



**TOWN OF HORIZON CITY
MEMORANDUM**

Date: July 09, 2024

To: Honorable Mayor and Members of City Council

From: Art Rubio, Planner

SUBJECT: **Preliminary & Final Subdivision Plat** applications for **Bain Office (Case No. SUC24-0001)**, legally described as Tracts 10 & 10A, Section 43, and Tracts 13A & 13A1, Section 42, Block 78, Township 3, T.&P. R.R. Co. Surveys, and A Portion of Lot 4, Block 2, Texland, Town of Horizon City, El Paso County, Texas. Containing 4.314 acres $\pm$. Application submitted by CIRE3 Architects LLC.

On June 17, 2024, the Planning & Zoning Commission unanimously recommended approval of Bain Office combination plat.

The application meets all minimum requirements of a preliminary and final subdivision plat and staff recommends approval of the Bain Office Subdivision Plat on a Preliminary and Final Subdivision 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.: SUC24-0001 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

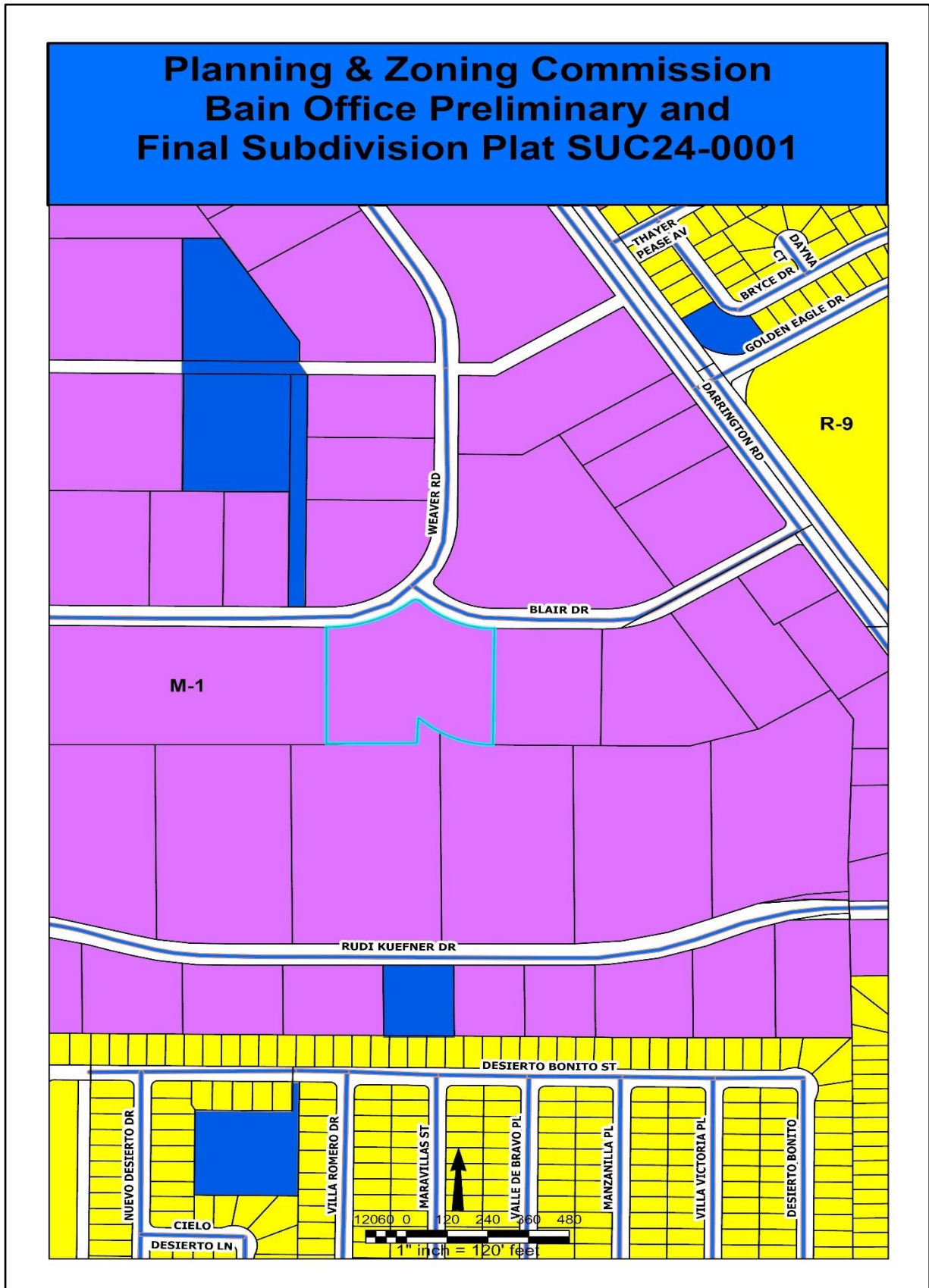
Attachments:

