



**TOWN OF HORIZON CITY**  
**Planning and Zoning Commission Staff Report**

**Case No.:** SUB0022504-2022, *Kenazo Estates Unit 1*

**Application Type:** Preliminary & Final Subdivision Plat Applications  
**P&Z Hearing Date:** August 15, 2022  
**Staff Contact:** Art Rubio, Planner  
 915-852-1046, Ext. 407; arubio@horizoncity.org

**Address/Location:** East of Kenazo Dr. and north of Glenn Warner Blvd.  
**Property ID No.:** X57800033101100  
**Legal Description:** Portion of Section 31, Block 78, Township 3, Texas and Pacific Railroad Surveys, Town of Horizon City, El Paso County, Texas (4.944 AC)

**Property Owner:** Pebble Hills Plaza LTD  
**Representative:** Conde, Inc.  
**Nearest Park:** Horizon Mesa  
**Nearest School:** Dessert Hills Elementary & Horizon Middle School (CISD)

**SURROUNDING PROPERTIES:**

<b>Zoning</b>		<b>Land Use</b>
<b>N</b>	C-1 (Commercial)	Vacant
<b>E</b>	PUD (Planned Unit Development)	Vacant
<b>S</b>	PUD (Planned Unit Development)	School & Commercial Sites
<b>W</b>	C-2 (Commercial) & A-1 (Apartment)	Vacant

**LAND USE AND ZONING:**

	<b>Existing</b>	<b>Proposed</b>
<b>Land Use</b>	Vacant	Commercial
<b>Zoning</b>	C-2 Commercial	Commercial Development

**Application Description:**

*Preliminary and Final Subdivision:*

The applicant is requesting to subdivide the subject property into a commercial subdivision. The proposed subdivision includes one lot for commercial development. Kenazo Estates Unit One is comprised of a lot measuring approximately 4.944 acres. The applicant is proposing to improve an additional section of Glenn Warner Blvd. directly adjacent to the subject property as required.

In accordance with Chapter 212 of the Texas Local Government Code, public notice on preliminary and final subdivisions is not required. In addition, the applicant is not required to erect signs notifying the public of the proposed subdivision on the subject property.

**Staff Recommendation:**

Staff recommends **APPROVAL** of Kenazo Estates Unit 1, preliminary and final plats subject to all comments by staff being addressed prior to City Council review as the application conforms with the minimum requirements of Chapter 10 Subdivision Regulation, Section 4. Subdivision Application Procedure and Approval Process, Paragraph 4.2 Preliminary Plat Requirements, Paragraph 4.3 Final Plat Requirements and, Section 5 Subdivision Design Standards, Paragraph 5.2 (Conformance to Major Thoroughfare Plan Required) of the Municipal Code.

**Planning Division Comments:**

**Preliminary Plat:**

- ~~1. Label existing and proposed ROWs per design standards manual & Horizon City MTP.~~
- ~~2. Legal description on main Subdivision heading & M&B description do not match. Is the property in whole tract or portions of section, please confirm (see redlines)?~~
3. Please be aware that KE U-1 has a tax balance and will need to be addressed prior to scheduling for CC agenda.

**Final Plat:**

- ~~1. Legal description on main Subdivision heading & M&B description do not match. Is the property in whole tract or portions of section, please confirm (see redlines)?~~
2. Please be aware that KE U-1 has a tax balance and will need to be addressed prior to scheduling for CC agenda.

**Public Works Director Comments:**

**Preliminary Plat:**

7/29/22 Review 1

- ~~1. Add a note at south side of property stating driveways will not be allowed.~~
- ~~2. El Paso County 9-1-1 District approval is required for the addresses.~~
- ~~3. Provide closure for Metes and Bounds.~~
- ~~4. On the notes section, add "Sidewalk will be required along the lot abutting the street Right of Way at the time of construction."~~

**Final Plat:**

7/29/2022 Review 1

- ~~1. El Paso County 9-1-1 District approval is required for the addresses.~~
  - ~~2. Add a note at south side of property stating driveways will not be allowed.~~
  - ~~3. Add a note stating each lot will need to construct half of Rodman once they come in for the building permit.~~
  - ~~4. Provide closure for Metes and Bounds.~~
  - ~~5. Add a note at south side of property stating driveways will not be allowed since it abuts a private driveway.~~
  - ~~6. On the notes section, add "Sidewalk will be required along the lot abutting the street Right of Way at the time of construction."~~
- ~~NOTE: For comment #4 see Building Regulations Section. 3.06.146.~~

