



**TOWN OF HORIZON CITY
MEMORANDUM**

Date: January 14, 2025

To: Honorable Mayor and Members of City Council

From: Art Rubio, Planner

SUBJECT: On a **Preliminary & Final Subdivision Plat** applications for **Kenazo Subdivision (Case No. SUC24-0003)**, and to authorize the Mayor to sign the recording plat, legally described as Two Portions of Section 31, Block 78, Township 3, Texas and Pacific Railroad Surveys, Town of Horizon City, El Paso County, Texas. Containing 4.0031 acres ±. Application submitted by Applicant/Representative JLJ Designs.

On December 16, 2024, the Planning & Zoning Commission unanimously recommended approval of the Kenazo Subdivision Plat on a Preliminary and Final Basis.

The application meets all minimum requirements of a preliminary and final subdivision plat and staff recommends approval of the Kenazo Subdivision Plat on a Preliminary and Final Subdivision Plat basis.

Attached for your review is the staff report that was prepared for the Planning and Zoning Commission and the preliminary plat.



TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.: SUC24-0003 Kenazo Subdivision

Application Type: Preliminary & Final Subdivision Plat Applications
P&Z Hearing Date: December 16, 2024
Staff Contact: Art Rubio, Planner
 915-852-1046, Ext. 407; arubio@horizoncity.org

Address/Location: North of Horizon Blvd. and West of Kenazo Ave.
Property ID Nos.: 206646 and 603425
Legal Description: Two Portions of Section 31, Block 78, Township 3, Texas and Pacific Railroad Surveys, Town of Horizon City, El Paso County, Texas, Approximately 4.0031 acres ±

Property Owner: Kenazo Partners LLC
Applicant/Rep.: JLJ Designs
Nearest Park: David Ortiz Park
Nearest School: Desert Hills Elementary

SURROUNDING PROPERTIES:		
	Zoning	Land Use
N	R-9 (Single-Family Dwellings)/R-4 Single-Family Dwellings)	Single-Family Dwellings
E	R-2 (Single-Family Dwelling)/C-1 (Commercial)	Desert Hills Elementary, Vacant
S	A-1 (Apartments/R-9 (Single-Family Dwelling)	Vacant/Single-Family Residential
W	R-9 (Single-Family Dwelling)	Single-Family Dwellings
LAND USE AND ZONING:		
	Existing	Proposed
Land Use	Vacant	Light Commercial
Zoning	C-1 (General Commercial)	C-1 (General Commercial)

Application Description:

Preliminary and Final Subdivision:
 The applicant requested to subdivide and combine two unplatted lots into one 4.0031-acre commercial subdivision. The subdivision includes a 2.9686-acre and a 1.0-acre lot, both zoned C-1 (General Commercial) and currently vacant. The subject property includes existing roadway improvements, and the subdivider proposes private drainage improvements. Parkland dedication and fees are not required for the commercial subdivision.

Pursuant to Horizon City Municipal Code, Subdivision Ordinance, no permit may be issued without the submittal and approval of a subdivision plat. The applicant submitted a Land

Development Exemption Determination, and the final determination was made that the property did not meet any exemptions from plating and a subdivision plat is 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 the Preliminary and Final Subdivision Plats.

Planning Division Comments:

Preliminary Plat:

- ~~1. Missing Full Written Metes & Bounds and closure report.~~
- ~~2. Provide copies of restrictive covenants or remove plat note if no restrictive covenants are proposed to be filed.~~
- ~~3. Correct spelling on Note #4.~~
- ~~4. Add second tax certificate instrument note for second parcel.~~
- ~~5. Requirements for preparation of preliminary plats for proposed subdivision within the City Municipal limits or within the five (5) mile ETJ of the City shall be drawn to a scale of one hundred feet to one inch (100' = 1").~~
- ~~6. Location map must be a set scale not approximate.~~
- ~~7. Add classification of existing Major Arterial for Kenazo Ave. Cross Section~~
- ~~8. Call out the perimeter size of the pond.~~

Final Plat:

- ~~1. Missing Full Written Metes & Bounds and closure report.~~
- ~~2. Provide copies of restrictive covenants or remove plat note if no restrictive covenants are proposed to be filed.~~
- ~~3. Correct spelling on Note #4.~~
- ~~4. Add second tax certificate instrument note for second parcel.~~
- ~~5. Requirements for preparation of preliminary plats for proposed subdivision within the City Municipal limits or within the five (5) mile ETJ of the City shall be drawn to a scale of one hundred feet to one inch (100' = 1").~~
- ~~6. Location map must be a set scale not approximate.~~
- ~~7. Need to add Engineer and Surveyor certification signature lines.~~
- ~~8. Call out Proposed Address.~~

