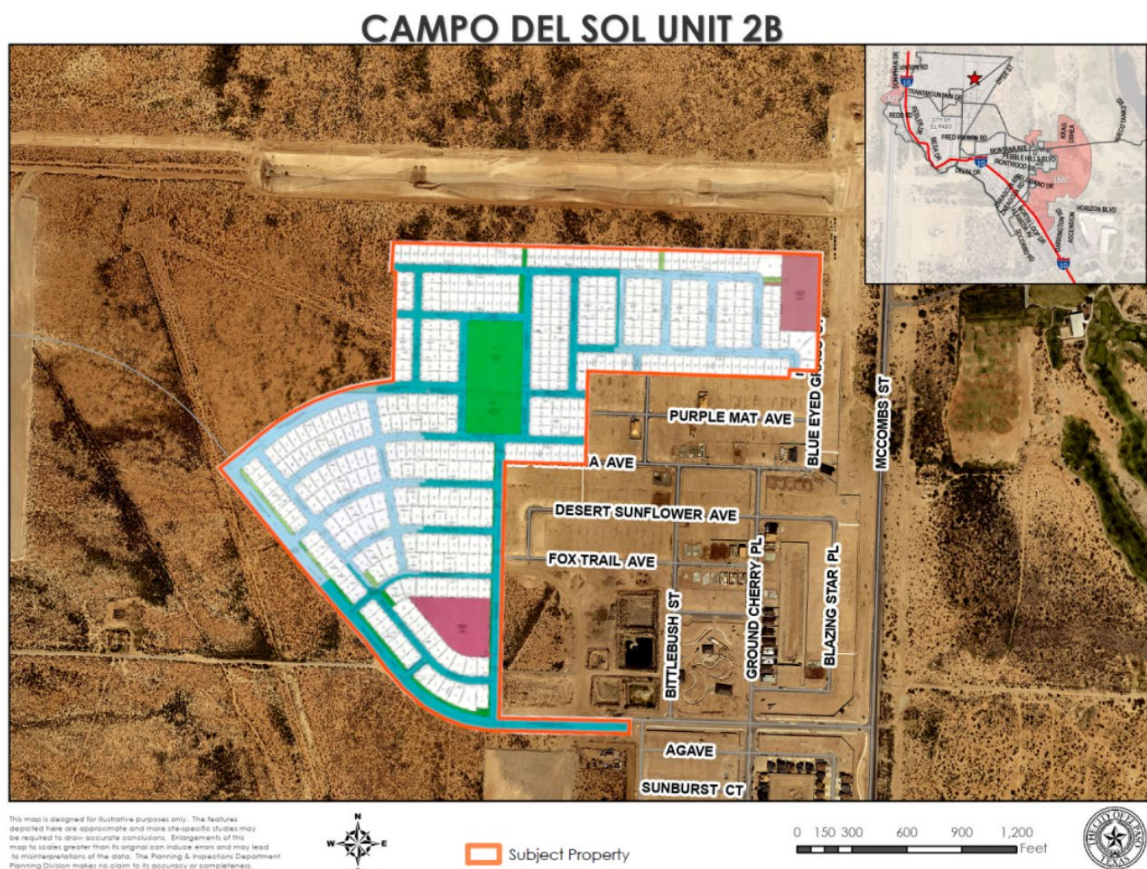


Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is proposing to subdivide 98.53 acres of land into 409 single-family lots, and two (2) retention pond sites with a combined acreage of 4.93. In addition, the applicant is proposing one (1) park of 4.87 acres, and 17 linear park sites with a combined acreage of 1.79. As per the plat notes, the linear park sites are to be maintained by the El Paso Municipal Management District No. 1. Drainage will be provided by surface flow runoff to the drainage pond sites proposed within the subdivision. Primary access to the subdivision is proposed from Preston Foster Boulevard. This application is reviewed under the current Subdivision code.

