



City of El Paso – City Plan Commission Staff Report

Case No: SUSU13-00007 – Franklin Hills Unit Seven Replat “A”
Application Type: Resubdivision Combination
CPC Hearing Date: March 21, 2013

Staff Planner: Nelson Ortiz, (915) 541-4931, ortiznx@elpasotexas.gov
Location: East of Franklin Hills and North of High Ridge
Acreage: .257 acre
Rep District: 1

Existing Use: Residence – Single Family Dwelling
Existing Zoning: R-3A (Residential)
Proposed Zoning: R-3A (Residential)

Nearest Park: Franklin Hills Park (.11 mile)
Nearest School: Lundy Elementary School (0.15 mile)
Park Fees Required: N/A
Impact Fee Area: N/A

Property Owner: Levi Hardy and Hunt Communities Holding, LLC
Applicant: Levi Hardy and Hunt Communities Holding, LLC
Representative: CSA Design Group

SURROUNDING ZONING AND LAND USE

North: R-3A (Residential)/ Single-Family Development
South: R-3A (Residential)/ Single-Family Development
East: R-3A (Residential) / Single-Family Development
West: R-3A (Residential) / Single-Family Development

PLAN EL PASO DESIGNATION: G4 Suburban Walkable and O2 Natural

APPLICATION DESCRIPTION

This is an application to replat a .229 acre residential parcel and .028 acre parcel consisting of natural open space. The owner of the residential lot intends to purchase the abutting land from the developer and plat into one residential lot. The property is part of the Franklin Hills Unit Seven subdivision, a residential development located east of Franklin Hills and north of High Ridge. The lot has been developed and no intention of demolition is intended. Access to the property will continue to be from Franklin Dove Avenue. The applicant has requested vesting as this application falls under the Franklin Hills Land Study. This application is being reviewed under the former subdivision code.

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject

property on March 5, 2013. The Planning Division has not received any letters or phone calls in support or opposition of the replat.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends *approval* of Franklin Hills Unit 7 Replat "A" on a Resubdivision Combination basis, subject to the following conditions and requirements:

Planning Division Recommendation:

Staff recommends *approval* as the proposed project complies with the subdivision code.

City Development Department - Land Development

We have reviewed subject plan and recommend **approval**; no objections.

Planning – Transportation

No objections

Parks and Recreation Department

We have reviewed **Franklin Hills Unit Seven Replat "A"**, a resubdivision combination plat map and offer Developer / Engineer the following comments:

Please note that this subdivision density is not being increased, as evidenced by the original subdivision and replat, therefore, meeting the requirements to be considered excluded from the calculation for parkland dedication as required per ordinance Title 19 – Subdivision & Developments Plats, **Chapter 19.20 - Parks & Open Space** as noted below.

Section 19.20.060 - Exclusions from dedication requirement.

Exclusions. The following shall be excluded from the calculation for parkland dedication. In all instances, the **burden of proof shall be on the subdivider** to demonstrate that the plat meets the requirements of this chapter:

- A. A residential replat of an area where the density has not been increased from the original subdivision, as evidenced by the original subdivision and replat. In the case of a replat where parkland was not originally provided, the parkland requirements shall prevail;

El Paso Water Utilities

We have reviewed the subdivision referenced above and provide the following comments:

- 1. EPWU does not object to this request.

Water:

- 2. There is an existing 8-inch diameter water main extending along Franklin Bluff Drive that is available for service, the water main is located approximately 8-ft north from the center right-of-way line.
- 3. There is an existing 8-inch diameter water main extending along Franklin Dove Avenue that is available for service, the water main is located about 8-ft west from the center right-of-way line.
- 4. Previous water pressure reading from fire hydrant # 9455 located at Franklin Bluff Drive west of the intersection of Franklin Bluff Drive and Franklin Dove Avenue, have yielded a static pressure of 126 (psi) pounds per square inch, a residual pressure of 115 (psi) pounds per square

inch and a discharge of 919 (gpm) gallons per minute

5. Private backflow prevention devices will be required at the discharge side of each water meter within the subject property. The property Owner shall be responsible for the operation and maintenance of the above-described backflow prevention devices.

