



## *City of El Paso – City Plan Commission Staff Report*

**Case No:** SUSU14-00090 CMC Commercial Unit Two  
(Reconsideration)

**Application Type:** Major Combination

**CPC Hearing Date:** September 24, 2015

**Staff Planner:** Joaquin Rodriguez, (915) 212-1608  
[rodriguezjx3@elpasotexas.gov](mailto:rodriguezjx3@elpasotexas.gov)

**Location:** South of Trans Mountain and East of Resler

**Acreage:** 9.96

**Rep District:** 1

**Existing Use:** Vacant Commercial

**Existing Zoning:** C-4/c (Commercial/condition)

**Proposed Zoning:** C-4/c (Commercial/condition)

**Nearest Park:** Desert Vista City Park (1 Mile)

**Nearest School:** Canutillo High School (1.35 Mile)

**Park Fees Required:** \$9,960

**Impact Fee Area:** Westside

**Property Owner:** Cimarron Hunt Communities  
Tenet Healthcare Corporation  
Plexxar Capital, LTD

**Applicant:** Cimarron Hunt Communities  
Tenet Healthcare Corporation  
Plexxar Capital, LTD

**Representative:** CSA Design Group

### **SURROUNDING ZONING AND LAND USE**

**North:** C-4/c (Commercial/condition)

**South:** C-4/c (Commercial/condition)

**East:** C-4/c (Commercial/condition)

**West:** C-4/c (Commercial/condition)

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

### **APPLICATION HISTORY**

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

The City Plan Commission, at its regular meeting of April 23, 2015, approved a reconsideration

of CMC Commercial Unit Two on a Major Combination basis. This reconsideration consisted of minor changes to the street configuration of the intersection of Trans Mountain Road and Cimarron Medical Drive.

### **APPLICATION DESCRIPTION**

The applicant is requesting a reconsideration of a previously approved plat. The only modification is an increase in parkway width. The previously approved cross section consisted of a 56 foot right-of-way with two 18 foot driving lanes and 10 foot parkways. The proposed revision includes an unchanged overall right-of-way width of 56 feet, two 16 foot driving lanes and 12 foot parkways. The increased parkway width will accommodate increased landscaping more suited to future growth along the Trans Mountain Corridor and within the proposed development.

### **DEVELOPMENT COORDINATING COMMITTEE**

The development coordinating committee recommends approval of the request for reconsideration of CMC Commercial Unit Two on a major combination basis.

### **Planning Division Recommendation**

Planning recommends **approval** of the proposed reconsideration of CMC Commercial Unit 2.

### **Planning and Inspections Department - Land Development**

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

The Developer/Engineer needs to address the following comments.

1. Delineate and fully dimension pond (Lot 2) boundary limits.
2. Dedication statement should read "Pond, drainage access, and utility easements".
3. Add note to general notes on preliminary and final plats: Retention of all developed storm-water runoff within this subdivision is required.

### **Capital Improvement Program - Parks**

No new comments received.

### **El Paso Water Utilities**

No new comments received.

### **Streets and Maintenance Department**

No comments received

### **El Paso Electric Company**

No comments received

### **Sun Metro**

Sun Metro does not oppose this request.

### **El Paso County 911 District**

No comments received.

**El Paso Fire Department**

No comments received.

**Central Appraisal District**

No objections.

