



City of El Paso – City Plan Commission Staff Report

******2nd REVISED******

Case No: SUSU16-00007 Franklin Hills Subdivision Unit 10
Application Type: Major Combination
CPC Hearing Date: March 24, 2016
Staff Planner: Vanessa Munoz, (915) 212-1644, munozvx@elpasotexas.gov
Location: East of Franklin Hills and North of High Ridge
Acreage: 29.539
Rep District: 1
Existing Use: Vacant
Existing Zoning: R-3A (Residential) and P-R1/C (Planned Residential 1/Condition)
Proposed Zoning: R-3A (Residential) and P-R1 C (Planned Residential 1/Condition)
Nearest Park: Franklin Hills #8 Park (0.14 miles)
Nearest School: Hornedo Middle School (1.26 miles)
Lundy Elementary School (1.10 miles)
Park Fees Required: N/A
Impact Fee Area: N/A
Property Owners: Sun 262 Partners, LTD
Applicant: ~~Quantum Engineering Consultants, INC.~~ Franklin Hills, LLC
Representative: Quantum Engineering Consultants, INC.

SURROUNDING ZONING AND LAND USE

North: PMD (Planned Mountain Development) / Vacant
South: R3-A (Residential) / School
East: PMD (Planned Mountain Development) / Vacant
West: R3-A (Residential) / Residential Development

PLAN EL PASO DESIGNATION: O2 Natural

APPLICATION DESCRIPTION

The applicant proposes to subdivide 29.539 acres of land in the city's northwest hillside development area for 86 single-family lots, ranging between approximately 6,825 to 26,524 square feet, 0.106 acres of common open space/promontory area, a hike and bike trail, and two drainage ROWs. The subdivision lies within the Franklin Hills Land Study. Primary access to the

subdivision is proposed from Franklin Dove Avenue and Franklin Bluff. There is a zoning condition on the property that states that a walking trail is required and the applicant is complying with the condition. This development was reviewed under the former subdivision code.

The applicant is requesting the following modifications:

- To allow a 52 foot roadway cross-section with 2 -16 foot paved driving lanes, 2- 5 foot parkways abutting the curb and 2 -5 foot concrete sidewalks as per the current code.
- To allow a block length that exceeds 1,500 feet as per the former subdivision code due to topographical reasons.
- To allow street names that exceed the thirteen character maximum allowed for street names as per the former subdivision code.

CASE HISTORY

The subdivision lies within the Franklin Hills Land Study which was approved by City Plan Commission on January 8, 2001.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the modifications requested, as per Section 19.04.170. A.2-3 and **approval** of Franklin Hills Subdivision Unit 10 on a major combination basis subject to the following condition and requirement:

Committee's recommendation is **pending** submittal of modification requests to allow the following:

- ~~To allow a 52 foot roadway cross section with 2 -16 foot paved driving lanes, 2 -5 foot parkways abutting the curb and 2 -5 foot concrete sidewalks as per the current code.~~
- ~~To allow a block length that exceeds 1,500 feet as per the former subdivision code due to topographical reasons.~~

Additionally, the DCC recommends that the City Plan Commission require the applicant landscape the rear of all double-frontage lots pursuant to Section 19.16.080.D of the former subdivision code. Staff recommends that if the City Plan Commission requires landscaping, that the condition be coordinated with the El Paso Department of Transportation where it conflicts with site visibility standards, utilities, and parkway illumination. For the type of landscaping, staff recommends the developer select trees designated as median/street/right of way appropriate from the City's Plant and Tree List, to be placed 20 feet on center.

Planning Division Recommendation:

~~Pending as stated above.~~ **Approval** of the modifications requested. As per Section 19.04.170 (Modification of conditions):

A-2. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out; and

A-3. The subdivider has demonstrated an alternative method of development that will improve the aesthetic value of the subdivision while giving equal emphasis to safety, economy, tax yield,

maintenance cost, response time, drainage, dedication and improvement of parkland and open space amenities, and vehicular access and pedestrian passage.

