



City of El Paso – City Plan Commission Staff Report

REVISED

Case No: SUSU11-00117 Franklin Hills Unit Eight
Application Type: Major Preliminary
CPC Hearing Date: December 15, 2011

Staff Planner: Justin Bass, (915)541-4930, bassjd@elpasotexas.gov
Location: East of Franklin Hills Street and North of High Ridge Drive
Acreage: 21.23 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 (0.46 mile)
Nearest School: Lundy Elementary School (0.81 mile)
Park Fees Required: **\$24,600**
Impact Fee Area: This property is not in an impact fee area and is not subject to impact fees.

Property Owner: Sun 262 Partners, LTD
Applicant: Hunt Communities Development Co., LLC
Representative: Quantum Engineering Consultants, INC

SURROUNDING ZONING AND LAND USE

North: P-R1/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 Development

THE PLAN FOR EL PASO DESIGNATION: Residential.

APPLICATION DESCRIPTION

The applicant is proposing 82 single-family residential lots in the subdivision. The smallest lot measures approximately 5,775 square feet in size; the largest lot is approximately 15,869 square feet in size. The applicant is also proposing a 0.56-acre park site and a walking trail along the southern boundary of the subdivision. This trail is 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 upon City Plan Commission approval of the final plat.

The project is being reviewed under the subdivision code in effect on February 26, 2006. It is part of the Franklin Hills Land Study, approved in January 2001.

The applicant is also requesting the following modifications:

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

DEVELOPMENT COORDINATING COMMITTEE RECOMMENDATION:

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 Preliminary** basis subject to the following conditions and requirements:

- Preliminary plat approval is conditioned on City Council approval of Case# PZCR11-00004, a request to amend Zoning Ordinance 16588, to allow the relocation of the proposed walking trail.
- Staff is also 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 planning & economic 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.

OPEN SPACE ADVISORY BOARD

Recommended approval 6-1

Planning Division Recommendation:

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.

Engineering and Construction Management-Land Development:

We have reviewed subject plan recommend **Approval**; Developer/Engineer needs to address the following comments:

1. Verify note number two.
2. Provide Improvements Legend to the plat.
3. Provide desilting basin at the end of street improvement.
4. The Developer must comply with the section 19.16.050.
5. All develop storm water runoff shall be retained within the site and not allowed to drain into the Arroyo.

The subdivision is Flood Zone: C “Areas of minimal flooding”, Panel # 480214-0017 C and 480214-0022 E.

EPDOT:

The Department of Transportation has no objections to the proposed plat with the following condition:

1. Double frontage lots adjacent to Desert Night Street shall comply with Section 16.16.080.D (Double Frontage Lots).

Notes:

1. The following stub streets shall comply with Section 19.16.020.C (Stub Streets). 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.
2. 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 re-reviewed **Franklin Hills #8**, a major combination 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".

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 will accept the dedication of the 0.56-acre "Pocket Park" with the following conditions:
 - a. Park needs to be developed to the minimum improvements in accordance to the subdivision regulations of the El Paso Municipal Code prior to February 28, 2006
 - b. No "Parkland" credits will be granted for the dedication of the park.
 - c. Differentiate/separate the "Park's" limits from the 15' wide Hike & Bike Trail and provide separate acreages.
 - d. If needed/crucial, all proposed improvements may be entered into a Developers Agreement prior to recording of the final plat.

3. Proposed 15' wide Hike / Bike Trail shall provide connectivity to Franklin Bluff Dr. and to the Franklin Mountains State National Park.
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) therefore, park site acreage will be reduced to approximate 0.56-acres.
5. Provide covenants restricting the use to Single-family dwelling units per lot since all lot within this subdivision are zoned (P-R1/c) thus meeting the requirements for Single-family, Two-family and Multi-family dwelling use restricted to a maximum of 7 units per acre.
6. Provide boundary closure print-out for both the "Pocket Park" and the Hike & Bike Trail.
7. Provided Typical Cross section for the "Park" needs to show a 7' wide concrete sidewalk not 5'.

We offer the following **informational comments** to assist Applicant in the design of the new Park's construction drawings.

