

9909 Kenworthy

City Plan Commission — April 10, 2025

REZONING

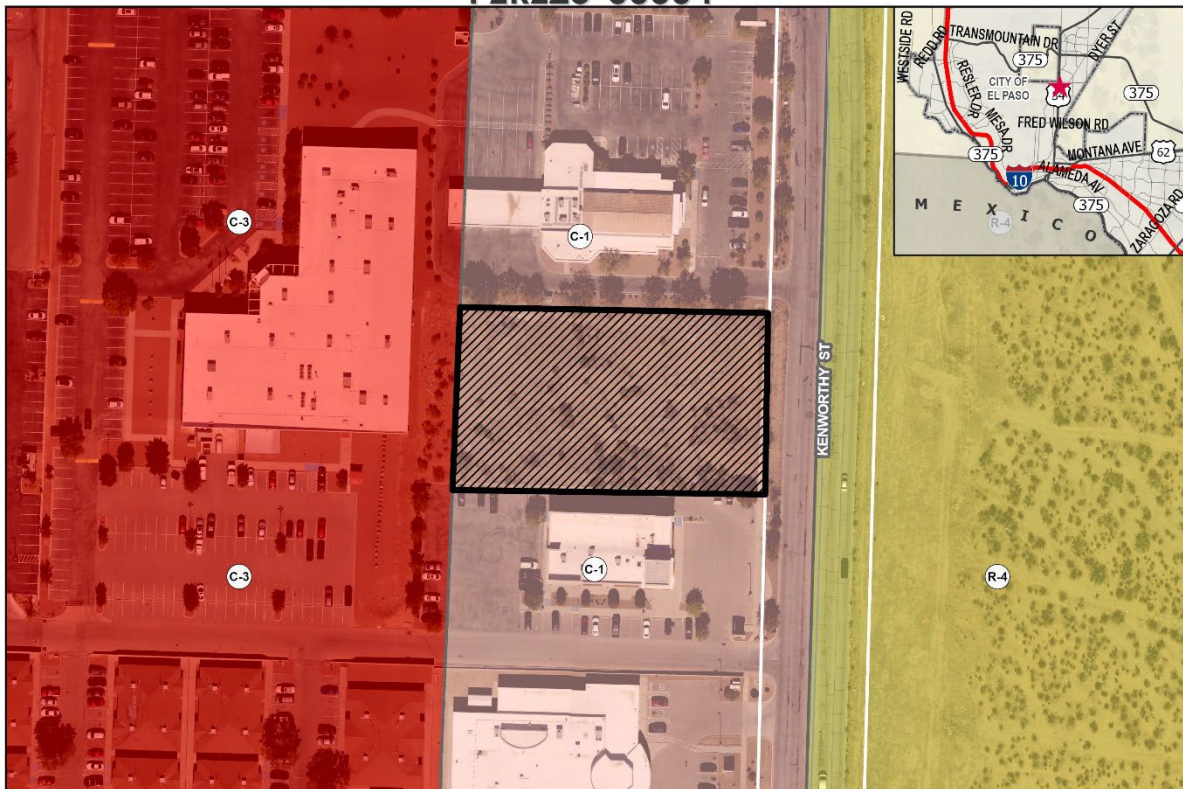


CASE NUMBER:	PZRZ25-00004
CASE MANAGER:	Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov
PROPERTY OWNER:	FirstLight Federal Credit Union
REPRESENTATIVE:	Brock and Bustillos, Inc.
LOCATION:	9909 Kenworthy St. (District 4)
PROPERTY AREA:	1.11 acres
REQUEST:	Rezone from C-1 (Commercial) to C-3 (Commercial)
RELATED APPLICATIONS:	None
PUBLIC INPUT:	None received as of April 3, 2025

SUMMARY OF REQUEST: The applicant is requesting to rezone the subject property from C-1 (Commercial) to C-3 (Commercial) to consolidate the property under the same C-3 (Commercial) zoning district for administrative office expansion.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the request. This recommendation is based on the proposed zoning district's compatibility with commercial uses in the surrounding area and is consistent with *Plan El Paso*, the City's adopted Comprehensive Plan and the G-4, Suburban (Walkable) Future Land Use designation.

