



TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.: SUC24-0001 Bain Office

Application Type: Preliminary & Final Subdivision Plat Applications
P&Z Hearing Date: June 17, 2024
Staff Contact: Art Rubio, Planner
 915-852-1046, Ext. 407; arubio@horizoncity.org

Address/Location: 14160 Blair Dr., South of Blair Dr. and East of Kenazo Dr.
Property ID Nos.: 156277, 273110 and 46511
Legal Description: Tracts 10 & 10A, Section 43, and Tracts 13A & 13A1, Section 42, Block 78, Township 3, T.&P. R.R., and A Portion of Lot 4, Block 2, Texland, Town of Horizon City, El Paso County, Texas, approximately 4.78523 ±

Property Owner: Bain Investments
Representative: CIRE3 Architects
Nearest Park: Golden Eagle Park
Nearest School: Pete Duarte Head Start/Frank Macias Elementary

SURROUNDING PROPERTIES:		
	Zoning	Land Use
N	M-1 (Light Industrial)	Warehousing/Industrial
E	R-9 (Single-Family Dwelling)/ETJ	Residential/ETJ
S	M-1 (Light Industrial)	Warehousing/Industrial
W	R-2 (Single-Family Dwelling)/COEP ETJ	Residential/COEP ETJ
LAND USE AND ZONING:		
	Existing	Proposed
Land Use	Office Warehousing	Office Expansion
Zoning	M-1 (Light Industrial)	M-1 (Light Industrial)

Application Description:

Preliminary and Final Subdivision:
 The applicant requested to subdivide and combine two unplatted lots and a portion of a platted lot into a one lot industrial subdivision for an office expansion. The proposed subdivision includes a total of 4.314-acre lot for warehousing and office development. The applicant proposes an office expansion to the existing development. The subject property includes existing roadway and stormwater drainage improvements. 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 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 of the Preliminary and Final Subdivision Plats

Planning Division Comments:

Preliminary Plat:

- 1. ~~Revise application and plat to include the total size of the property.~~
- 2. ~~Include existing access roadway(s) cross section and type adjacent to the subject property.~~
- 3. ~~Include written metes and bounds.~~

Final Plat:

- 1. ~~Revise application and plat to include the total size of the property.~~
- 2. ~~Include written metes and bounds.~~

Public Works Director Comments:

~~BAIN OFFICE SUBDIVISION (Preliminary plat)~~

~~6/5/2024 Review 1~~

- 1. ~~Provide an address.~~
- 2. ~~Show the location of the permanent monument and control points.~~
- 3. ~~Missing metes and bounds description.~~
- 4. ~~Show location of water courses, ravines, and other features pertinent to subdivision.~~
Provide
the total flow for that specific watershed area.
- 5. ~~On note #10, add to note "Industrial Park Central Ponding area project CIP15-002".~~
- 6. ~~All easements pertaining to this parcel must be shown.~~

~~BAIN OFFICE SUBDIVISION (Final plat)~~

~~6/5/2024 Review 1~~

- 1. ~~Provide an address.~~
- 2. ~~Show the location of the permanent monument and control points.~~
- 3. ~~Missing metes and bounds description.~~
- 4. ~~Provide metes and bounds closure.~~
- 5. ~~On note #10, add to note "Industrial Park Central Ponding area project CIP15-002".~~
- 6. ~~All easements pertaining to this parcel must be shown.~~
- 7. ~~El Paso County 9-1-1 District approval is required for the addresses.~~

Town Engineer Comments:

No comments

El Paso 9-1-1 District Comments:

No comments received

TxDOT Comments:

No comments

El Paso Central Appraisal District Comments:

No comments

El Paso Electric Company:

Please add an existing easement to the parcel, we have attached a copy of the filed easement.

Texas Gas:

Texas Gas Service has no comments.

