



City of El Paso – City Plan Commission Staff Report

Case No: SUSU14-00098 Cimarron Sage Commercial Park Unit Three
Application Type: Extension Request to Submit Recording Maps
CPC Hearing Date: November 6, 2014

Staff Planner: Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov
Location: West of Resler and South of Paseo Del Norte
Legal Description Acreage: 21.85 acres
Rep District: 1
Existing Use: Vacant
Existing Zoning: C-4/sc
Proposed Zoning: C-4/sc

Nearest School: Hut Brown Middle School (0.36 miles)
Nearest Park: Proposed Park (0.4 miles)
Park Fees Required: \$21,850
Impact Fee Area: N/A

Property Owner: Hunt El Paso Investment Inc.
Applicant: Hunt El Paso Investment Inc.
Representative: CSA Design Group

SURROUNDING ZONING AND LAND USE:

North: C-4 Commercial/ Vacant
South: C-4 Commercial/ Vacant
East: C-3/c Commercial/condition/Vacant
West: M-1 Manufacturing/ Manufacturing

PLAN EL PASO DESIGNATION: G7 Industrial and/or Railyards

APPLICATION DESCRIPTION

The applicant is requesting a six-month extension in accordance with Section 19.08.060 subsection H of the former subdivision code (*a six-month extension to submit the recording plat may be granted by the City Plan Commission in the event that a delay is caused by action of the City, a public utility, or other governmental entity*). The reason for the delay is on-going discussions between the applicant and City staff in regards to the conveyance of storm water across and from the applicant's property. The outcome of the discussions will greatly impact the storm water infrastructure design.

CASE HISTORY

Cimarron Sage Commercial Park Unit Three is a Minor Plat that was reviewed subject to the subdivision ordinance in effect prior to June 1, 2008 and approved by the Subdivision Coordinator on May 8, 2013. The first extension request to submit recording maps was approved by the City Plan Commission on November 21, 2013. The applicant requested a second six-month extension to submit recording maps which was approved by the City Plan Commission on May 22, 2014.

Under the former subdivision ordinance, recording maps are required to be submitted within six months of plat approval.

CURRENT REQUEST

The applicant is requesting a third six-month extension to submit recording maps in accordance with Section 19.08.060(H) of the previous subdivision code.

Planning has received concurrence from Land Development.

DEVELOPMENT COORDINATING COMMITTEE COMMENTS:

The Development Coordinating Committee recommends *approval* of a third six month extension requested for Cimarron Sage Commercial Park Unit Three to submit recording maps in accordance with Section 19.08.050.H. *Submission for Recording* of the subdivision ordinance in effect prior to June 1, 2008.

If approved, the extension will be valid until **May 8, 2015**. Failure to submit the recording maps by the expiration date of the extension will necessitate the resubmittal of the subdivision.

Planning Division Recommendation **Approval.**

ADDITIONAL REQUIREMENTS AND GENERAL COMMENTS:

1. Prior to recording, please submit to City Development Department—Planning Division the following, if applicable:
 - a. tax certificates
 - b. release of access document
 - c. set of restrictive covenants
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. Extension Request
5. Application

