



TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.: **SUC23-0002 Weaver & Kenazo**

Application Type: **Preliminary & Final Subdivision Plat Applications**

P&Z Hearing Date: November 20, 2023

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

Address/Location: South of Weaver Rd. and East of Kenazo Dr.

Property ID No.: 164056

Legal Description: Tract 1-J-1, Section 43, Township 3, Texas & Pacific Railway Survey, Town of Horizon City, El Paso County, Texas, approximately 9.9839 ±

Property Owner: Bain Investments

Representative: CIRE3 Architects

Nearest Park: Golden Eagle Park

Nearest School: Pete Duarte Head Start

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)	Residential

LAND USE AND ZONING:

	Existing	Proposed
Land Use	Vacant	Warehousing
Zoning	M-1 (Light Industrial)	M-1 (Light Industrial)

Application Description:

Preliminary and Final Subdivision:

The applicant requested to subdivide the subject property into an industrial subdivision. The proposed subdivision includes one 9.9839-acre lot for warehousing development. The site is currently vacant, and the applicant proposes a mix of general and flex/unit warehousing. The applicant is improving their proportionate share of Kenazo Dr. Storm water drainage is proposed to be handled through a subsurface system. 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 of the Preliminary and Final Subdivision Plats

Planning Division Comments:

Preliminary Plat:

1. Verify legal description and spell out on heading on Preliminary and Final Plat.
2. Specify the R.O.W that is being dedicated?
3. Weaver cross section is called out as proposed ROW, is the owner proposing to improve Weaver or should it be existing R.O.W?

Public Works Director Comments:

WEAVER AND KENAZO SUBDIVISION

PRELIMINARY PLAT (1ST review 11/2/2023)

1. Show ponds. Improvement plans do not show on site ponding. Piping system is being proposed to drain into city pond.
2. Provide a note stating "Grading plan/permit is required at the time of the Building permit."
3. Provide Benchmark elevation.
4. Missing/Incorrect distance at west side of parcel as it does not match Metes & Bounds description. See redlines.
5. On the notes, add Half of S. Kenazo Ave. will be improved as part of this development.
6. Provide easements. All easements pertaining to this parcel must be shown.
7. Address redline comments.

WEAVER AND KENAZO SUBDIVISION

FINAL PLAT (1ST review 11/2/2023)

1. Provide Closure with metes and bounds description.
2. Provide a note stating "Grading plan/permit is required at the time of the Building permit."
3. Provide Benchmark elevation.
4. Missing/Incorrect distance at west side of parcel as it does not match Metes & Bounds description. See redlines.
5. On the notes, add Half of S. Kenazo Ave. will be improved as part of this development.
6. Provide easements. All easements pertaining to this parcel must be shown.
7. Address redline comments.
8. Missing address.
9. El Paso County 9-1-1 District approval is required for the address

Town Engineer Comments:

Weaver & Kenazo Subdivision

Summary of Recommended Conditions for Preliminary Plat Approval:

The Town Engineer recommends the following:

1. Address redlines, and comments provided on the plat.
2. Show size of existing utilities,
3. Provide the address of the lot.
4. Provide benchmark elevation using existing monument at the intersection S. Kenazo Ave and Weaver Rd as datum.
5. Label point of commencing (POC) and point of beginning (POB) corresponding to the metes and bounds description.
6. Show existing monument at Weaver Rd and S. Kenazo Ave.
7. Make sure both M&Bs and table match (see plat for red lines).
8. Include fence line description in legend (see plat for red lines).

9. Verify that Metes and Bounds Description match plat boundaries (see plat for red lines).
10. Verify if other supplemental recorded pages to Horizon Industrial Park Unit One are shown on plat.
11. Rebar diameter size on southwest corner of said plat does not match plat description. VERIFY.
12. West boundary of plat metes and bounds description does not match plat. Verify.
13. Verify and show any utility easements and dimensions inside platted area.
14. Provide a closure report for the subdivision to ensure closure.

El Paso 9-1-1 District Comments:

No comments

TxDOT Comments:

No comments

El Paso Central Appraisal District Comments:

There are no comments for this Weaver & Kenazo Subdivision here at Central Appraisal.

El Paso Electric Company:

We have no comments for the Weaver & Kenazo Commercial Plat.