Approval of Franklin Hills Subdivision Unit 10.

Planning and Inspections Department - Land Development

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

The Developer/Engineer shall address the following comments.

1. Confirm that the existing structures at Franklin Dove Ave. and Franklin Bluff Dr. (within Franklin Hills Unit 8) have sufficient capacity to handle developed runoff from the proposed subdivision.
2. Delineate flow path “Zone A” limits to the south east of development and label Base Flood Elevations.
3. Lot 1, Block 33 and Lot 7, Block 35 are missing the ten foot utility easements.
4. Show complete stormwater energy dissipation systems discharging outside of subdivision at base of slopes. Verify and label the maximum stormwater discharge velocity of six (6) feet per second is not exceeded (per Drainage Design Manual).
5. The proposed development is located near potential sediment debris sources as identified in the City of El Paso Stormwater Master Plan. EPWU requires that the Engineer account for sediment volume in all calculations used to size stormwater drainage structures.

Parks and Recreation Department

We have reviewed **Franklin Hills Unit Ten**, a major combination plat map and on behalf of CID Parks Planning Division we offer Developer / Engineer the following comments:

Please note that this subdivision is composed of **84 (R-3A) Single-family residential lots**; includes a **0.106 Ac. Promontory area** which Developer is proposing to dedicate and a **15’ wide Hike & Bike Trail** which is a continuation from Franklin Hills Unit 8.

This subdivision does not include any “Parkland” dedication however, is part of the Franklin Hills Land Study and is vested under the “Old Parkland dedication Code” which required one acre of “Parkland” per every 200 dwelling units.

Developer previously dedicated and developed a **4.61 Acre Park** as an Off-site and has accrued “Parkland” credits that can be used towards the minimum “Parkland” requirements for this plat application and still have **0.03 Acres or 6 Dwelling Units** in “Parkland credits” based on the following calculations:

Total Dedicated Parkland calculations:

Franklin Hills Park (Off-site Dedication) **4.61 Acres or 922 Dwelling Units**

Total Required Parkland calculations for all subdivisions:

Franklin Hills #1 = 212 Units requiring 1.06 Acres
Franklin Hills #2 = 145 Units requiring 0.73 Acres
Franklin Hills #3 = 117 Units requiring 0.59 Acres
Franklin Hills #4 = 65 Units requiring 0.33 Acres

Franklin Hills #5 = 50 Units requiring 0.25 Acres
 Franklin Hills #6 = 0 Units requiring 0 Acres – Drainage Right-of-way
 Franklin Hills #7 = 163 Units requiring 0.82 Acres
 Franklin Hills #8 = 82 Units requiring 0 Acres – Paid Park Fees \$24,600.00
 Franklin Hills #9 = 76 Units requiring 0.38 Acres
 Franklin Hills #10 = 84 Units requiring 0.42 Acres
 Total Requirements **4.58 Acres**

Total Parkland Dedication Credits: **4.61 Acres** or **922 Dwelling Units**
 Total Requirements **4.58 Acres** or **916 Dwelling Units**
 Remaining Parkland Credits: **0.03 Acres** or **6 Dwelling Units**

1. Parkland credits will not be granted for the 15' wide Hike & Bike Trail since it is a requirement imposed by zoning condition - Ordinance #016588
2. Proposed Hike & Bike Trail needs to be connected the Franklin Mountains State National Park across the 27' Drainage R.O.W.
3. Parkland credits will not be granted for the "Promontory Area" however, Parks Department will accept the area to be dedicated to the City of El Paso and will undertake the maintenance responsibility.

If density/acreage is increased /decreased or the property zoning /use changes, then "Parkland / fees" will be re-assessed based on applicable conditions.