Clint Independent School District:

No comments

Attachments:

1 - Aerial

2 – Zoning Designation Map

3 - Location Map

4 – Preliminary Plat

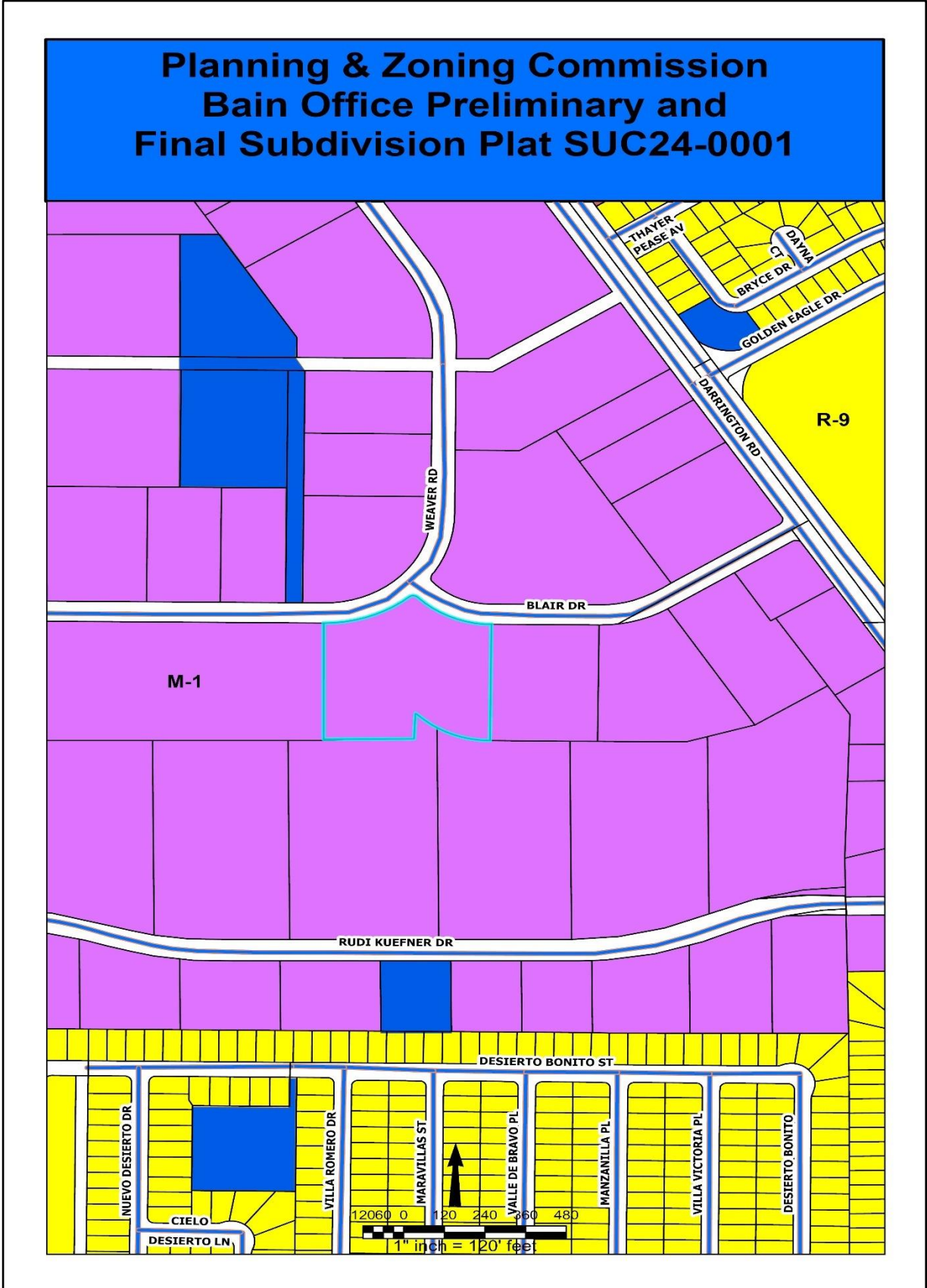
5 – Final Plat

6 – Preliminary & Final Plat (Combination) Oline Application