6. EPWU records indicate a ¾-inch water meter serving the subject property. The service address for this meter is 6284 Franklin Dove Avenue.

Sanitary Sewer:

7. There is an existing 8-inch diameter sanitary sewer main extending along Franklin Dove Avenue that is available for service, the sewer main is located approximately 5-ft south from the center right-of-way line.

8. There is an existing 8-inch diameter sanitary sewer main extending along Franklin Bluff Drive that is available for service, the sewer main is located approximately 5-ft east from the center right-of-way line.

General:

9. EPWU requires a new service application to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat with street names and addresses; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner 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.

El Paso Department of Transportation

No comments received.

El Paso Fire Department

No comments received.

Sun Metro

No comments received.

911

No comments received.

Central Appraisal District

No comments received.

El Paso Electric Company

No comments received.

Texas Gas Company

No comments received.

El Paso Independent School District

No comments received.

Additional Requirements and General Comments:

1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified 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.

Applicant shall address the following comments prior to recordation:

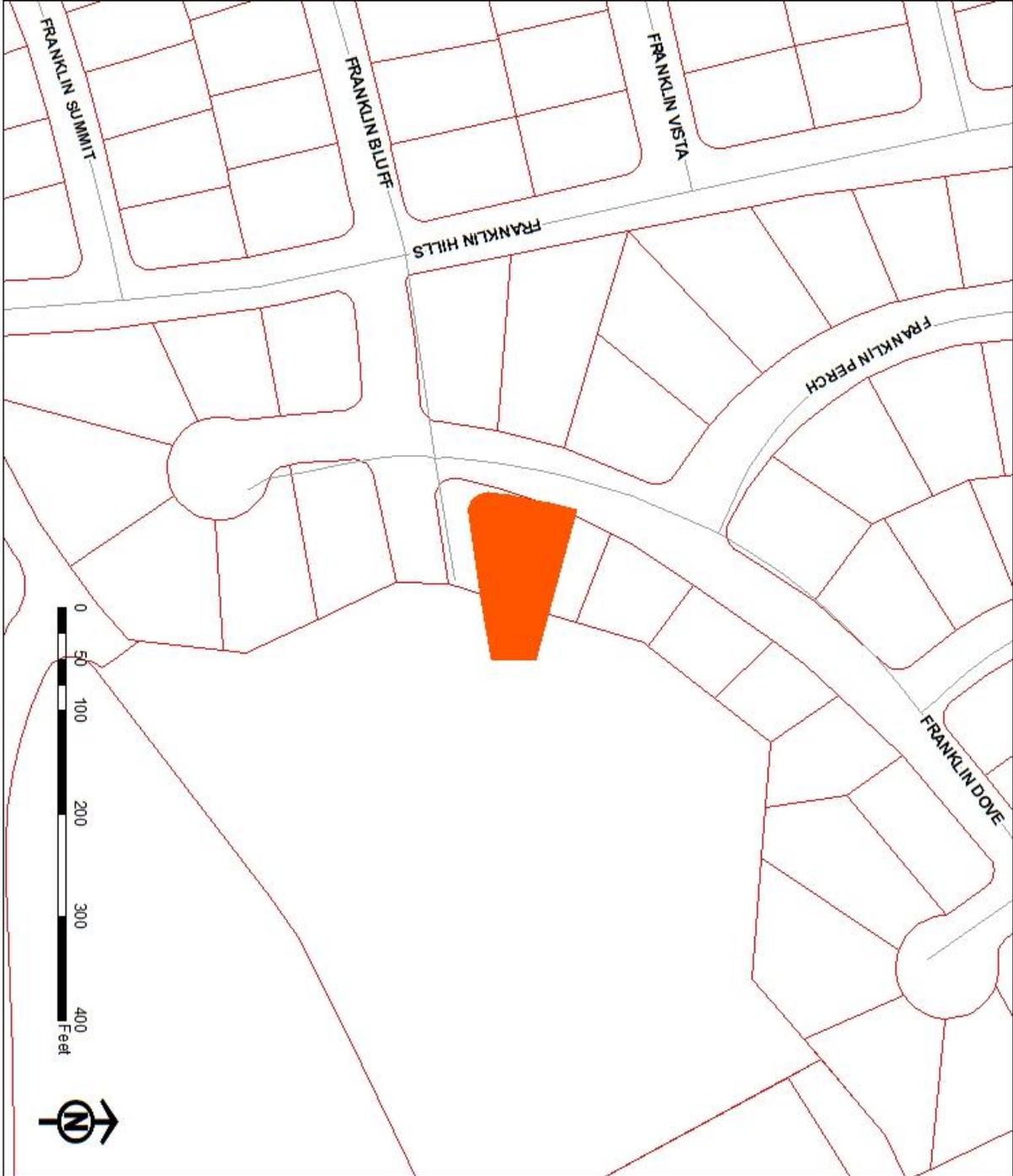
3. Revise legal description to reflect that this plat is a replat of the previous subdivision.
4. Specify square footage of subject parcel.
5. Provide block number within subject parcel on both plats.
6. Provide release of access document off of Franklin Bluff Drive.