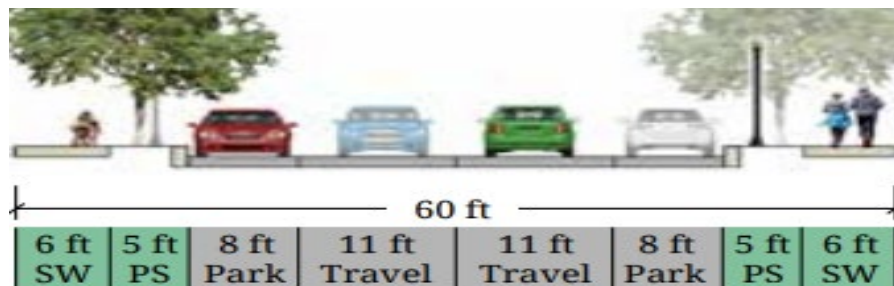
CASE HISTORY/RELATED APPLICATIONS: N/A

EXCEPTIONS, MODIFICATIONS, OR WAIVER REQUESTS: The applicant is requesting the following exception request 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 proposed cross-section for a local street is a design that matches the existing and already developed cross-sections abutting the proposed subdivision. The exception includes the following:

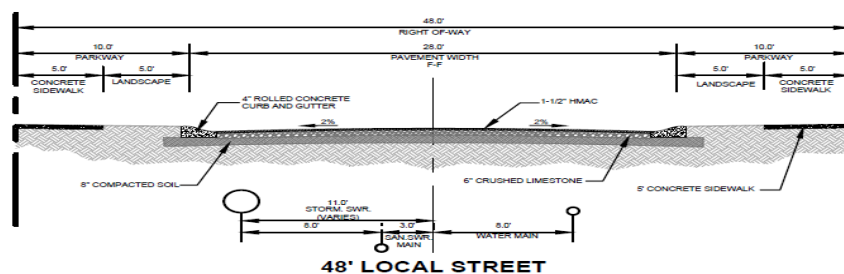
The exception request includes the following:

2. To waive the dedication of twelve feet (12') of additional right-of-way, the construction of ten feet (10') of additional roadway, and one foot (1') of sidewalk for a local street within the subdivision.

REQUIRED CROSS-SECTION:



PROPOSED CROSS-SECTION:



EVALUATION OF EXCEPTION REQUEST: The exception requests 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. The proposed cross-section for a local street is a design that matches the existing and already developed cross-sections abutting the proposed subdivision.