El Paso Water Utilities

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

1. EPWU Planning & Development Section does not object to this request.

Water

2. There is an existing a 8-inch diameter water main that extends along Franklin Bluff Dr. located approximately 8 feet south of the right of way centerline.
3. There is an existing 8-inch diameter water main that extends along Desert Night St., located approximately 8 feet east of the right of way centerline.
4. There is an existing 8-inch diameter water main that extends along Desert Whisper Court, located approximately 8 feet north of the right of way centerline.
5. There is an existing 8-inch diameter water main that extends along Franklin Done Ave, located approximately 8 feet north of the right of way centerline.
6. Previous water pressure from fire hydrant #9438 located at the northeast corner of Franklin Dove and Franklin Bluff yield a static pressure of 90 (psi), a residual pressure of 80 (psi), and a discharge of 949 gallons per minute.
7. The owner should, for his own protection and at his own expense, may be required to install at the discharge side of each water meter a pressure regulator, strainer and relief valve for the

lower elevation lots. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device

8. Water main extensions will be necessary along Franklin Bluff Dr., Desert Night St., Desert Whisper Ct., Franklin Dove Ave. and Desert Sky Pl. to provide service to the Subdivision. A loop water system extension will be necessary to provide service to Franklin Bluff Dr., and Hidden Court Place. All water and sanitary sewer main extension costs are the responsibility of the Owner/Developer.

Sanitary Sewer

9. There is an existing 8-inch diameter sanitary sewer main that extends along Franklin Bluff Dr. located approximately 5 feet south of the right of way centerline.
10. There is an existing 8-inch diameter sanitary sewer main that extends along Desert Night St., located approximately 5 feet west of the right of way centerline.
11. There is an existing 8-inch diameter sanitary sewer main that extends along Desert Whisper Court, located approximately 5 feet south of the right of way centerline.
12. There is an existing 8-inch diameter sanitary sewer main that extends along Franklin Done Ave, located approximately 5 feet south of the right of way centerline.
13. Sanitary Sewer main extensions will be necessary along Franklin Bluff Dr., Desert Night St., Desert Whisper Ct., Franklin Dove Ave. and Desert Sky Pl. to provide service to the Subdivision. All sanitary sewer main extension costs are the responsibility of the Owner/Developer.

General

14. Please revise Note no. 4.: Water and sewer services will be provided to Franklin Hills Unit Ten from existing facilities on Franklin Bluff Dr. and Franklin Dove Ave.....
15. EPWU requires a new service application to provide new services to the subdivision. 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 EPWU – 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

Sun Metro

No comments received.

El Paso County 911 District

No comments received.

El Paso Department of Transportation

No comments received.

El Paso Electric Company

No comments received.

El Paso Fire Department

No comments received.

Central Appraisal District

~~No comments received.~~ No objections.

Texas Gas Company

No comments received.

Additional Requirements and General Comments:

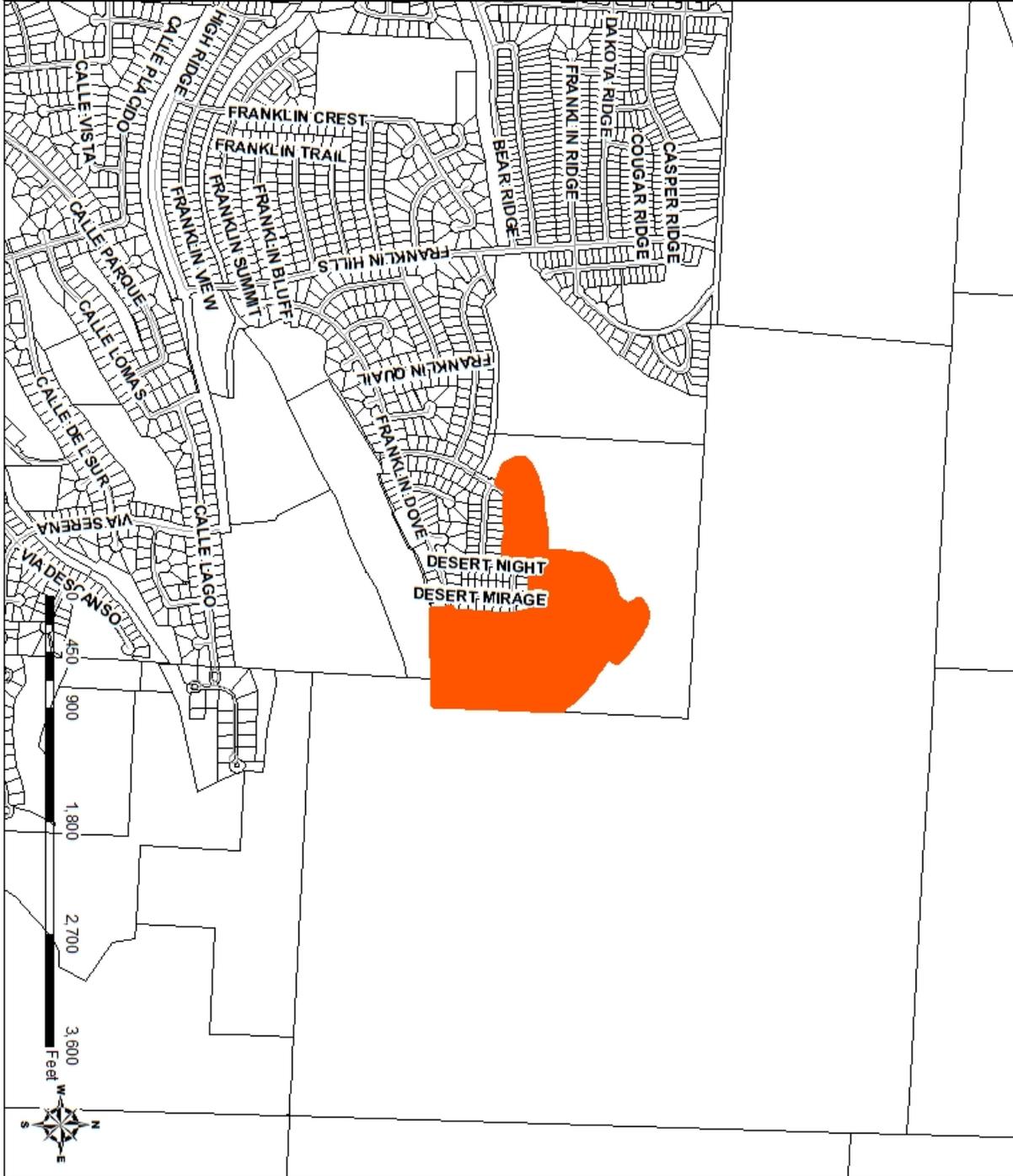
1. Submit to the Planning and Inspections Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. 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.
3. Remove R-3A note on plats.
4. Release of access of double frontage needs to be provided.
5. Access to the proposed temporary easement for 27' Drainage ROW needs to be shown on plat.