Town Engineer Comments:

Preliminary Plat:

- ~~1. Provide metes and bounds with a point of beginning (POB) and a point of commencement (POC) corresponding to metes and bounds description.~~
- ~~2. Verify area in the legal description.~~
- ~~3. Provide a closure report for the single lot, as shown.~~

Final Plat:

- ~~1. Provide metes and bounds with a point of beginning (POB) and a point of commencement (POC) corresponding to metes and bounds description.~~
- ~~2. Verify area in the legal description.~~
- ~~3. Provide a closure report for the single lot, as shown.~~
- ~~4. Correct spelling to PLAT NOTES, item No. 4 (first word).~~
- ~~5. Provide an address approved by the Director of Public Works.~~
- ~~6. Provide the square footage under each lot number.~~
- ~~7. Verify dates (year) when recording is expected. Signature dates for the year 2025, if not signed by the end of year 2024, will have to update.~~

El Paso 9-1-1 District Comments:

No comments received

TxDOT Comments:

No comments

El Paso Central Appraisal District Comments:

There are no comments for Kenazo Subdivision here at the El Paso Central Appraisal.

El Paso Electric Company:

Please add a 10' wide easement to the front of the lots along N Kenazo Dr.

Texas Gas:

In reference to Case No. SUC24-0003 - Kenazo Subdivision, Texas Gas Service does not have any objections.

Kinder Morgan:

This project area is clear of El Paso Natural Gas a Company of Kinder Morgan's pipelines and facilities.

Clint Independent School District:

Clint ISD has no issues with what is presented.

HRMUD:

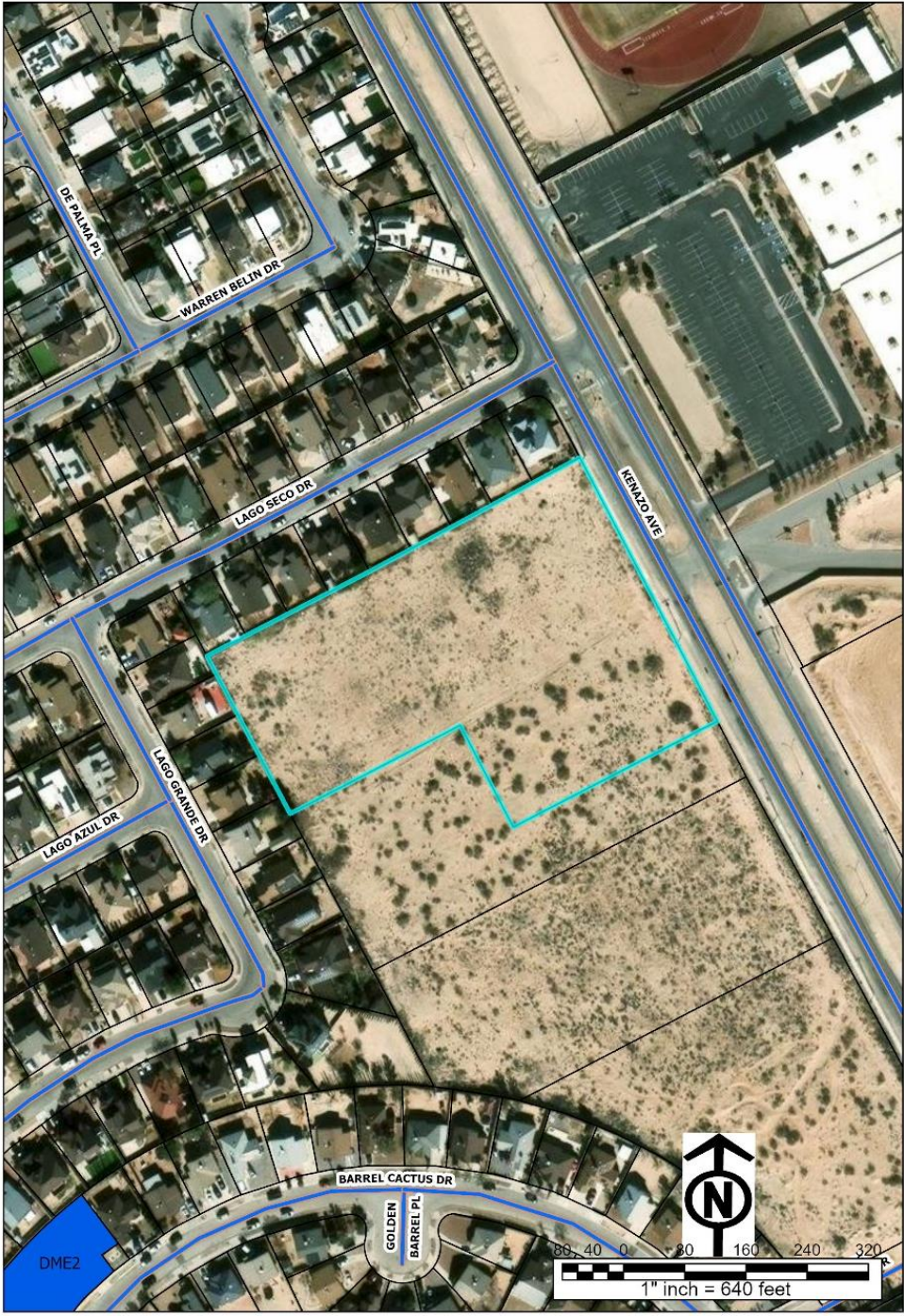
~~The HRMUD has not received the application for service from the developer, this is required so we can confirm water and wastewater service availability.~~