**Texas Gas Company**

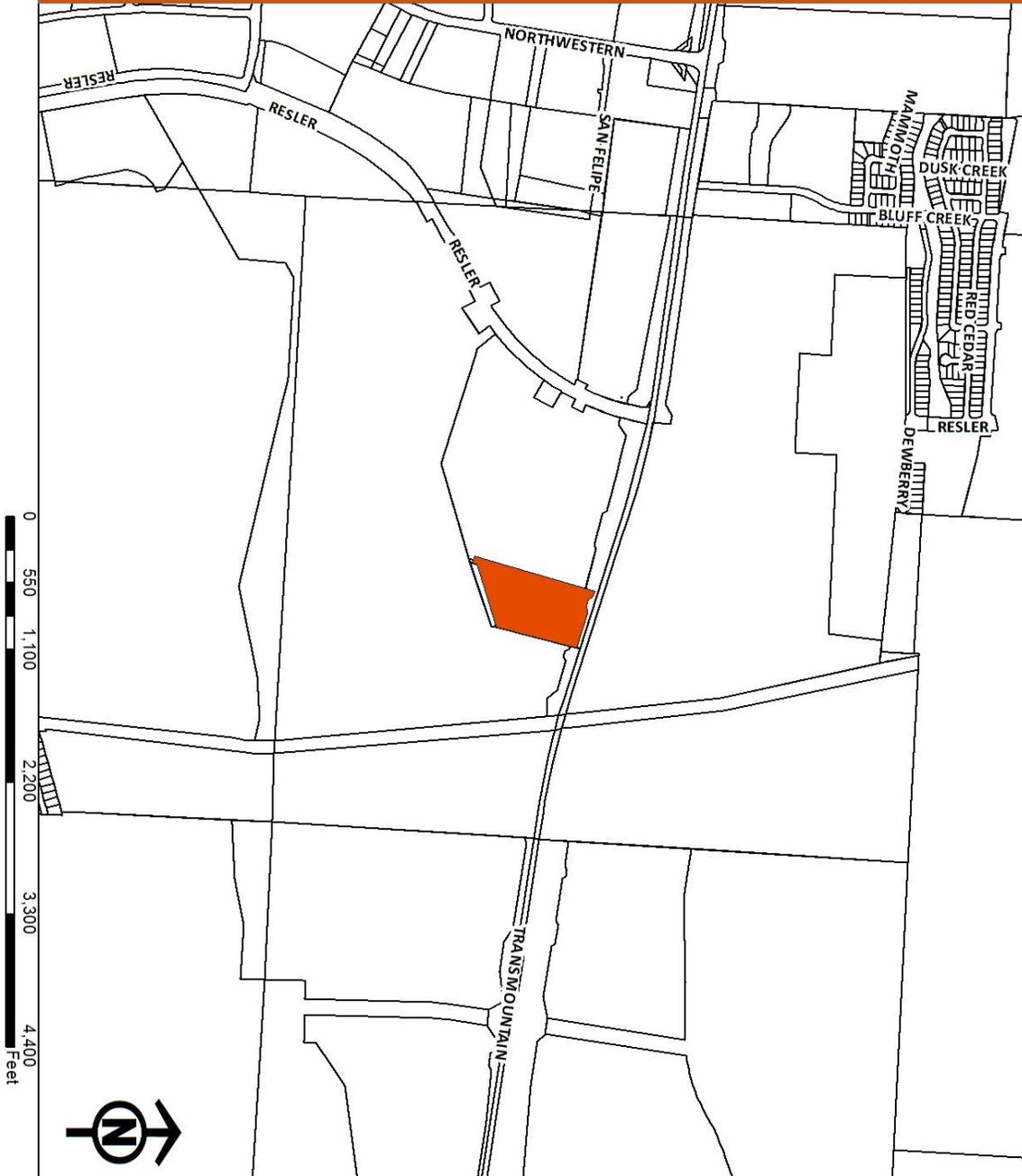
No comments received.