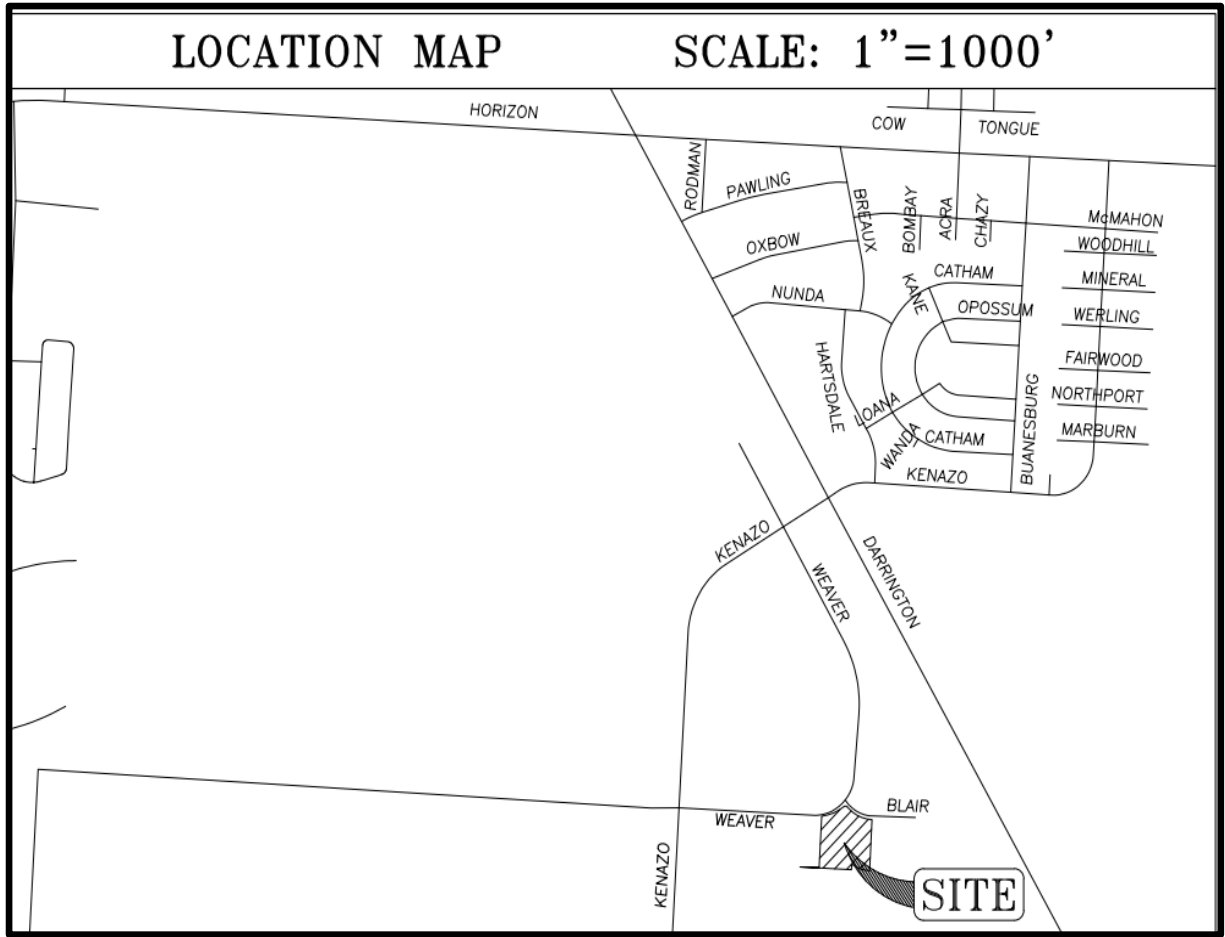
Attachment 1: Aerial Map



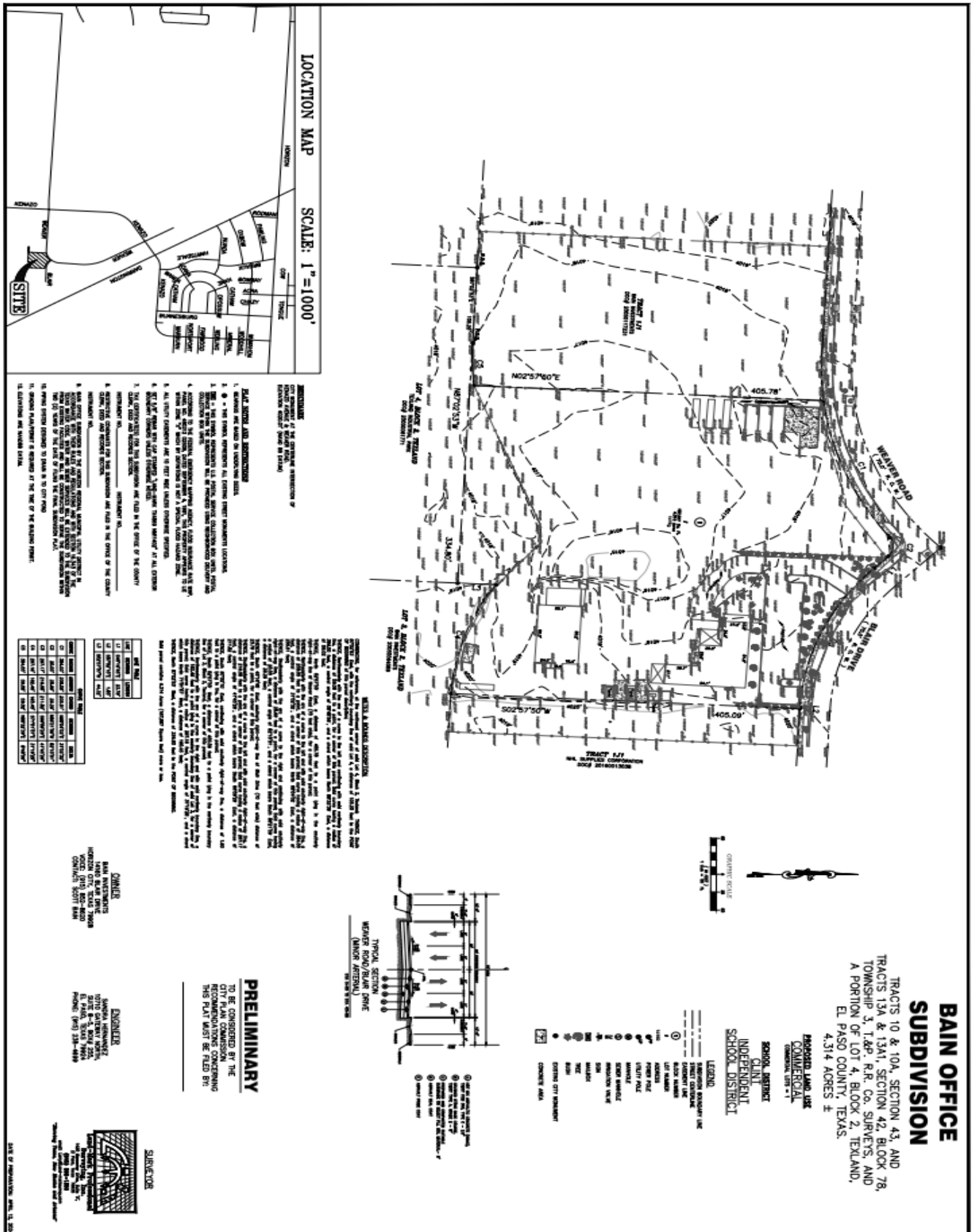
Attachment 1: Zoning Designation Map



Attachment 3: Location Map



Attachment 4: Preliminary Subdivision Plat

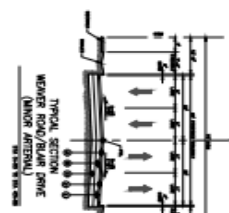


**BAIN OFFICE
SUBDIVISION**

TRACTS 10 & 10A, SECTION 43, AND TRACTS 13A & 13A1, SECTION 42, BLOCK 78, TOWNSHIP 3, 14th R.R. Co. SURVEYS, AND A PORTION OF LOT 4, BLOCK 2, TEXLAND, EL PASO COUNTY, TEXAS.
4.314 ACRES ±

