



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:

No comments

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:

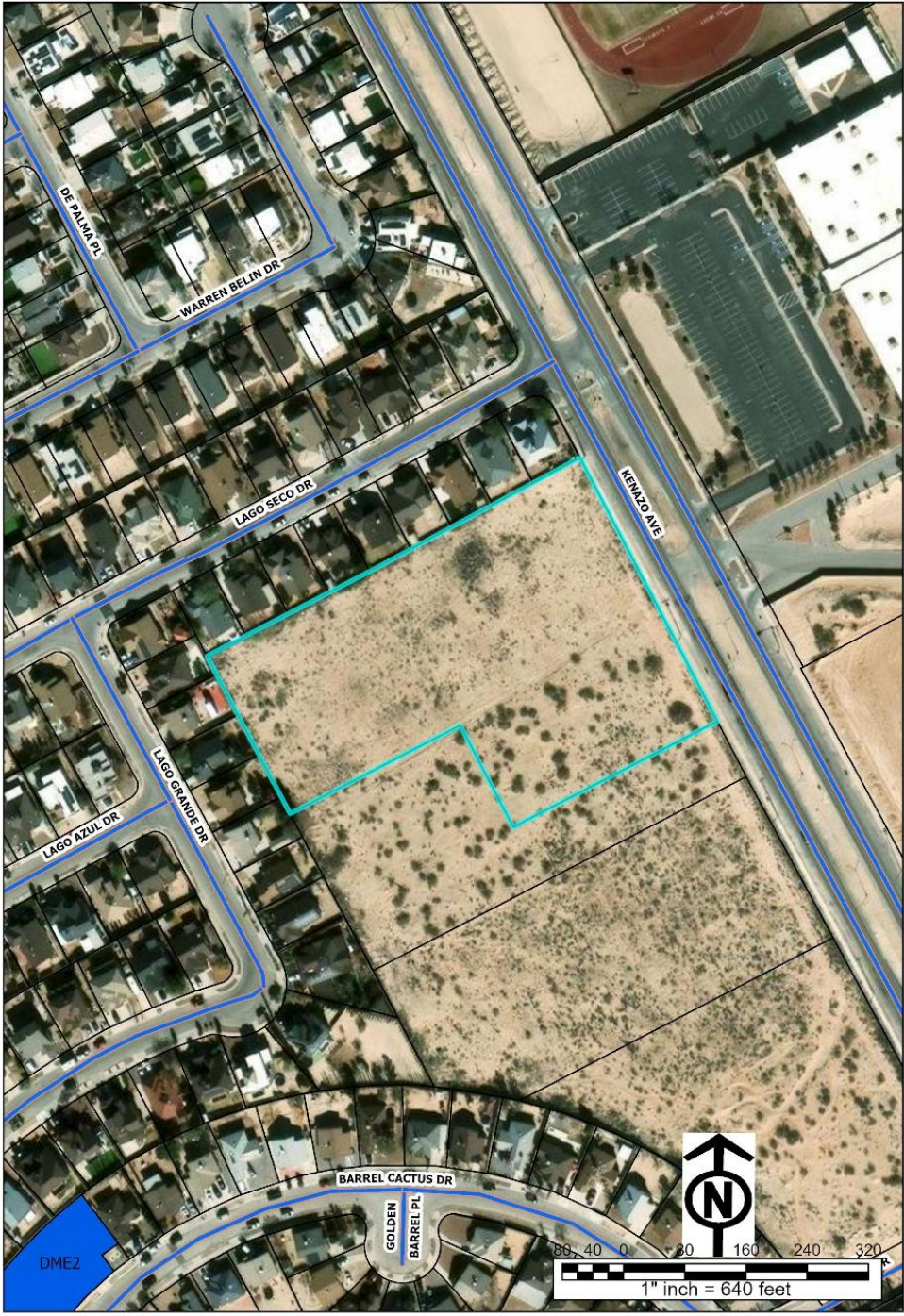
The HRMUD has not received the application for service from the developer, this is required so we can confirm water and wastewater service availability.

