



City of El Paso – City Plan Commission Staff Report

Case No: PZRZ16-00019
Application Type: Rezoning
CPC Hearing Date: November 17, 2016
Staff Planner: Adriana Martinez, 915-212-1611, MartinezAD@elpasotexas.gov
Location: 5980 Johannsen Rd.
Legal Description: Being all of Tract 3, J.L. Johannsen Survey No. 185, City of El Paso, El Paso County, Texas
Acreage: 12.075
Rep District: 1
Existing Zoning: R-3 (Residential)
Existing Use: Vacant
C/SC/SP/ZBA/LNC: N/A
Request: From R-3 (Residential) to S-D (Special District)
Proposed Use: Other Retail (low-volume), Professional Offices, & Self- Storage Warehouse
Property Owner: Johannsen Development Group, Inc.
Representative: Ray Mancera

SURROUNDING ZONING AND LAND USE

North: R-3A (Residential) / Single-Family Dwelling & Body & Auto Car Shop

South: R-3 (Residential) / Single-Family Dwelling

East: R-3 (Residential) / Single-Family Dwelling

West: R-3 (Residential) / Single-Family Dwelling

PLAN EL PASO DESIGNATION: G-3, Post-War (Northwest Planning Area)

NEAREST PARK: Montoya Heights Park (1,698 feet)

NEAREST SCHOOL: Herrera Elementary School (2,156 feet)

NEIGHBORHOOD ASSOCIATIONS

Montoya Heights Community Improvement Association

Upper Mesa Hills Neighborhood Association

Upper Valley Improvement Association

Upper Valley Neighborhood Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on October 6, 2016. Planning did receive one email in opposition to the rezoning request; however, on October 31, 2016 the same party emailed the planning department and withdrew their opposition. The Montoya Neighborhood Association supports of the rezoning with the changes that have been made to the detail site plan (please see attachments 6 & 7).

APPLICATION DESCRIPTION

The applicant is requesting to rezone the subject property from R-3 (Residential) to S-D (Special District) to allow a total of 19 buildings which will accommodate self-storage warehouses, professional offices, and retail (low-volume). The development requires 263 parking spaces and is proposing 286, plus 32 ADA, and 8 bike racks. The development complies with the minimum landscape area requirements of Title 18.46. The property has 3 different access points, one on Montoya and two along Johannsen Rd.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **pending** of rezoning the subject property from R-3 (Residential) to S-D (Special Development) with the following condition:

The following uses shall be prohibited: Apartment building (five or more units)

The approval recommendation is based on the compatibility with existing commercial, office, and residential zoning in the area and in compliance with the Plan El Paso land use designation G-3, Post-War (Northwest Planning Area).

Plan El Paso- Future Land Use Map Designation

All applications for rezoning shall demonstrate compliance with the following criteria:

G-3, Post-War: This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing.

The Planning Division recommendation is based on the compatibility with the G-3, Post-War land use designation through the existing commercial uses provided to surrounding neighborhoods within the area and reducing travel and infrastructure needs.

The purpose of the S-D (Special Development) district is to provide mixed-use projects, integrated in design, in certain older residential areas where there is a desire to permit a variety of nonresidential uses while maintaining the established residential appearance and landscaping of the area. Designed to ensure compatibility with existing uses in the district; to permit the production, exhibit or sale of goods and the providing of services to the public in such older residential areas; to protect the traffic capacity of streets serving such older residential areas; to encourage flexibility by prescribing general performance standards for such older residential areas; and to protect the environment of adjacent areas. Older areas of the city shall be deemed those areas where development has existed for at least twenty-five years.

The Planning Division recommendation is based on the benefit from a greater variety of activities within walking and bicycling distance.

Plan El Paso - Goals & Policies

This application addresses policy 2.2.5. "The design of new neighborhoods and additions to existing neighborhoods should strive for a balance of housing, jobs, shopping, recreation, and civic uses to avoid unnecessary travel and reduce infrastructure and public services costs.

