



City of El Paso – City Plan Commission Staff Report

Case No: SUSU12-00061 Franklin Hills Unit Eight
Application Type: Major Final
CPC Hearing Date: July 12, 2012
Staff Planner: Nathaniel Baker, (915) 541-4192, bakernt@elpasotexas.gov
Location: East of Franklin Hills Street and North of High Ridge Drive
Acreage: 21.2 acres
Rep District: 1
Existing Use: Vacant
Existing Zoning: P-R1/c (Planned Residential / conditions)
Proposed Zoning: P-R1/c (Planned Residential / conditions)
Nearest Park: Franklin Hills Park (0.5 mile)
Nearest School: Lundy Elementary School (0.8 mile)
Park Fees Required: \$24,600
Impact Fee Area: N/A
Property Owner: Franklin Hills, LLC
Applicant: Hunt Communities Development Co., LLC
Representative: Quantum Engineering

SURROUNDING ZONING AND LAND USE

North: PR-1/c (Planned Residential / conditions) / Vacant
South: R-3A (Residential) / Arroyo
East: P-R1/c (Planned Residential / conditions) / Vacant
West: R-3A (Residential) / Single-family Residential Neighborhood

PLAN EL PASO DESIGNATION: Natural

APPLICATION DESCRIPTION

The applicant is proposing 82 single-family residential lots in the subdivision. Additionally, the applicant proposes a 0.56-acre park site and a walking trail along the southern boundary of the subdivision as required per Zoning Ordinance 16588. Primary access to the development will be from Franklin Dove Avenue.

The 0.56-acre park will serve as a trailhead to the abutting walking trail, which is proposed to connect in the future to existing trails in the Franklin Mountains State Park. The park is not a requirement for subdivision approval and no credits will be given; the applicant is only required to pay park fees. However, the applicant has agreed to dedicate the park and improve the park with amenities, to be detailed in the subdivision improvement plans, to be submitted to staff pending City Plan Commission approval of the final plat. The project is being reviewed under

the subdivision code in effect on February 26, 2006. This subdivision is part of Franklin Hills Land Study, approved in January 2001.

The applicant is requesting the following modifications:

- To use a 52-foot right-of-way, with 32 feet of pavement, 5-foot parkways, and 5-foot sidewalks
- To use a 56-foot right-of-way on Hidden Desert, with 36 feet of pavement, 5-foot parkways, and 5-foot sidewalks
- To allow for street names in excess of 13 characters.

CASE HISTORY

Franklin Hills Unit Eight was approved with modifications and subject to a condition imposed by the City Plan Commission on a Major Preliminary basis on December 15, 2011.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the modifications under Reason 3 of Section 19.04.170.A of the previous Subdivision Ordinance and **approval** of Franklin Hills Unit Eight on a **Major Final** basis subject to the following conditions and requirements:

Staff is recommending that the City Plan Commission require the applicant to landscape the parkway area on Desert Night Street as stipulated under Section 19.16.080(D) *The city plan commission may require that a parkway at the rear of a double frontage lot be landscaped or other aesthetic treatment be provided by the subdivider, subject to the approval of the city development director or designee, to provide visual separation between the development and the street.* Staff also 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 30-feet on centers.

Planning Division Recommendation

Planning recommends **approval with modifications**. In this case, Reason 3 is met because 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, vehicular access, and pedestrian passage.

Planning concurs with the proposed parkland dedication and improvements to the park site and the agreement to have said improvements detailed in the subdivision improvement plans.

City Development Department - Land Development

No objection.

Planning – Transportation

Notes:

1. Double frontage lots adjacent to Desert Night Street shall comply with Section 16.16.080.D (Double Frontage Lots).
2. The following stub streets shall comply with Section 19.16.020.C (Stub Streets) and

developer shall provide temporary end of road markers or Type III barricades at the end of Franklin Bluff, Franklin Dove, Desert Night and Desert Whisper.

3. All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

Parks and Recreation Department

We have reviewed **Franklin Hills #8**, a major final plat map which is composed of **82** residential lots and applicant is proposing to dedicate a 0.56-acre "Park" & a 15' wide "Hike & Bike Trail" for a total of 0.41-acres.

