



**TOWN OF HORIZON CITY
MEMORANDUM**

Date: October 10, 2023

To: Honorable Mayor and Members of City Council

From: Art Rubio, Planner

SUBJECT: **Preliminary and Final Subdivision Plat** application for **HW8140 (Case No. SUC23-0001)**, recording plat application and authorizing the Mayor to sign the recording plat legally described as Tract 5-D, Block 78, Township 3, Section 42, Texas and Pacific Railway Company Survey and Tract 1-H, Block 78, Township 3, Section 43, Texas, and Pacific Railway Company Survey, Town of Horizon City, El Paso County, Texas. Containing 1.000± acres. Application submitted by Atlas Engineering Management & Contracting.

On September 18, 2023, the Planning & Zoning Commission unanimously recommended approval of HW8140 on a preliminary and final subdivision plat basis subject to all comments being addressed prior to recording.

The application meets all minimum requirements of a preliminary plat subdivision and staff recommends approval subject to all comments being addressed prior to recording of the final plat.

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.: SUC23-0001, HW8140 Revised

Application Type: Preliminary & Final Subdivision Plat Applications

P&Z Hearing Date: September 12, 2023

Staff Contact: Art Rubio, Planner
915-852-1046, Ext. 407; arubio@horizoncity.org

Address/Location: 501 Darrington Rd., West of Darrington and South of Blair Dr.

Property ID No.: X57800034200755

Legal Description: Tract 5-D, Block 78, Texas and Pacific Railway Company Survey and Tract 1-H, Block 78, Texas and Pacific Railway Company Survey, Town of Horizon City, El Paso County, Texas, approximately 1-acre ±

Property Owner: HW8140 North Loop, LLC

Representative: Atlas Engineering and Management

Nearest Park: Golden Eagle Park

Nearest School: Frank Macias Elementary School

SURROUNDING PROPERTIES:

	Zoning	Land Use
N	M-1 (Light Industrial)	Warehousing
E	R-9 (Single-Family Dwelling)	Frank Macis Elementary, Residential
S	M-1 (Light Industrial)	Warehousing
W	M-1 (Light Industrial)	Warehousing

LAND USE AND ZONING:

	Existing	Proposed
Land Use	Vacant Building	Commercial
Zoning	M-1 (Light Industrial/SUP)	Commercial Development

Application Description:

Preliminary and Final Subdivision:

The applicant requested to subdivide the subject property into a commercial subdivision. The proposed subdivision includes one 1-acre lot for commercial development. The site has existing structures which have not been in use and the new owner proposes to renovate the existing structure and expand it as a commercial shopping center which triggered a subdivision as the property is currently in survey tract form. 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 that the property did not meet any exemptions from platting 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 subject to all pending comments being addressed prior to City Council.

Planning Division Comments:**Preliminary Plat:**

1. Verify legal description and spell out on heading on Preliminary and Final Plat.
2. What additional ROW is being dedicated?
3. Include existing cross sections for Blair and Darrington on Preliminary Plat.
4. Verify and correct legal description on notes, i.e., Tract not Track.

Public Works Director Comments:

HW8140

PRELIMINARY PLAT (1ST review 9/12/2023)

1. Show location of water courses, ravines, present structures and other features pertinent to subdivision. Provide the total flow for that specific watershed area. The parcel will need to have a pond. Provide pond capacity calculations. Callout/Show existing improvements.
- ~~2. Provide a note stating "Grading plan/permit is required at the time of the Building permit"~~
- ~~3. Provide a note stating that this parcel is subject to onsite ponding requirements.~~
- ~~4. On plat notes provide all the utilities service information.~~
5. Edit note#3 as all easement pertaining to this parcel must be shown.
6. Missing Benchmark/Datum information.
7. Legend is missing contour line information, OHE, and other information. Callout as existing improvements.

HW8140

FINAL PLAT (1ST review 9/12/2023)

- ~~1. Provide Closure with notes and bounds description.~~
2. Provide a note stating "Grading plan/permit is required at the time of the Building permit"
- ~~3. Provide a note stating that this parcel is subject to onsite ponding requirements.~~
- ~~4. On plat notes provide all the utilities service information.~~
5. Edit note#3 as all easement pertaining to this parcel must be shown.
6. Missing Benchmark/Datum information.
7. Pending approval from El Paso 911 district on current address.