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**

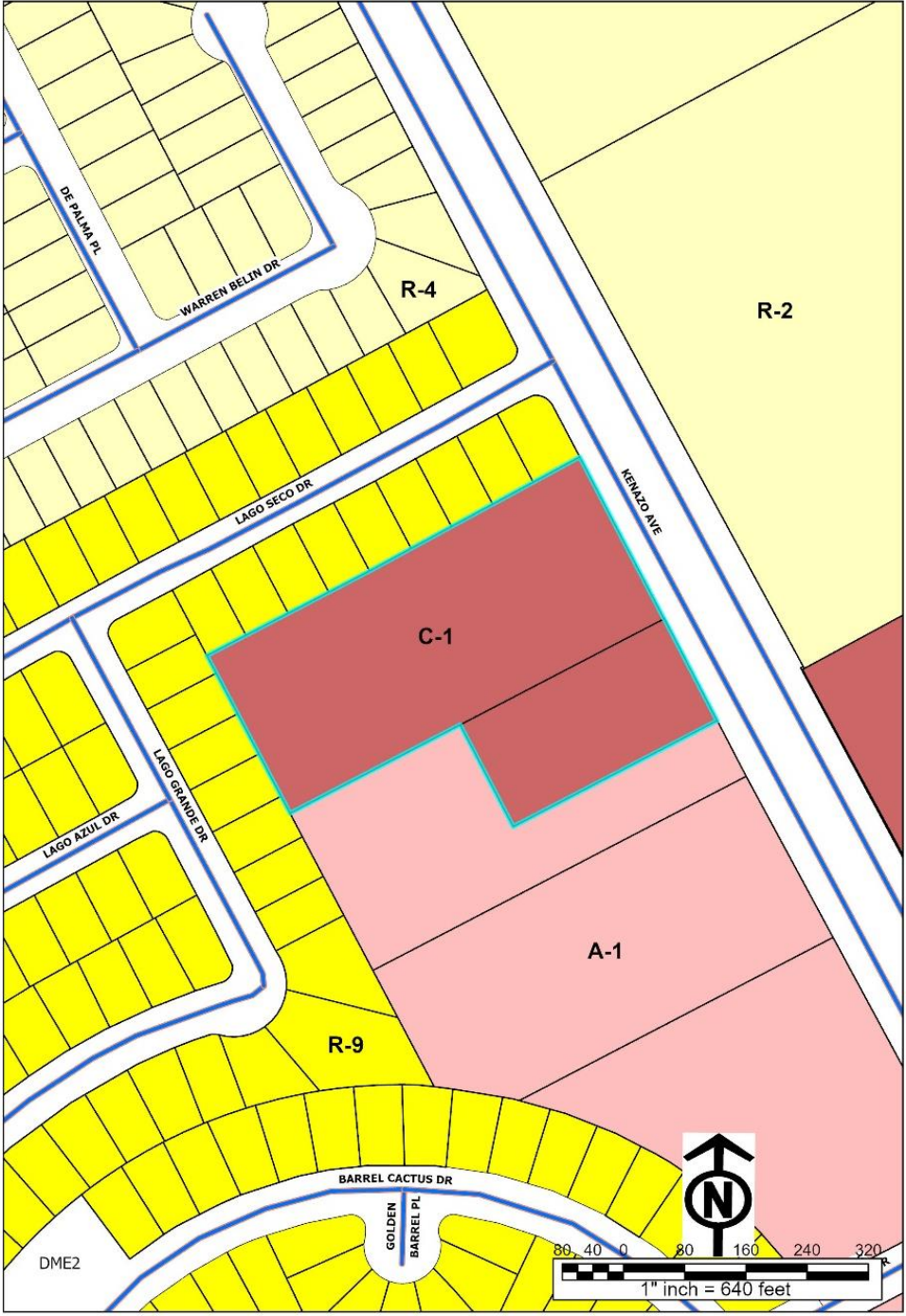
Attachment 1: Aerial Map

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