Also, please note that applicant has requested and has been granted vesting rights to utilize the subdivision regulations of the El Paso Municipal Code prior to February 28, 2006 therefore, we offer Developer / Engineer the following comments:

1. Applicant shall be required to pay "Park fees" based under the old code at a rate of **\$300.00** per dwelling unit for a total of **\$24,600.00** to comply with the minimum "Parkland/Fees" requirements.

Fees calculated as follows:

82 Lots (restricted to Single-family) at \$300.00 per lot based under the "Old Code" = **\$24,600.00**

2. Parks Department accepted the dedication of the 0.56-acre "Pocket Park" with the understanding that No "Parkland" credits will be granted and that the park is to be developed to the minimum improvements in accordance to the subdivision regulations of the El Paso Municipal Code prior to February 28, 2006 – Please note that Improvement plans have been approved on May 15, 2012
3. Proposed 15' wide Hike / Bike Trail shall provide connectivity to Franklin Bluff Dr. and to the Franklin Mountains State National Park with-in subsequent subdivisions.
4. Parkland credits will not be granted for the 15' wide Hike & Bike Trail since it is a requirement imposed by zoning condition (ordinance #016588).
5. Provide boundary closure print-out for both the "Pocket Park" and the Hike & Bike Trail.

El Paso Water Utilities

1. EPWU does not object to this request.
2. On January 2009, EPWU designed water distribution and sanitary sewer collection systems to serve the subject property. A design fee invoice and a blank Development Agreement were forwarded to the Owner on January 12, 2009. No water or sanitary sewer lines were installed to serve the subject subdivision.
3. EPWU requests the Owner to submit a new application for water and sanitary sewer service along with a new set of city-approved improvement plans.

EPWU-PSB Comments

Water:

4. There are existing 8-inch diameter water mains along the portions of Franklin Bluff Drive and Franklin Dove Avenue within Franklin Hills Unit Seven. These water mains are part of a system that operates on the Coronado Country Club #3 (CCC3) pressure zone. This pressure system can provide a maximum of 55 pounds per square inch of pressure up to an approximate elevation of 4550 feet (PSB datum).

5. On-site water main extensions from the above referenced 8-inch mains are required along the streets within the proposed subdivision.

Sanitary Sewer:

6. There are existing 8-inch diameter sanitary sewer mains along the portions of Franklin Bluff Drive and Franklin Dove Avenue within Franklin Hills Unit Seven.

7. On-site sanitary sewer main extensions from the above referenced 8-inch mains are required along the streets within the proposed subdivision.

General:

8. EPWU requires a new service application to initialize design of the on-site water and sanitary sewer main extensions 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.

EPWU Stormwater Division

No objection.

Sun Metro

Sun Metro recommends the placement of sidewalks and ADA compliant improvements throughout the development to City standards to provide pedestrian accessibility to mass transit services.

El Paso Fire Department

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.

Socorro Independent School District

No comments received.