PZRZ25-00004



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Subject Property

0 25 50 100 150 200 Feet



Figure A. Subject Property & Immediate Surrounding

DESCRIPTION OF REQUEST: The applicant is requesting to rezone from C-1 (Commercial) to C-3 (Commercial) to consolidate the property under the same C-3 (Commercial) zoning district for administrative office expansion. The property is 1.11 acres in size. The conceptual site plan shows the proposed office expansion development under the consolidated C-3 (Commercial) zone. Conceptual plan is not being reviewed for conformance and is not binding. Primary access to the property will be from Kenworthy Street.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed development is consistent with adjacent commercial uses in the area. Properties to the west consist of offices, a restaurant and a hotel zoned C-3 (Commercial). Properties to the north are zoned C-3 (Commercial) and C-1 (Commercial) and consist of a bank and a medical office. The property to the east is zoned R-4 (Residential) and is a vacant lot. Properties to the south are zoned C-1 (Commercial) and consist of a bank and a medical office. The nearest school is John E. Uxer School located 0.07 miles away and the nearest park is Sue Young Park located 1.36 miles away.

COMPLIANCE WITH <i>PLAN EL PASO</i>/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors:	
Criteria	Does the Request Comply?
<p>Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p>G-4, Suburban (Walkable): This sector applies to modern single-use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.</p>	<p>Yes. The subject property and the proposed development meet the intent of the G-4, Suburban (Walkable) Future Land Use designation of <i>Plan El Paso</i>. The proposed zoning is compatible with the future land use designation.</p>
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>C-3 (Commercial) District: The purpose of these districts is to provide for locations for the most intensive commercial uses intended to serve the entire city. It is intended that the district regulations permit heavy commercial uses characterized by automotive and light warehousing. The regulations of the districts are intended to provide a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities.</p>	<p>Yes. The proposed C-3 (Commercial) will provide for the integration of office use with existing C-3 (Commercial) zoning districts.</p>
<p>Preferred Development Locations: Located along an arterial (or greater street classification) or the intersection of two collectors (or greater street classification). The site for proposed rezoning is not located mid-block, resulting in it being the only property on the block with an alternative zoning district, density, use and/or land use.</p>	<p>Yes. The subject property is located along Kenworthy Street which is designated as a minor arterial in the City’s Major Thoroughfare Plan (MTP). Additionally, the property has quick access to Woodrow Bean Transmountain Road and Highway Loop 375, which are classified as a Major Arterial and a Freeway, respectively, in the City’s Major Thoroughfare Plan (MTP).</p>
THE PROPOSED ZONING DISTRICT’S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
<p>Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.</p>	<p>None. The proposed development is not within any historic districts or study area plan boundaries.</p>

COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors:	
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	The proposed development is not anticipated to pose an adverse effects on the community.
Natural Environment: Anticipated effects on the natural environment.	The subject property does not involve greenfield, environmentally sensitive land, or arroyo disturbance.
Stability: Whether the area is stable or in transition.	None. The area is stable and the surrounding properties have not been re-zoned in the last 10 years.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	None. The proposed development is within an older, stable area of the city. The established neighborhood is comprised of medical offices, retail, restaurants and vacant land.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: Access to the subject property is proposed from Kenworthy Street which is classified as a minor arterial on the City of El Paso’s Major Thoroughfare Plan (MTP) and is appropriate for commercial development. Sidewalks are currently present along Kenworthy Street. There are two (2) bus stops located within walkable distance (0.25 miles) of the subject property. The closest bus stop is located along Kenworthy Street, which is located 0.08 miles from the subject property.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: No adverse comments were received from reviewing departments.

PUBLIC COMMENT: The subject property does not lie within the boundaries of any recognized neighborhood associations. Public notices were sent to property owners within 300 feet on March 28, 2025. As of April 3, 2025, the Planning Division has not received any communication in support or opposition to the request from the public.

RELATED APPLICATIONS: None.