Texas Gas:

No comments

Clint Independent School District:

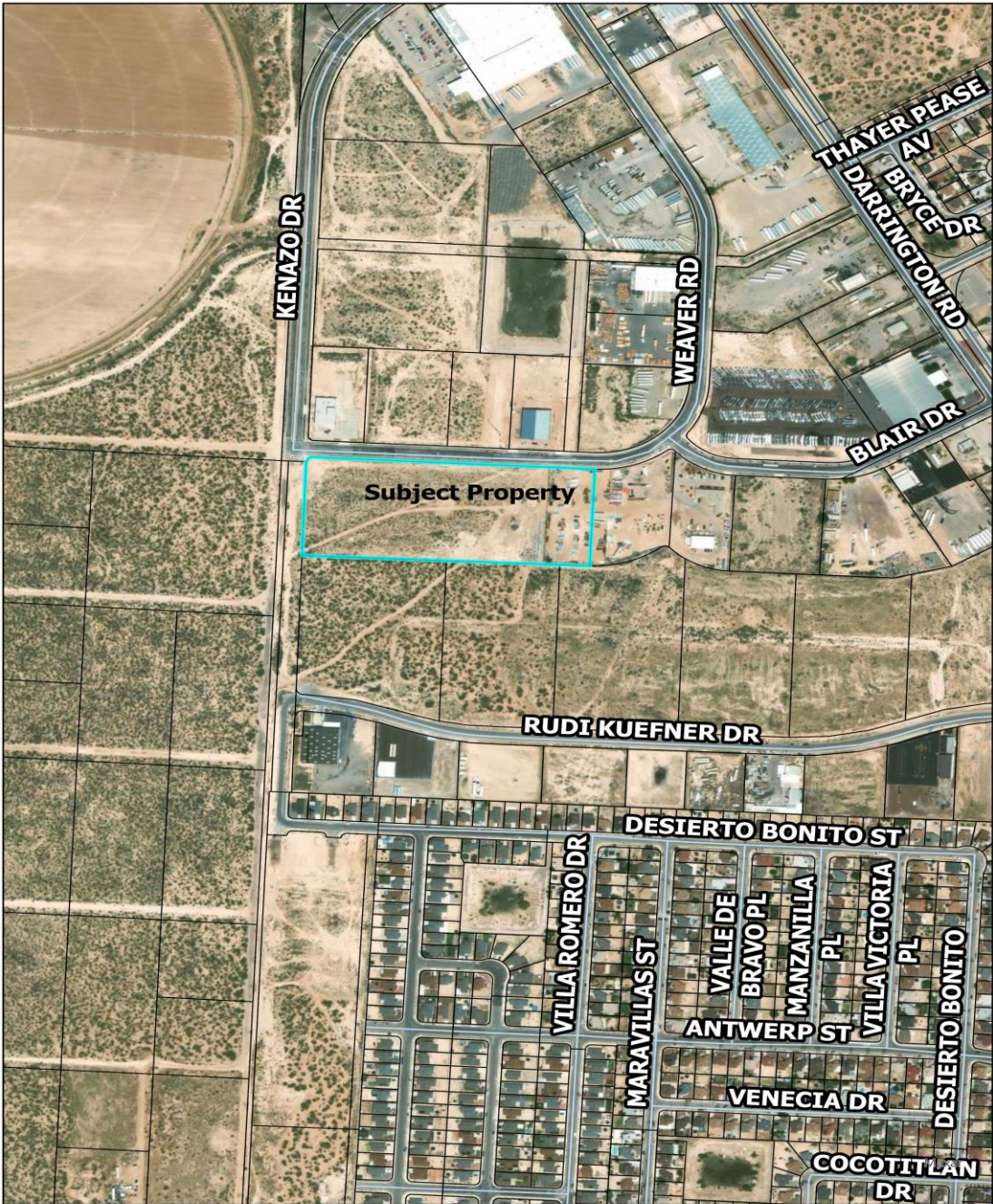
CISD takes no exceptions to what is presented.