The Planning Division recommendation is based on the existing commercial uses and employment opportunities provided to surrounding neighborhoods within the area of the existing shopping center, while also reducing travel and infrastructure needs.

COMMENTS:

Planning and Inspections Department- Planning Division - Transportation

Pending Approval. A TIA is required.

Note: All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

Planning and Inspections Department - City Development & Permitting- Landscape / revisions

No objections to proposed rezoning

Note:

Due to conceptual nature of submitted plans, the site plan was reviewed for conformance with any applicable provisions of municipal code, TAS or IBC.

At the time of submittal for building permit and/or master site development plan the project will need to comply with all applicable provisions of municipal code, TAS or IBC.

Planning and Inspections Department - Land Development

No objections to the proposed rezoning.

Note:

Approval of the site plans by CPC constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

Sun Metro

Sun Metro does not oppose this request

Note:

Recommends the construction of sidewalks to permit pedestrian access to mass transit options.

Sun Metro does not oppose this request

Fire Department

No objections to proposed rezoning.

TxDot

Not in a State Roadway.

El Paso Water Utilities

1. EPWU does not object to this request.

Water:

2. There is an existing 36-inch diameter water main along Johannsen Road. This main is abandoned.
3. There is an existing 6-inch diameter water main extending along Johannsen Road. This main is dead-ends approximately 393' from Edgar Drive. This water main is available for water main extensions to complete the loop to Montoya Lane. Owner is responsible for the water main extension costs.
4. On site water main extension within the property will be required. The Owner is responsible for the water main extension costs.
5. There is an existing 8-inch diameter water main extending along Montoya Lane. This water main is available for service.
6. There is an existing 8-inch diameter water main extending along Ethel Road. This water main is available for service.
7. EPWU records indicate (1) ¾" service meter on the property with 5950 Johannsen Road as the service address.
8. Previous water pressure from fire hydrant #7060 located at 5922 Johannsen Road and Johannsen Road, has yield a static pressure of 58 (psi), a residual pressure of 52 (psi), and a discharge of 1163 gallons per minute.

Sanitary Sewer:

9. There is an existing 8-inch diameter sanitary sewer main extending along Johannsen Road. This main dead-end approximately 266' from Edgar Drive. This main is available for sewer main extensions.
10. There is an existing 8-inch diameter sanitary sewer main extending along Montoya Lane. This main is available for service.
11. On site sewer main extension within the property will be required. The Owner is responsible for the sewer main extension costs.

General:

12. EPWU requires a new service application to provide additional services to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant 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.

Stormwater:

We have reviewed the subdivision described above and provide the following comments:

Note:

1. Provide an acceptable drainage plan in accordance with Section 19.01.050 of the current city ordinance.
2. At the improvement plan stage, provide protection to the subdivision from all offsite stormwater runoff that may have an adverse impact on any improvements.
3. The developer shall be responsible for the additional stormwater runoff generated by the proposed subdivision, and must ensure that the historic runoff volume, peak and duration are maintained.
4. Not required but recommended:

Using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

Attachments:

1. Zoning Map
2. Aerial Map
3. Future Land Use Map
4. Detailed Site Plan
5. Elevations
6. Opposition
7. Opposition / Withdrawal