Attachments:

- 1 - Aerial**
- 2 – Zoning Designation Map**
- 3 - Location Map**
- 4 – Preliminary Plat**
- 5 – Final Plat**
- 6 – Existing Right-of-Way Cross Sections**
- 7 – Preliminary & Final Plat (Combination) Online Application**

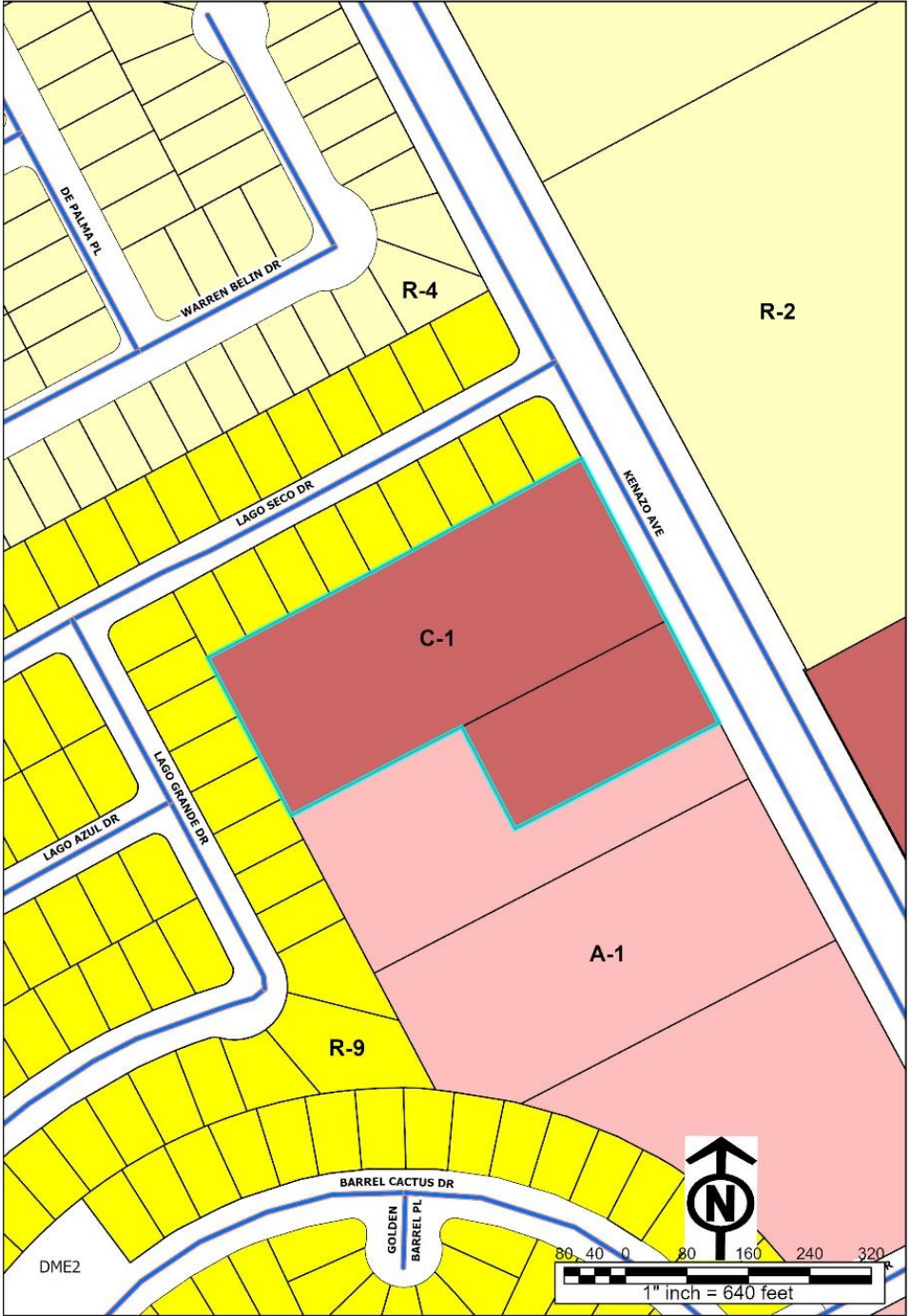
Attachment 1: Aerial Map

**Planning & Zoning Commission
Preliminary / Final Combination Plat
Case No. SUC24-0003**



Attachment 1: Zoning Designation Map