**Town Engineer Comments:**

**Kenazo Estates Unit 1**

## Summary of Recommended Conditions for Preliminary Plat Approval:

The Town Engineer recommends the following:

1. ~~Match the bearing in metes and bounds to face of plat.~~
2. *Location and size of existing utilities shall be shown on preliminary plats. Indicated the location and size. Per Zoning Ordinance-Section 4.2.2.5.*
3. ~~Provide certification that all utilities will be provided to the parcel (i.e. gas, electric, ...).~~
4. ~~Need to complete Note 10 for the coordinate system note. Needs to include the surface scale factor and need to provide location of the benchmark. There is no parenthetical record bearing stated on the plat, provide records bearing or delete this portion of Note 10.~~ *Verify benchmark elevation.*

## Summary of Recommended Conditions for Final Plat Approval:

The Town Engineer recommends the following:

1. ~~Need to complete Note 10 for the coordinate system note. Needs to include the surface scale factor and need to provide location of the benchmark. There is no parenthetical record bearing stated on the plat, provide records bearing or delete this portion of Note 10.~~ *Verify benchmark elevation.*

### El Paso 9-1-1 District Comments:

No objections

### TxDOT Comments:

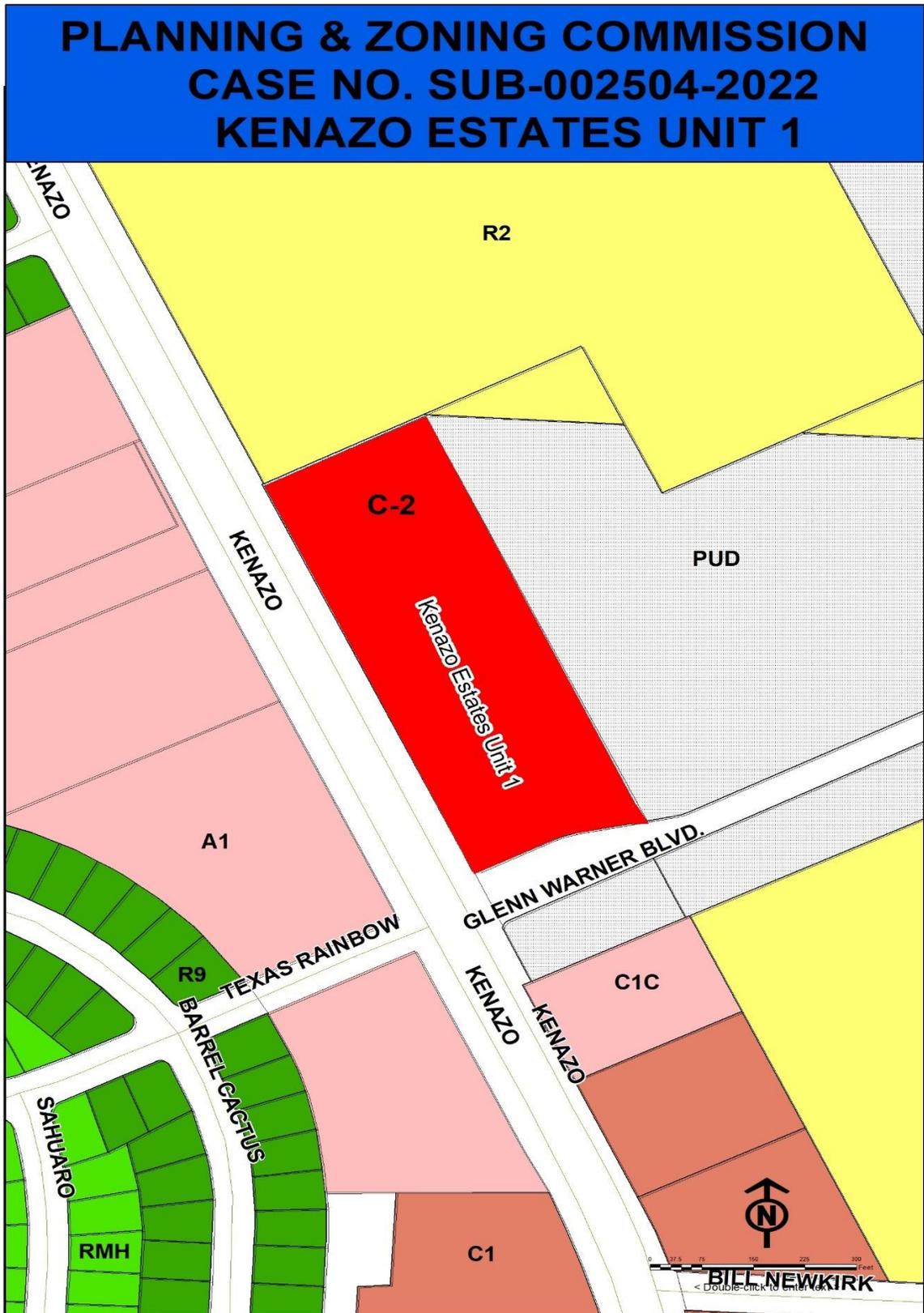
### El Paso Central Appraisal District Comments:

