



City of El Paso – City Plan Commission Staff Report

Case No: SUSU14-00090 CMC Commercial Unit 2
Application Type: Major Combination (Reconsideration)
CPC Hearing Date: April 23, 2015
Staff Planner: Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov
Location: South of Transmountain and East of Resler
Acreage: 9.960 acres
Rep District: 1
Existing Use: Vacant
Existing Zoning: C-4/c (Commercial/conditions)
Proposed Zoning: C-4/c (Commercial/conditions)
Nearest Park: Commercial #1 (1.2 miles)
Nearest School: Canutillo High School (1.35 miles)
Park Fees Required: \$9,960
Impact Fee Area: This property is located in an Impact Fee Service Area.
Property Owner(s): Cimarron Hunt Communities, LLC
Tenet Healthcare Corporation
Plexxar Capital, LTD
Applicant: Cimarron Hunt Communities, LLC
Tenet Healthcare Corporation
Plexxar Capital, LTD
Representative: CSA Design Group, Inc

SURROUNDING ZONING AND LAND USE

North: C-4/c (Vacant)
South: C-4/c (Vacant)
East: C-4/c (Vacant)
West: C-4/c (Vacant)

PLAN EL PASO DESIGNATION: G7, Industrial and/or Railyards

APPLICATION DESCRIPTION

The applicant proposes to subdivide approximately 9.960 acres of vacant land for one commercial lot and one ponding area lot. This subdivision is located south of Transmountain and east of Resler. Primary access to the subdivision is proposed from Transmountain Road. This development is being reviewed under former subdivision ordinance.

The applicant is requesting the following modification, which was previously approved by CPC on October 23, 2014:

- A modification of the Multi Family & Commercial/Industrial Local Street 2 (Cimarron Medical Drive) cross section consisting of a 56-foot right-of-way, 10-foot parkways and a 36-foot roadway is requested to allow for the introduction of an 8-foot raised median at the Trans Mountain Road entrance only. A reduction of the driving lanes to a width of 14 –feet is being proposed to accommodate for the proposed raised median.

CASE HISTORY and REQUEST

The City Plan Commission, at its regular meeting of October 23, 2014, approved CMC Commercial Unit 2 on a Major Combination basis.

With this application, the applicant is seeking approval of a revised combination plat which proposes to introduce a lot line separating the proposed pond from the rest of the property. Additionally, the proposed pond will be dedicated to the City of El Paso.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of modification requests and **approval** of CMC Commercial Unit 2 Subdivision on a Major Combination basis.

Planning Division Recommendation:

Planning recommends **approval** of modification requests and **approval** of CMC Commercial Unit 2 Subdivision on a Major Combination basis.

City Development Department - Land Development

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

Parks and Recreation Department

We have reviewed **CMC Commercial Unit Two**, a major combination plat map and offer Developer / Engineer the following comments:

Please note that this subdivision is zoned “C-4/c” meeting the requirements for Multi-family dwellings use with a minimum lot area of 750 sq. ft. per dwelling however, applicant has submitted preliminary covenants restricting the use to general commercial purposes only and prohibiting all residential uses therefore, "Park fees" will be assessed based as follows:

1. **If** gross density waiver is granted by the Planning Department or designee and a copy of the final recorded covenants is provided restricting all residential uses, then applicant shall be required to pay "Park fees" in the amount of **\$9,960.00** based on Non-residential subdivision requirements calculated as follows:

Non-residential acreage 9.96 (rounded to two decimals) @ \$1,000.00 per acre = **\$9,960.00**

Please allocate any generated funds under Park Zone: **NW-10**

Nearest Parks: **Desert Springs #2** & **Cimarron #1**

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 can only provide water services at a maximum service elevation of 4095 ft. with 35 psi at the water meter on the street right-of-way.
2. Easements that will accommodate public water and sewer main shall be labeled PSB easements and are for the exclusive use of EPWU-PSB.
3. The subject property is located within the City of El Paso Westside Impact Fee Service Area. Impact fees will be assessed at the time of plat and collected by EPWU prior to the issuance of a Building Permit.