Attachments

1. Location map
2. Aerial map
3. Preliminary plat
4. Final plat
5. Modification Request (~~pending~~)
6. Application

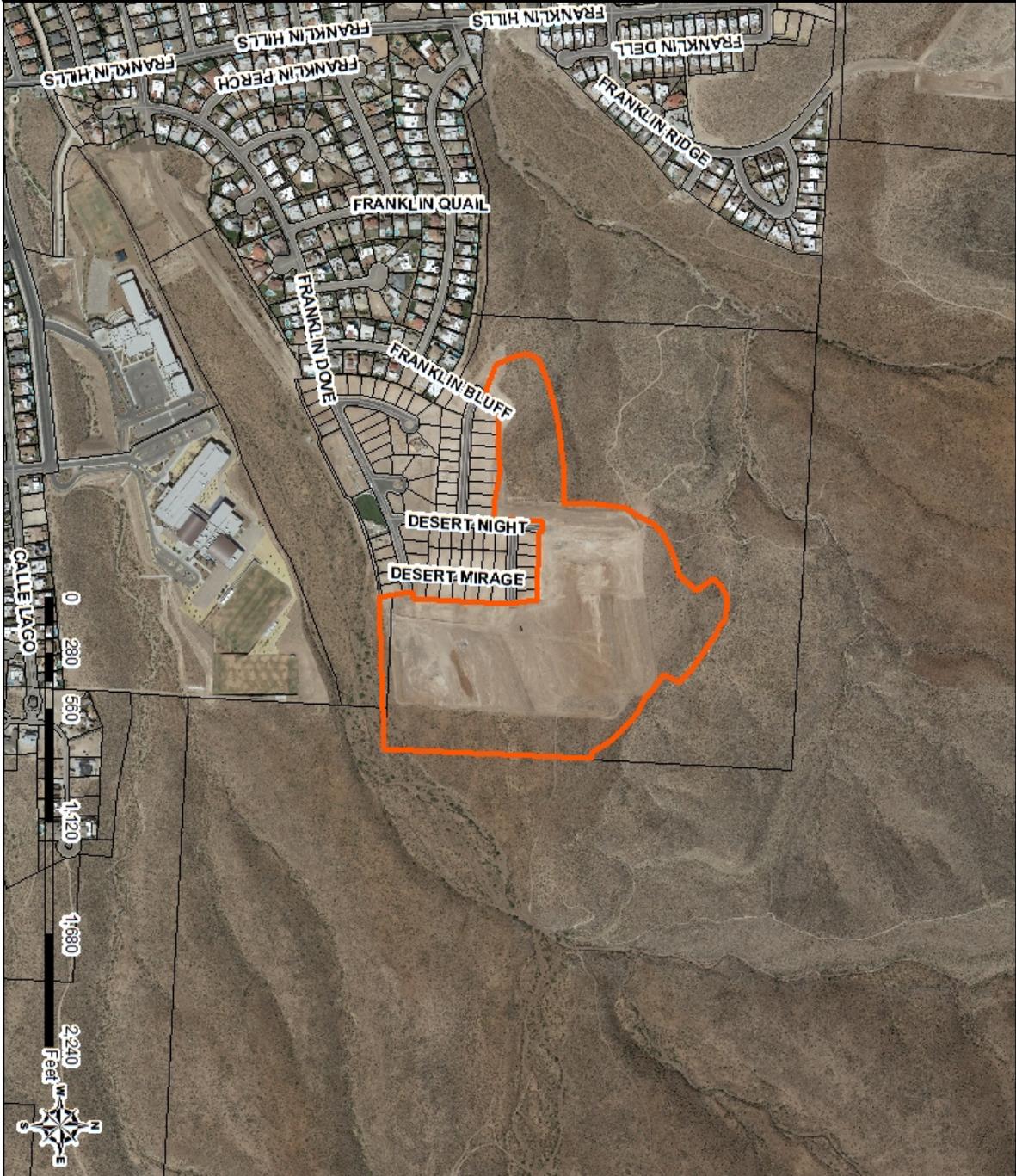
ATTACHMENT 1

Franklin Hills Unit Ten



ATTACHMENT 2

Franklin Hills Unit Ten



ATTACHMENT 5

~~Pending modifications request.~~



March 22, 2016

CITY OF EL PASO
Planning and Inspections – Planning Division
801 Texas Avenue
El Paso, Texas 79901

Attn: Vanessa Muñoz
Planner, Subdivisions

Re: Modification Request
Franklin Hills Unit Ten Subdivision
El Paso, Texas

Dear Ms. Muñoz:

Please consider this as a formal request for a modification, specifically as it relates to the street cross-sections, block lengths and street names for the above referenced development.

Quantum Engineering Consultants, Inc., on behalf of our client, Sun 262 Partners, Ltd., respectfully requests that we be allowed to use a 52' Right-of-Way width which would accommodate a thirty-two foot (32') paved section (32' local residential 3 section under current code) with a five (5') parkway and five (5') sidewalk on both sides. We are also requesting a modification to Section 19.16.090 – Blocks, specifically as it relates to the block length. Currently, Desert Night Street, which runs north-south along the easterly limits of the development, has no intersecting street in a direction leading east or south. The proposed development is bound to the east by the Franklin Mountains State Park and to the south by a designated floodplain; thus, the reason for this modification request. Development will not occur east or south, adjacent to Franklin Hills Unit Ten Subdivision.