Attachments

1. Location map
2. Aerial map
3. Preliminary plat
4. Final plat
5. Vesting Letter
6. Application

ATTACHMENT 1

FRANKLIN HILLS UNIT SEVEN REPLAT A

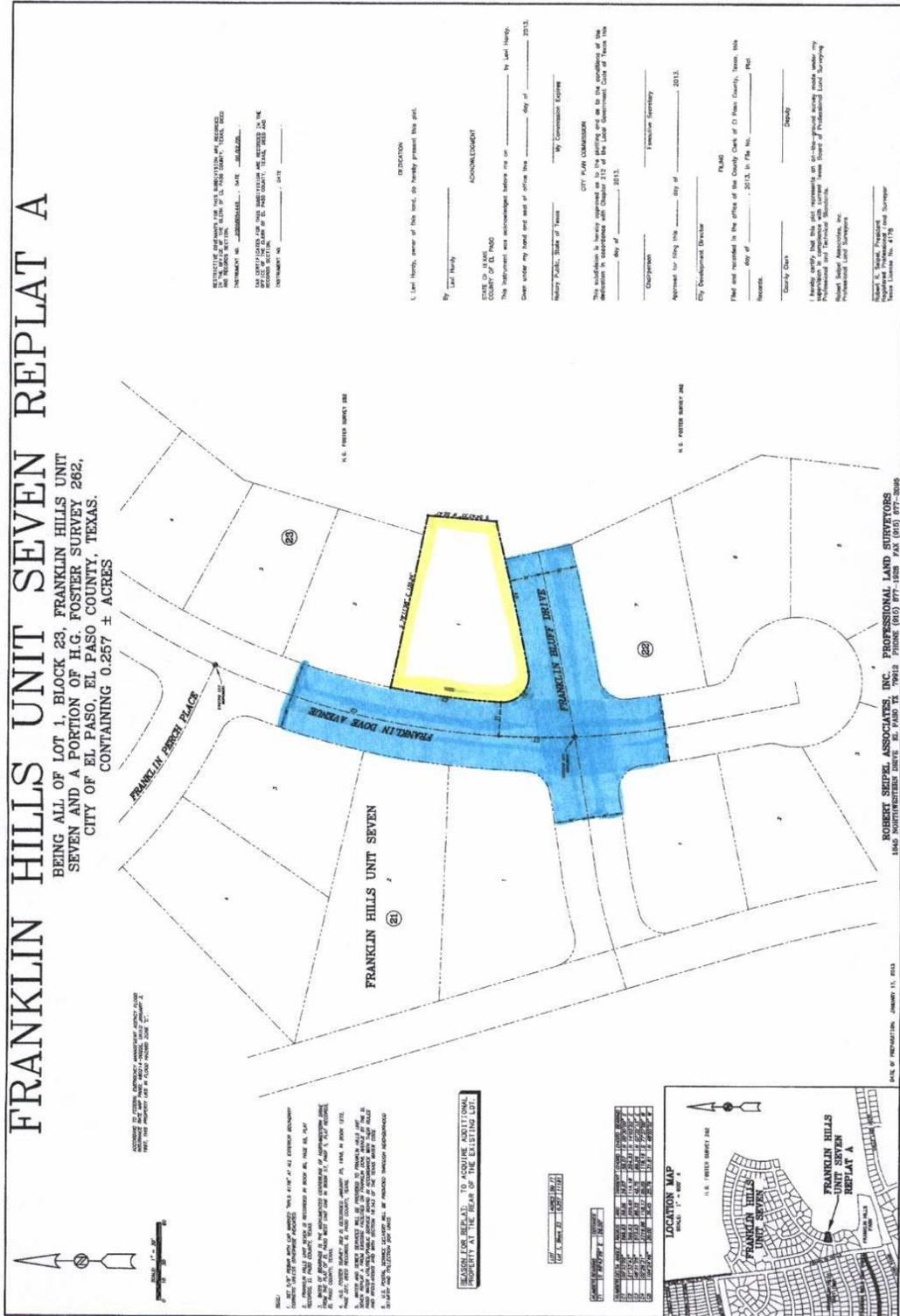


ATTACHMENT 2

FRANKLIN HILLS UNIT SEVEN REPLAT A



ATTACHMENT 4



ATTACHMENT 5

csa design group, inc.



www.csaengineers.com

1845 Northwestern Dr. Ste C
El Paso, Texas 79912

tel 915.877.4155
fax 915.877.4334

February 4, 2013

Mr. Raul Garcia
Subdivision Coordinator
City of El Paso
2 Civic Center Plaza
El Paso, TX 79901

Vested Rights Letter

Dear Mr. Garcia:

Subject: Franklin Hills 7 Replat A

This letter is the vested rights petition for the subject subdivision in accordance with Title 1.04.070- Vested Rights. This subdivision is subject to the standards during the approval of Franklin Hills Land Study (Approved by CPC on January 8, 2001). The following subdivision plats have been submitted and approved:

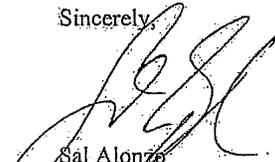
Franklin Hills Units 1, filed on October 19, 2001
Franklin Hills Unit 7, filed on June 22, 2005
Franklin Hills Unit 9, filed on June, 18, 2008
Franklin Point Unit Two, filed on June 18, 2012

We also would respectfully request that Section 19.4.5- Revisions to Final Plat of the new subdivision ordinance be applied to this subdivision submittal.

Should you have any questions, please contact me at 915-877-4155, ext. 103.

Thank you.

Sincerely,



Sal Alonzo
Project Engineer

ATTACHMENT 6



CITY PLAN COMMISSION APPLICATION FOR
RESUBDIVISION COMBINATION APPROVAL

DATE: 2-20-13 FILE NO. SUSU13-00007

SUBDIVISION NAME: Franklin Hills Unit Seven Replat A