EPWU-PSB Comments

Water:

4. There is an existing 24-inch diameter water transmission main along the west side of Resler Drive. No direct service connections are allowed to this main as per the El Paso Water Utilities - Public Service Board Rules and Regulations. There is also an existing 16-inch diameter water stub-out connected to this main that extends towards the east. The above mentioned water mains operate on the Coronado Country Club 1 pressure zone. EPWU hydraulic studies have determined that the maximum service elevation is 4095 ft. A water main extension within a dedicated PSB easement is required along the Transmountain frontage. The Owner/Developer is responsible for the costs of any necessary extensions.
5. As part of the Westside Master Plan, the EPWU has a proposed 16-inch diameter water transmission main that will extend along Transmountain Rd. from the Artcraft 3 Tank. This water transmission main will be part of the future extension of the Coronado Country Club 2 pressure zone.
6. A 12-inch diameter water distribution main is required to be extended along Cimarron Medical Dr. This 12-inch water main will be operating from the Coronado Country Club 2 pressure zone. The maximum service elevation of the CCC2 pressure zone is 4270-ft.
7. Previous water pressure readings at fire hydrant #8561, located on Resler Drive, 455-feet south of Transmountain Road have yielded a static pressure of 60 pounds per square inch (psi), residual pressure of 50 psi, at a discharge of 1,482 gallons per minute.

Sewer:

8. There is an existing 12-inch diameter sanitary sewer main along the east side of Resler Drive. Sanitary sewer service requires extension of sewer mains along the street or within dedicated PSB easements.

Reclaimed Water:

9. There is an existing 16-inch diameter reclaimed water (non-potable) main along Resler Drive. The maximum pressure the reclaimed water system can provide is 30-psi.

General

10. All easements dedicated for public water and sanitary sewer facilities shall comply with the EPWU-PSB Easement Policy. PSB easements shall be improved to allow the operation of EPWU maintenance vehicles. EPWU-PSB requires access to the proposed PSB facilities within the easements 24 hours a day, seven (7) days a week. No building, reservoir, structure, or other improvements, other than asphaltic pavement (HMAC), shall be constructed or maintained on the above referenced EPWU-PSB easements without the written consent of EPWU-PSB.

11. EPWU requires a new service application to serve the subdivision. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of subdivision plat with addresses; (2) finalized set of improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule; and (6) a certificate of compliance. 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.

EPDOT

No comments received.

TXDOT

No comments received.

Sun Metro

Sun Metro does not oppose this request.

El Paso Fire Department

No comments received.

Canutillo Independent School District

No comments received.

Additional Requirements and General Comments:

1. Submit to the Planning & 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. Reconsideration request letter
6. ROW modification request letter
7. Application