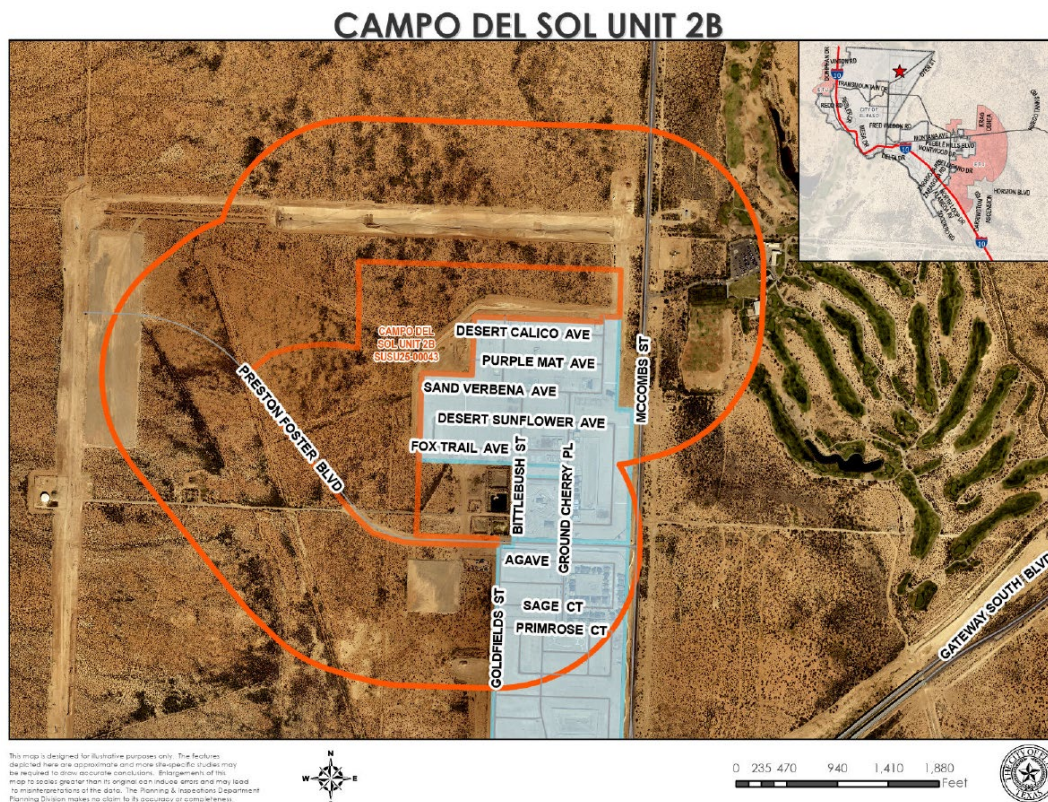


Figure B: Developed properties within a quarter mile of proposed subdivision

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

| Surrounding Zoning and Use | |
|--------------------------------------|---------------------------------------------------|
| North | G-MU (General Mixed Use)/ Vacant |
| South | G-MU (General Mixed Use)/ Vacant |
| East | G-MU (General Mixed Use)/ Residential development |
| West | G-MU (General Mixed Use)/ Vacant |
| Nearest Public Facility and Distance | |
| Park | Parks are proposed within the subdivision |
| School | Richardson Middle School (1.22 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 **June 5, 2028**. 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

CAMPO DEL SOL UNIT 2B

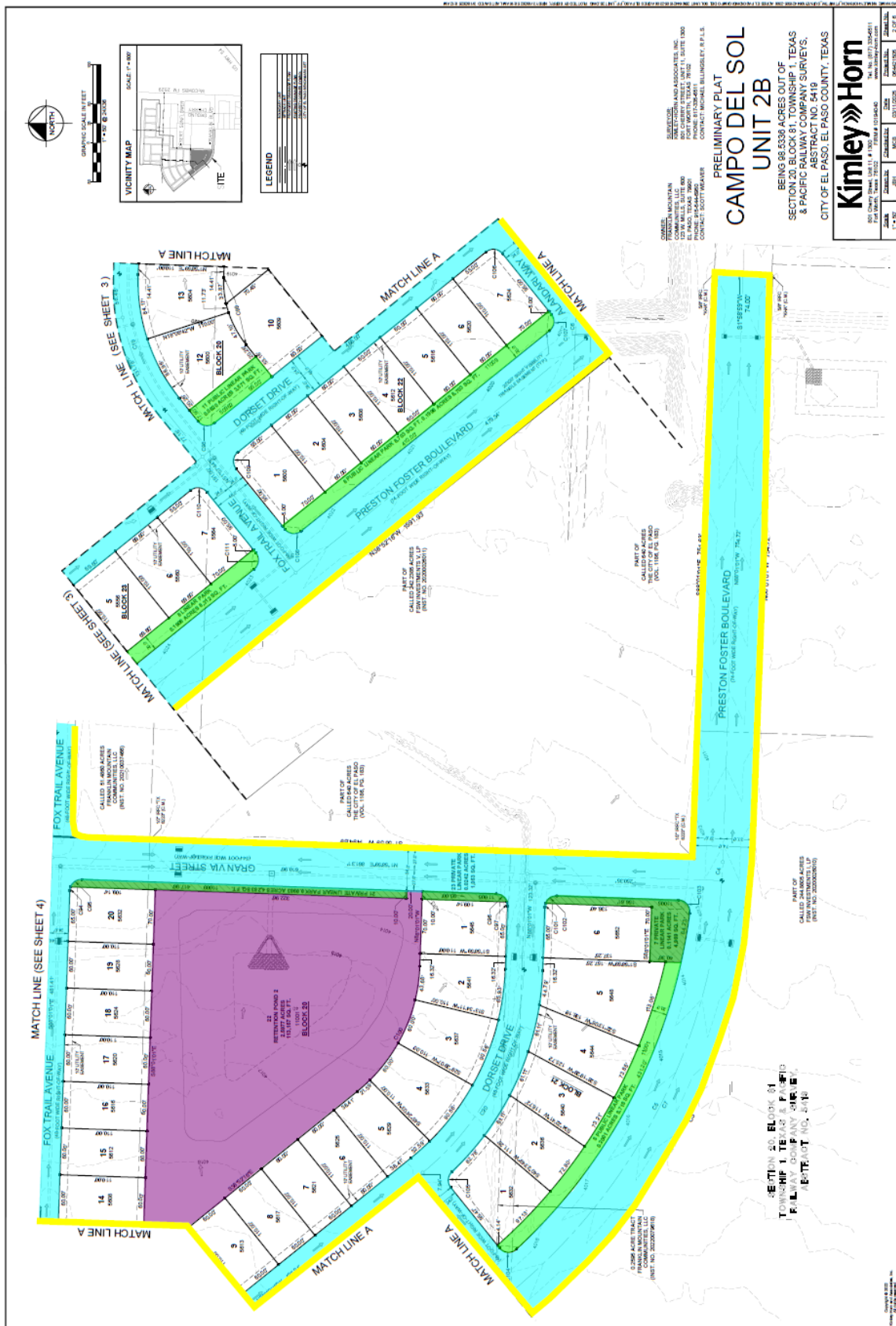


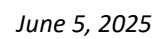
Subject Property



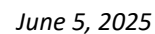
This map is designed for illustrative purposes only. The features depicted here are approximate and more specific details may be found in the original plan. The Planning & Inspection Department makes no claim to its accuracy or completeness.