No objections

### Attachments:

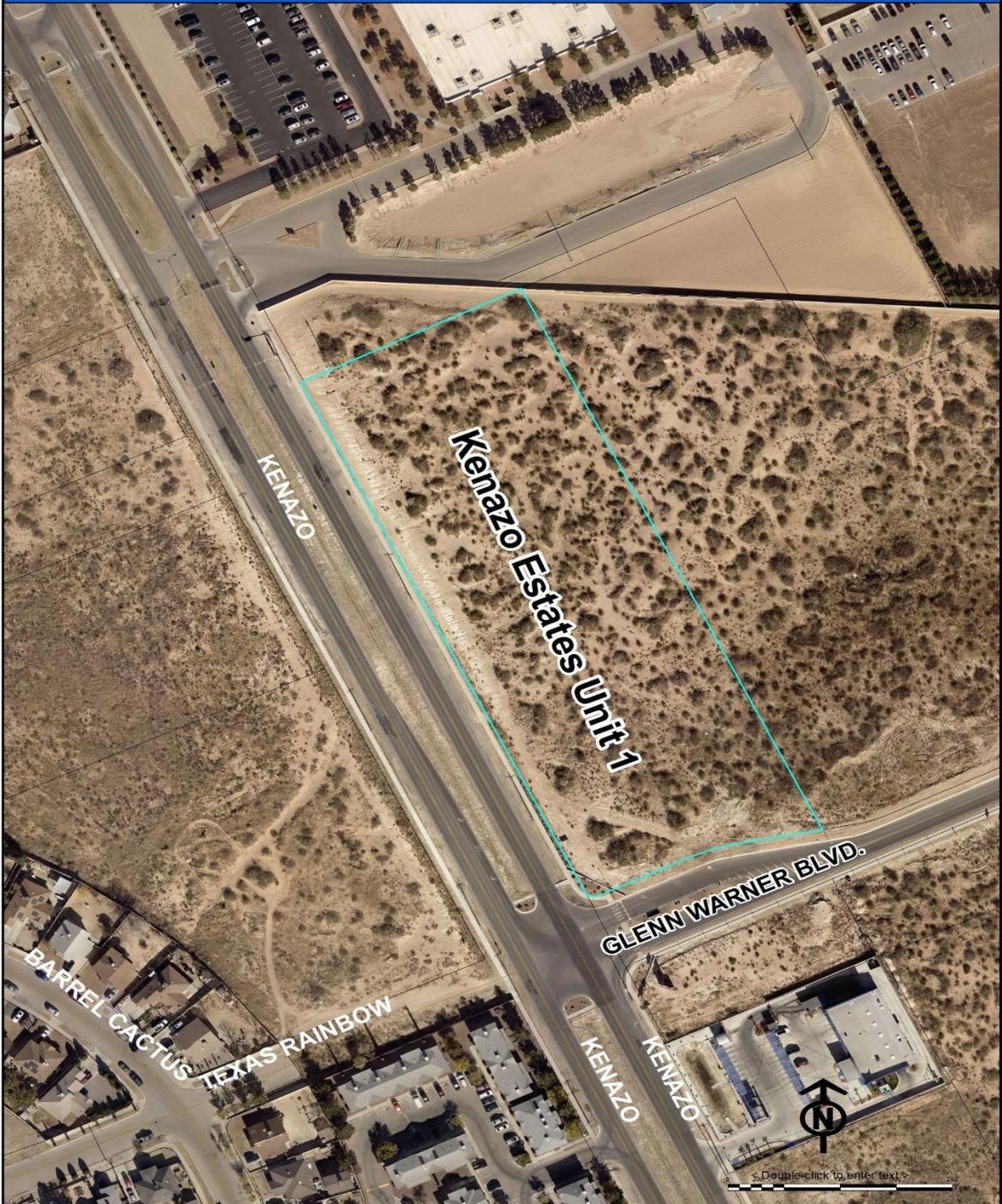
- 1 - Zoning Map
- 2 - Aerial
- 3 - Location Map
- 4 - Preliminary Plat Application
- 5 - Final Plat Application
- 6 - Preliminary Plat
- 7 - Final Plat
- 8 - Street Cross Sections