Town Engineer Comments:

HW8140

Summary of Recommended Conditions for Preliminary Plat Approval:

The Town Engineer recommends the following:

1. Provide the engineer with a copy of the preliminary application for review. Explain why an application for platting/re-platting was submitted if the plat already exists.
- ~~2. Provide benchmark for an elevation reference point.~~
- ~~3. Provide existing underground utilities, fencing, R.O.W, etc. information abutting and inside the subdivision. Update the legend to include line types, shapes and utility descriptions.~~
- ~~4. Line types for property and R.O.W. should be bold.~~

- ~~5. Provide information on existing zoning. If requesting rezoning, provide proposed zoning type.~~
- ~~6. Show size and location of all existing underground utilities abutting and inside the property.~~
- ~~7. Provide closure reports for the subdivision and the individual lot to ensure closure.~~
- ~~8. If there are restrictive covenants, existing or proposed, include in the NOTES that they will be filed in the Office of the County Clerk, Deed and Record Section. Instrument No. _____ Date _____.~~
- ~~9. Provide certification that all utilities have been approved at all locations of easements and that the services will be provided to the development.~~
- ~~10. Ensure that the plat complies with TBPLS requirements.~~
- ~~11. Include in the NOTES that developed storm water runoff discharge volumes shall be retained within subdivision's limits.~~
- ~~12. Include in NOTES that the owner shall be responsible for maintaining sidewalk, driveways, and parkways abutting their property.~~

El Paso 9-1-1 District Comments:

No comments

TxDOT Comments:

No comments

El Paso Central Appraisal District Comments:

Need the following revisions, add Lot and Block number.

El Paso Electric Company:

We have no comments for the plat HW8140.

Texas Gas:

No impact for El Paso Natural Gas

Clint Independent School District:

Clint ISD takes no exception to what is presented.

Attachments:

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

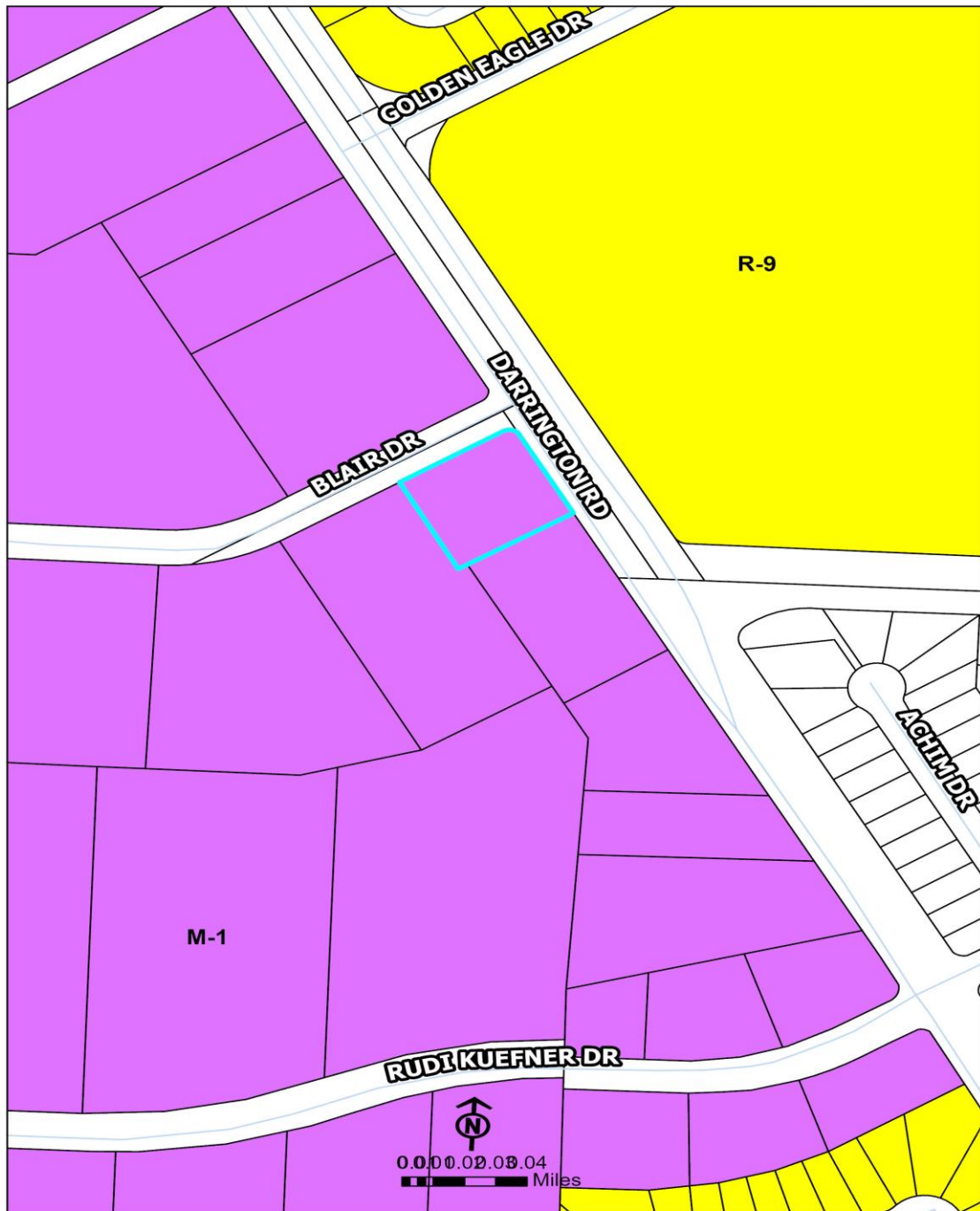
Attachment 1: Aerial Map

**Planning & Zoning Commission
HW8140 Preliminary & Final Plat
SUC23-0001**



Attachment 1: Zoning Designation Map

**Planning & Zoning Commission
HW8140 Preliminary & Final Plat
SUC23-0001**

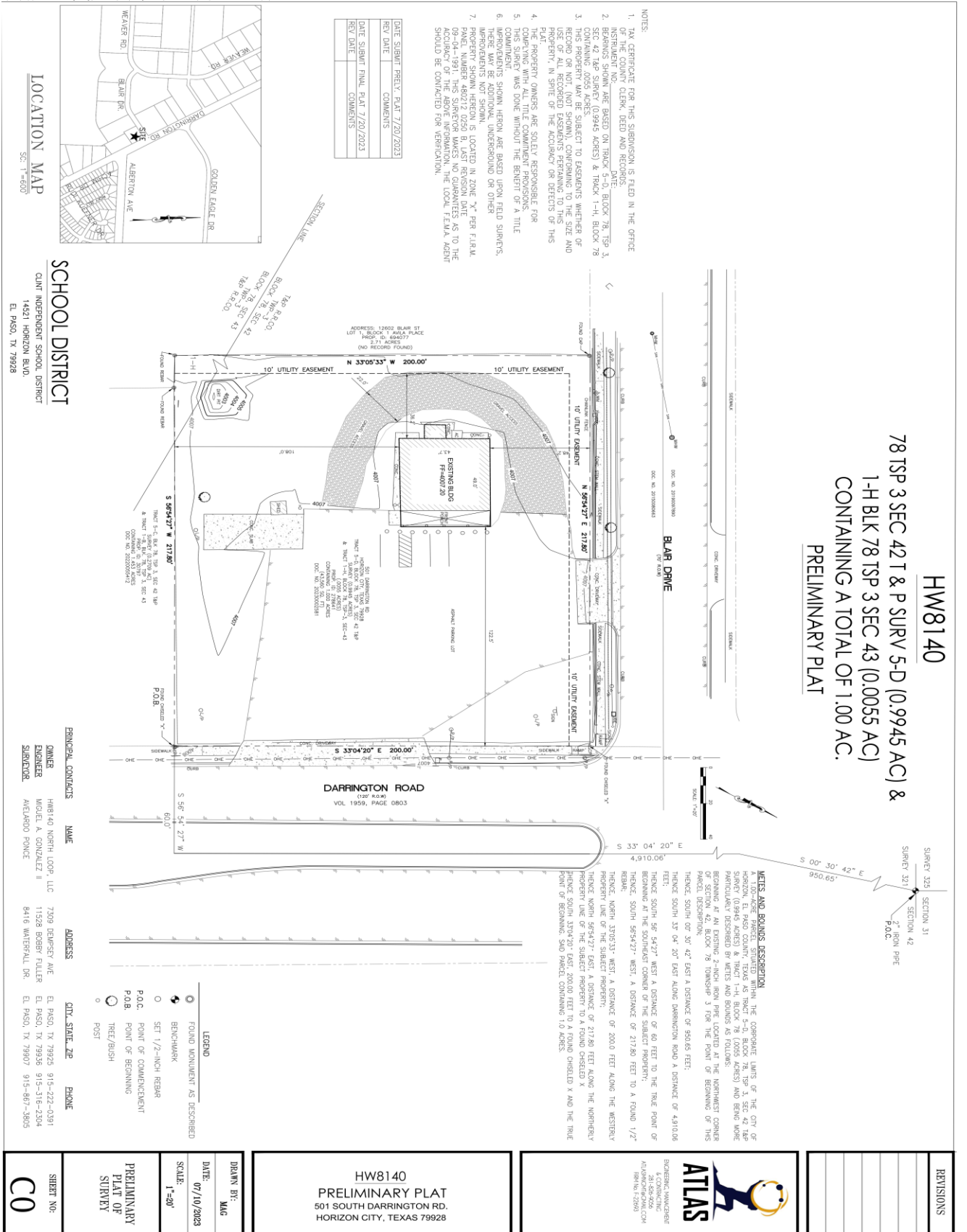


Attachment 3: Location Map



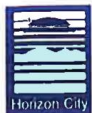
LOCATION MAP
SC: 1"=600'

Attachment 4: Preliminary Subdivision Plat



Attachment 6: Preliminary Subdivision Plat Application

SUB-002529-2023



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: HW8140

SUBMITTAL DATE: 7/20/23

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)

78 TSP 3 SEC 42TD P 5TH S-D & 1-H BK 78 TSP 3 SEC 43

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>1</u>	<u>1</u>	TOTAL NO. SITES		
INDUSTRIAL			TOTAL (GROSS) ACREAGE	<u>1</u>	

3. WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? M-1 PROPOSED ZONING _____

4. WILL THE RESIDENTIAL SITES, AS PROPOSED, PERMIT DEVELOPMENT IN FULL COMPLIANCE WITH ALL ZONING REQUIREMENTS OF THE EXISTING RESIDENTIAL ZONE(S)? YES ☒ NO ☒ MG

5. WHAT TYPE OF UTILITY EASEMENTS ARE PROPOSED? UNDERGROUND ☒ OVERHEAD ☐ COMBINATION ☐

6. WHAT TYPE OF DRAINAGE IS PROPOSED? (IF APPLICABLE LIST MORE THAN ONE) ON SITE PONDING

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 ☐ MG