Additionally, we are requesting a modification to Section 19.16.040 – Street Names and Addresses, of the previous Subdivision Ordinance regarding the thirteen (13) character maximum allowable for street names.

The promontory area designation came at the request of the Capital Improvement Department. Although the Developer will not be granted Parkland Credits, the Parks and Recreation Department has agreed to accept the area to be dedicated to the City of El Paso and they will also undertake maintenance responsibilities.

Access to the 15-ft hike/bike trail will come via the existing park located within Block 24, Lot 8, Franklin Hills Unit Eight Subdivision, specifically at 6112 Franklin Dove Avenue. The City of El Paso will also undertake maintenance responsibilities of the hike/bike trail.

Access to the proposed new 27-ft drainage Right-of-Way will come via offsite temporary drainage access easement from Desert Vine Drive that will be granted by Metes & Bounds as part of this development and modified at a future date through the platting of future

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El Paso, Texas 79902
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quantum@qeceng.com

developments to the north. We will coordinate with the El Paso Water Utilities during the preparation of Subdivision Improvement Plans for final location of the ingress/egress.

Again, we thank you in advance for approval of our request. Should you have any questions, comments, or require additional information, please do not hesitate to contact our office.

Sincerely,



Robert A. Gonzales, PE, CNU-A
President

Attachments

cc: Jose Lares, Sun 262 Partners Ltd.

ATTACHMENT 6



040410-0004
INVOICE# 1520798



CITY PLAN COMMISSION APPLICATION FOR
MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: _____ FILE NO. _____

SUBDIVISION NAME: FRANKLIN HILLS SUBDIVISION UNIT 10

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
BEING A PORTION OF M.G. FOSTER SURVEY 262, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING 29.539 ACRES (1,286,732 SQ. FT.)

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>22.0085</u>	<u>82</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	<u>6.692</u>	_____
Apartment	_____	_____	Ponding & Drainage	<u>0.7325</u>	<u>2</u>
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	<u>COMMON OPEN SPACE /</u>	<u>0.106</u>	<u>1</u>
School	_____	_____	<u>PROMONTORY AREA</u>	_____	_____
Commercial	_____	_____	Total No. Sites	_____	_____
Industrial	_____	_____	Total (Gross) Acreage	<u>29.539 ACRES</u>	_____

3. What is existing zoning of the above described property? PR-1 Proposed zoning? PR-1

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)
SURFACE FLOW VIA STREETS TO CURB/GRATE INLETS AND SUBSURFACE DRAINAGE SYSTEMS TO DISCHARGE INTO DETENTION POND

7. Are special public improvements proposed in connection with development? Yes No _____ COMMON OPEN SPACE PROMONTORY AREA

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: N/A

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

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

12. Owner of record SUN 262 PARTNERS, LTD
4401 N. MESA; EL PASO, TEXAS 79902 915-533-1122
 (Name & Address) (Zip) (Phone)
13. Developer FRANKLIN HILLS, LLC
4401 N. MESA, EL PASO, TEXAS 79902 915-533-1122
 (Name & Address) (Zip) (Phone)
14. Engineer QUANTUM ENGINEERING CONSULTANTS, INC.
214 EXECUTIVE CENTER BLVD; SUITE 200; EL PASO, TX 79902
 (Name & Address) (Zip) (Phone) 915-532-7272

**Effective September 1, 2014, a 3% Technology fee has been added to all Planning application fees.*

OWNER SIGNATURE: [Signature]
 REPRESENTATIVE: ROBERT A. GONZALES
QUANTUM ENGINEERING CONSULTANTS, INC.
[Signature]

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

City Development Department
 811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085