



City of El Paso – City Plan Commission Staff Report

REVISED

Case No: SUSC13-00005 – Colfax MCA Addition Replat A
Application Type: Resubdivision Combination
CPC Hearing Date: September 19, 2013
Staff Planner: Harrison Plourde, 541-4114 (PlourdeHT@elpasotexas.gov)

Location: South of Gateway Boulevard East, West of Chelsea Street, East of Reynolds Street, North of El Paso Street

Legal Description: Being a Replat of a Portion of Lot 1, Block 1, Colfax MCA Addition, City of El Paso, El Paso County, Texas

Acreage: 2.926
Rep District: 3
Zoning: SCZ-SD6 (SmartCode Zone – Special District 6)
Existing Use: Vacant
Nearest School: Hawkins Elementary (0.58 Miles)
Nearest Park: San Juan Placita (0.51 Miles)
Park Fees: None
Impact Fee Area: Not in Impact Fee Area

Property Owner: City of El Paso
Applicant: City of El Paso
Representative(s): Conde, Inc.

SURROUNDING ZONING AND LAND USE

North: SCZ-SD6 (SmartCode Zone-Special District 6)/Interstate 10
South: SCZ-SD6 (SmartCode Zone-Special District 6)/Vacant, Warehouse
East: SCZ-SD6 (SmartCode Zone-Special District 6)/Single-family Residence, Warehouse
West: SCZ-T40 (SmartCode Zone-General Urban Open)/Firehouse

PLAN FOR EL PASO DESIGNATION

G7, Industrial and/or Railyards/G2, Traditional Neighborhood (Walkable)

APPLICATION DESCRIPTION

The applicant is replatting a 2.9 acre portion of the Colfax MCA Addition subdivision in order to undertake the first phase of development on the master planned Medical Center of the Americas Tech Park, a biomedical research and technology park. The 80,000 square foot building to be constructed on this lot will serve as the gateway and anchor building for the development, and will contain office space, laboratories and conference rooms.

The area was rezoned from M-1 (Manufacturing) to SCZ-SD6 (SmartCode Zone-Special District 6) on June 21, 2011. On April 18, 2013, the Colfax MCA Addition plat was approved; it vacated the section of Colfax Street that bisected the lot. Access to the interior of the property is now proposed by way of a privately maintained access easement with 40 feet of total right-of-way, including 24 feet of pavement. Upon the commencement of subsequent phases of development, this easement is to be dedicated as public right-of-way and constructed to Title 21 thoroughfare standards, with 60 feet of total right-of-way, including 34 feet of pavement.

DEVELOPMENT COORDINATING COMMITTEE REVIEW

City Development Department – Planning

Planning recommends **Approval with Conditions**. Applicant shall address conditions imposed upon the Building Scale Plan by the Consolidated Review Committee on the Final Building Scale Plan.

Long Range

1. At the September 18th, 2013 meeting, the Consolidated Review Committee approved the Preliminary Building Scale Plan that accompanied the plat, with the condition that Fire Department comments be addressed on the Final Building Scale Plan.

City Development Department – Land Development

We have reviewed subject plats and recommend **Approval**. Developer/Engineer shall address the following comments.

1. No objections.

Parks and Recreation Department

We have reviewed Colfax MCA Addition Replat “A”, a resubdivision combination plat which was re-zoned to “SCZ” (SmartCode Zoning) as part of the Medical Center of the Americas Master Plan therefore, **not required to comply** with the parkland dedication ordinance Title 19 – Subdivision & Development Plats, Chapter 19.20 – Parks & Open Space.

This subdivision application needs to comply with the SmartCode “Civic Space” requirements in accordance with the approved regulating plan.

This development is within Park Zone C-4

Nearest Park(s): Saipan/Ledo & Washington

If the property zoning/use changes, then “Parkland/fees” will be re-assessed based on applicable conditions.

El Paso Water Utilities

1. El Paso Water Utilities (EPWU) **does not object** to this request.
2. EPWU operates and maintains a water main and a sewer main that extends along Colfax Street which is planned to be vacated. The main must be cut and plugged and abandoned in place by the EPWU at the developers cost.
3. Improvements/upgrades to the existing water and sewer systems will be required to provide adequate service to the proposed site and adjacent properties as per the land uses described in the Medical Center of the Americas SmartCode Regulating Plan. Coordination with EPWU is required to construct the improvements in parallel with development. The required improvement includes the construction of a 16-inch diameter water main along the proposed access and PSB easement and a sanitary sewer main.
4. Gateway Boulevard East is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Gateway Boulevard East right-of-way requires written permission from TxDOT.