Attachment 1: Zoning Designation Map

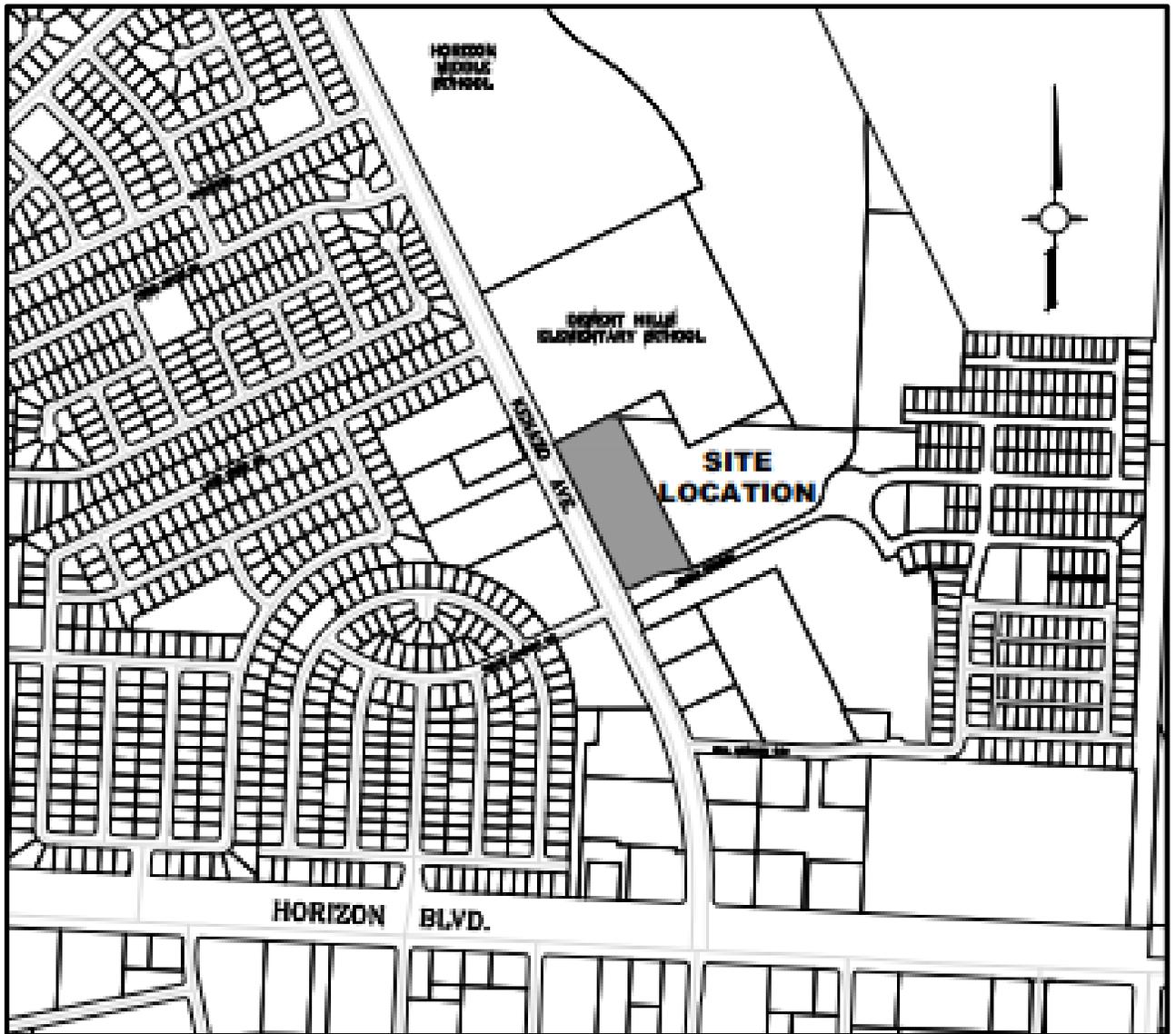


Attachment 1: Aerial Map

**PLANNING & ZONING COMMISSION  
CASE NO. SUB-002504-2022  
KENAZO ESTATES UNIT 1**



**Attachment 3: Location Map**



## Attachment 4: Preliminary Subdivision Plat Application



**TOWN OF HORIZON CITY**  
 14999 Darrington Road  
 Horizon City, Texas 79928  
 Phone 915-852-1046 Fax 915-852-1005

### MAJOR SUBDIVISION PRELIMINARY APPLICATION

SUBDIVISION PROPOSED NAME: KENAZO ESTATES UNIT ONE SUBMITTAL DATE: November 15, 2021

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)  
Being Tract 8, Section 31, Block 78, Township 3, Texas and Pacific Railroad Surveys, Town of Horizon City, El Paso, 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	_____	_____
PARK (Min 1 acre)	_____	_____		_____	_____
SCHOOL	_____	_____		_____	_____
COMMERCIAL	<u>4.944</u>	<u>1</u>	TOTAL NO. SITES	<u>1</u>	_____
INDUSTRIAL	_____	_____	TOTAL (GROSS) ACREAGE	<u>4.944</u>	_____

3. WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? N/A 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

6. WHAT TYPE OF DRAINAGE IS PROPOSED? (IF APPLICABLE LIST MORE THAN ONE) Lot to street to drainage structures