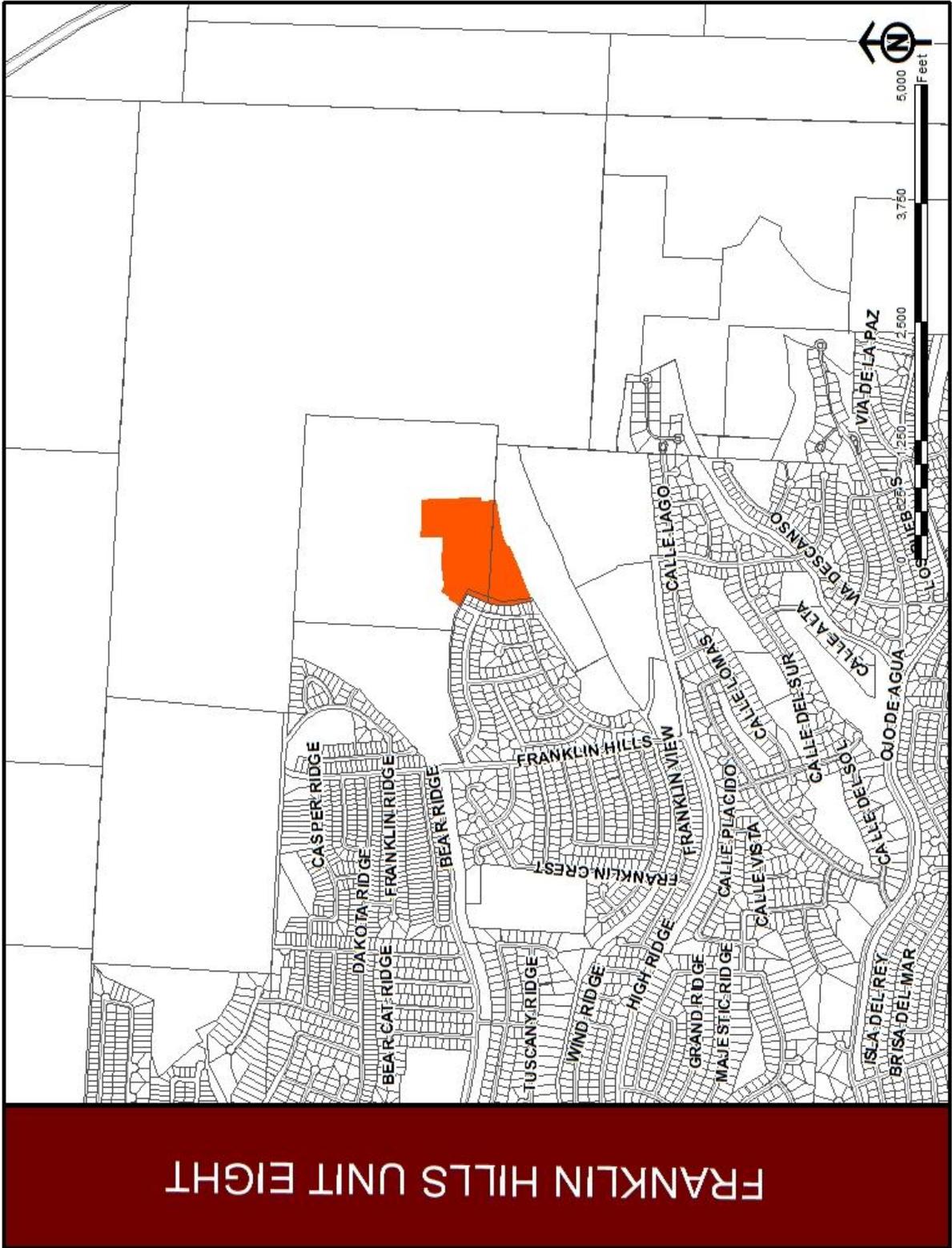
Additional Requirements and General Comments:

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.