**PROPOSED LAND USE
COMMERCIAL**
SCHOOL DISTRICT
CLINT
INDEPENDENT
SCHOOL DISTRICT

- LEGEND**
- 1' EASEMENT
 - 5' EASEMENT
 - 10' EASEMENT
 - 15' EASEMENT
 - 20' EASEMENT
 - 25' EASEMENT
 - 30' EASEMENT
 - 35' EASEMENT
 - 40' EASEMENT
 - 45' EASEMENT
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 - 980' EASEMENT
 - 985' EASEMENT
 - 990' EASEMENT
 - 995' EASEMENT
 - 1000' EASEMENT



LOCATION MAP
SCALE: 1" = 1000'



- RECOMMENDATIONS**
1. THE PROPERTY OWNER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE LOCAL JURISDICTIONS.
 2. THE PROPERTY OWNER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE LOCAL JURISDICTIONS.
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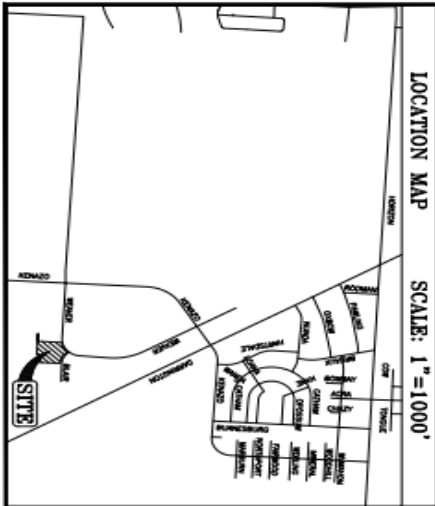
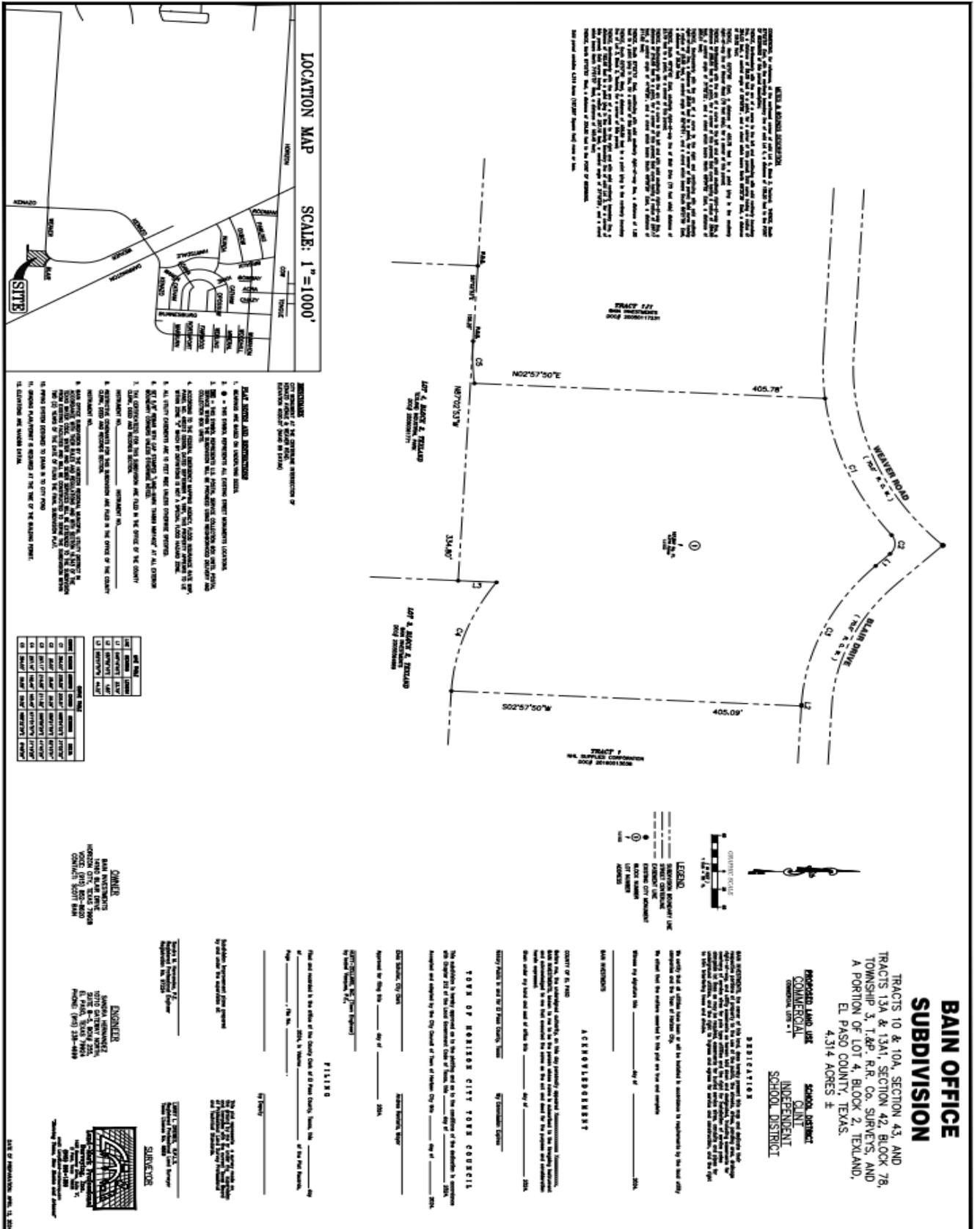
NO.	DESCRIPTION	DATE	BY	FOR
1	PRELIMINARY	11/15/2024	J. BAIN	OWNER
2	REVISION	11/15/2024	J. BAIN	OWNER
3	REVISION	11/15/2024	J. BAIN	OWNER
4	REVISION	11/15/2024	J. BAIN	OWNER
5	REVISION	11/15/2024	J. BAIN	OWNER
6	REVISION	11/15/2024	J. BAIN	OWNER
7	REVISION	11/15/2024	J. BAIN	OWNER
8	REVISION	11/15/2024	J. BAIN	OWNER
9	REVISION	11/15/2024	J. BAIN	OWNER
10	REVISION	11/15/2024	J. BAIN	OWNER
11	REVISION	11/15/2024	J. BAIN	OWNER
12	REVISION	11/15/2024	J. BAIN	OWNER
13	REVISION	11/15/2024	J. BAIN	OWNER
14	REVISION	11/15/2024	J. BAIN	OWNER
15	REVISION	11/15/2024	J. BAIN	OWNER
16	REVISION	11/15/2024	J. BAIN	OWNER
17	REVISION	11/15/2024	J. BAIN	OWNER
18	REVISION	11/15/2024	J. BAIN	OWNER
19	REVISION	11/15/2024	J. BAIN	OWNER
20	REVISION	11/15/2024	J. BAIN	OWNER