Attachment 1: Zoning Designation Map

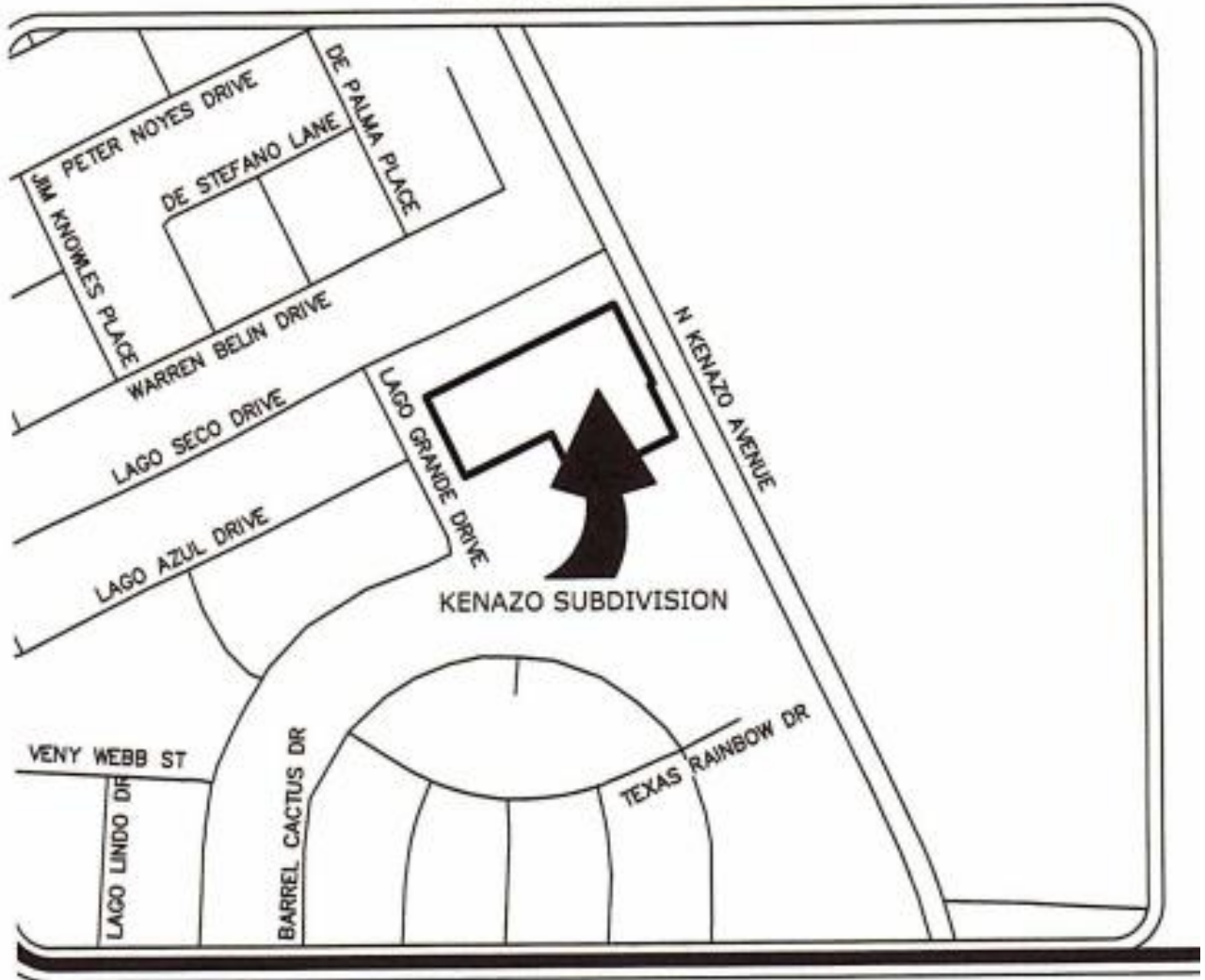
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Attachment 3: Location Map