ATTACHMENT 1



CIMARRON SAGE COMMERCIAL PARK
UNIT THREE

ATTACHMENT 2

**CIMARRON SAGE COMMERCIAL PARK
UNIT THREE**



ATTACHMENT 3

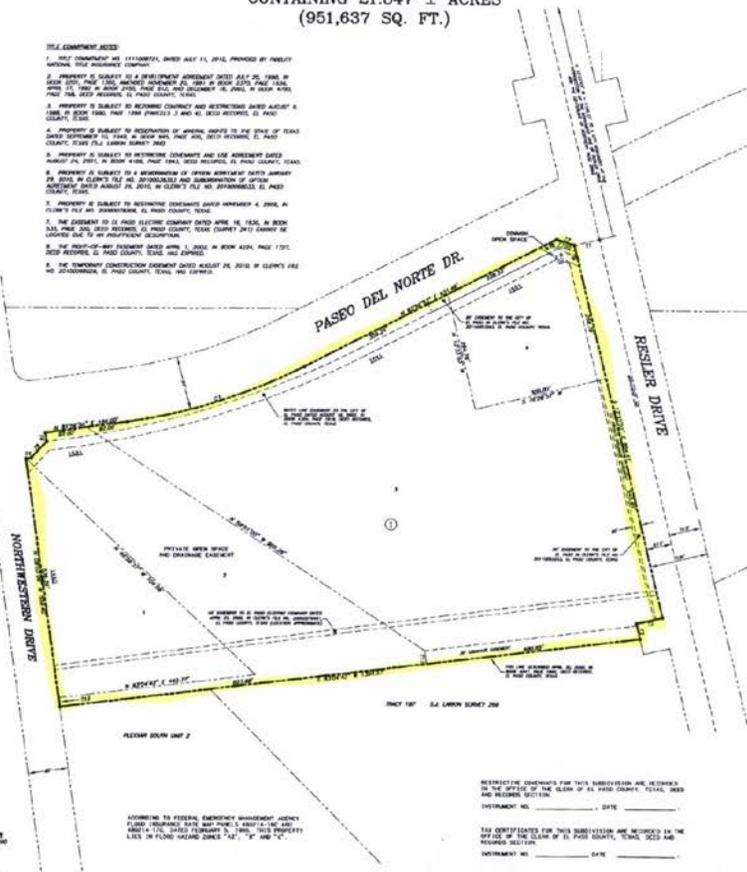
CIMARRON SAGE COMMERCIAL PARK UNIT THREE

BEING A PORTION OF TRACT 1B7A, S.J. LARKIN
SURVEY 266 AND TRACT 61E, W.H. GLENN SURVEY 241,
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING 21.847 ± ACRES
(951,637 SQ. FT.)