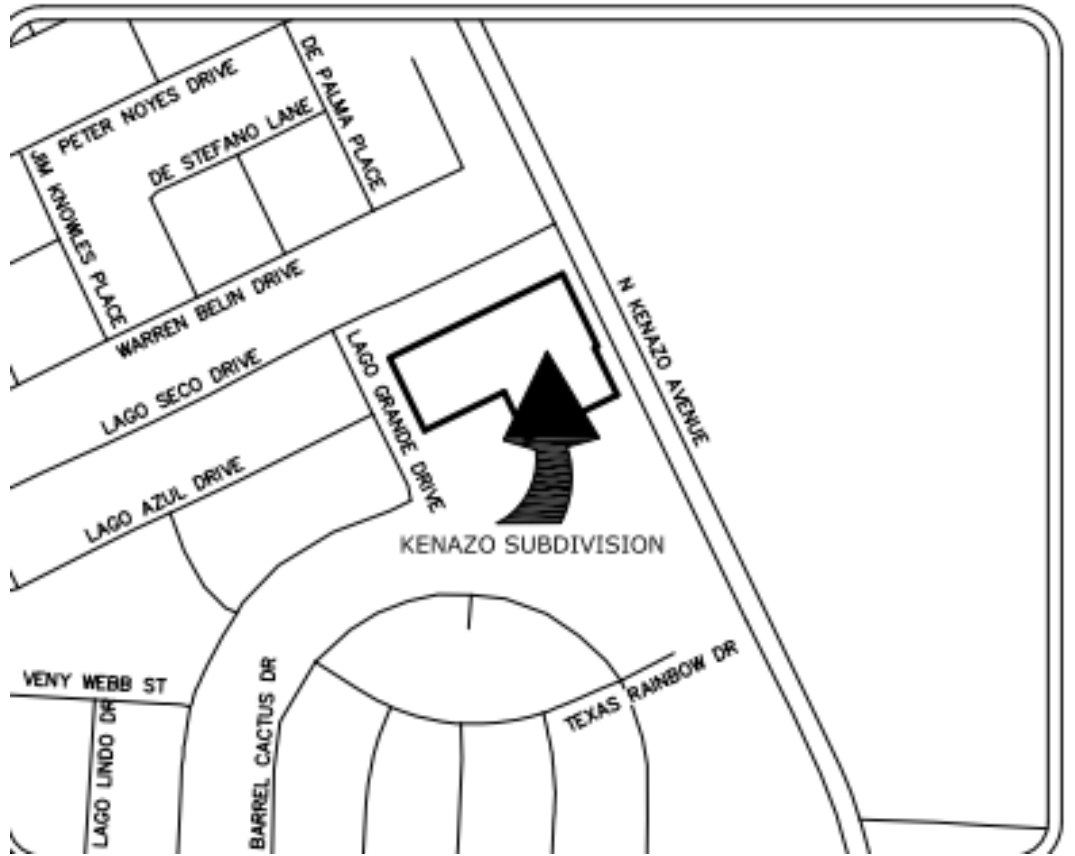
**Planning & Zoning Commission
Preliminary / Final Combination Plat
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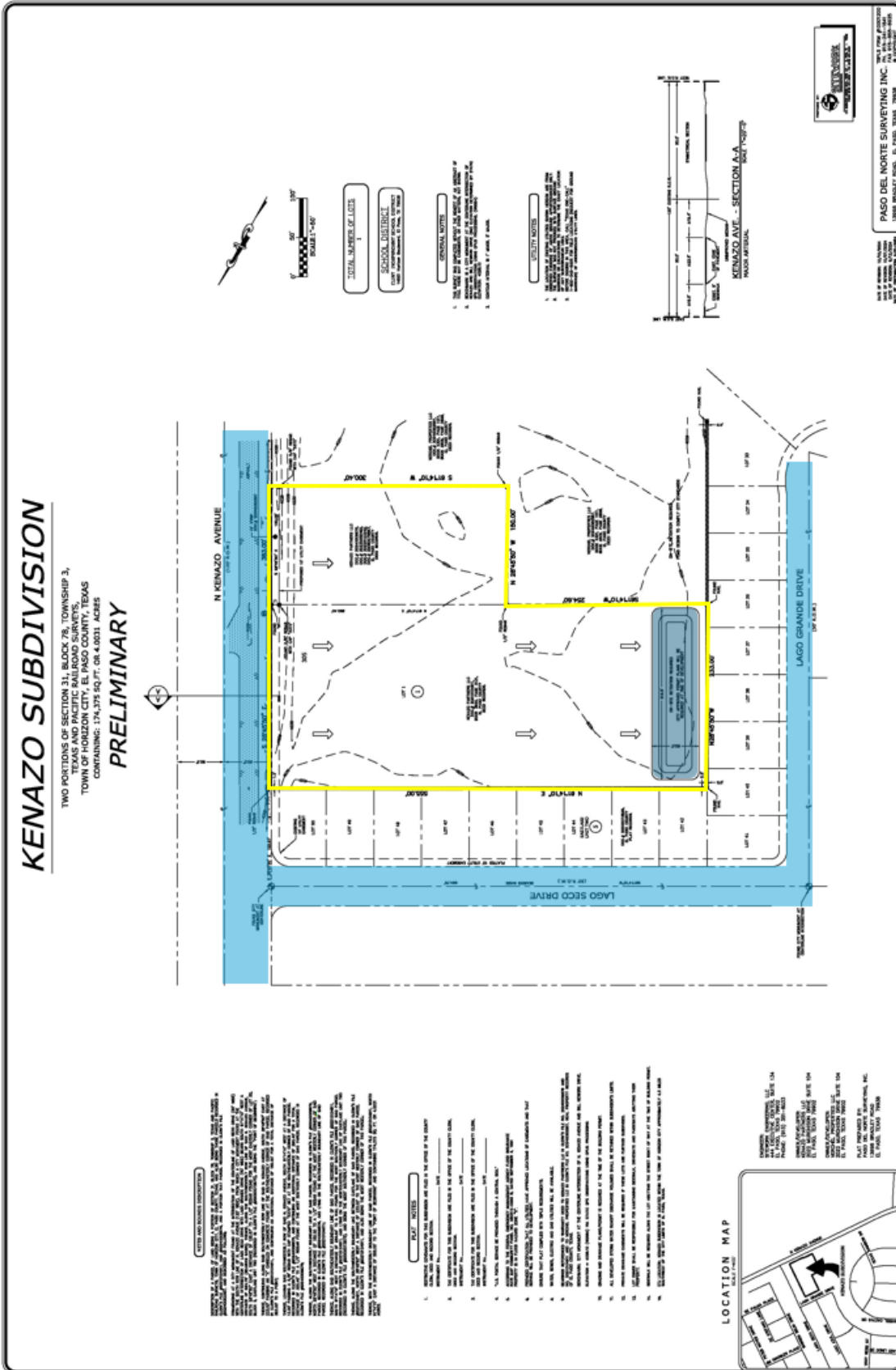
Attachment 3: Location Map