Please note that design layout (Concept & Final) need to be coordinated with Parks Department for review and approval and are to include at minimum the following improvements:

1. Refer to Park's Design & Construction Standards.
2. Irrigation System shall be designed by a Licensed Irrigator Registered in the State of Texas, in good Standing, with a minimum 5 years experience, and with a minimum of 10 designs of comparable size systems.
3. Irrigation System must be designed to accommodate site static water pressure or a pump must be incorporated to accommodate design criteria.
4. Note for all park improvements to be compliant with required accessibility criteria as set forth in ADAAG & TAS standards as mandated by Federal and State Governments.
5. Project(s) must be coordinated with TDLR to insure compliance with TAS requirements to include inspection, and certificate of substantial completion; approval of the subdivision/park improvement plans is subject to applicant providing proof of the project registration - PLD # (Registration Number) is provided.
6. No signs, fire hydrants, lights, NDCBU's, electrical/water boxes, telephone pedestals, no obstructions in general, shall be placed into proposed perimeter sidewalk, nor shall any utility conduits be placed along the park site unless previously discussed and approved by this Department.
7. Provide perimeter lighting to the park along adjacent Public Street rights of way. Engineer is to coordinate with E.P.E.Co., Department of Transportation, and Parks Dept. light poles & conduit placement for perimeter lighting prior to street paving; perimeter street lighting shall be coordinated for light poles to be installed at max. 300' apart and/or at all street intersections along the park side and not along the residential side to prevent duplication of light poles.
8. Developer shall obtain soil samples (taken from proposed park site location finished ground) & provide complete analysis report (textural, minerals availability, water infiltration, detailed salinity, & PH conductivity test) with recommendations for soils amendments and preparation to insure existing soil conditions are suitable for turf, shrubs, and tree growth; coordinate site visit with Parks staff for collection of soil samples.

9. Any unsuitable soil conditions shall be remedied to eliminate hard soils, stony soils, high caliche soils, clay soils and contaminated soils to a minimum depth of 12 inches as required for proper planting as per Parks Design & Construction Standards; if caliche soils are found they must be shattered to a minimum depth of 24 inches.
10. Any unsuitable soil materials not approved by Parks Department are to be removed, disposed-off, and replaced with top soil to a minimum depth of 12 inches.
11. Any rock walls, retaining walls, or fences to be constructed along the park abutting residential sites need to be off of the Park and to be constructed by Developer if required in order to minimize disturbance to the park improvements.
12. Provide grading so that the park site does not sit lower than six inches (6") from any top of curb elevation, throughout. Any low spot must have at minimum a surface area of 30,000 square feet to insure that any storm water is dispersed over a large area. Any sloped areas shall be at the max. 1 vertical : 20 horizontal (5%) and shall insure that proposed grades will keep water away from hard surfaces.
13. Grading and drainage plan for the site, to be reviewed and approved by Parks Department.
14. Applicant is required to obtain irrigation and any other required permit(s) from Development Services (BP&I) Building Permits & Inspections Division.
15. A 7' wide concrete sidewalk is required all along the park's frontage 7' from back of curb.
16. Provide street trees within a 7' wide parkway as required per ordinance #017528
17. Park site and the Hike & Bike trail improvements shall comply with Chapter 19.20 - Parks and Open Space requirements of the current El Paso Municipal Code as it relates to amenities.
18. Provide an age appropriate play structure.
19. Provide accessible picnic tables & benches on concrete pads as required by ordinance.
20. Construction of Park improvements need to be coordinated and inspected by Parks Department.
21. Park Site acceptance is contingent upon completion of all street improvements abutting the park.

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. Design fees are due from the Owner.

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.

El Paso Water Utilities – Stormwater Division:

1. The subdivision proposes a Park/Pond facility to manage some of the developed stormwater runoff. Indicate whether the Pond lot will be privately or publicly maintained. Design of the pond shall meet all subdivision ordinance requirements for a retention basin.

2. At the improvement plan stage confirm that the existing sections of Franklin Dove Avenue and Franklin Bluff Drive (within Franklin Hills Unit Seven) have sufficient capacity to handle developed runoff from the proposed subdivision.