ATTACHMENT 2









SECTION 20, BLOCK 81, TOWNSHIP 1, TEXAS, & PACIFIC RAILWAY COMPANY SURVEYS, ABSTRACT NO. 6419

Kimley-Horn

CAMPO DEL SOL UNIT 2B

BEING 98.5338 ACRES OUT OF SECTION 20, BLOCK 81, TOWNSHIP 1, TEXAS, & PACIFIC RAILWAY COMPANY SURVEYS, ABSTRACT NO. 6419

CITY OF EL PASO, EL PASO COUNTY, TEXAS

LEGEND

PART OF CALLER'S ACRES (PLOT NO. 200000001)

PART OF THE CITY OF EL PASO (PLOT NO. 200000001)

VICINITY MAP

SCALE: 1" = 100'

GRAPHIC SCALE IN FEET

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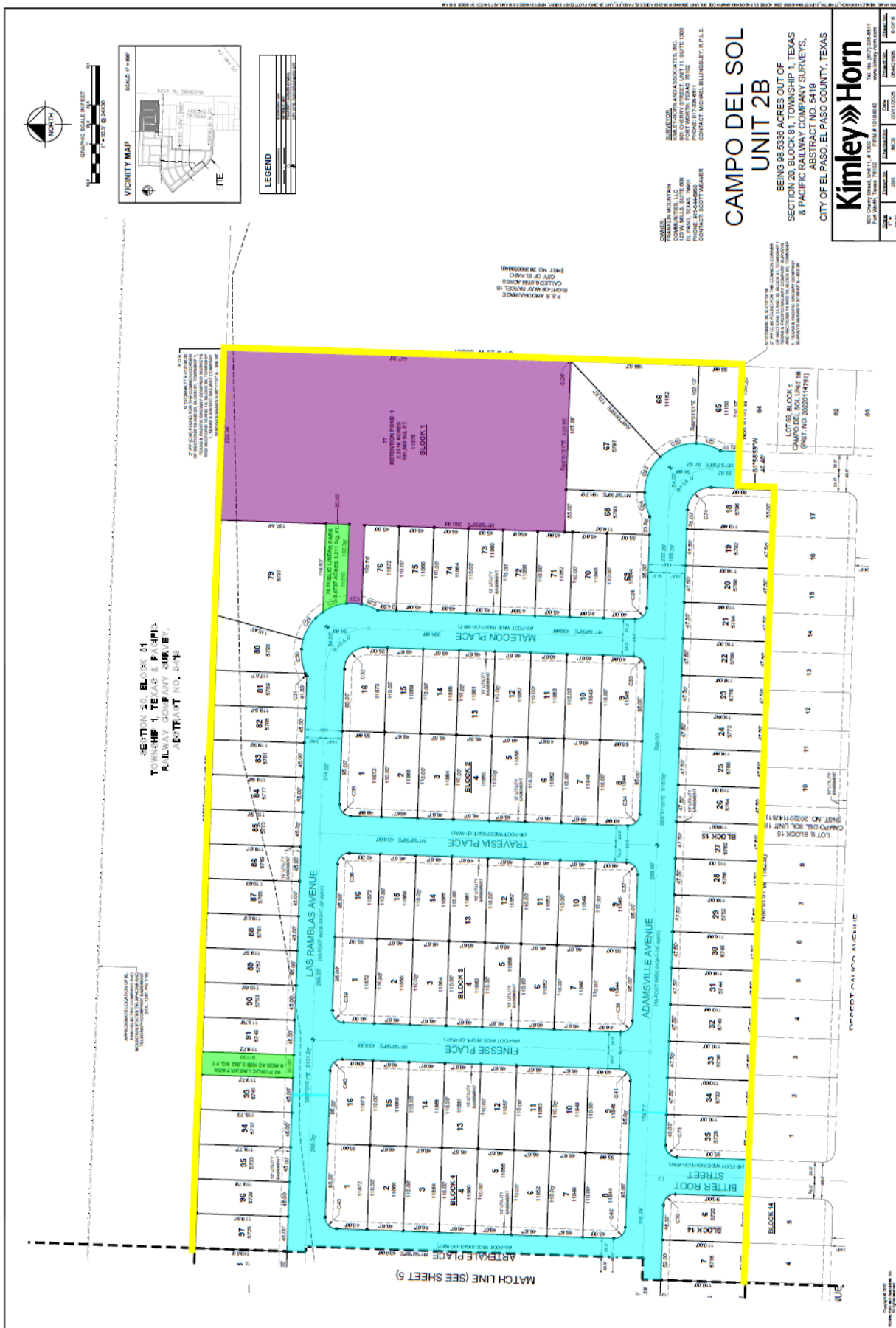
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ATTACHMENT 4