OWNER
BAIN OFFICE
1400 W. 14TH STREET
DALLAS, TEXAS 75202
PHONE: (214) 343-4444

ENGINEER
JAMES BAIN
1400 W. 14TH STREET
DALLAS, TEXAS 75202
PHONE: (214) 343-4444



Attachment 5: Final Subdivision Plat



- REQUIREMENTS**
 OF THE CITY OF HOUSTON, TEXAS
 FOR THE SUBDIVISION OF LAND INTO LOTS
1. LOTS SHALL BE SHOWN BY BOUNDARY LINES.
 2. LOTS SHALL BE SHOWN BY BOUNDARY LINES.
 3. LOTS SHALL BE SHOWN BY BOUNDARY LINES.
 4. LOTS SHALL BE SHOWN BY BOUNDARY LINES.
 5. LOTS SHALL BE SHOWN BY BOUNDARY LINES.
 6. LOTS SHALL BE SHOWN BY BOUNDARY LINES.
 7. LOTS SHALL BE SHOWN BY BOUNDARY LINES.
 8. LOTS SHALL BE SHOWN BY BOUNDARY LINES.
 9. LOTS SHALL BE SHOWN BY BOUNDARY LINES.
 10. LOTS SHALL BE SHOWN BY BOUNDARY LINES.