3. At the improvement plan stage, size all stormwater drainage structures to allow access for EPWU maintenance staff and equipment. Undersized drainage structures in Northwest El Paso tend to clog easily and increase EPWU maintenance costs.

4. The proposed development is located near potential sediment debris sources as identified in the City of El Paso Stormwater Master Plan. (See the City of El Paso Stormwater Master Plan at epwu.org, Vol. 1 Section 4.0 and Vol. 2 Appendix C.) EPWU requires that the Engineer account for sediment volume in all calculations used to size stormwater drainage structures.

5. The preliminary plat indicates stormwater runoff from Block 26 will flow off-site. Provide off-site drainage easements and written confirmation that the adjacent property owners accept runoff from the proposed subdivision. Also, provide improvements at the proposed Block 26 outlet structure to prevent downstream erosion and sediment deposition at the Bear Ridge Channel. EPWU requires erosion control at all points of stormwater runoff concentration.

6. Provide improvements to protect the subject property (especially Blocks 24, 30 and 32) from damage due to stormwater runoff from the adjacent undeveloped terrain.

7. Incorporate principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

(to be addressed with the improvement plans)

El Paso Fire Department:

No comments received.

911:

No comments received.

Sun Metro:

No comments received.

Central Appraisal District

No adverse comments received.

El Paso Electric Company:

No comments received.

Texas Gas Company:

No comments received.

El Paso Independent School District:

No comments received.

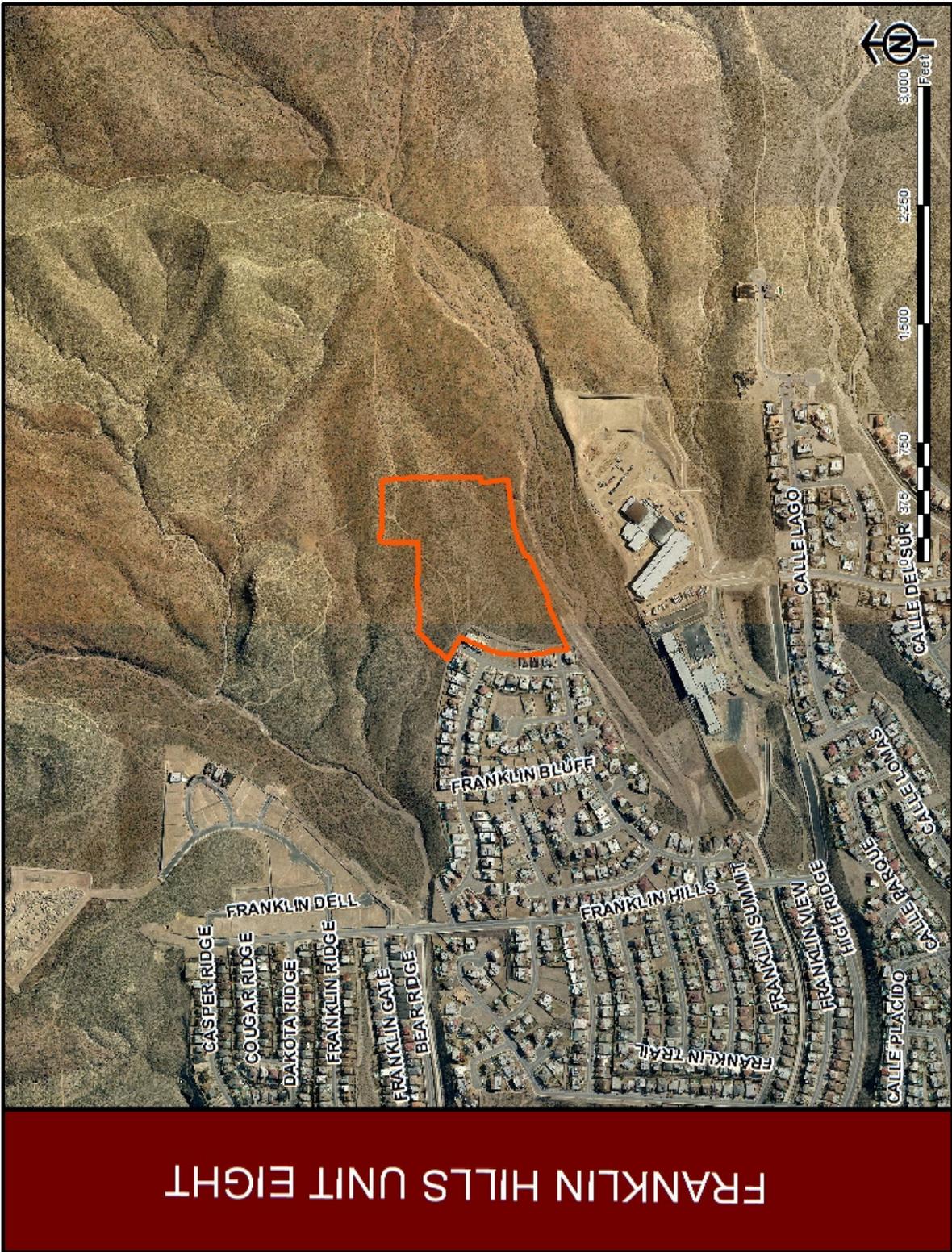
Additional Requirements and General Comments:

1. Submit to the Planning & Economic Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Approved final plat
 - b. Current certified tax certificate(s)
 - c. Current proof of ownership
 - d. Release of access document, if applicable
 - e. 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.

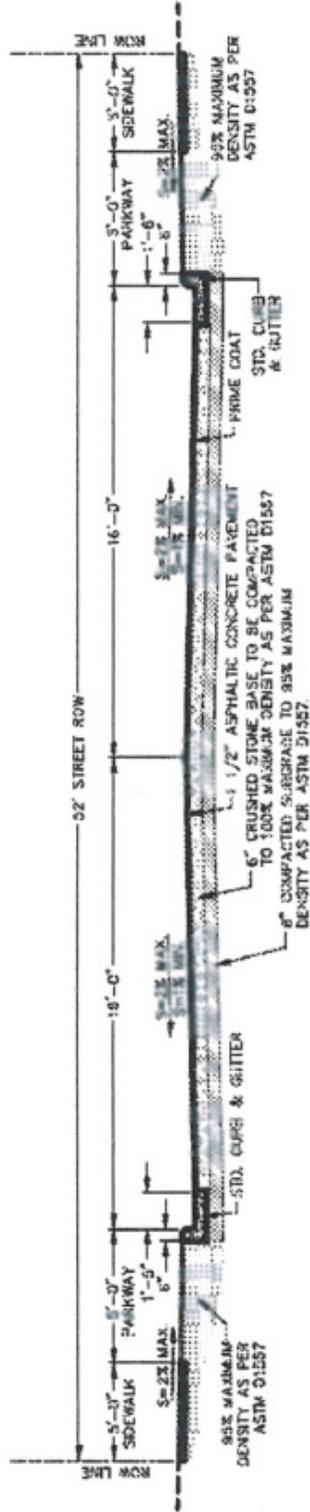
Attachments

1. Location map
2. Aerial map
3. Preliminary plat
4. Cross-sections
5. Modification request
6. Application

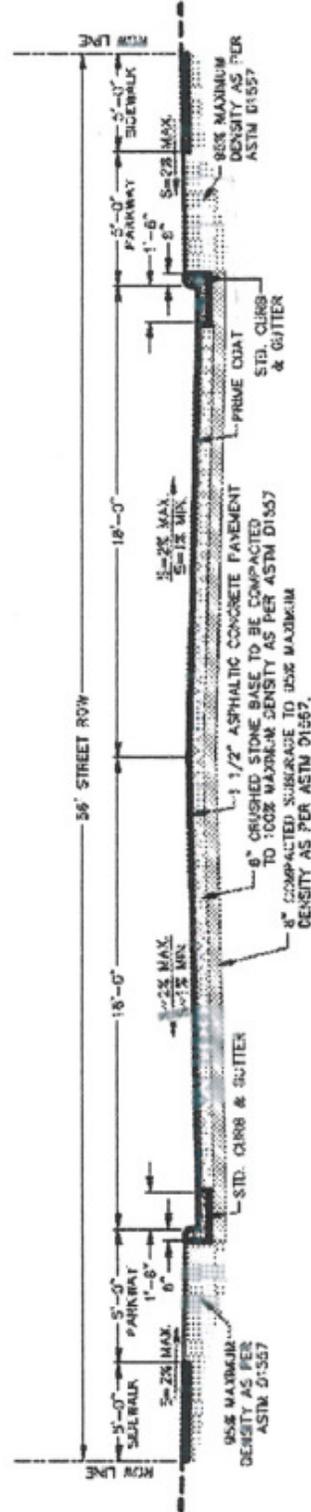
ATTACHMENT 2



ATTACHMENT 4



52' RESIDENTIAL SUBCOLLECTOR STREET
SCALE: NTS



56' RESIDENTIAL SUBCOLLECTOR STREET
SCALE: NTS

ATTACHMENT 5



December 7, 2011

**CITY OF EL PASO
Planning Department
2 Civic Center Plaza, 5th floor
El Paso, Texas 79901-1196**

**Attn: Justin Bass
Subdivision Planner**

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

Dear Mr. Bass:

Please consider this as a formal request for a modification, specifically as it relates to the street cross-sections 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. Our request also includes the use of a fifty-six foot (56') Right-of-Way width (specifically for hidden Desert Circle) which would allow a 36' paved section with a five foot (5') parkway and a five foot (5') sidewalk on both sides for a cul-de-sac length that exceeds three hundred (300) feet.

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

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,

A handwritten signature in black ink, appearing to read 'R. Gonzales', is written over a light blue horizontal line.

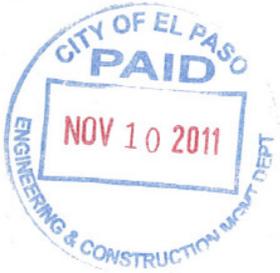
**Robert A. Gonzales, PE
President**

Attachments

cc: Jose Lares, Sun 262 Partners Ltd.