7. IF SINGLE-FAMILY OR DUPLEX DEVELOPMENT IS PROPOSED: AVERAGE FLOOR AREA OF HOUSES \_\_\_\_\_

8. ARE SPECIAL IMPROVEMENTS PROPOSED IN CONNECTION WITH THE DEVELOPMENT? YES  NO

9. IS A MODIFICATION OF ANY PORTION OF THE SUBDIVISION ORDINANCE PROPOSED? YES  NO

IF ANSWER IS "YES", PLEASE EXPLAIN THE NATURE OF THE MODIFICATION \_\_\_\_\_

10. WHAT TYPE OF LANDSCAPING IS PROPOSED? PARKWAY  MEDIANS  OTHER

11. REMARKS AND/OR EXPLANATION OF SPECIAL CIRCUMSTANCES: \_\_\_\_\_

12. WILL PLAT BE RECORDED PRIOR TO SUBDIVISION IMPROVEMENTS BEING COMPLETED & APPROVED?  YES  NO  N/A INITIALS CC  
 IF YES, submit REQUIRED GUARANTEE (SECTION 4.10.3 & 8.1.7, Municode Chapter 10) OR Improvement Cost Estimates & Construction Agreement

13. WILL ANY RESTRICTIONS AND COVENANTS BE RECORDED WITH PLAT? YES  NO  INITIALS CC IF YES, PLEASE SUBMIT COPY.

14. OWNER OF RECORD Pebble Hills Plaza, LTD 420 Montana Ave. El Paso, TX 79902  
(NAME & ADDRESS) (EMAIL) (PHONE)

15. DEVELOPER Pebble Hills Plaza, LTD 420 Montana Ave. El Paso, TX 79902  
(NAME & ADDRESS) (EMAIL) (PHONE)

16. ENGINEER Conde, Inc. 6080 Surety Dr., Ste. 100 El Paso, TX 79905 cconde@condeinc.com 915-592-0283  
(NAME & ADDRESS) (EMAIL) (PHONE)