LOCATION MAP

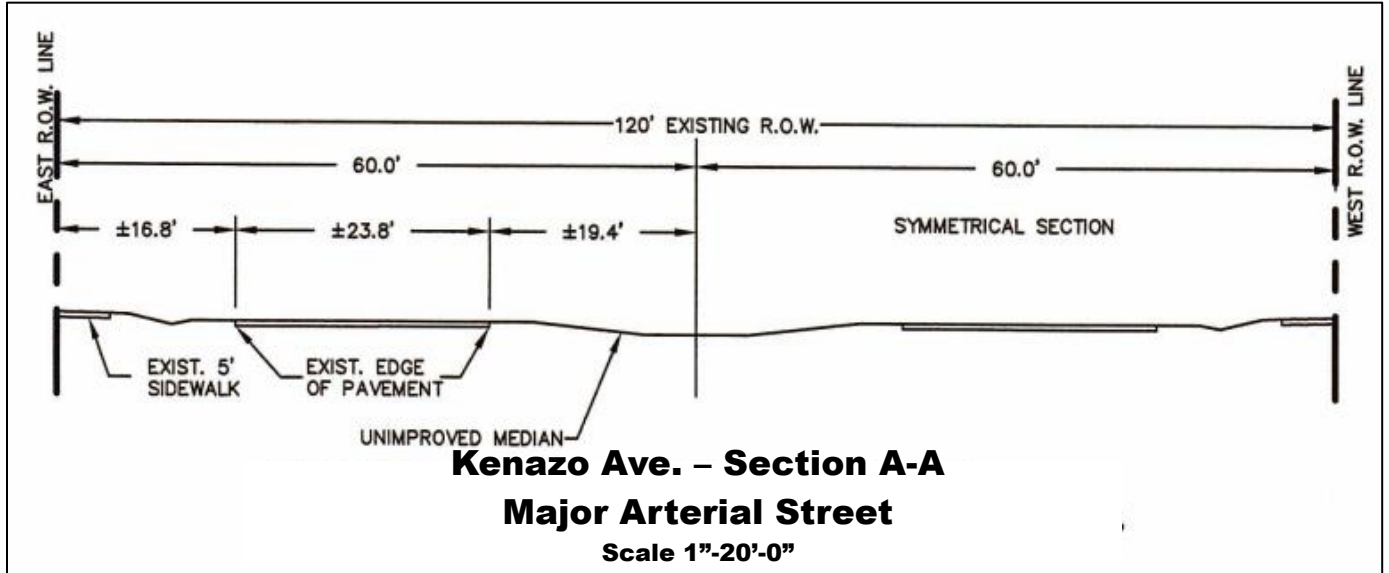
SCALE 1"=600'



Attachment 4: Preliminary Subdivision Plat



Attachment 6 – Existing Right-of-Way Cross Section



Attachment 7: Preliminary & Final Plat (Combination) Online Application



Town of Horizon City, TX

Town of Horizon City Hall

14999 Darrington Road
Horizon City, TX 79928
915-852-1046
<https://www.horizoncity.org/>

PERMIT

SUC24-0003	SUBDIVISION COMBO (SUB/REPLAT- BOTH PRELIM/FINAL)
SITE ADDRESS: 0 UNKNOWN HORIZON CITY PRIMARY PARCEL: X57800033101270 PROJECT NAME: KENAZO SUBDIVISION	ISSUED: EXPIRES:

APPLICANT: KENAZO PARTNERS LLC 2022 MURCHISON STE 104 EL PASO, TX 79902-3058	OWNER: KENAZO PARTNERS LLC 2022 MURCHISON STE 104 EL PASO, TX 79902-3058
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Detail Name	Detail Value
Engineering Plan Review Invoice Amount #1	800
Please select the Land Use here:	Commercial
Please provide the Specific Use here - e.g. <input type="checkbox"/> Residential: single-family/duplex. <input type="checkbox"/> Commercial: retail/office. <input type="checkbox"/> Industrial: manufacturing/assembly. <input type="checkbox"/> Institutional: church/hospital. <input type="checkbox"/> Civic: library/park/government	Retail Medical
Number of Units:	1
Acreage:	4.0031
If single-family or duplex development is proposed: enter the average floor area of houses	N/A
Are special improvements proposed in connection with the development?	No
Is a modification of any portion of the subdivision ordinance proposed?	No
If answer is "Yes", please explain the nature of the modification or enter N/A	N/A
What type of landscaping is proposed?	Other
If answered "Other", please describe the landscaping type proposed or enter N/A	N/A
Remarks and/or explanation of special circumstances	N/A
If the project will have improvements dedicated to the City, have the plans been approved?	N
Applicant is responsible for all expenses incurred by the City in connection with the Final plat approval request, including but not limited to attorney's fees, engineering fees and publication. Charges exceeding deposit will be invoiced separately.	I acknowledge
Comments due date	12-09-2024
Planning and Zoning Commission review date	12-16-2024