RE: *Campo Del Sol Unit 2B*
Waivers, Exceptions and Modifications Request

Dear Mr. Alejandro,

This letter is to formally request the list of modifications proposed for the Subdivision Improvements plans to serve the proposed development Campo Del Sol Unit 2B. The list below also depicts an explanation of the modification being presented.

Should you have any questions, please feel free to contact me at 972-770-1324 or via email at bryce.eckeberger@kimley-horn.com

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "BTE".

Bryce Eckeberger, P.E.
Project Manager

List of Modifications:

1. Section 19.15.11 Street Width and Design. Modify the standard street section for the sections below. Also, please reference the cross sections below. The objective of these modification is to allow the construction of hike and bike trails along the parkway and to enlarge the landscape area when possible.
 - a. Local Street (Residential Street): Modify the cross section from 54-ft ROW to 48-ft ROW with 28-ft of pavement F-F, 5-ft of Landscape and 5-ft concrete sidewalks on both sides.
 - b. Local Street: Proposed new street section for divided enhanced entrance into subdivision. Proposed ROW of 80-ft with Two 18-ft F-F divided lanes with a 19-ft landscaped median, 5-ft landscape and 10-ft concrete hike and bike trail on the left side, and 5-ft landscape and 5-ft concrete sidewalk on the right side.
 - c. Non-Residential Collector: This section is proposed for Preston Foster Blvd. Modify section from standard 76-ft ROW to a 74-ft ROW with 44-ft pavement section, F-F, 5-ft landscape and 10-ft concrete sidewalks on both sides of the street.
 - d. Local Street (Residential Street): Modify the cross section from 54-ft ROW to a modified 54-ft ROW with 34-ft of pavement F-F, 5-ft of Landscape and 5-ft concrete sidewalks on both sides.

ATTACHMENT 5



MAJOR COMBINATION APPLICATION

DATE: 3/10/2024

FILE NO. SUSU25-00043

SUBDIVISION NAME: CAMPO DEL SOL UNIT 2B

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Section 20 Block 81, Townshipt 1, Texas & Pacific Railway Company Surveys. A

2. Property Land Uses:

| | ACRES | SITES | | ACRES | SITES |
|---------------|--------------|------------|-----------------------|--------------|----------|
| Single-family | <u>58.64</u> | <u>409</u> | Office | | |
| Duplex | | | Street & Alley | <u>28.30</u> | <u>1</u> |
| Apartment | | | Ponding & Drainage | <u>4.90</u> | <u>2</u> |
| Mobile Home | | | Institutional | | |
| P.U.D. | | | Other (specify below) | | |
| Park | <u>6.66</u> | <u>18</u> | | | |
| School | | | | | |
| Commercial | | | Total No. Sites | <u>430</u> | |
| Industrial | | | Total (Gross) Acreage | <u>98.51</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

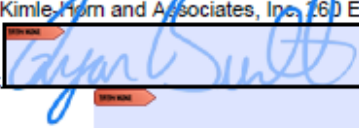
9. Remarks and/or explanation of special circumstances:

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

| | | |
|----------------------------------|-----------------|-------------------------------------------------------------------------------------------------|
| 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., 160 E. Davis St. Suite 100. McKinney, TX 75069 - 817-339-2294 |
| OWNER SIGNATURE: | |  |
| REPRESENTATIVE SIGNATURE: | | |
| REPRESENTATIVE CONTACT (PHONE): | | 972-770-1324 |
| REPRESENTATIVE CONTACT (E-MAIL): | | bryce.eckeberger@kimley-horn.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 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 original tax certificates with zero balance.
 - b. Original copies of the Restrictive covenants.
2. Remove plat note #3 as the required information is included on plat note #12
3. Staff recommends to the City Plan Commission (CPC) that the applicant landscape the rear of all double-frontage lots, as per section 19.23.040(H)(3)(c) of the applicable Subdivision Code.