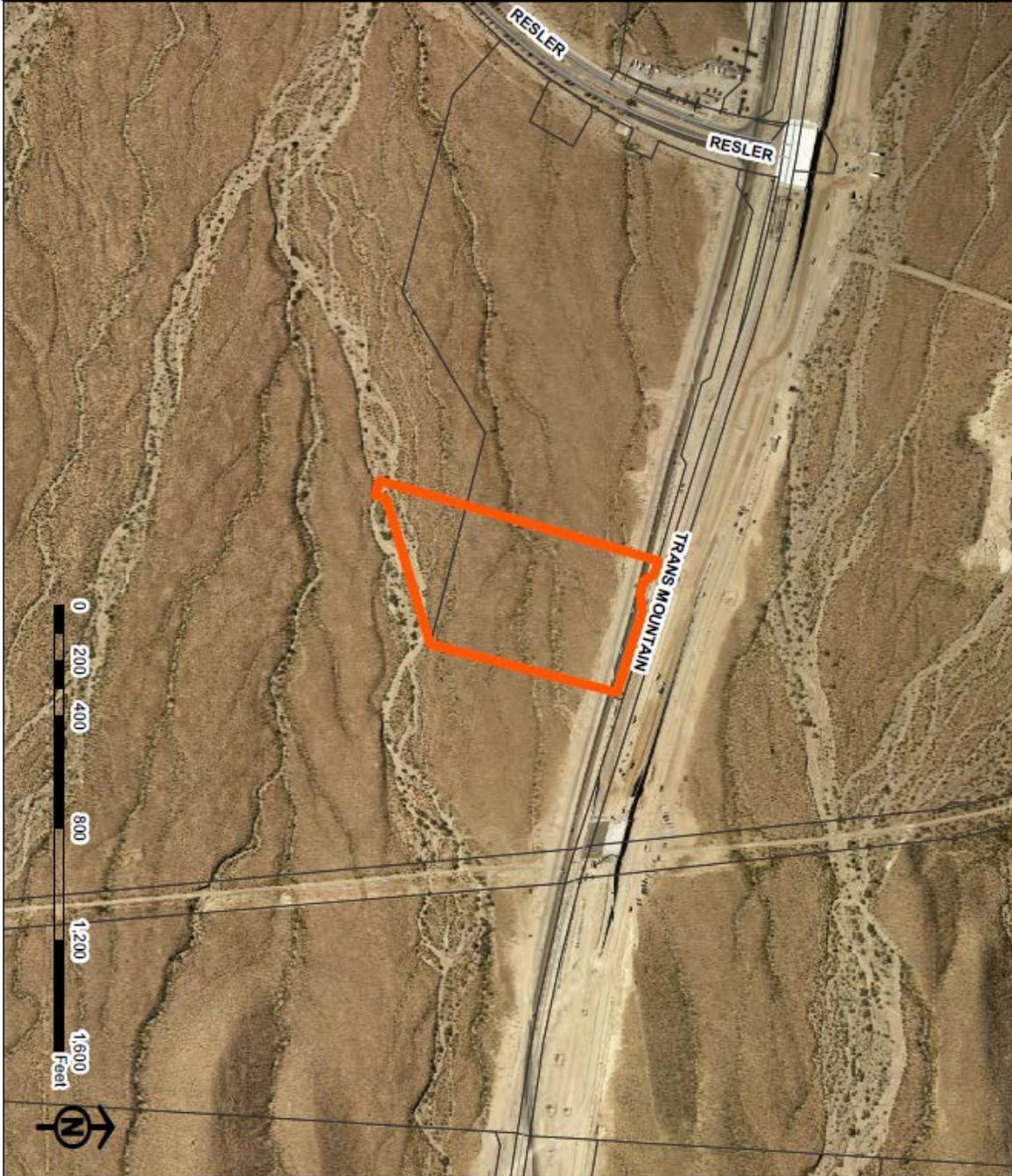
ATTACHMENT 1

CMC Commercial Unit 2

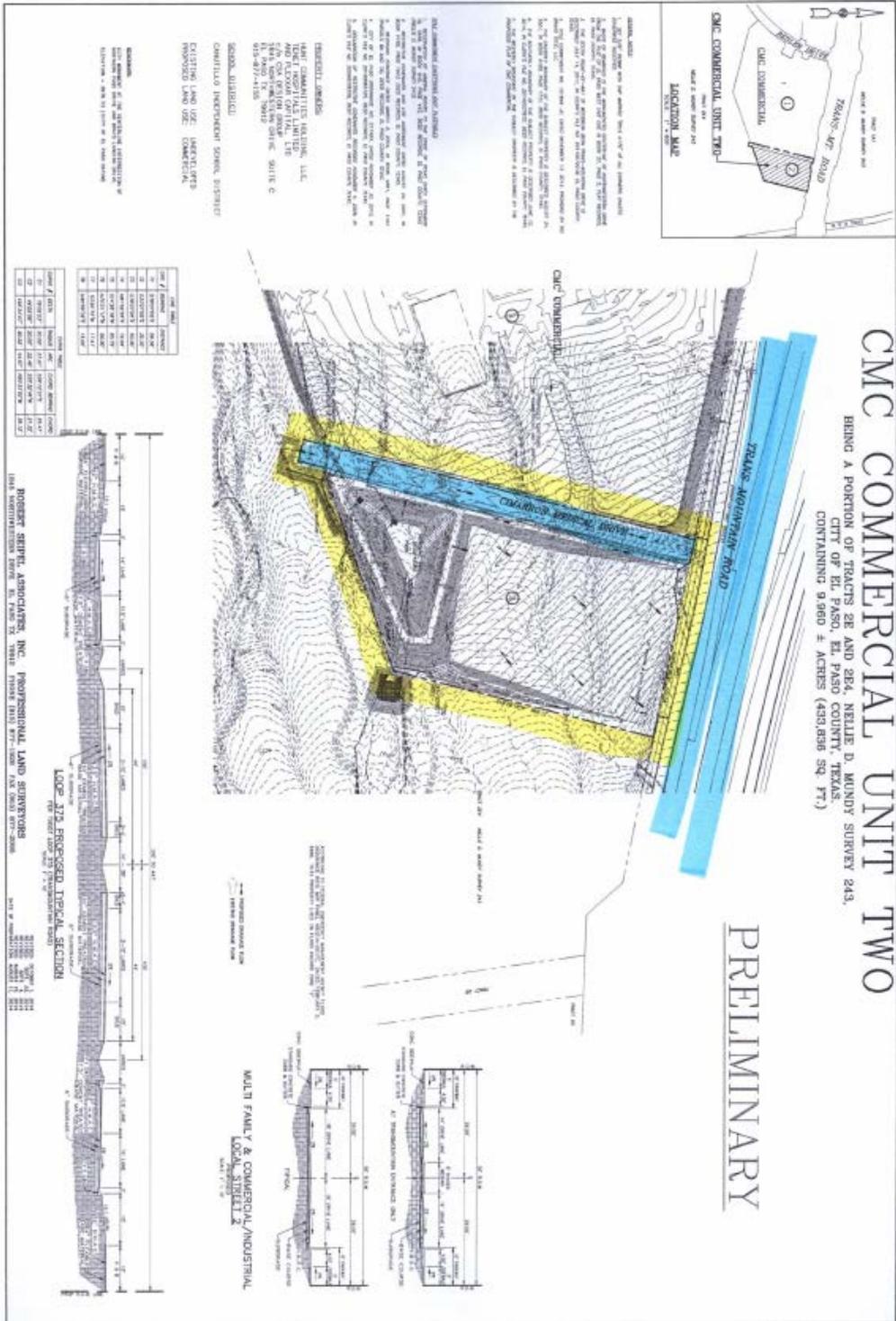


ATTACHMENT 2

CMC Commercial Unit 2



ATTACHMENT 3



ATTACHMENT 4



ATTACHMENT 5

csa design group, inc.



www.csaengineers.com

1845 Northwestern Dr. Ste C
El Paso, Texas 79912

tel 915.877.4155
fax 915.877.4334

March 25, 2015

Kimberly L. Forsyth, AICP, CNU-A
Lead Planner, Subdivisions
City Development Department | City of El Paso
801 Texas Avenue
El Paso, TX 79901

Re: CMC Commercial Unit Two
Request for CPC Reconsideration

Dear Ms. Forsyth,

Our client, Hunt Communities, has a major combination plat for CMC Commercial Unit Two which was granted approval by CPC on October 23, 2014. The property is currently vested under the previous subdivision ordinance and the subject plat is due to expire in April of 2015.

Our client would like to humbly request the subject plat to be reconsidered by CPC based on the following modifications to the plat approved by CPC:

- The introduction of a lot line separating the proposed pond from the rest of the property.
- The dedication of the pond to the City of El Paso as the majority of the stormwater retained by this pond is not as a result of the Owners development.

Hunt Communities respectfully requests a hearing by CPC to reconsider the aforementioned changes to the previously approved plat. Our client would like to avoid having to discard any progress made on approving this subdivision through the City of El Paso. An exhibit is attached with this letter showing the requested modifications for further referencing.

If you have any questions or need further information, please feel free to contact me. Thank you for your time and assistance with this matter.

Sincerely,

CSA Design Group, Inc.