LOT NO.	OWNER	AREA	ACRES
1	LOT 1	0.10	0.10
2	LOT 2	0.10	0.10
3	LOT 3	0.10	0.10
4	LOT 4	0.10	0.10
5	LOT 5	0.10	0.10
6	LOT 6	0.10	0.10
7	LOT 7	0.10	0.10
8	LOT 8	0.10	0.10
9	LOT 9	0.10	0.10
10	LOT 10	0.10	0.10

OWNER:
 BAIN OFFICE
 1301 WEST 17TH STREET
 HOUSTON, TEXAS 77002
 PHONE: (713) 238-4499

ENGINEER:
 SIMON HANNAH
 11111 WEST 17TH STREET
 HOUSTON, TEXAS 77002
 PHONE: (713) 238-4499

SURVEYOR:
 JOHN T. GIBSON, S.A.S.
 11111 WEST 17TH STREET
 HOUSTON, TEXAS 77002
 PHONE: (713) 238-4499

BAIN OFFICE
SUBDIVISION

TRACTS 10 & 10A, SECTION 43, AND TRACTS 13A & 13A1, SECTION 42, BLOCK 78, TOWNSHIP 3, 148th R.R. CO. SURVEYS, AND A PORTION OF LOT 4, BLOCK 2, TEXLAND, EL PASO COUNTY, TEXAS.
 4.314 ACRES ±

PROPOSED LAND USE: SCHOOL DISTRICT
CLIENT: INDEPENDENT SCHOOL DISTRICT
COMMISSION: ISD-1

LEGEND:
 BOUNDARY OF LOT
 BOUNDARY OF TRACT
 EXISTING CITY BLOCK
 LOT CORNER
 BLOCK CORNER
 SECTION CORNER

NOTIFICATION:
 THE CITY OF HOUSTON HAS BEEN ADVISED BY THE SUBMITTER OF THE PLAT THAT THE PLAT IS BEING SUBMITTED FOR RECORD AND THAT THE SUBMITTER IS REQUESTING THAT THE CITY OF HOUSTON RECORD THE PLAT AND THAT THE SUBMITTER IS REQUESTING THAT THE CITY OF HOUSTON RECORD THE PLAT AND THAT THE SUBMITTER IS REQUESTING THAT THE CITY OF HOUSTON RECORD THE PLAT.

APPROVED BY:
 CITY CLERK
 CITY CLERK

Attachment 6: 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

SUC24-0001	SUBDIVISION COMBO (SUB/REPLAT- BOTH PRELIM/FINAL)
SITE ADDRESS: 14160 BLAIR DR HORIZON CITY PRIMARY PARCEL: X57800034301267 PROJECT NAME:	ISSUED: EXPIRES:

APPLICANT: CIRE3
 2601 East Yandell
 El Paso, TX 79903
 9152250635

OWNER: BAIN SCOTT
 14160 BLAIR DR
 HORIZON CITY, TX 79928-7683

Detail Name	Detail Value
Engineering Plan Review Invoice Amount #1	500
Please select the Land Use here:	Industrial
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	Construction Yard/Office
Number of Units:	2
Acreage:	4.004
If single-family or duplex development is proposed: enter the average floor area of houses	174,414.24 ft.
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	Existing within lot
Remarks and/or explanation of special circumstances	Second lot PID No. X57800034301280
Will plat be recorded prior to subdivision improvements being completed & approved?	No
If answered "Yes" to plat recorded before completion of subdivision improvements, have Required Guarantee OR Improvement Cost Estimates & Construction Agreement been submitted?	No
Will any Restrictions and Covenants be recorded with plat?	No
If the project will have improvements dedicated to the City, have the plans been approved?	N

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