- THE COVENANTS ARE:**
1. THIS COVENANT IS HEREBY MADE A PART OF THE DEED BY WHICH THE LAND IS CONVEYED TO THE GRANTEE AND SHALL BE ENFORCED AS SUCH.
 2. THE GRANTEE SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIRS OF THE COMMON AREAS AND SHALL BE RESPONSIBLE FOR THE PAYMENT OF THE COMMON CHARGES AND EXPENSES.
 3. THE GRANTEE SHALL NOT BE PERMITTED TO CONDUCT ANY BUSINESS OR OPERATION OF ANY KIND OR CHARACTER IN OR ON THE COMMON AREAS OR TO ENGAGE IN ANY ACT OR ACTS WHICH MAY BE DEEMED TO BE UNLAWFUL OR UNDESIRABLE BY THE CITY OF EL PASO OR THE COUNTY OF EL PASO.
 4. THE GRANTEE SHALL NOT BE PERMITTED TO CONDUCT ANY BUSINESS OR OPERATION OF ANY KIND OR CHARACTER IN OR ON THE COMMON AREAS OR TO ENGAGE IN ANY ACT OR ACTS WHICH MAY BE DEEMED TO BE UNLAWFUL OR UNDESIRABLE BY THE CITY OF EL PASO OR THE COUNTY OF EL PASO.
 5. THE GRANTEE SHALL NOT BE PERMITTED TO CONDUCT ANY BUSINESS OR OPERATION OF ANY KIND OR CHARACTER IN OR ON THE COMMON AREAS OR TO ENGAGE IN ANY ACT OR ACTS WHICH MAY BE DEEMED TO BE UNLAWFUL OR UNDESIRABLE BY THE CITY OF EL PASO OR THE COUNTY OF EL PASO.
 6. THE GRANTEE SHALL NOT BE PERMITTED TO CONDUCT ANY BUSINESS OR OPERATION OF ANY KIND OR CHARACTER IN OR ON THE COMMON AREAS OR TO ENGAGE IN ANY ACT OR ACTS WHICH MAY BE DEEMED TO BE UNLAWFUL OR UNDESIRABLE BY THE CITY OF EL PASO OR THE COUNTY OF EL PASO.
 7. THE GRANTEE SHALL NOT BE PERMITTED TO CONDUCT ANY BUSINESS OR OPERATION OF ANY KIND OR CHARACTER IN OR ON THE COMMON AREAS OR TO ENGAGE IN ANY ACT OR ACTS WHICH MAY BE DEEMED TO BE UNLAWFUL OR UNDESIRABLE BY THE CITY OF EL PASO OR THE COUNTY OF EL PASO.
 8. THE GRANTEE SHALL NOT BE PERMITTED TO CONDUCT ANY BUSINESS OR OPERATION OF ANY KIND OR CHARACTER IN OR ON THE COMMON AREAS OR TO ENGAGE IN ANY ACT OR ACTS WHICH MAY BE DEEMED TO BE UNLAWFUL OR UNDESIRABLE BY THE CITY OF EL PASO OR THE COUNTY OF EL PASO.
 9. THE GRANTEE SHALL NOT BE PERMITTED TO CONDUCT ANY BUSINESS OR OPERATION OF ANY KIND OR CHARACTER IN OR ON THE COMMON AREAS OR TO ENGAGE IN ANY ACT OR ACTS WHICH MAY BE DEEMED TO BE UNLAWFUL OR UNDESIRABLE BY THE CITY OF EL PASO OR THE COUNTY OF EL PASO.
 10. THE GRANTEE SHALL NOT BE PERMITTED TO CONDUCT ANY BUSINESS OR OPERATION OF ANY KIND OR CHARACTER IN OR ON THE COMMON AREAS OR TO ENGAGE IN ANY ACT OR ACTS WHICH MAY BE DEEMED TO BE UNLAWFUL OR UNDESIRABLE BY THE CITY OF EL PASO OR THE COUNTY OF EL PASO.
 11. THE GRANTEE SHALL NOT BE PERMITTED TO CONDUCT ANY BUSINESS OR OPERATION OF ANY KIND OR CHARACTER IN OR ON THE COMMON AREAS OR TO ENGAGE IN ANY ACT OR ACTS WHICH MAY BE DEEMED TO BE UNLAWFUL OR UNDESIRABLE BY THE CITY OF EL PASO OR THE COUNTY OF EL PASO.
 12. THE GRANTEE SHALL NOT BE PERMITTED TO CONDUCT ANY BUSINESS OR OPERATION OF ANY KIND OR CHARACTER IN OR ON THE COMMON AREAS OR TO ENGAGE IN ANY ACT OR ACTS WHICH MAY BE DEEMED TO BE UNLAWFUL OR UNDESIRABLE BY THE CITY OF EL PASO OR THE COUNTY OF EL PASO.
 13. THE GRANTEE SHALL NOT BE PERMITTED TO CONDUCT ANY BUSINESS OR OPERATION OF ANY KIND OR CHARACTER IN OR ON THE COMMON AREAS OR TO ENGAGE IN ANY ACT OR ACTS WHICH MAY BE DEEMED TO BE UNLAWFUL OR UNDESIRABLE BY THE CITY OF EL PASO OR THE COUNTY OF EL PASO.
 14. THE GRANTEE SHALL NOT BE PERMITTED TO CONDUCT ANY BUSINESS OR OPERATION OF ANY KIND OR CHARACTER IN OR ON THE COMMON AREAS OR TO ENGAGE IN ANY ACT OR ACTS WHICH MAY BE DEEMED TO BE UNLAWFUL OR UNDESIRABLE BY THE CITY OF EL PASO OR THE COUNTY OF EL PASO.
 15. THE GRANTEE SHALL NOT BE PERMITTED TO CONDUCT ANY BUSINESS OR OPERATION OF ANY KIND OR CHARACTER IN OR ON THE COMMON AREAS OR TO ENGAGE IN ANY ACT OR ACTS WHICH MAY BE DEEMED TO BE UNLAWFUL OR UNDESIRABLE BY THE CITY OF EL PASO OR THE COUNTY OF EL PASO.
 16. THE GRANTEE SHALL NOT BE PERMITTED TO CONDUCT ANY BUSINESS OR OPERATION OF ANY KIND OR CHARACTER IN OR ON THE COMMON AREAS OR TO ENGAGE IN ANY ACT OR ACTS WHICH MAY BE DEEMED TO BE UNLAWFUL OR UNDESIRABLE BY THE CITY OF EL PASO OR THE COUNTY OF EL PASO.
 17. THE GRANTEE SHALL NOT BE PERMITTED TO CONDUCT ANY BUSINESS OR OPERATION OF ANY KIND OR CHARACTER IN OR ON THE COMMON AREAS OR TO ENGAGE IN ANY ACT OR ACTS WHICH MAY BE DEEMED TO BE UNLAWFUL OR UNDESIRABLE BY THE CITY OF EL PASO OR THE COUNTY OF EL PASO.
 18. THE GRANTEE SHALL NOT BE PERMITTED TO CONDUCT ANY BUSINESS OR OPERATION OF ANY KIND OR CHARACTER IN OR ON THE COMMON AREAS OR TO ENGAGE IN ANY ACT OR ACTS WHICH MAY BE DEEMED TO BE UNLAWFUL OR UNDESIRABLE BY THE CITY OF EL PASO OR THE COUNTY OF EL PASO.
 19. THE GRANTEE SHALL NOT BE PERMITTED TO CONDUCT ANY BUSINESS OR OPERATION OF ANY KIND OR CHARACTER IN OR ON THE COMMON AREAS OR TO ENGAGE IN ANY ACT OR ACTS WHICH MAY BE DEEMED TO BE UNLAWFUL OR UNDESIRABLE BY THE CITY OF EL PASO OR THE COUNTY OF EL PASO.
 20. THE GRANTEE SHALL NOT BE PERMITTED TO CONDUCT ANY BUSINESS OR OPERATION OF ANY KIND OR CHARACTER IN OR ON THE COMMON AREAS OR TO ENGAGE IN ANY ACT OR ACTS WHICH MAY BE DEEMED TO BE UNLAWFUL OR UNDESIRABLE BY THE CITY OF EL PASO OR THE COUNTY OF EL PASO.