LOCATION MAP

APPROX. SCALE 1"=600'



Attachment 4: Preliminary Subdivision Plat

KENAZO SUBDIVISION

TWO PORTIONS OF SECTION 31, BLOCK 78, TOWNSHIP 3,
TEXAS AND PACIFIC RAILROAD SURVEY,
TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS
CONTAINING: 174,375 SQ. FT. OR 4.0031 ACRES

PRELIMINARY



- TOTAL NUMBER OF LOTS**
1
- SCHOOL DISTRICT**
EL PASO COUNTY SCHOOL DISTRICT
- UTILITY NOTES**
1. THE LOTS ARE PRESUMED TO BE SUBJECT TO THE EXISTING UTILITY LINES SHOWN ON THIS PLAT.
2. THE LOTS ARE PRESUMED TO BE SUBJECT TO THE EXISTING UTILITY LINES SHOWN ON THIS PLAT.
3. THE LOTS ARE PRESUMED TO BE SUBJECT TO THE EXISTING UTILITY LINES SHOWN ON THIS PLAT.



- PLAT NOTES**
- 1. THE LOTS ARE PRESUMED TO BE SUBJECT TO THE EXISTING UTILITY LINES SHOWN ON THIS PLAT.
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- 9. THE LOTS ARE PRESUMED TO BE SUBJECT TO THE EXISTING UTILITY LINES SHOWN ON THIS PLAT.
- 10. THE LOTS ARE PRESUMED TO BE SUBJECT TO THE EXISTING UTILITY LINES SHOWN ON THIS PLAT.
- 11. THE LOTS ARE PRESUMED TO BE SUBJECT TO THE EXISTING UTILITY LINES SHOWN ON THIS PLAT.
- 12. THE LOTS ARE PRESUMED TO BE SUBJECT TO THE EXISTING UTILITY LINES SHOWN ON THIS PLAT.
- 13. THE LOTS ARE PRESUMED TO BE SUBJECT TO THE EXISTING UTILITY LINES SHOWN ON THIS PLAT.
- 14. THE LOTS ARE PRESUMED TO BE SUBJECT TO THE EXISTING UTILITY LINES SHOWN ON THIS PLAT.
- 15. THE LOTS ARE PRESUMED TO BE SUBJECT TO THE EXISTING UTILITY LINES SHOWN ON THIS PLAT.



PASO DEL NORTE SURVEYING, INC.
1701 E. FM 1030, SUITE 100
DALLAS, TEXAS 75244
PHONE: (972) 241-1111
FAX: (972) 241-1112
WWW.PASODELNORTESURVEYING.COM

Attachment 5: Final Subdivision Plat

KENAZO SUBDIVISION

TWO PORTIONS OF SECTION 31, BLOCK 78, TOWNSHIP 3,
TEXAS AND PACIFIC RAILROAD SURVEYS,
TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS
CONTAINING 174.373 ACRES, OR 4,003.1 ACRES

TOTAL NUMBER OF LOTS
1

SCHOOL DISTRICT
EL PASO COUNTY ISD DISTRICT NO. 1

PROPERTY NOTES

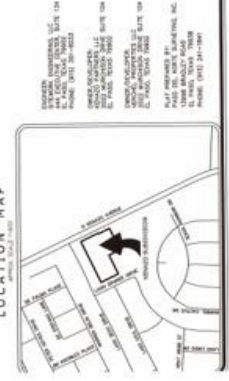
1. THIS MAP IS PREPARED BY AND SUBJECT TO THE TERMS OF THE AGREEMENT



SCALE
1" = 100'

1. THE LOTS ARE TO BE CONVEYED TO THE CITY OF HORIZON CITY, TEXAS.
2. THE LOTS ARE TO BE CONVEYED TO THE CITY OF HORIZON CITY, TEXAS.
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9. THE LOTS ARE TO BE CONVEYED TO THE CITY OF HORIZON CITY, TEXAS.
10. THE LOTS ARE TO BE CONVEYED TO THE CITY OF HORIZON CITY, TEXAS.

