



City of El Paso – City Plan Commission Staff Report

Case No: SUSU12-00033 Franklin Hills Point Unit 1
Application Type: Extension Request to Submit Recording Maps
CPC Hearing Date: May 3, 2012

Staff Planner: Raul Garcia, (915)541-4935, garciar1@elpasotexas.gov
Location: East of Franklin Hills Street and North of Franklin Point
Acreage: 0.27 acre
Rep District: 1
Existing Use: Vacant
Existing Zoning: R-3A (Residential)
Proposed Zoning: R-3A (Residential)

Nearest Park: Bear Ridge Park (0.41 mile)
Nearest School: Lundy Elementary School (0.80 mile)
Park Fees Required: \$300.00
Impact Fee Area: This property is not in an impact fee area and is not subject to impact fees.

Property Owner: Franklin Hills, LLC
Applicant: CSA Design Group
Representative: CSA Design Group

SURROUNDING ZONING AND LAND USE

North: R-3A (Residential)/ Vacant
South: R-3A (Residential)/ Arroyo
East: R-3A (Residential)/ Arroyo
West: R-3A (Residential)/ Single-family Residential Development

THE PLAN FOR EL PASO DESIGNATION: O2 Natural

APPLICATION DESCRIPTION

The applicant is requesting a six-month extension to submit recording maps for Franklin Hills Point One. The applicant's reason for the extension is continued coordination with the El Paso Water Utilities and the Open Space Advisory Board in regards to finalizing the boundary for the open space land that is being negotiated for acquisition from the developer.

CASE HISTORY

On October 6, 2011, the City Plan Commission approved Franklin Hills Point One on a Major Combination basis.

CURRENT REQUEST

The applicant is now submitting a request for a six-month extension to submit recording maps, in accordance with Section 19.08.060.H – Submission for Recording of the previous subdivision code. The extension request was submitted by the applicant on April 4, 2012.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends approval of the six-month extension request subject to the following conditions and requirements:

If approved, the extension will expire on October 6, 2012.

Planning Division Recommendation:

Approval.

EPWU/PSB

This is to confirm that the El Paso Water Utilities/Public Service Board is currently negotiating with Hunt Communities on possible acquisition of properties located within Franklin Hills Point Unit One for open space purposes. The exact areas have not yet been defined.

We concur with the request by CSA Design Group, Inc., as noted in the attached letter for granting of a 180 day extension to record the aforementioned subdivision plat.