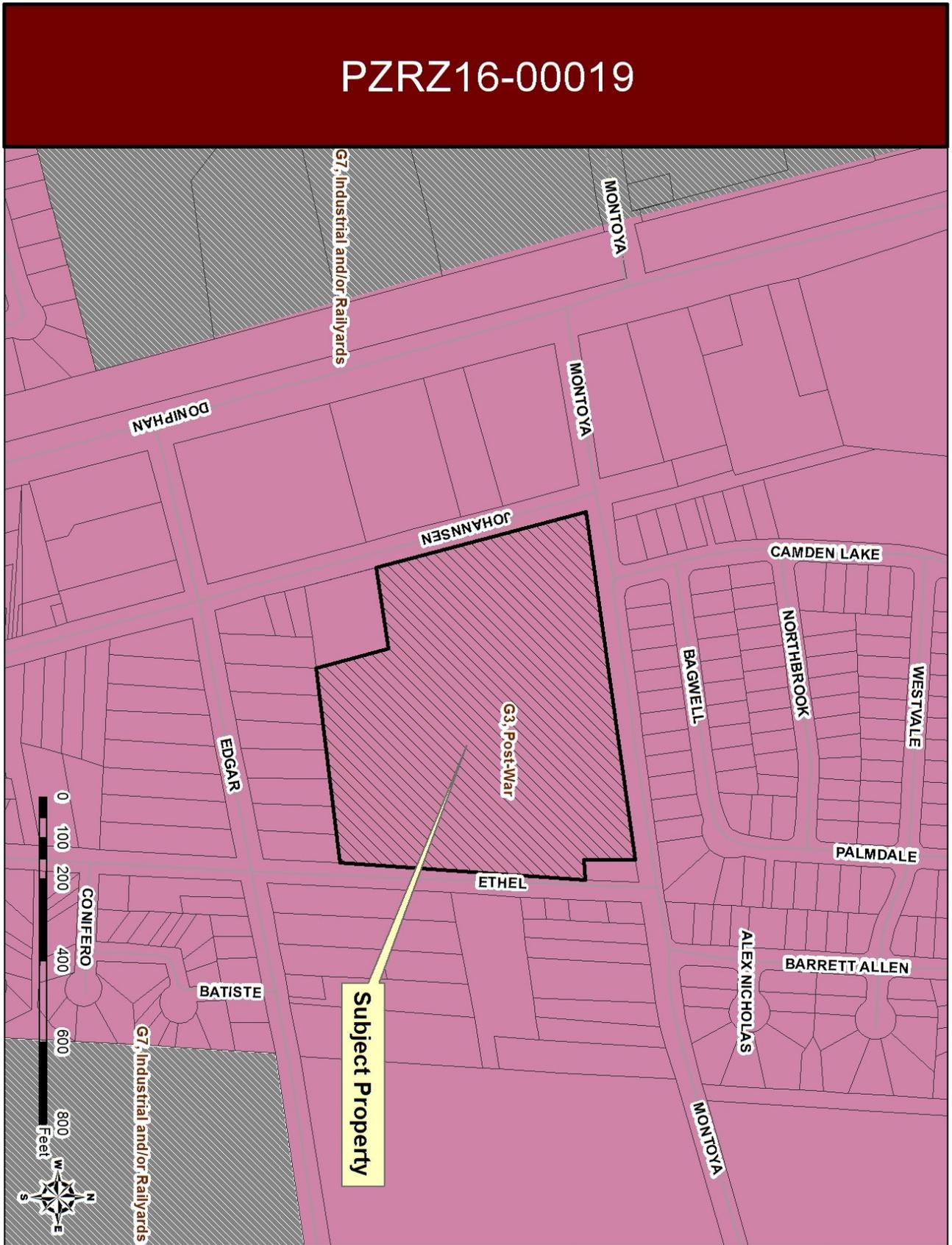
ATTACHMENT 2: AERIAL MAP

