



City of El Paso – City Plan Commission Staff Report

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.
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. This development was reviewed under 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'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.

Planning and Inspections Department - Land Development

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

The Developer/Engineer shall address the following comments.

1. Delineate flow path "Zone A" limits to the south east of development and label Base Flood Elevations.
2. Lot 1, Block 33 and Lot 7, Block 35 are missing the ten foot utility easements.
3. 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).
4. 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

No comments received.

El Paso Water Utilities

No comments received.

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.

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.

Attachments

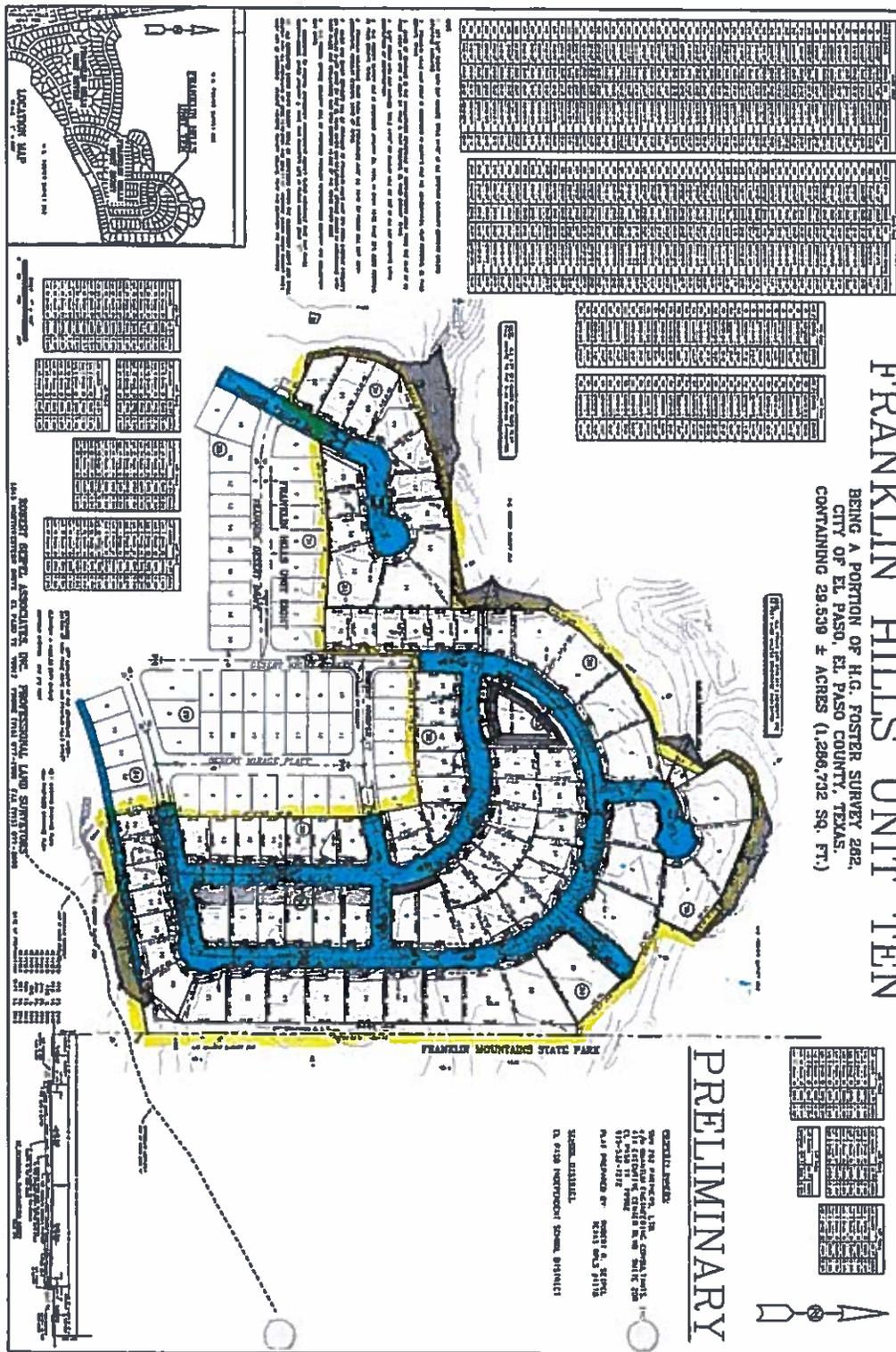
1. Location map
2. Aerial map
3. Preliminary plat
4. Final plat
5. Modification Request (pending)
6. Application

ATTACHMENT 2

Franklin Hills Unit Ten



ATTACHMENT 3



ATTACHMENT 5

Pending modifications request.

ATTACHMENT 6



3-7-2016 - WOOD
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 H.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:

	ACRES	SITES		ACRES	SITES
Single-family	<u>23.0085</u>	<u>86</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	<u>6.692</u>	_____
Apartment	_____	_____	Ponding & Drainage	<u>0.7825</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>PROPOSEDLY HERE</u>	_____	_____
Commercial	_____	_____	Total No. Sites	_____	_____
Industrial	_____	_____	Total (Gross) Acreage	<u>29.539</u>	<u>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/GRADE INLETS AND SURFACE DRAINAGE SYSTEMS TO DISCHARGE INTO DETENTION POND
7. Are special public improvements proposed in connection with development? Yes No COMMON OPEN SPACE PROPOSEDLY 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 915-532-1122
 (Name & Address) (Zip) (Phone)
13. Developer FRANKLIN HILLS, LLC
4401 N. MESA, EL PASO, TEXAS 79902 915-532-1122
 (Name & Address) (Zip) (Phone)
14. Engineer QUANTUM ENGINEERING CONSULTANTS, INC.
314 EXECUTIVE CENTER BLVD; SUITE 200; EL PASO, TX 79902
 (Name & Address) (Zip) (Phone) 915-532-1272

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

OWNER SIGNATURE: _____

REPRESENTATIVE: _____

[Handwritten Signature]

ROBERT A. GONZALES

QUANTUM ENGINEERING CONSULTANTS, INC

[Handwritten Signature]

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

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