- 1 - Aerial
- 2 – Zoning Designation Map
- 3 - Location Map
- 4 – Preliminary Plat
- 5 – Final Plat
- 6 – Preliminary & Final Plat (Combination) Oline Application

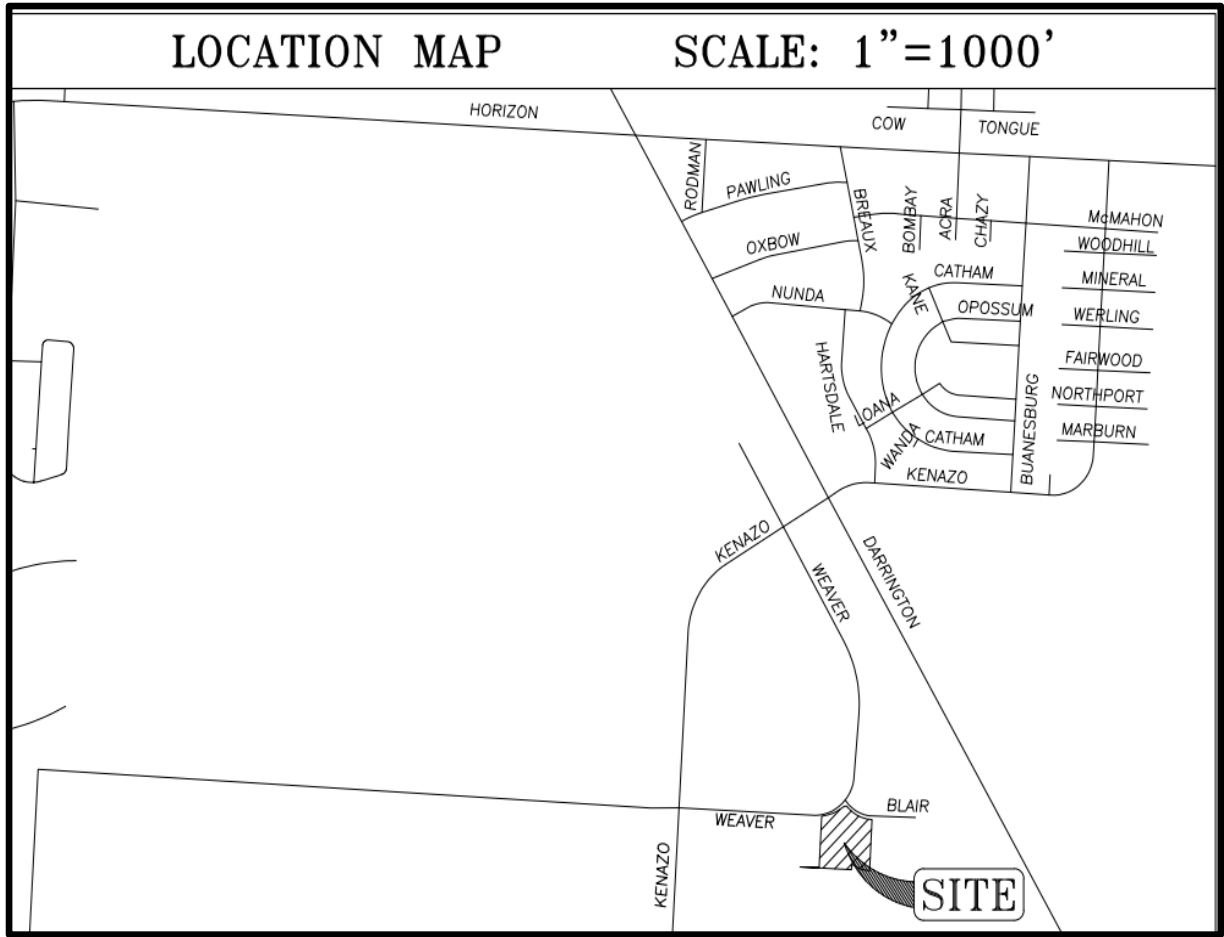
Attachment 1: Aerial Map



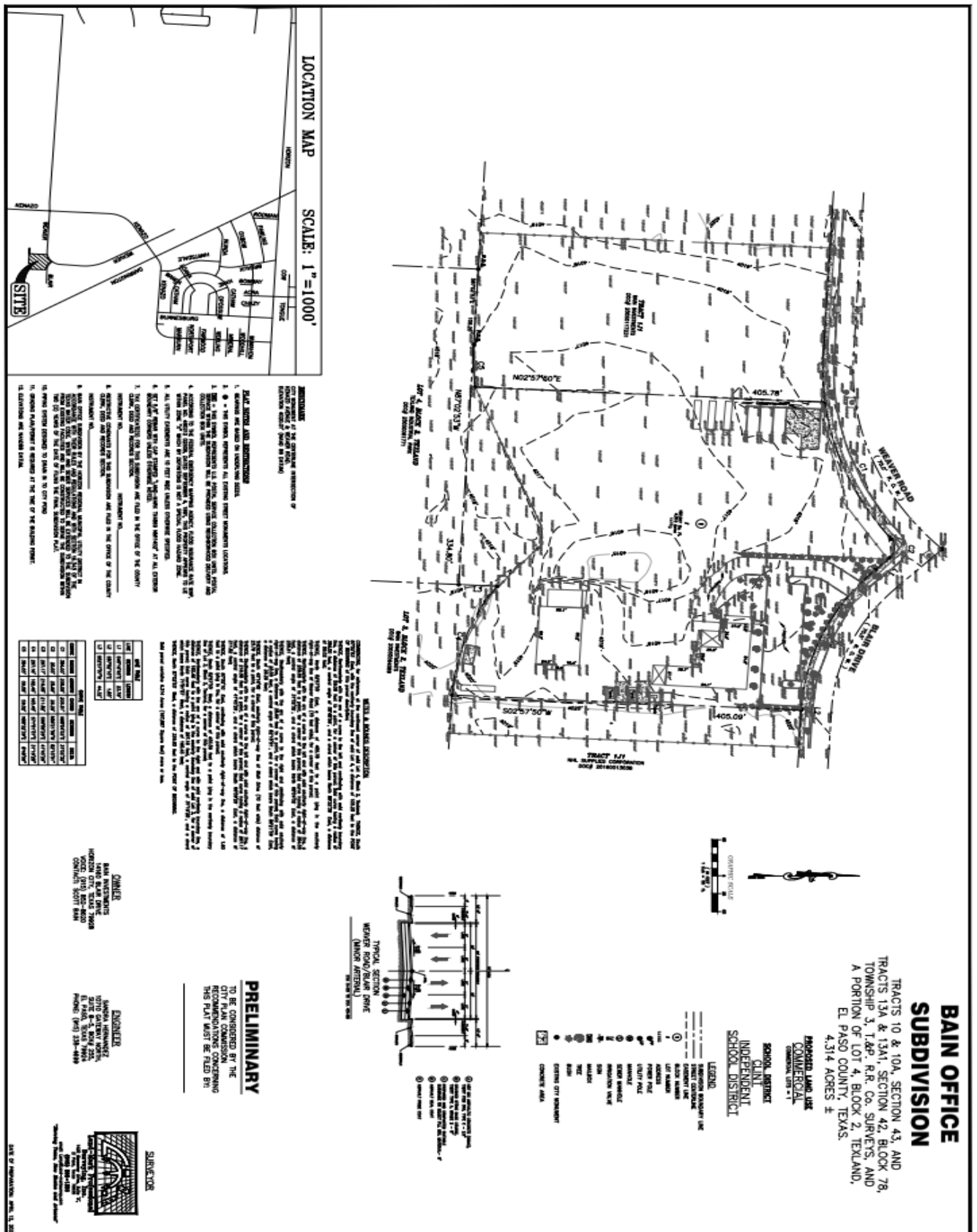