414 Executive Ctr. Blvd. Ste. 200
El Paso, Texas 79902
P 915.532.7272
F 915.532.7373
quantum@qeceng.com

ATTACHMENT 6



CITY PLAN COMMISSION APPLICATION FOR
MAJOR SUBDIVISION PRELIMINARY APPROVAL

DATE: _____ FILE NO. SUSU11-00117
 SUBDIVISION NAME: FRANKLIN HILLS UNIT EIGHT

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>14.043</u>	<u>82</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	<u>5.266</u>	<u>1</u>
Apartment	_____	_____	Ponding & Drainage	<u>0.998</u>	<u>1</u>
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	<u>1.0</u>	<u>1.0</u>	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	_____	_____	Total No. Sites	<u>84</u>	_____
Industrial	_____	_____	Total (Gross) Acreage	<u>21,234</u>	_____

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

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 _____

9. Remarks and/or explanation of special circumstances: ZONING CONDITION EXHIBIT MODIFICATION RUNNING CONCURRENTLY WITH PRELIMINARY PLAT.

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).

- 12. ~~Developer~~ ^{DEVELOPER} HUNT Communities Development Co, LLC
~~Owner of record~~ 4401 N. MESA; EL PASO, TEXAS 79902 (915) 533-1122
(Name & Address) (Zip) (Phone)
- 12. ~~Developer~~ ^{OWNER of Record} SUN 262 PARTNERS, LTD., A TEXAS LIMITED LIABILITY COMPANY
4401 N. MESA; EL PASO, TEXAS 79902 (915) 533-1122
(Name & Address) (Zip) (Phone)
- 14. Engineer QUANTUM ENGINEERING CONSULTANTS, INC
414 EXECUTIVE CENTER BLVD, SUITE 200; EL PASO, TEXAS, 79902
(Name & Address) (Zip) (915) 532-7272 (Phone)

CASHIER'S VALIDATION
FEE: \$1,901.00

OWNER SIGNATURE: Wm C. Sanders, EVP
REPRESENTATIVE: Bobby Gonzalez

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