CITY PLAN COMMISSION OPTIONS: The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

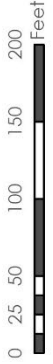
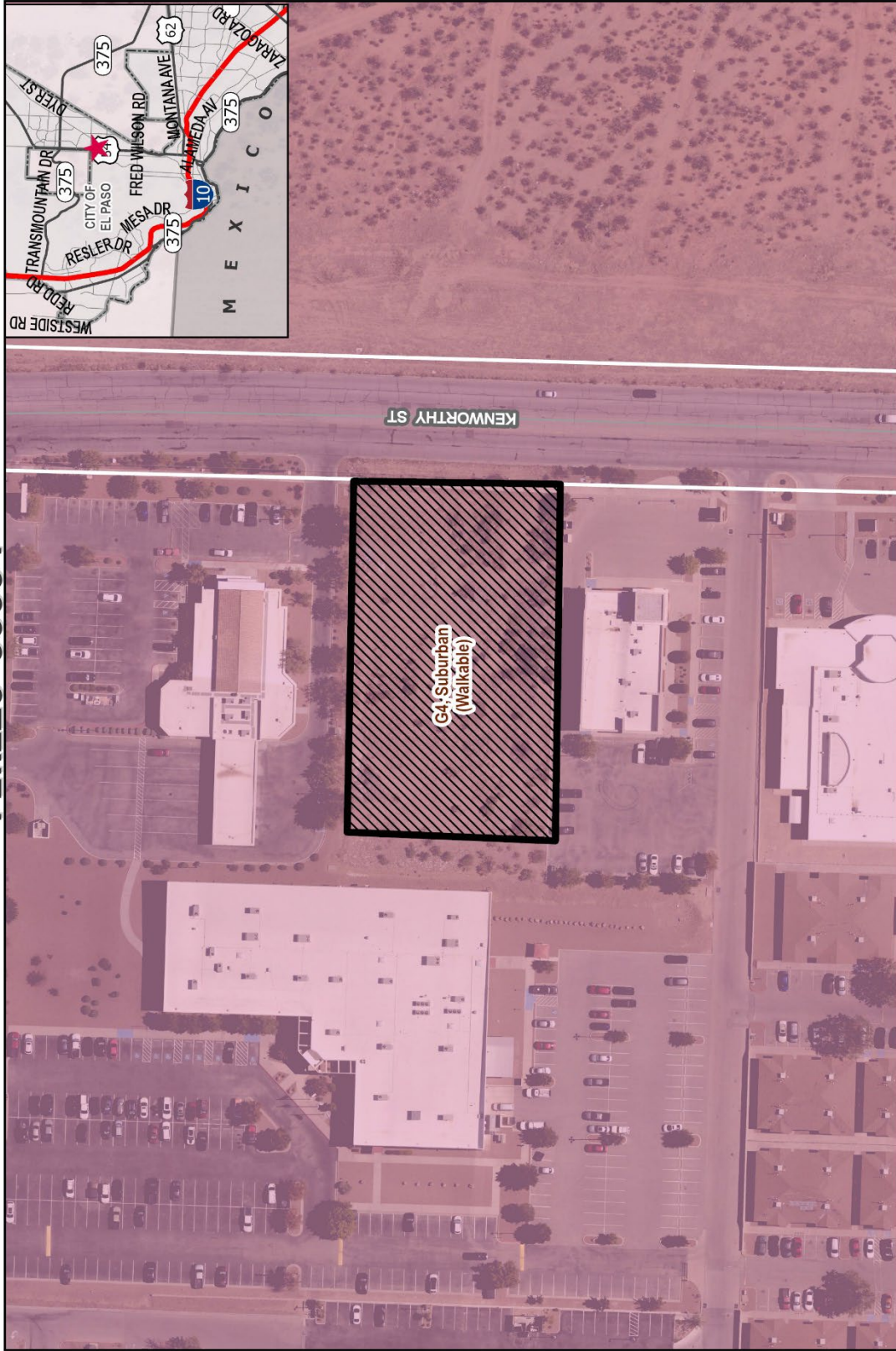
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
2. **Recommend Approval of the rezoning request With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.
3. **Recommend Denial** of the rezoning request, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

ATTACHMENTS:

1. Future Land Use Map
2. Generalized Plot Plan
3. Department Comments
4. Neighborhood Notification Boundary Map

ATTACHMENT 1

PZRZ25-00004

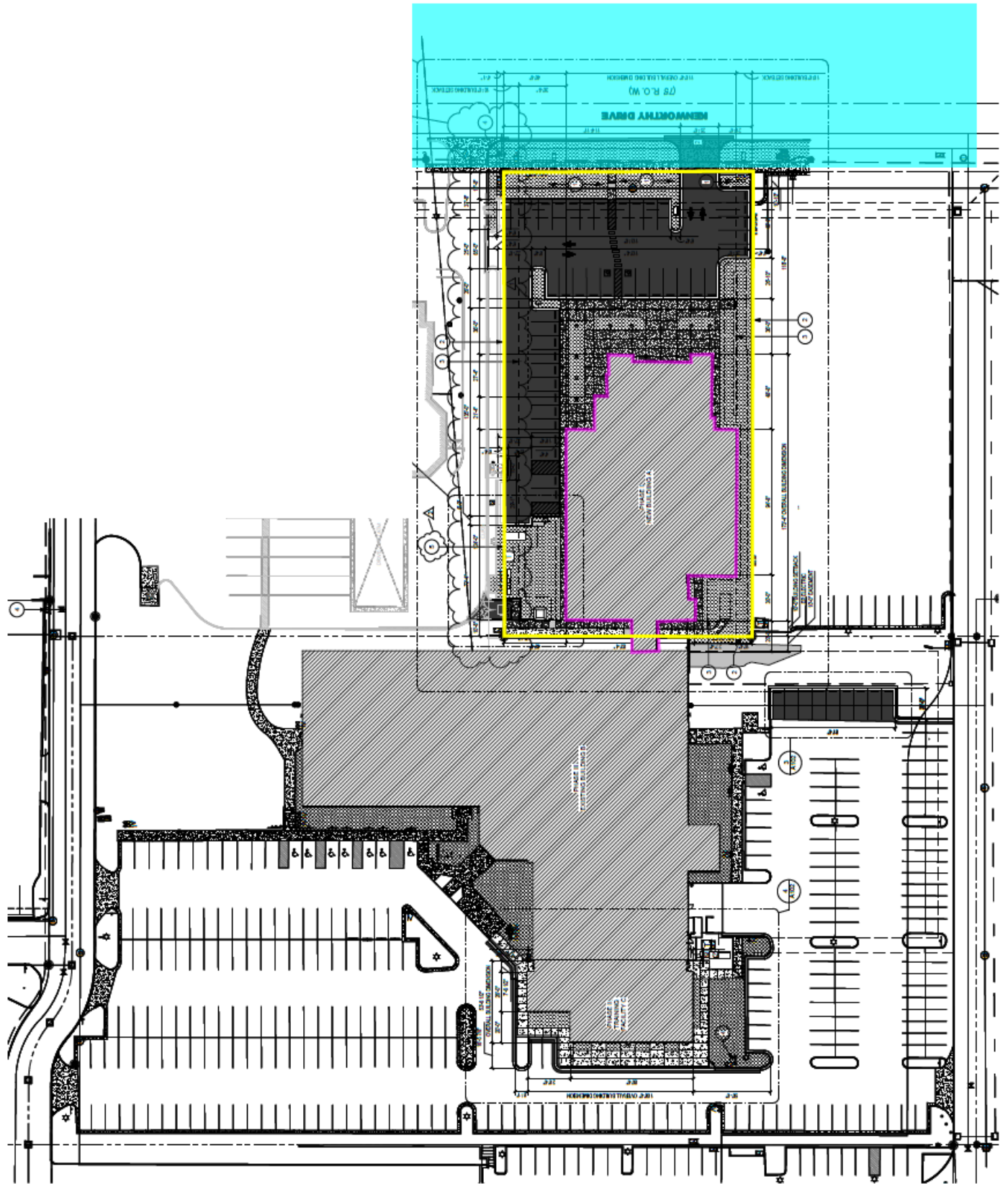


Subject Property



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ATTACHMENT 2



ATTACHMENT 3

Planning and Inspections Department - Planning Division

Staff recommends **APPROVAL** of the request. This recommendation is based on the proposed zoning district's compatibility with commercial uses in the surrounding area and is consistent with Plan El Paso, the City's adopted Comprehensive Plan and the G-4, Suburban (Walkable) Future Land Use designation.