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

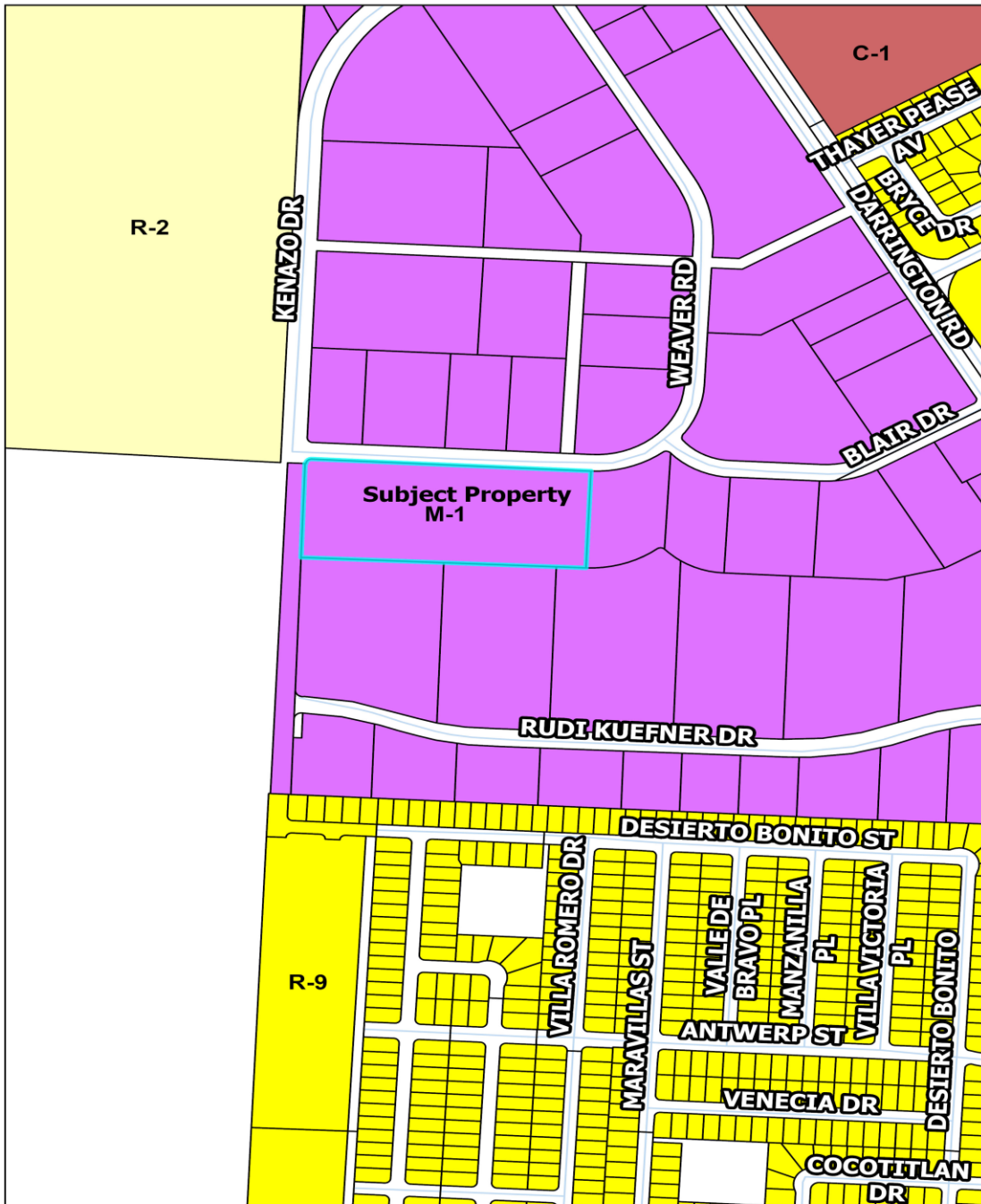
Attachment 1: Aerial Map

**Planning & Zoning Commission
Weaver & Kenazo Preliminary and
Final Plat SUC23-0002**

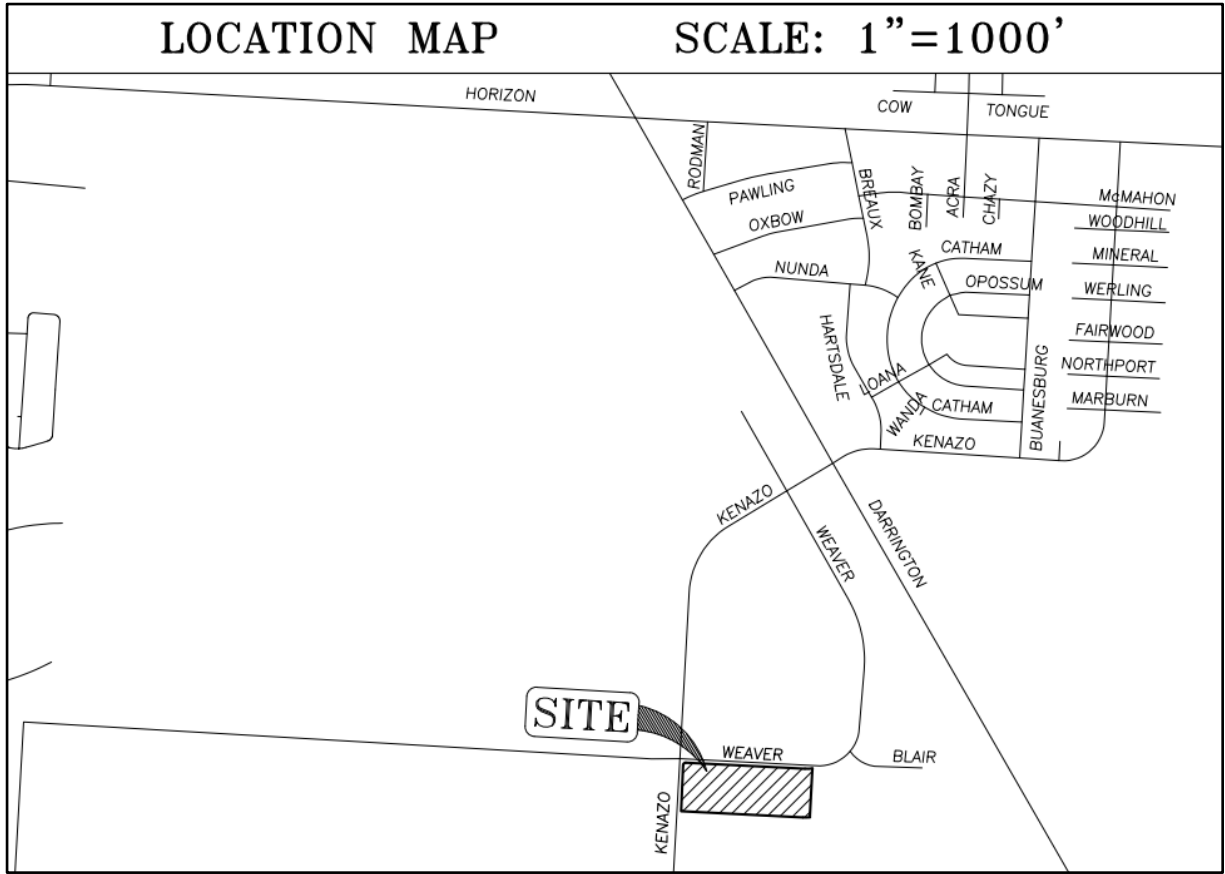


Attachment 1: Zoning Designation Map

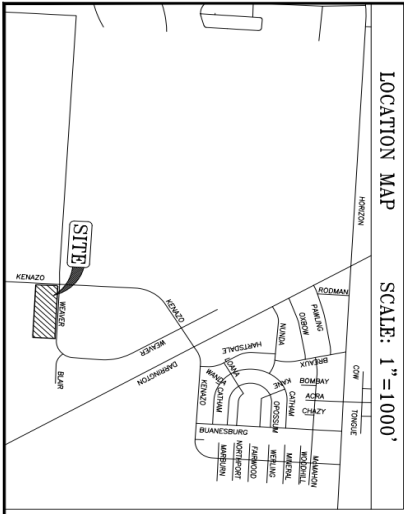
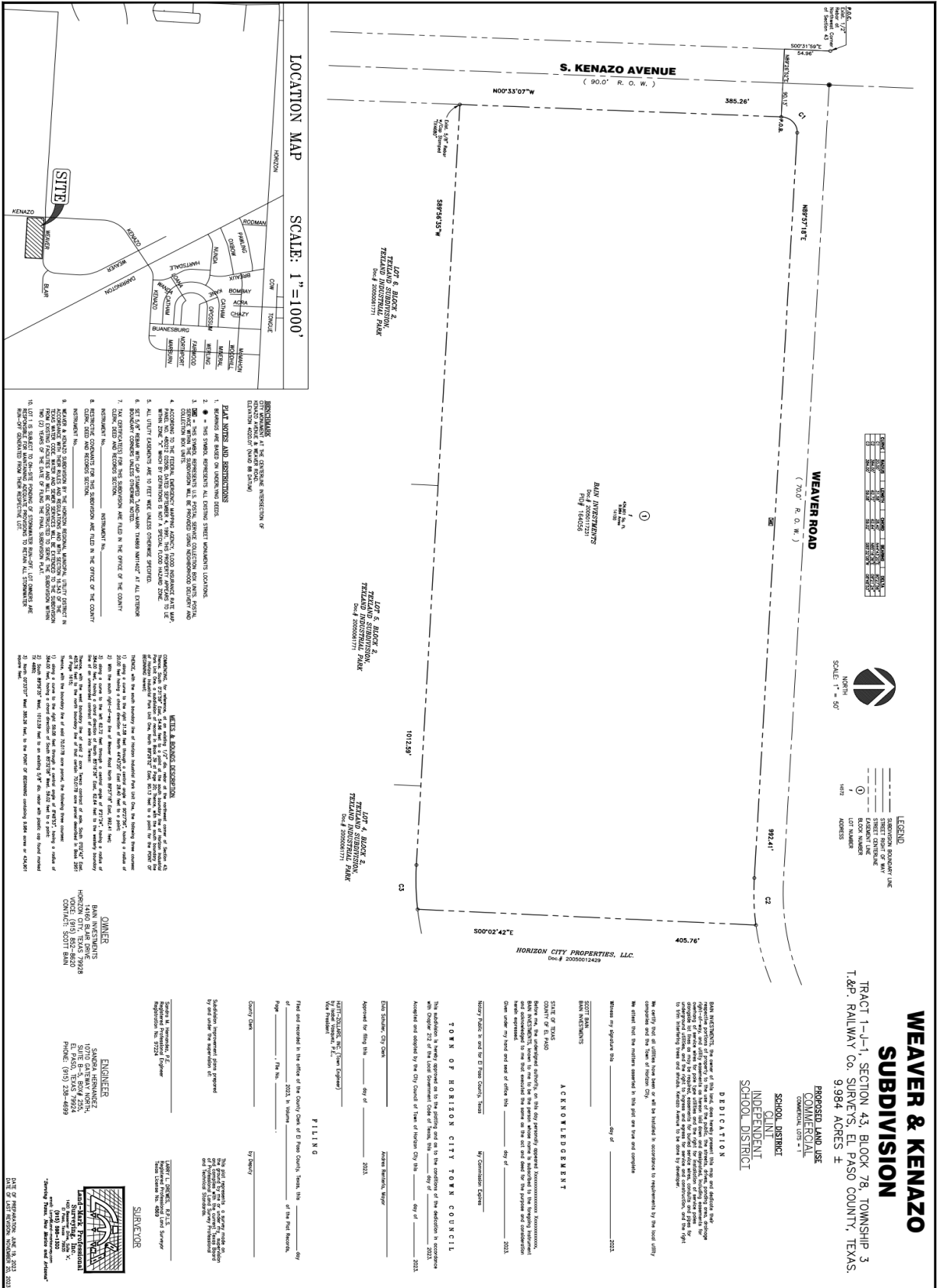
**Planning & Zoning Commission
Weaver & Kenazo Preliminary and
Final Plat SUC23-0002**



Attachment 3: Location Map



Attachment 5: Final Subdivision Plat



LOCATION MAP SCALE: 1" = 1000'

- REQUIREMENTS** AT THE GENERAL INTERSECTION OF CITY HIGHWAYS AND AT THE GENERAL INTERSECTION OF CITY HIGHWAYS AND STATE HIGHWAYS (BASED ON DISTANCE)
1. **PLANTING AND SIGNAGE:**
 - a. The applicant shall provide all existing street frontage landscaping.
 - b. The applicant shall provide all existing street frontage landscaping.
 - c. The applicant shall provide all existing street frontage landscaping.
 2. **STREET LIGHTS:** The applicant shall provide all existing street frontage street lighting.
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OWNER
 BAN WANGSTEN
 HORIZON CITY, TEXAS 75028
 CONTACT: SCOTT BAN