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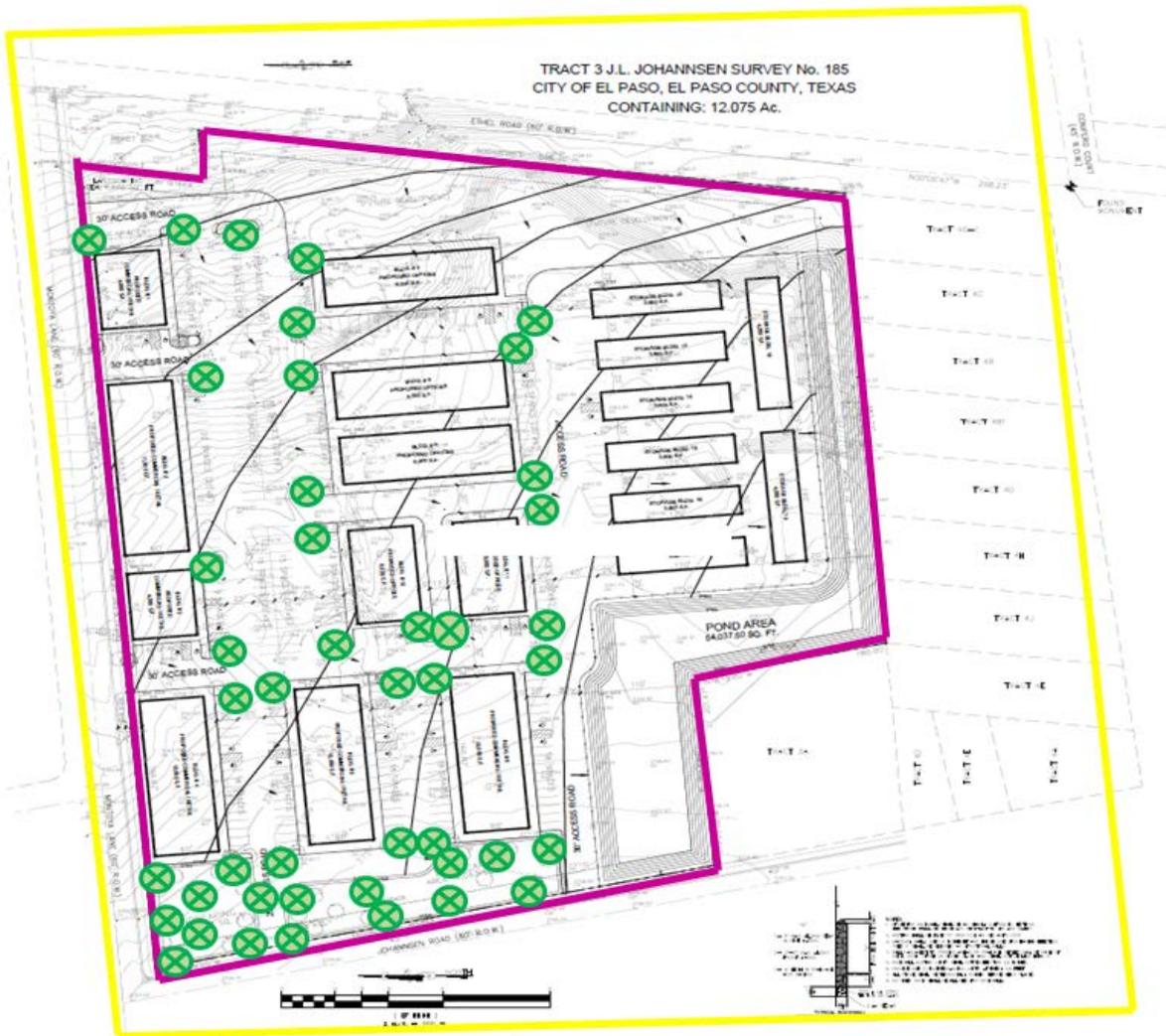