- NOTES:**
1. SET 5/8" EQUAL SPACING 1/8" AT 1/8" AT ALL EXTREMITY CORNERS UNLESS OTHERWISE SPECIFIED.
 2. SET 5/8" EQUAL SPACING 1/8" AT 1/8" AT ALL EXTREMITY CORNERS UNLESS OTHERWISE SPECIFIED.
 3. SET 5/8" EQUAL SPACING 1/8" AT 1/8" AT ALL EXTREMITY CORNERS UNLESS OTHERWISE SPECIFIED.
 4. SET 5/8" EQUAL SPACING 1/8" AT 1/8" AT ALL EXTREMITY CORNERS UNLESS OTHERWISE SPECIFIED.
 5. SET 5/8" EQUAL SPACING 1/8" AT 1/8" AT ALL EXTREMITY CORNERS UNLESS OTHERWISE SPECIFIED.
 6. SET 5/8" EQUAL SPACING 1/8" AT 1/8" AT ALL EXTREMITY CORNERS UNLESS OTHERWISE SPECIFIED.
 7. SET 5/8" EQUAL SPACING 1/8" AT 1/8" AT ALL EXTREMITY CORNERS UNLESS OTHERWISE SPECIFIED.
 8. SET 5/8" EQUAL SPACING 1/8" AT 1/8" AT ALL EXTREMITY CORNERS UNLESS OTHERWISE SPECIFIED.
 9. SET 5/8" EQUAL SPACING 1/8" AT 1/8" AT ALL EXTREMITY CORNERS UNLESS OTHERWISE SPECIFIED.
 10. SET 5/8" EQUAL SPACING 1/8" AT 1/8" AT ALL EXTREMITY CORNERS UNLESS OTHERWISE SPECIFIED.
 11. SET 5/8" EQUAL SPACING 1/8" AT 1/8" AT ALL EXTREMITY CORNERS UNLESS OTHERWISE SPECIFIED.
 12. SET 5/8" EQUAL SPACING 1/8" AT 1/8" AT ALL EXTREMITY CORNERS UNLESS OTHERWISE SPECIFIED.
 13. SET 5/8" EQUAL SPACING 1/8" AT 1/8" AT ALL EXTREMITY CORNERS UNLESS OTHERWISE SPECIFIED.
 14. SET 5/8" EQUAL SPACING 1/8" AT 1/8" AT ALL EXTREMITY CORNERS UNLESS OTHERWISE SPECIFIED.
 15. SET 5/8" EQUAL SPACING 1/8" AT 1/8" AT ALL EXTREMITY CORNERS UNLESS OTHERWISE SPECIFIED.
 16. SET 5/8" EQUAL SPACING 1/8" AT 1/8" AT ALL EXTREMITY CORNERS UNLESS OTHERWISE SPECIFIED.
 17. SET 5/8" EQUAL SPACING 1/8" AT 1/8" AT ALL EXTREMITY CORNERS UNLESS OTHERWISE SPECIFIED.
 18. SET 5/8" EQUAL SPACING 1/8" AT 1/8" AT ALL EXTREMITY CORNERS UNLESS OTHERWISE SPECIFIED.
 19. SET 5/8" EQUAL SPACING 1/8" AT 1/8" AT ALL EXTREMITY CORNERS UNLESS OTHERWISE SPECIFIED.
 20. SET 5/8" EQUAL SPACING 1/8" AT 1/8" AT ALL EXTREMITY CORNERS UNLESS OTHERWISE SPECIFIED.