Adrian I. Holguin-Ontiveros, EIT, CFM
Senior Project Engineer

cc: José Lares, Jr., P.E., Development Manager, Hunt Communities
Glen O. Brooks., CSA Design Group, Inc.

Attachments: Exhibit – Major Combination Plat w/ proposed revisions

ATTACHMENT 6

csa design group, inc.



www.csaengineers.com

1845 Northwestern Dr. Ste C
El Paso, Texas 79912

tel 915.877.4155
fax 915.877.4334

October 22, 2014

Mr. Alfredo Austin
Planner, Subdivisions
City Development - Planning Division | City of El Paso
801 Texas Avenue
El Paso, TX 79901

Reference: **Street Cross-Section Modification Request - REVISED**
CMC Commercial Unit Two

Dear Mr. Austin:

On behalf of the Property Owner's, we present this letter requesting a modification of the subject plats street cross-section right-of way (R.O.W.). The modification request as per section 19.04.170.A is as follows:

- A modification of the Multi Family & Commercial/Industrial Local Street 2 cross section consisting of a 56-foot R.O.W., 10-foot parkways, and a 36-foot roadway, is requested to allow for the introduction of an 8-foot raised median at the Trans Mountain Road entrance only. A reduction of the driving lanes to a width of 14-feet each is being proposed to accommodate for the proposed raised median. No width reductions relative to the parkway and overall R.O.W. are being requested for this modified cross-section.

Should you have any questions, please feel free to contact me at (915) 877-4155, ext. 121 at any time.

Thank you for your assistance with this matter.

Sincerely,

CSA DESIGN GROUP, INC.

Adrian I. Holguin-Ontiveros, E.I.T., CFM
Senior Project Engineer

ATTACHMENT 7



CITY PLAN COMMISSION APPLICATION FOR
MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: September 22, 2014

FILE NO. SUSU14-00090

SUBDIVISION NAME: CMC Commercial Unit 2

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being a portion of Tracts 2E and 2E4, Nellie D. Mundy Survey 243, City of El Paso, El Paso County, Texas.
Containing 9.960 ± Acres (433,836 Sq. Ft.)

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	<u>2.00</u>	<u>1</u>
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	<u>9.960</u>	<u>1</u>	Total No. Sites	_____	<u>1</u>
Industrial	_____	_____	Total (Gross) Acreage	<u>9.960</u>	_____

3. What is existing zoning of the above described property? C-4 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 X No _____

5. What type of utility easements are proposed: Underground X Overhead _____ Combination of Both _____

6. What type of drainage is proposed? (If applicable, list more than one)
Sheet Flow to Ponding Area and Stormwater Infrastructure

7. Are special public improvements proposed in connection with development? Yes X No _____

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No X
 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 X

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 X No _____

If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

Petition and supporting documentation submitted during 5-day review on August 18, 2014

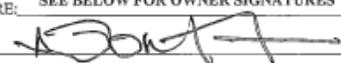
City Development Department
 811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 541-4024



5/21/15

	Cimarron Hunt Communities, LLC, 4401 N. Mesa, El Paso, TX 79902	(915) 298-0418
	Tenet Healthcare Corporation, 1445 Ross Avenue, Ste 1400, Dallas, TX 75202	(469) 893-2378
12.	Owner of record Flexxar Capital, LTD, 1865 Northwestern Dr., El Paso, TX 79912	(915) 877-4300
	(Name & Address)	(Zip) (Phone)
13.	Developer _____ c/o _____	
	(Name & Address)	(Zip) (Phone)
14.	Engineer CSA Design Group, Inc., 1845 Northwestern Dr. Ste C, El Paso, TX 79912	915-877-4155
	(Name & Address) <u>aontiveros@csaengineers.com</u>	(Zip) (Phone)

Refer to Schedule C for current fee.

OWNER SIGNATURE: SEE BELOW FOR OWNER SIGNATURES
 REPRESENTATIVE: 

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

OWNER (1): 
 HUNT COMMUNITIES, LLC

OWNER (2): 
 TENET HEALTHCARE CORPORATION

OWNER (3): 
 FLEXXAR CAPITAL, LTD

City Development Department
 811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 541-4024