



City of El Paso – City Plan Commission Staff Report

Case No: SUSU13-00105 Cimarron Sage Commercial Park Unit Three
Application Type: Extension Request to Submit Recording Maps
CPC Hearing Date: November 21, 2013

Staff Planner: Raul Garcia, (915) 541-4935, garcia1@elpasotexas.gov
Location: West of Northwestern 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-mile)
Nearest Park: Proposed Park (.44-mile)
Park Fees: \$21,850
Impact Fee: Not in Impact Fee Area and will not be subject to impact fees

Property Owner: Hunt Communities
Applicant: Hunt Communities
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

PLAN EL PASO DESIGNATION: G7 Industrial and/or Railyards

APPLICATION DESCRIPTION

The applicant is requesting a six-month extension to submit recording maps in accordance with Section 19.08.050.H of the subdivision ordinance in effect prior to June 1, 2008 (*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 subsequently approved by the Subdivision Coordinator on May 8, 2013.

Under that former subdivision ordinance, recording maps are required to be submitted within six months of plat approval. The applicant is now requesting a six-month extension to submit the recording maps as there are on-going discussions between the applicant and City staff in regards to the conveyance of storm water.

DEVELOPMENT COORDINATING COMMITTEE COMMENTS:

The Development Coordinating Committee recommends *approval* of a 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, 2014**. Failure to submit the recording maps by the expiration date of the extension will necessitate the resubmittal of the subdivision.

Planning Division Recommendation

Approval as the request complies with Section 19.08.050.H of the former subdivision code.

City Development Department - Land Development

We concur with the developer's request and the City is working to solve the drainage issues.

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 to Submit Recording Maps
5. Application

ATTACHMENT 1



**CIMARRON SAGE COMMERCIAL PARK
UNIT THREE**

ATTACHMENT 2

CIMARRON SAGE COMMERCIAL PARK
UNIT THREE



ATTACHMENT 4

SUSU13-00105

csa design group, inc.



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El Paso, Texas 79912

tel 915.877.4155
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01 November 2013

Raul Garcia
Senior Planner
Planning and Economic Development Department
City of El Paso
222 N. Campbell
El Paso, Texas 79901

Mr. Garcia,

Our client, Hunt Communities, has a plat for Cimarron Sage Commercial Park Unit Three which was granted approval by CPC on May 08, 2013. We have prepared, but have never submitted, improvement plans for this subdivision due to drainage issues downstream of this property. Representatives of developments both completed and in design phases, are currently in a dispute with the City of El Paso Engineering Department regarding the conveyance of drainage in Flow Path 38.

Discussions regarding this matter have been ongoing for some time. Approximately four weeks ago, representatives of these developments met with City Staff from Engineering, Planning and Development, and the City's Legal Staff to discuss the issues. Since the matter does have some bearing on our client's development as well, representatives of Hunt Communities and I were also in attendance. While we are not privy to the details of any further discussions on the matter, we do know that there has been no resolution. Our client has therefore been reluctant to submit improvement plans until an amicable solution to these issues can be made. How this matter is ultimately resolved impacts directly how we design the infrastructure for storm water conveyance across, and from our client's development. That fact said, the methods detailed in the current plan set for the property may not be the best and proper way of addressing the storm water runoff.

The Cimarron Sage Commercial Park Unit Three plat is due to expire in a few days. This development is vested under the previous ordinance, and per the terms of said document, our client would like to humbly request for an extension of the plat based on the reasons aforementioned. Hunt Communities postponed this request as long as possible in the hope that a resolution to the issue would be forthcoming. However, as of the close of business Friday, a mutually agreed upon solution is still pending, and our client does not wish to allow the current plat to expire.

If you have any questions or need further information, please feel free to contact me. Thank you for your time and assistance, it is greatly appreciated.

Sincerely,

Glen O. Brooks
Design Project Manager
CSA Design Group, Inc.

cc: José Lares, Jr., P.E., Development Manager, Hunt Communities
Kimberly L. Forsyth, Lead Planner, Planning and Economic Development Department
Adrian Ontiveros, E.I.T., CSA Design Group, Inc.

Attachments: Plat

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>Essemt</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.