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 MG
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 _____ IF YES, PLEASE SUBMIT COPY.

14. OWNER OF RECORD HW8140 NORTH LOOP, LLC 7309 DEMPSEY AVE, EL PASO TX 79925 915-222-0391
(NAME & ADDRESS) (EMAIL) (PHONE)

15. DEVELOPER HW8140 NORTH LOOP, LLC, 7309 DEMPSEY AVE, EL PASO TX 79925 MSWP0001@GMAIL.COM
(NAME & ADDRESS) (EMAIL) (PHONE)

16. ENGINEER ATLAS ENGINEERING, 11528 BOBBY FILLER, EL PASO TX 79936 915-316-2304 ATLASMKGMT@GMAIL.COM
(NAME & ADDRESS) (EMAIL) (PHONE)

17. APPLICANT HW8140 NORTH LOOP, LLC, 7309 DEMPSEY AVE, EPTX 79925 MSWP0001@GMAIL.COM 915-222-0391
(NAME & ADDRESS) (EMAIL) (PHONE)

18. REP/POINT OF CONTACT ATLAS ENGINEERING, 11528 BOBBY FILLER, EL PASO TX 79936 ATLASMKGMT@GMAIL.COM 915-316-2304
(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 MG

Applicant Signature MG

EMAIL ATLASMKGMT@GMAIL.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 7: Final Subdivision Plat Application

SUB-002529-2023



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: HW8140

SUBMITTAL DATE: 7/20/23

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)

78 TSP 3 SEC 42 T4P SWAN SD & 1-H BLK 78 TSP 3 SEC 43

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>1</u>	<u>1</u>	TOTAL NO. SITES	_____	_____
INDUSTRIAL	_____	_____	TOTAL (GROSS) ACREAGE	<u>1</u>	_____

3. WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? MI PROPOSED ZONING _____

4. WILL THE RESIDENTIAL SITES, AS PROPOSED, PERMIT DEVELOPMENT IN FULL COMPLIANCE WITH ALL ZONING REQUIREMENTS OF THE EXISTING RESIDENTIAL ZONE(S)? YES ☐ NO ☒

5. WHAT TYPE OF UTILITY EASEMENTS ARE PROPOSED? UNDERGROUND ☒ OVERHEAD ☐ COMBINATION ☐

6. WHAT TYPE OF DRAINAGE IS PROPOSED? (IF APPLICABLE LIST MORE THAN ONE) ON SITE PONDING

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 ☐ MG

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 MG
IF YES, submit REQUIRED GUARANTEE (SECTION 4.10.3 & 8.1.7, Municode Chapter 10) OR Improvement Cost Estimates & Construction Agreement

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14. OWNER OF RECORD HW8140 NORTH COOP LLC; 7309 DEMPSEY AVE, EL PASO TX 79925; MAURBOANCH@gmail.com
(NAME & ADDRESS) (EMAIL) (PHONE)

15. DEVELOPER HW8140 NORTH COOP LLC; 7309 DEMPSEY AVE, EL PASO TX 79925; MAURBOANCH@gmail.com; 915-222-0391
(NAME & ADDRESS) (EMAIL) (PHONE)

16. ENGINEER ATLAS ENGINEERING; 11528 BOBBY FULLER, EL PASO TX 79936; ATLASMNGMTE@GMAIL.COM; 915-316-2304
(NAME & ADDRESS) (EMAIL) (PHONE)

17. APPLICANT HW8140 NORTH COOP LLC; 7309 DEMPSEY AVE, EL PASO TX 79925; MAURBOANCH@gmail.com; 915-222-0391
(NAME & ADDRESS) (EMAIL) (PHONE)

18. REP/POINT OF CONTACT ATLAS ENGINEERING; 11528 BOBBY FULLER, EL PASO TX 79936; ATLASMNGMTE@GMAIL.COM; 915-316-2304
(NAME & ADDRESS) (EMAIL) (PHONE)

NOTE: 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. Initials MG

Applicant Signature MG

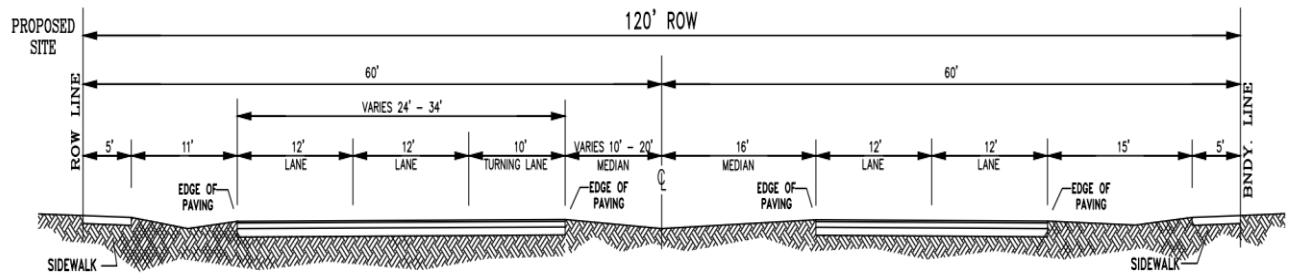
EMAIL ATLASMNGMTE@GMAIL.COM

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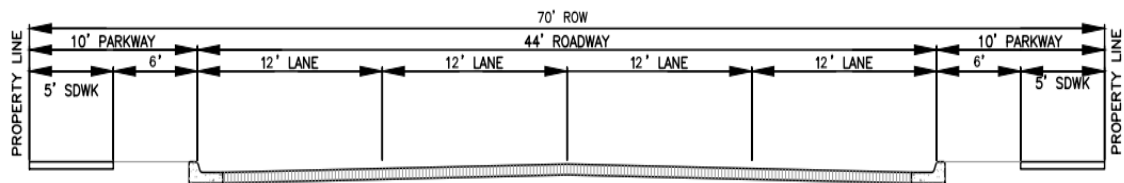
Non Refundable Deposit \$500.00 | Application Fee: \$150

Attachment 8: Existing Street Cross Sections



DARRINGTON ROAD

SC: 1'-10"



BLAIR DR.

SC: 1'-10"