LOCATION MAP



OWNER: HORIZON CITY, TEXAS
 HORIZON CITY, TEXAS
 HORIZON CITY, TEXAS

DATE: _____
 BY: _____

ACKNOWLEDGEMENT

I, the undersigned, do hereby certify that the above described property is the property of the City of Horizon City, Texas, and that the same is being conveyed to the City of Horizon City, Texas, for the purpose of the subdivision shown on this plat.

City of Horizon City, Texas
 Mayor: _____
 City Clerk: _____

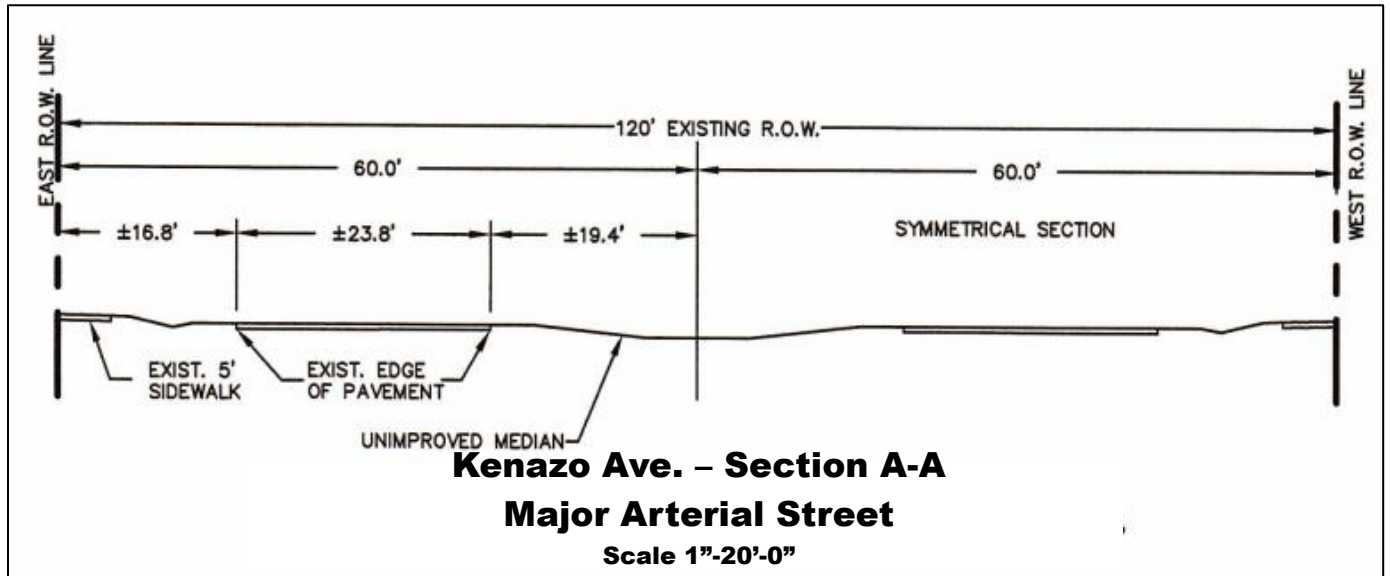
Notary Public in and for El Paso County, Texas
 My Commission Expires: _____

Approved for City of Horizon City, Texas
 By: _____

Filed and recorded in the office of the County Clerk of El Paso County, Texas, on this _____ day of _____, 2024, in Volume _____ of the Public Records, Page _____.

PASO DEL NORTE SURVEYING, INC.
 12008 BRADLEY ROAD, EL PASO, TEXAS 79938
 PHONE: (941) 341-1891

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

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