ENGINEER
 SCOTT BAN
 HORIZON CITY, TEXAS 75028
 PHONE: (915) 238-4699

SURVEYOR
 SCOTT BAN
 HORIZON CITY, TEXAS 75028
 PHONE: (915) 238-4699

DATE OF PREPARATION: APRIL 18, 2023
DATE OF NEXT REVISION: NOVEMBER 20, 2023

WEAVER & KENAZO SUBDIVISION

TRACT 1-J-1, SECTION 43, BLOCK 78, TOWNSHIP 3 T&P, RAILWAY CO. SURVEYS, EL PASO COUNTY, TEXAS, 9.984 ACRES ±

PROPOSED LAND USE: COMMERCIAL (USE 1)

SCHOOL DISTRICT: INDEPENDENT SCHOOL DISTRICT

DEDICATION

BANK INSTRUMENTS: The owner of this tract, does hereby project this map and dedicate the... (text continues)

STATE OF TEXAS
 COUNTY OF EL PASO
 BAN WANGSTEN
 BAN WANGSTEN
 ACKNOWLEDGEMENT

TOWN OF HORIZON CITY TOWN COUNCIL

This subdivision is hereby approved on this date and in the conditions of the dedication is hereby... (text continues)

Accepted and adopted by the City Council of Town of Horizon City this _____ day of _____, 2023.

City Council: _____
 Mayor: _____
 City Clerk: _____

Attachment 6: 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: Weaver & Kenazo Subdivision SUBMITTAL DATE: 10/23/2023

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)
Track 1-J-1, Section 43, Block 78, Township 3, T&P Railway Co. Surveys, 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>9,9839</u>	_____	TOTAL NO. SITES	_____	_____
INDUSTRIAL	_____	_____	TOTAL (GROSS) ACREAGE	_____	_____

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

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

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

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 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: N/A

12. WILL PLAT BE RECORDED PRIOR TO SUBDIVISION IMPROVEMENTS BEING COMPLETED & APPROVED? YES NO N/A INITIALS _____
 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 Scott Bain 14160 Blair Dr. 79928 scb@bainconstruction.com 915-525-3399
(NAME & ADDRESS) (EMAIL) (PHONE)

15. DEVELOPER Scott Bain 14160 Blair Dr. 79928 scb@bainconstruction.com 915-525-3399
(NAME & ADDRESS) (EMAIL) (PHONE)

16. ENGINEER Sandra Hernandez 5625 Woodrow Bean, Ste. 105 79924 smhernandez@smhpe.com 915-238-4699
(NAME & ADDRESS) (EMAIL) (PHONE)

17. APPLICANT Eric Perea 2601 E. Yandell Dr. Suite 100 eric@cire3.com 915-225-0635
(NAME & ADDRESS) (EMAIL) (PHONE)

18. REP/POINT OF CONTACT Eric Perea 2601 E. Yandell Dr. Suite 100 eric@cire3.com 915-225-0635
Jaqueline Lopez jaqueline@cire3.com 915-225-0635
(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 EP
 Applicant Signature [Signature] EMAIL eric@cire3.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



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: Weaver & Kenazo Subdivision SUBMITTAL DATE: 10/23/2023

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)
Track 1-J-1, Section 43, Block 78, Township 3, T&P Railway Co. Surveys, 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>9,9839</u>	_____	TOTAL NO. SITES	_____	_____
INDUSTRIAL	_____	_____	TOTAL (GROSS) ACREAGE	_____	_____

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

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

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

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: N/A

12. WILL PLAT BE RECORDED PRIOR TO SUBDIVISION IMPROVEMENTS BEING COMPLETED & APPROVED? YES NO N/A INITIALS _____
 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.