Water

5. There is an existing 8-inch diameter water main along Colfax Street. Also, there is an existing 4-inch diameter water main that extends west of Colfax Street thru the subject property along the vacated portion of Rosa Street. This water main needs to be cut & plugged and abandoned in place. This work is to be performed by EPWU-PSB Personnel at the cost of the Owner/Developer.

6. There is an existing 8-inch diameter water main located along Gateway Boulevard East fronting the subject property.
7. EPWU-PSB records indicate existing vacant water service connections for 5130 Gateway East, 400 and 390 Colfax Street. If these water services will not be needed the EPWU requests that the owner submit a letter to the EPWU requesting that the services be removed.

Sanitary Sewer

8. There is an existing 8-inch diameter sewer main located along Gateway Boulevard East fronting the subject property. Also, there is an existing 8-inch diameter sewer main along Colfax Street. This sewer main will have to be cut and plugged prior to the vacation of the Colfax Street.
9. There is an existing 8-inch diameter sewer main located approximately 10 feet south and parallel to the northern property line of Tract 2, E. Bennett Survey 11 and continues southeast parallel to the eastern property line of Tract 2. An easement is required to be dedicated to accommodate this main.

General

10. The El Paso Water Utilities – Public Service Board (EPWU-PSB) requires a complete set of Street/Drainage improvement plans, and grading plans for review and approval prior to any work to be performed in the vicinity of the existing PSB facilities. This is required in order to ascertain that the proposed improvements and/or grading will not adversely affect the facilities.
11. All easements dedicated for public sanitary sewer facilities shall comply with the EPWU-PSB Easement Policy. The 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.
12. EPWU requires a new service application to initialize design of the 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; (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 Fire Department

The Fire Department has reviewed this case and is recommending **Approval**.

El Paso County 911 District

1. This plat indicates intentions to replace existing Colfax Street (range 390-415) with a new street named “MCA TECH PARK WAY (Range 1000). If this is correct, El Paso County 911 District would like to know if the documentation and approval process has been initiated for the name change.
2. The address number should be changed to conform to address numbering in the area (range 400).

Sun Metro

Sun Metro recommends the placement of sidewalks and ADA compliant improvements throughout the development to City standards to provide pedestrian accessibility to mass transit services.

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

Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.

1. Current certified tax certificate(s).
2. Current proof of ownership.
3. Release of access document, if applicable.
4. Set of restrictive covenants, if applicable.
5. Deed for property to be dedicated as parkland.