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being all of Lot 1, Block 23, Franklin Hills Unit Seven and a
Portion of H.G. Foster Survey 262, 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	<u>0.257</u>	<u>1</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	_____	_____	Total No. Sites	_____	<u>1</u>
Industrial	_____	_____	Total (Gross) Acreage	<u>0.257</u>	_____

3. What is existing zoning of the above described property? R-3A Proposed zoning? _____

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No _____

5. What type of utility easements are proposed: Underground _____ Overhead _____ Combination of Both X

6. What type of drainage is proposed? (If applicable, list more than one)
Sheet Flow to Street.

7. Are special public improvements proposed in connection with development? Yes _____ No X

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No X
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 X

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 X No _____

If yes, please submit a vested rights petition in accordance with Section 19.47- Vested Rights (See Attachment)
Please see attached Approval Letter.



Hunt Communities Holding, LLC. (c/o 14)

12. Owner of record Levi Hardy (c/o 14)
(Name & Address) (Zip) (Phone)

13. Developer _____
(Name & Address) (Zip) (Phone)

14. Engineer CSA Design Group 1845 Northwestern Ste C 79912 915-877-4155
(Name & Address) (Zip) (Phone)
salonzo@csaengineers.com

CASHIER'S VALIDATION
FEE: \$1,083.00

OWNER SIGNATURE: _____
OWNER SIGNATURE: _____
REPRESENTATIVE: _____
[Handwritten signature] Hunt Communities Holding, LLC

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