17. APPLICANT Pebble Hills Plaza, LTD 420 Montana Ave. El Paso, TX 79902  
(NAME & ADDRESS) (EMAIL) (PHONE)

18. REP/POINT OF CONTACT Conrad Conde 6080 Surety Dr., Ste. 100 El Paso, TX 79905 cconde@condeinc.com -592-0283  
(NAME & ADDRESS) (EMAIL) (PHONE)

**NOTE:**  
 Applicant is responsible for all expenses incurred by the City in connection with the Preliminary Plat approval request, including but not limited to attorney's fees, engineering fees and publication. Charges exceeding deposit will be invoiced separately. Initials CC

Applicant Signature \_\_\_\_\_ EMAIL cconde@condeinc.com

APPLICATION MUST BE COMPLETE & VALIDATED PRIOR TO SUBDIVISION PROCESSING  
 Acceptance of fee does not grant acceptance of application.  
 Non Refundable Deposit \$500.00 | Application Fee: \$100

**Attachment 5: Final Subdivision Plat Application**



**TOWN OF HORIZON CITY**  
 14999 Darrington Road  
 Horizon City, Texas 79928  
 Phone 915-852-1046 Fax 915-852-1005

**MAJOR SUBDIVISION  
 FINAL PLAT APPLICATION**

SUBDIVISION PROPOSED NAME: KENAZO ESTATES UNIT ONE SUBMITTAL DATE: July 13, 2022

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)  
Being Tract 8, Section 31, Block 78, Township 3, Texas and Pacific Railroad Surveys, Town of Horizon City, 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	_____	_____
PARK (Min 1 Acre)	_____	_____		_____	_____
SCHOOL	_____	_____		_____	_____
COMMERCIAL	<u>4.944</u>	<u>1</u>	TOTAL NO. SITES	_____	<u>1</u>
INDUSTRIAL	_____	_____	TOTAL (GROSS) ACREAGE	<u>4.944</u>	_____

3. WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? N/A 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

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7. IF SINGLE-FAMILY OR DUPLEX DEVELOPMENT IS PROPOSED, AVERAGE FLOOR AREA OF HOUSES: N/A

8. ARE SPECIAL IMPROVEMENTS PROPOSED IN CONNECTION WITH THE DEVELOPMENT? YES  NO

9. IS A MODIFICATION OF ANY PORTION OF THE SUBDIVISION ORDINANCE PROPOSED? YES  NO   
 IF "YES", PLEASE LIST SECTION & EXPLAIN THE NATURE OF THE MODIFICATION