NO.	DESCRIPTION	DATE
1	REVISION	1/1/2013
2	REVISION	1/1/2013
3	REVISION	1/1/2013
4	REVISION	1/1/2013
5	REVISION	1/1/2013
6	REVISION	1/1/2013
7	REVISION	1/1/2013
8	REVISION	1/1/2013
9	REVISION	1/1/2013
10	REVISION	1/1/2013
11	REVISION	1/1/2013
12	REVISION	1/1/2013
13	REVISION	1/1/2013
14	REVISION	1/1/2013
15	REVISION	1/1/2013
16	REVISION	1/1/2013
17	REVISION	1/1/2013
18	REVISION	1/1/2013
19	REVISION	1/1/2013
20	REVISION	1/1/2013



DEDICATION

We, Cimarron Sage Commercial Park, LLC, hereby present this plan and dedicate to the use of the public the utility easements as herein laid down and designated, including easements for overhead, underground, and other utility easements, the right to ingress and egress for service and maintenance, the right to trim interfering trees and shrubs.

Cimarron Sage Commercial Park, LLC
By: _____
Justin Chapman
President

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF EL PASO

This instrument was acknowledged before me on _____ day of _____, 2013, by Justin Chapman, President of Cimarron Sage Commercial Park, LLC.

Given under my hand and seal of office this _____ day of _____, 2013.

Notary Public, State of Texas
My Commission Expires _____

MINUTE SUBDIVISION APPROVAL STATEMENT

This subdivision is hereby approved in accordance with Chapter 212 of the Local Government Code and Title 19 of the El Paso Municipal Code as meeting all requirements for a review of a minor plat on _____ day of _____, 2013.

City Secretary

Subdivision Coordinator

Approved for filing this _____ day of _____, 2013.