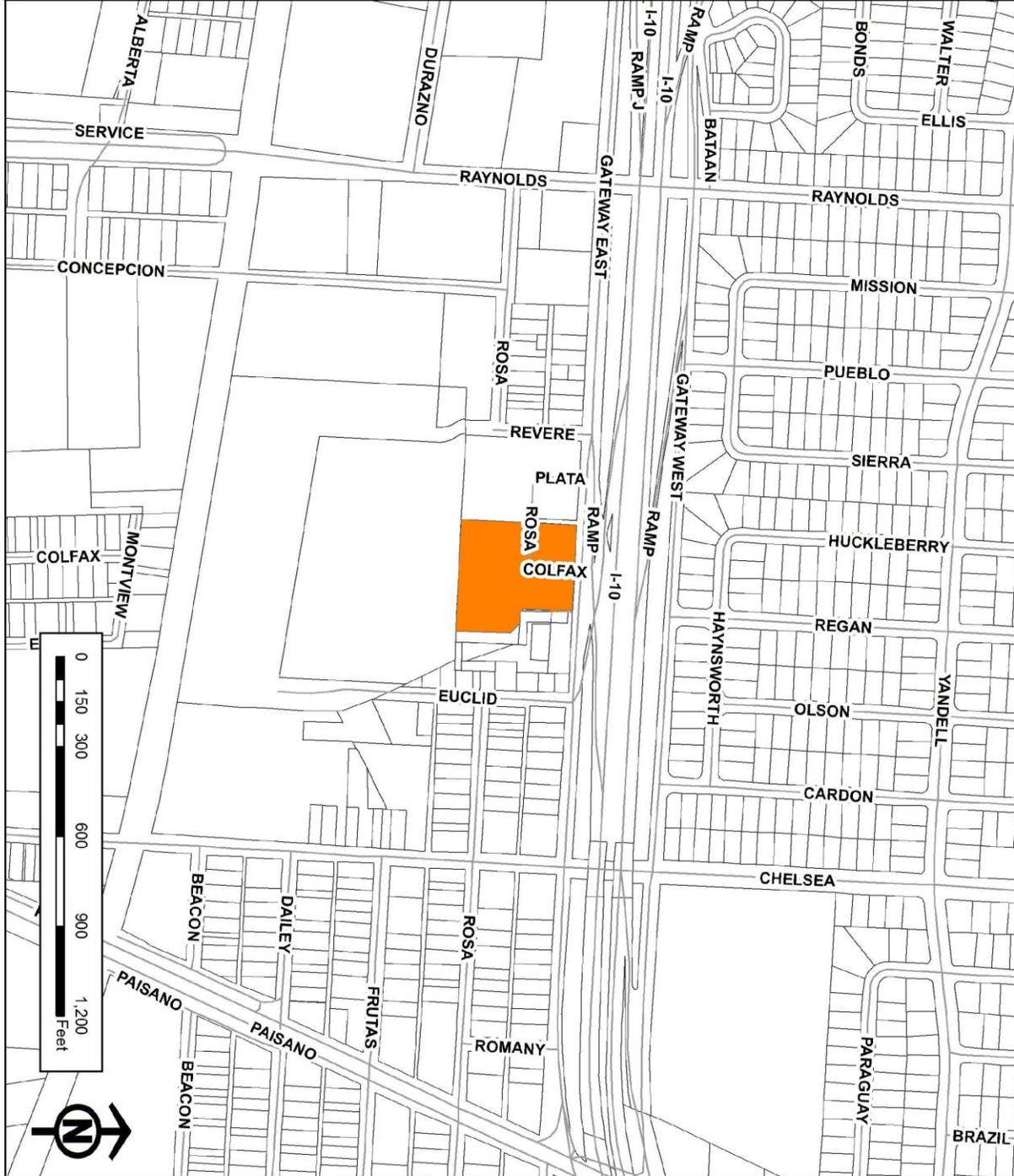
Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall 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. Preliminary Building Scale Plan
6. Application

ATTACHMENT 1

MCA COLFAX ADDITION REPLAT A



ATTACHMENT 2

MCA COLFAX ADDITION REPLAT A



ATTACHMENT 6



**CITY PLAN COMMISSION APPLICATION FOR
RESUBDIVISION COMBINATION APPROVAL**

DATE: August 22, 2013

File No. SUSC13-00005

SUBDIVISION NAME: Colfax MCA Addition Replat "A"

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)
Being a Replat of a Portion of Lot 1, Block 1, Colfax MCA Addition, City of El Paso, El Paso County, Texas

2. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	<u>Mixed Use</u>	_____	_____
School	_____	_____	Total No. <u>1</u>	_____	_____
Commercial	<u>2.926</u>	<u>1</u>	Total Acres (Gross) <u>2.926</u>	_____	_____
Industrial	_____	_____			

3. What is existing zoning of the above described property? Smart Code Proposed zoning? n/a

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes _____ No _____ n/a _____

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

6. What type of drainage is proposed? (If applicable, list more than one)
Lot to Drainage Structure

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

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

If yes, please submit a vested rights petition in accordance with Section 19.47-Vested Rights (See Attached).

- 12. Owner of record City of El Paso Two Civic Center Plaza El Paso, TX 79901 915-541-4428
 (Name & Address) (Zip) (Phone)
- 13. Developer City of El Paso Two Civic Center Plaza El Paso, TX 79901 915-541-4428
 (Name & Address) (Zip) (Phone)
- 14. Engineer CONDE INC. 6080 Surety Drive, Ste 100, El Paso, TX 79905 915-592-0283
 (Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
 FEE: N/A

City of El Paso

OWNER SIGNATURE: _____
 Joyce A. Wilson, City Manager

REPRESENTATIVE: _____
 Conrad Conde

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