Attachment 1: Zoning Designation Map



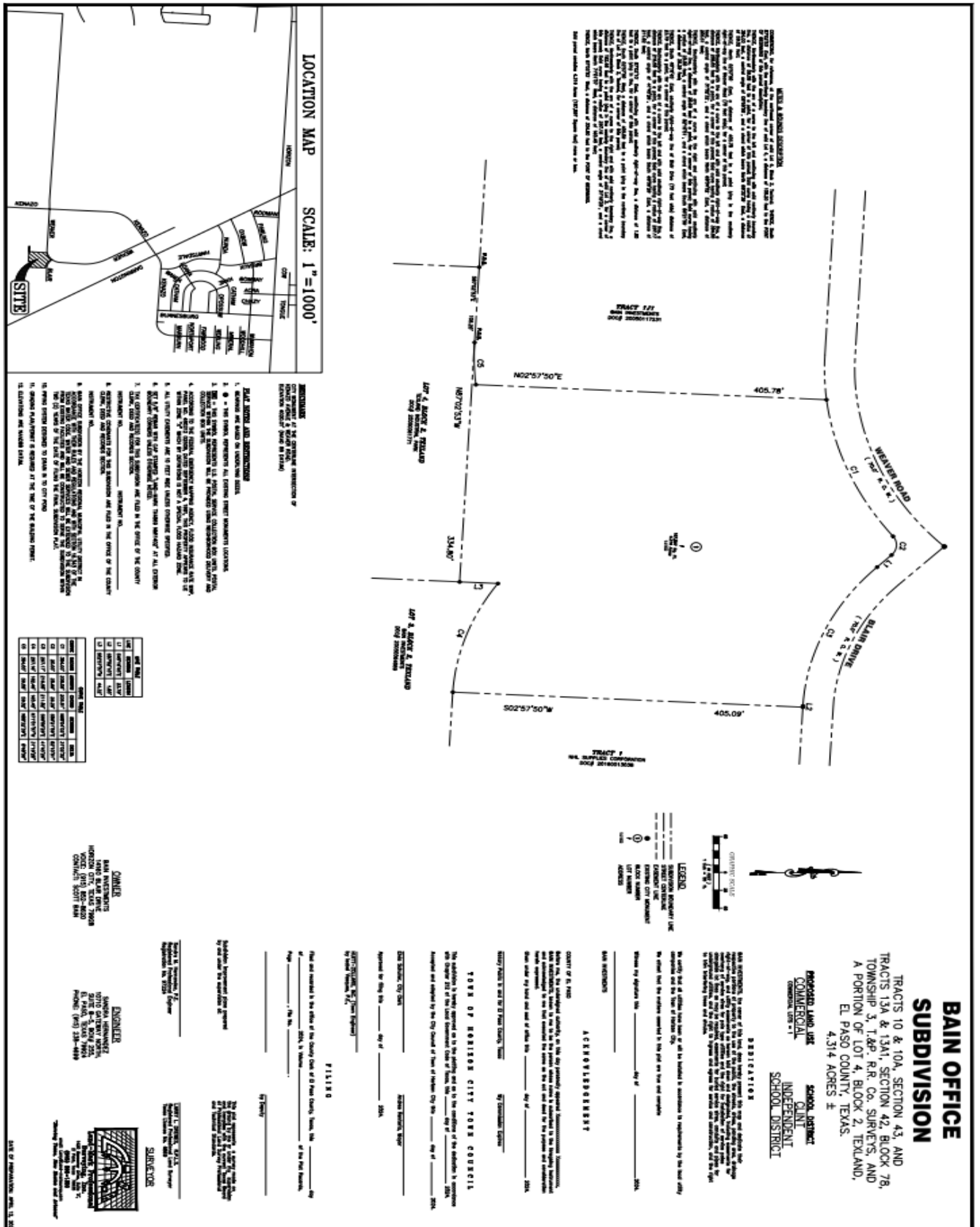
Attachment 3: Location Map



Attachment 4: Preliminary Subdivision Plat



Attachment 5: Final Subdivision Plat



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.horizencity.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. ☐ Residential: single-family/duplex. ☐ Commercial: retail/office. ☐ Industrial: manufacturing/assembly. ☐ Institutional: church/hospital. ☐ 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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Page 1 of 2