**Attachments**

1. Location map
2. Aerial map
3. Revised Preliminary Plat
4. Application
5. Reconsideration Request

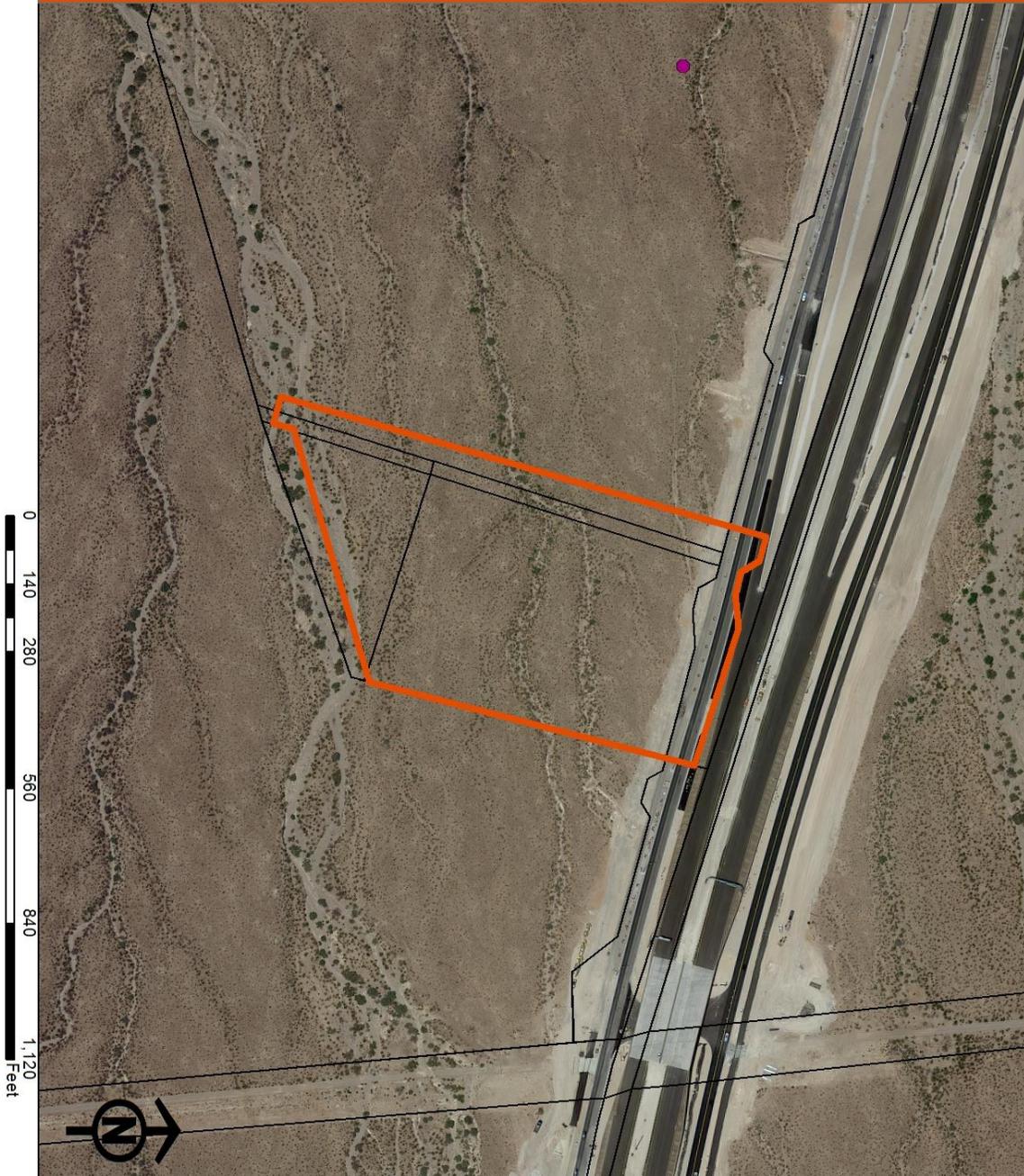
ATTACHMENT 1

# CMC Commercial Unit 2



ATTACHMENT 2

**CMC Commercial Unit 2**





**ATTACHMENT 4**



CPC Reconsideration

CITY PLAN COMMISSION APPLICATION FOR  
MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: September 16, 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

	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 Plexar 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>antiveros@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):   
 PLEXXAR CAPITAL, LTD

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

## 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

September 1, 2015

Mr. Nelson Ortiz  
Senior Planner  
Planning and Inspections | City of El Paso  
801 Texas Avenue  
El Paso, TX 79901

**Re: CMC Commercial Unit Two**  
*Request for CPC Reconsideration*

Dear Mr. Ortiz,

The Property Owners for the subject subdivision currently have an active major combination plat application for CMC Commercial Unit Two, which was initially granted approval by CPC on October 23, 2014. Additionally, this subdivision was recently reconsidered and approved by CPC on April 23, 2015. The property is currently vested under the previous subdivision ordinance and the subject plat is due to expire in October 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 previously approved by CPC:

- A reduction of the driving lanes to a width of 16-feet each (32-foot wide roadway) is being proposed to accommodate for the proposed 12-foot wide parkways.
- Please note that no width reduction relative to the overall R.O.W. is being requested for this modified cross-section.
- An official letter requesting approval of this modification has been submitted with this reconsideration package for CPC action.

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*

Attachments: Exhibit – Major Combination Plat w/ proposed revisions