ATTACHMENT 3: FUTURE LAND USE MAP

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ATTACHMENT 4: DETAILED SITE DEVELOPMENT PLAN



ATTACHMENT 5: ELEVATIONS

<p>BUILDING #1: RETAIL / COMMERCIAL BUILDING AREA: 4,800 SQ. FT. PARKING REQUIRED: 4,800 SQ. FT. / 300 = 16 PARKING PROVIDED: 33 + 4 HC = 37 3-BIKE RACK: 1 EACH</p>		
<p>BUILDING #2: RETAIL / COMMERCIAL BUILDING AREA: 10,999.80 SQ. FT. PARKING REQUIRED: 10,999.80 SQ. FT. / 300 = 37 PARKING PROVIDED: 36 + 2 HC = 38 3-BIKE RACK: 1 EACH</p>		
<p>BUILDING #3: RETAIL / COMMERCIAL BUILDING AREA: 4,200 SQ. FT. PARKING REQUIRED: 4,200 SQ. FT. / 300 = 14 PARKING PROVIDED: 23 + 4 HC = 27 3-BIKE RACK: 1 EACH</p>		
<p>BUILDINGS #4,5,6: RETAIL / COMMERCIAL COMBINED BLDG AREA: 30,000 SQ. FT. PARKING REQUIRED: 30,000 SQ. FT. / 300 = 100 PARKING PROVIDED: 80 + 10 HC = 90 3-BIKE RACK: 1 EACH</p>		
<p>BUILDINGS #7, 8 & 9: OFFICES BLDG AREA COMBINED: 24,000 SQ. FT. PARKING REQUIRED: 24,000 SQ. FT. / 400 = 60 PARKING PROVIDED: 62 + 6 HC = 68 3-BIKE RACK: 2 EACH</p>		
<p>BUILDINGS #10 & 11: OFFICES BUILDING AREA: 12,000 SQ. FT. PARKING REQUIRED: 12,000 SQ. FT. / 400 = 30 PARKING PROVIDED: 37 + 4 HC = 41 3-BIKE RACK: 1 EACH</p>		
<p>BUILDINGS #12 - 19: SELF STORAGE BUILDING AREA: 30,000 SQ. FT. PARKING REQUIRED: 30,000 SQ. FT. / 5,000 = 6 PARKING PROVIDED: 15 + 2 HC = 17 3-BIKE RACK: 1 EACH</p>		

ATTACHMENT 6: OPPOSITION

Martinez, Adriana

From: robert sandoval <eplocal153@yahoo.com>
Sent: Friday, October 07, 2016 9:48 AM
To: Martinez, Adriana
Cc: Garcia, Raul; District #1; Duran, Alberto A.
Subject: Re: PZRZ16-00019 / 5980 Johannsen

To whom it may concern,
Montoya Heights Neighborhood Association and residents living within rezoning request oppose application. We would further request notification of any rezoning hearing in reference to case #PZRZ16-00019 or any other rezoning request within our neighborhood boundaries.

Respectfully,
Robert Sandoval
M.H.N.A. President

From: "Martinez, Adriana" <MartinezAD@elpasotexas.gov>
To: "eplocal153@yahoo.com" <eplocal153@yahoo.com>
Cc: "Martinez, Adriana" <MartinezAD@elpasotexas.gov>; "Garcia, Raul" <GarciaR1@elpasotexas.gov>
Sent: Thursday, October 6, 2016 5:14 PM
Subject: PZRZ16-00019 / 5980 Johannsen

To whom it may concern,
Here is the initial distribution document as requested. Please let me know if I be of any further assistance.

Sincerely,
Adriana Martinez

City Planner
Planning and Inspections Department | City of El Paso
City 3 | 801 Texas Avenue
El Paso, Texas 79901
Phone: 915.212.1611
MartinezAD@elpasotexas.gov



Click on the links for more information about Planning & Inspections:

ATTACHMENT 7: OPPOSITION / WITHDRAWAL

From: [Garcia, Raul](#)
To: [Martinez, Adriana](#)
Subject: FW: Zoning Change 5980 Johannsen
Date: Monday, October 31, 2016 4:03:44 PM

FYI

From: robert sandoval [mailto:eplocal153@yahoo.com]
Sent: Monday, October 31, 2016 3:43 PM
To: Garcia, Raul; Ray Mancera; District #1
Cc: Charles Stapler; Pete Sandoval; norma.sierra.sandoval; Veronica Sandoval; MARGIE ARANDA; Arturo Villarreal; Leticia Canchola; Thomas Or Hilda Matthews; Duran, Alberto A.; District #1
Subject: Zoning Change 5980 Johannsen

Mr. Garcia,

After meeting with Mr. Ray Mancera regarding zoning change on 5980 Johannsen. Montoya Heights Neighborhood Associations and its members are ready to give our **support for zoning change**. It is our understanding that after hearing our concerns applicant Detailed Site Plan now shows no apartments on Building 7. Now it shows Building 7 will be an "Office" complex in that location. The new Detailed Site Plan has been given to the City and will be shown at the CPC meeting on November 3rd at 1:30, please let us know if any further action needs to be taken in this matter.

Thank you,
Robert Sandoval
President Montoya Neighborhood Association