City Development Director

FILED

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this _____ day of _____, 2013, in Instrument No. _____ Plat Records.

County Clerk _____ By Deputy _____

Subdivision improvement plans prepared by and under the supervision of CSA Design Group, Inc.

John C. Kestelover, P.E.
Registered Professional Engineer
Texas License No. 53878
Texas Registered Engineering Firm F-9927

I hereby certify that this plan represents an on-the-ground survey made under my supervision in compliance with current Texas Board of Professional Land Surveying Professional and Technical Standards.

Robert Seipel Associates, Inc.
Professional Land Surveyors

Robert M. Seipel, President
Registered Professional Land Surveyor
Texas License No. 4178

ROBERT SEIPEL ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS
1845 NORTHWESTERN DRIVE, EL PASO, TX 79918 PHONE (915) 877-1800 FAX (915) 877-2090

ATTACHMENT 4

SUSU14-00098

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 17, 2014

Ms. Kimberly Forsyth
Planning and Economic Development Department
City of El Paso
811 Texas Ave.
El Paso, TX 79901



Reference: Extension Request
Cimarron Sage Commercial Park Unit Three

Dear Ms. Forsyth:

On the behalf of Hunt Communities, we are requesting a third extension to the requirement of submitting recording maps for Cimarron Sage Commercial Park Unit Three (Being a portion of Tract 1B7A, S.J. Larkin Survey 266 and Tract 61E, W.H. Glenn Survey 241, City of El Paso, El Paso County, Texas).

The downstream drainage issues related to the conveyance of drainage in Flow Path 38 remain unresolved. It is our understanding that efforts to resolve the issues continue. Our preparation of the proposed infrastructure improvements for the site will be ultimately impacted by the finalized resolutions.

The Cimarron Sage Commercial Park Unit Three plat is due to expire on November 8, 2014. This development is vested under the previous ordinance, and per those terms, our client would humbly request another extension of the plat based on the reason mentioned. Our client wishes to develop the property and does not want to allow the current plat to expire.

Thank you for your assistance in this matter.

Sincerely,

CSA DESIGN GROUP, INC.

Darrell A. Edwards, P.E., CFM
Sr. Project Manager

c: Jose Lares Jr., P.E., Hunt Communities
Kareem Dallo, P.E., Division of Engineering, City of El Paso

dae\S:\Draw\1211 Cimarron Sage Commercial 3\1211 Communications\CPC extension request\Forsyth Cim Sage Com Park 2014.10.17.doc

ATTACHMENT 5

SUSU13-00021



CITY PLAN COMMISSION APPLICATION FOR
MINOR SUBDIVISION APPROVAL



DATE 4-8-13 FILE NO. SUSU13-00021
SUBDIVISION NAME: Cimarron Sage Commercial 3

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being a portion of Tract 187A, S.J. LARKIN Survey 266. And tract 61E, W.H. GLENN Survey 241, City of El Paso, El Paso County, TEXAS.

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	<u>4.306</u>	<u>2</u>
Park	_____	_____	<u>C.O.S./Drainage</u>		
School	_____	_____	<u>Esment</u>		
Commercial	<u>17.541</u>	<u>3</u>	Total No. Sites		
Industrial	_____	_____	Total (Gross) Acreage	<u>42</u>	<u>21.847</u>

3. What is existing zoning of the above described property? C-4(SC) 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, private ponding

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

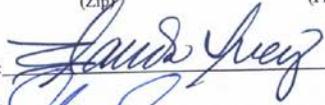
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes No _____

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 Hunt El Paso Investment, Inc (c/o 14.)
(Name & Address) (Zip) (Phone)
- 13. Developer _____
(Name & Address) (Zip) (Phone)
- 14. Engineer CSA Design Group 1845 Northwestern Drive 79912 (915) 877-4155
(Name & Address) (Zip) (Phone)

salonzo@csaengineers.com
 CASHIER'S VALIDATION
 FEE: \$651.00

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.