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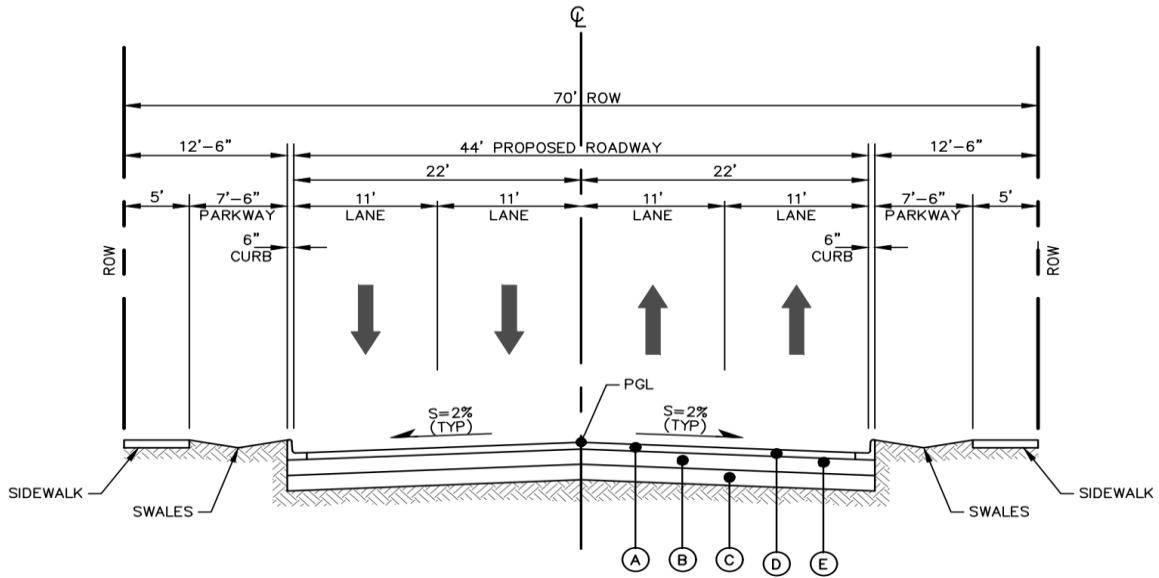
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Jaqueline Lopez jaqueline@cire3.com 915-225-0635
(NAME & ADDRESS) (EMAIL) (PHONE)

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 EP

Applicant Signature [Signature] EMAIL eric@cire3.com

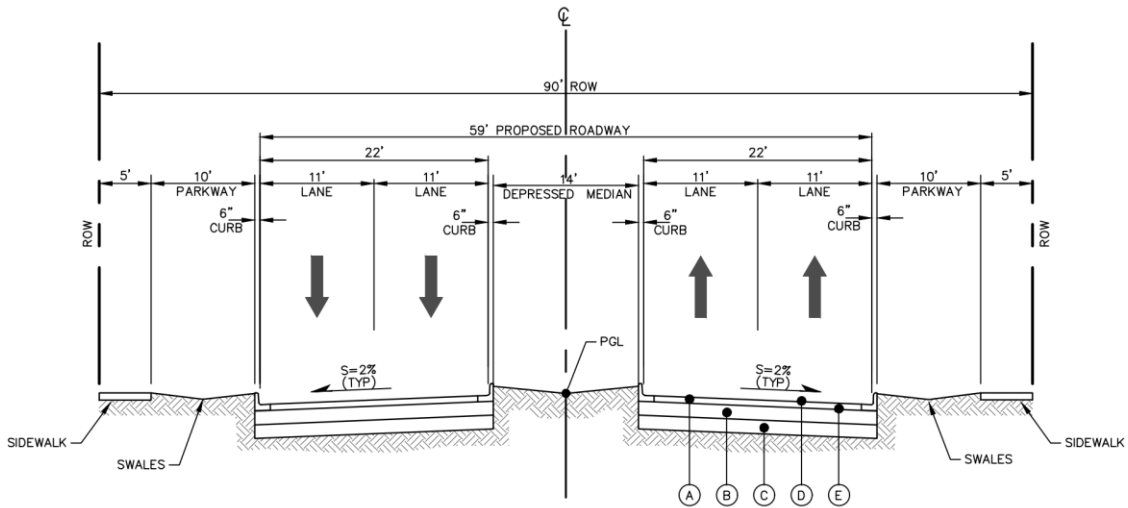
APPLICATION MUST BE COMPLETE & VALIDATED PRIOR TO SUBDIVISION PROCESSING
 Acceptance of fee does not grant acceptance of application.
 Non Refundable Deposit \$500.00 | Application Fee: \$150

Attachment 8: Existing Street Cross Sections



PROPOSED TYPICAL SECTION
WEAVER ROAD
(MINOR ARTERIAL)

STA 0+00 TO STA 43+85



PROPOSED TYPICAL SECTION
KENAZO AVENUE
(MAJOR ARTERIAL)

STA 30+59 TO STA 44+60