10. WHAT TYPE OF LANDSCAPING IS PROPOSED? PARKWAY  MEDIANS  OTHER

11. REMARKS AND/OR EXPLANATION OF SPECIAL CIRCUMSTANCES: \_\_\_\_\_

12. WILL PLAT BE RECORDED PRIOR TO SUBDIVISION IMPROVEMENTS BEING COMPLETED & APPROVED? YES  NO  N/A INITIALS ds  
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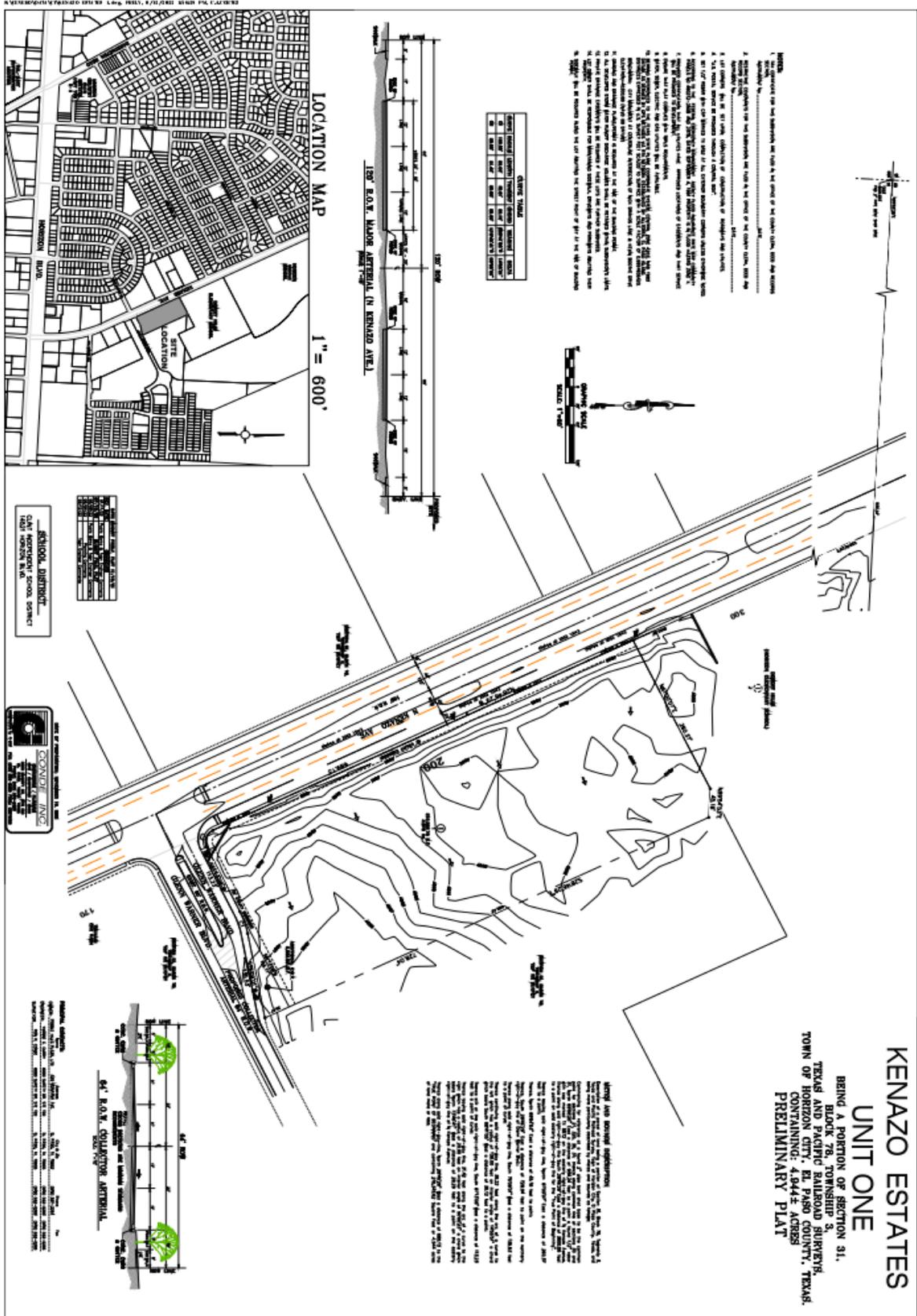
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 Applicant Signature [Signature] EMAIL amalody@amberlee.org

APPLICATION MUST BE COMPLETE & VALIDATED PRIOR TO SUBDIVISION PROCESSING  
 Acceptance of fee does not grant acceptance of application.  
 Non Refundable Deposit \$500.00 | Application Fee: \$150

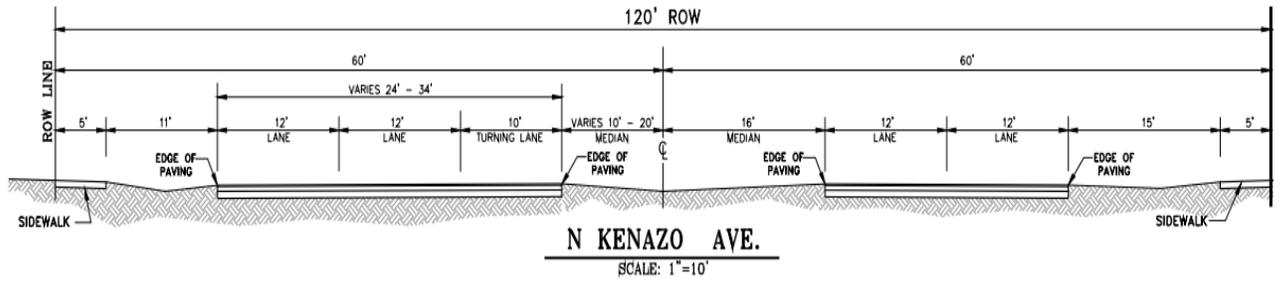
Attachment 6: Preliminary Subdivision Plat





**Attachment 8: Street Cross Sections**

**Existing 120' ft. ROW**



**Proposed 64' ROW**