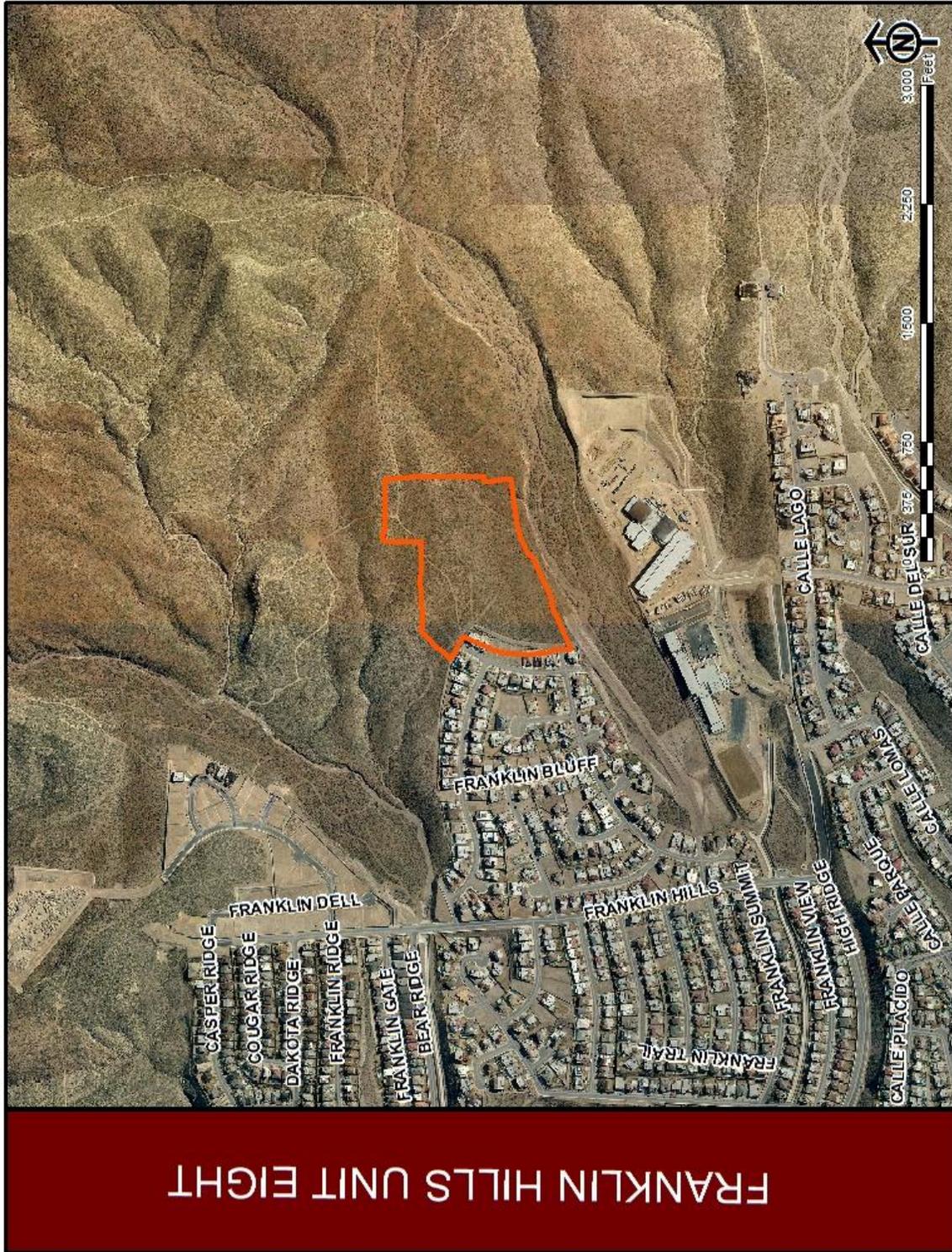
Attachments

1. Location map
2. Aerial map
3. Final Plat
4. Application

ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 4



CITY PLAN COMMISSION APPLICATION FOR
MAJOR SUBDIVISION FINAL APPROVAL

DATE: _____ FILE NO. SUS12-00061
SUBDIVISION NAME: FRANKLIN HILLS UNIT EIGHT SUBDIVISION

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:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>14.068</u>	<u>82</u>	Office		
Duplex			Street & Alley	<u>5.266</u>	<u>-</u>
Apartment			Ponding & Drainage	<u>0.948</u>	<u>1</u>
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park	<u>0.562</u>	<u>1</u>	<u>HIKE/BIKE TRAIL</u>	<u>0.410</u>	<u>1</u>
School			Total No. Sites		
Commercial			Total (Gross) Acreage	<u>21.234</u>	
Industrial					

3. What is existing zoning of the above described property? P-R1 Proposed zoning? (SAME)

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/AREA INLETS AND
SUBSURFACE DRAINAGE SYSTEMS TO DETENTION POND

7. Are special public improvements proposed in connection with development? Yes No _____ (HIKE/BIKE TRAIL)

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
(REFER TO ATTACHED PRELIMINARY SUBMITTAL DOCUMENTATION)

9. Remarks and/or explanation of special circumstances: _____

10. Improvement Plans submitted? Yes No _____ (ALREADY APPROVED)

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 _____ (ALREADY SUBMITTED VESTED RIGHTS PETITION)
If yes, please submit a vested rights petition in accordance with Section 19.47- Vested Rights (See Attached).

FRANKLIN Hills, LLC

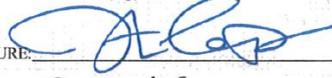
12. Owner of record ~~SUNBEL PARTNERS, LTD., A TEXAS LIMITED LIABILITY COMPANY~~
4401 N. MESA; EL PASO, TEXAS 79902 (915) 533-1122
(Name & Address) (Zip) (Phone)

12. Developer HUNT COMMUNITIES DEVELOPMENT Co., LLC.
4401 N. MESA; EL PASO, TEXAS 79902 (915) 533-1122
(Name & Address) (Zip) (Phone)

14. Engineer QUANTUM ENGINEERING CONSULTANTS, INC.
414 EXECUTIVE CENTER BLYD; SUITE 200; EL PASO, TEXAS (915) 532-7272
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
FEE: \$1,796.00

OWNER SIGNATURE:



REPRESENTATIVE:

ROBERT A. GONZALES


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