Planning and Inspections Department- Land Development Division

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

The Developer/Engineer shall address the following comments

1. City Of El Paso Benchmark labeled wrong shall be City Of El Paso proposed **monuments**.
2. On Final plat Owner's Dedication and Acknowledgment. Verify County Of Dallas shall be County Of El Paso.
3. Verify note #5 and #8 maintained by "El Paso Municipal Management District No. 1".
4. Provide radius dimension for temporary turnaround and turning heels.
5. Provide print-out of the mathematical closure of the exterior boundary of the subdivision indicating the error of closure.

Parks and Recreation Department

We have reviewed **Campo Del Sol Unit 2B** a major final plat map and on behalf of 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 **409** Single-family dwelling units and does include 18 park sites for a total of **6.45 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 4 & 8 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 insure 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 poles 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 insure 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. Grading and drainage plan for the site, to be reviewed and approved by Parks Department and/or department liaison/designee.
13. Developer / Contractor are 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 unless a Trail is required, then current Park Design Standards for Park Facilities shall apply.
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 bury 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.
19. Construction of Park improvements need to be coordinated and inspected by Parks Department and/or department liaison/designee.
20. Park Site acceptance for maintenance is contingent upon completion and acceptance of all subdivision improvements by the director of the Land Development Services Department or designee.

This subdivision is located with-in park zone **E-12**

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 has the following comments:

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.

Streets Lighting:

Does 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.

Contract Management:

Include a legend symbol with the elements included in the drawing. Provide detailed information on curbs and gutters, curb ramps and sidewalks in compliance with DSC standards. When installing sidewalks, ensure compliance with Municipal Code Chapter 19.21 governing sidewalks and Chapter 13.04.020 specifying sidewalk standards. All new asphalt and concrete structures shall be compliant with project specifications prior to acceptance. Indicate that ramp design must be as per Design Standards for construction, not per TxDot requirements, and all ramps must be aligned with each other, leading to the receiving area.

El Paso Water

We have received the above referenced development and provide the following comments:

El Paso Water does not object to this request. The subject property is located within the City of El Paso Northeast Impact Fee service area. Impact fees will be collected by El Paso Water prior to the City of El Paso issuing a building permit. There is an existing 24-inch reclaimed water transmission main that extends along Preston Foster Blvd. between Gran Via Street and Alandari Way. This main is not available for service.

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

Water:

There are existing 8-inch water mains that extend Desert Calico Avenue, Purple Mat Avenue, Sand Verbena Avenue, and Fox Trail Avenue, within Campo Del Sol Unit 1B subdivision. These mains can be extended to provide service.

There is an existing 12-inch water main that extends along Franklin Boulevard/Preston Foster Boulevard, approximately 15-feet north of the right-of-way center line. This main can be extended to provide service.

Sewer:

There is an existing 15-inch sanitary sewer interceptor that extends along PSB right-of-way approximately 25-feet west of McCombs Street. This main is approximately 22-feet in depth.

There are existing 8-inch sanitary sewer mains that extend Desert Calico Ave., Purple Mat Ave., Sand Verbena Ave., and Fox Trail Ave. within Campo Del Sol Unit 1B subdivision. These mains can be extended to provide service.

There is an existing 12-inch sanitary sewer main that extends along Franklin Blvd./ Preston Foster Blvd., approximately 15-feet north of the right-of-way center line. This main can be extended to provide service.

General:

McCombs Street is a Texas Department of Transportation (TXDOT) rights-of-way. All proposed utility work within this right-of-way requires written permission from TXDOT.

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.

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.

Stormwater:

El Paso Water – Stormwater has reviewed the subdivision described above and has no objections.

Texas Gas

In reference to case SUSU25-00043 - Campo Del Sol Unit 2B, Texas Gas Service does not have any comments.

El Paso Electric

We have no comments for Campo Del Sol Unit 2B.

El Paso County Water Improvement District #1

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

Fire Department

No comments received.

El Paso County 911 District

No comments received.

Texas Department of Transportation

No comments received.

El Paso County

No comments received.

Sun Metro

No comments received.

El Paso Central Appraisal District

No comments received.

Capital Improvement Department

No comments received.