Planning and Inspections Department – Plan Review & Landscaping Division

The generalized plot plan is not being reviewed for conformance due to conceptual nature. No objections to the proposed rezoning.

At the time of submittal for a building permit, the project will need to comply with all applicable provisions of the ICC, TAS and Municipal Code.

Planning and Inspections Department – Land Development

Coordinate and plan with TXDOT for proposed improvements.

Fire Department

No adverse comments.

Police Department

The 911 District has no comments or concerns regarding this rezoning.

Environment Services

No comments received.

Sun Metro

The proposed rezoning does not affect Sun Metro Transit services or operations.

Streets and Maintenance Department

Traffic & Transportation Engineering

No TIA is required.

No objections to application.

Streets Lighting:

Street Lights Department requires that all projects that involve a roadway are to be evaluated for lighting requirements based on the City of El Paso Street Design Manual (SDM) and the Design Standards for Construction (DSC) according to City of El Paso Codes (cited below). While developing a project or construction area the existing street illumination system shall be protected and preserved. Complete survey for street illumination system shall be shown on plans. Any change on existing street illumination systems shall be coordinated with Street Lights Department.

For the development of a project a complete set of plans shall be submitted to Street Lights Department for review showing the minimum requirements for street illumination proposals**. The submission shall contain but shall not necessarily be limited to plans indicating the location on the premises of all lighting fixtures, both proposed and existing on the site***. The description of all lighting fixtures, both proposed and existing. Photometric data. Plans shall show street illumination design and details. El Paso city code is applicable to this process, Street Design Manual (SDM)* and any other applicable standards or requirements of the city.

City of El Paso Codes to be followed:

*Title 19 - 19.16.010 - Streetlighting.

**18.18.190 – Submission contents.

*** 19.02.040 Criteria for approval.

Contract Management:

Indicate when placing Sidewalks, the municipal Code Chapter 19.21 of Sidewalks shall be followed, and Chapter 13.04.020 Sidewalk Specifications.

Indicate that for driveways the municipal code chapter 13.12 shall be followed.

Indicate that asphalt or concrete structures must be compliant before acceptance and any type of damages must be restored before doing the final walkthrough.

Indicate that any damaged structure must be restored to same or better condition, this goes for asphalt, concrete, manholes, or water valves.

El Paso Water

EPWater-PSB does not object to this request.

Water

There is an existing 12-inch diameter water main along Kenworthy Street located approximately 15-feet east of the property. This main is available for service.

Previous water pressure reading from fire hydrant # 8390 located on Kenworthy Street approximately 940-feet south of Woodrow Bean Transmountain Road has yielded a static pressure of 64 psi, a residual pressure 56 psi and a discharge of 887 gallons per minute.

Sanitary Sewer

There is an existing 8-inch diameter sanitary sewer main that extends along a 20-foot PSB easement west of and parallel to the west right-of-way line. This main is available for service.

General

No building, reservoir, structure, parking stalls or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced EPWater-PSB easement without the written consent of EPWater-PSB. The Developer shall refrain from constructing rock walls, signs, buildings, curbs or any structure that will interfere with the access to the PSB easements. There shall be at least 5-foot setback from the easement line to any building, sign or structure. All easements dedicated for public water and sanitary sewer facilities shall comply with the EPWater-PSB Easement Policy. The PSB easements shall be improved to allow the operation of EPWater maintenance vehicles. EPWater-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.

Application for water and sanitary sewer services should be made 6 to 8 weeks prior to construction work. New service applications are available at 1154 Hawkins, 3rd floor. 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 EPWater-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:

As per the Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable to reduce flooding. The code also encourages the use of nonstructural storm water management such as the preservation of greenspace, water harvesting, and other conservation efforts, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.

El Paso County 911 District

No comments received.

Texas Department of Transportation

No comments received.

El Paso County Water Improvement District #1

No comments received.

Texas Gas Service

Texas Gas Service has no comments.

ATTACHMENT 4