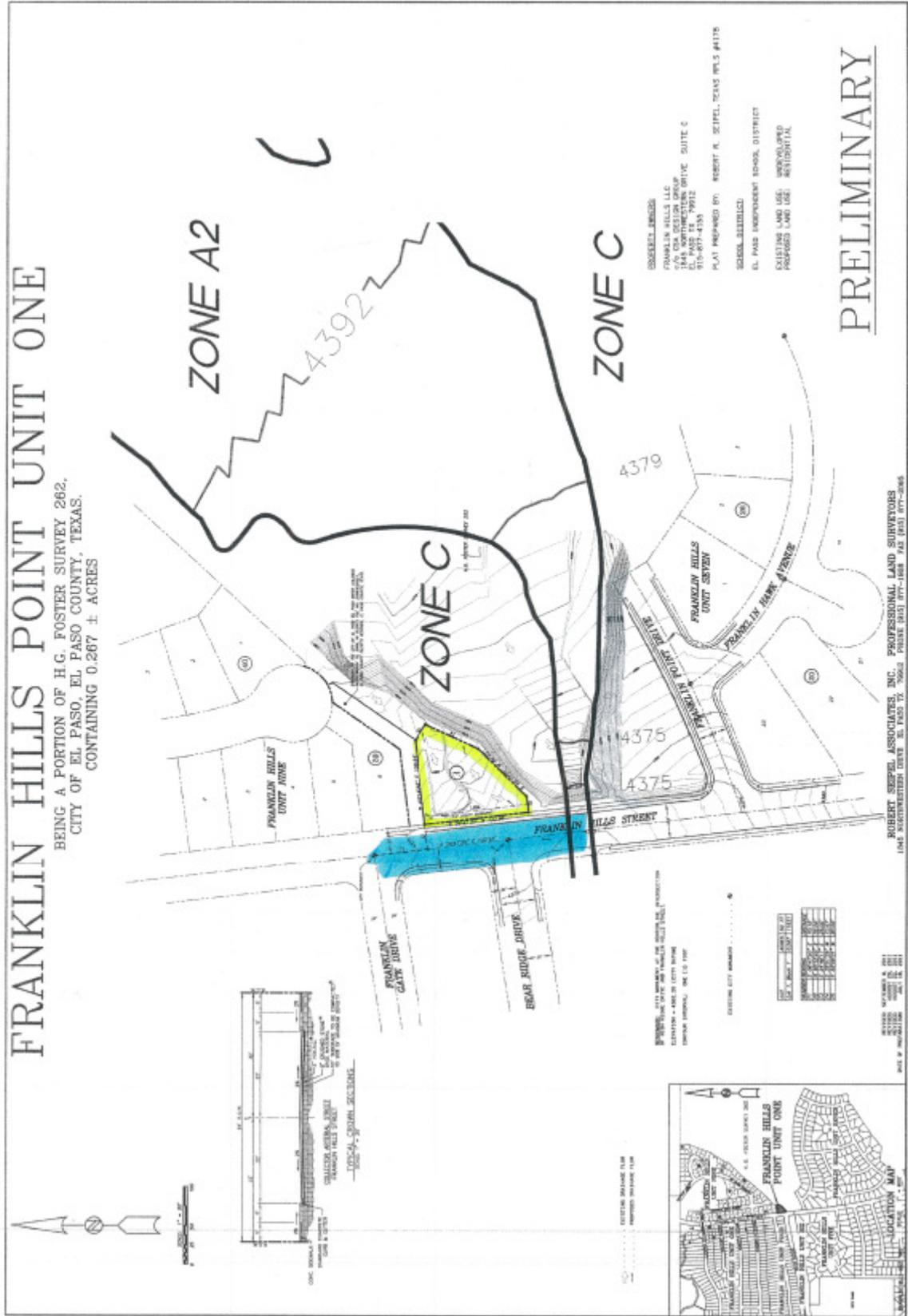
Attachments

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

ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 5

SUSU12-00033

csa design group, inc.



www.csaengineers.com

1845 Northwestern Dr. Ste C
El Paso, Texas 79912

tel 915.877.4155
fax 915.877.4334

April 4, 2012

Mr. Raul Garcia
City of El Paso
2 Civic Center Plaza
El Paso, TX 79999

Dear Mr. Garcia:

Subject: Franklin Hills Point Unit One (Subdivision)
Request to Extend Recording Plat

The subdivision plat of Franklin Hills Point Unit One was approved as a Final Plat by the City Plan Commission on October 6, 2011. The plat will expire April 6, 2012.

The El Paso Water Utility and the Open Space Board are currently discussing and negotiating the Open Space land acquisition from the developer. The boundary for this open space has not been set and may lie adjacent to the single lot in Franklin Hills Point Unit One. We would like to request an extension of this plat in order to finalize the boundary for the open space land.

We request a 180-day extension for recordation of this plat; the extension would expire on October 6, 2012.

Thank you.

Sincerely,

Sal Alonzo
Project Engineer

ATTACHMENT 6



CITY PLAN COMMISSION APPLICATION FOR
MAJOR SUBDIVISION COMBINATION APPROVAL

DATE: 9-12-11 FILE NO. SUSU11-00086
SUBDIVISION NAME: Franklin Hills Point Unit One

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

2. Property Land Uses:

| | ACRES | SITES | | ACRES | SITES |
|---------------|--------------|----------|-----------------------|--------------|-------|
| Single-family | <u>0.267</u> | <u>1</u> | Office | _____ | _____ |
| Duplex | _____ | _____ | Street & Alley | _____ | _____ |
| Apartment | _____ | _____ | Ponding & Drainage | _____ | _____ |
| Mobile Home | _____ | _____ | Institutional | _____ | _____ |
| P.U.D. | _____ | _____ | Other (specify below) | _____ | _____ |
| Park | _____ | _____ | _____ | _____ | _____ |
| School | _____ | _____ | Total No. Sites | _____ | _____ |
| Commercial | _____ | _____ | Total (Gross) Acreage | <u>0.267</u> | _____ |
| Industrial | _____ | _____ | | | |

3. What is existing zoning of the above described property? R3A 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 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)
Sheet flow

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 Section 19.47- Vested Rights (See Attached).

please see attached letter

- 12. Owner of record Franklin Hills, LLC (C/14)
(Name & Address) (Zip) (Phone)
- 13. Developer _____
(Name & Address) (Zip) (Phone)
- 14. Engineer CSA Design Group Inc, 1045 Northwestern Dr Ste C (90) 877-4055
(Name & Address) (Zip) 79912 (Phone)

CASHIER'S VALIDATION
 FEE: \$2,088.00

OWNER SIGNATURE: 
 REPRESENTATIVE: 

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