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TOWN OF HORIZON CITY Planning and Zoning Commission Staff Report

| Case No.: | SUB002506-2022, Kenazo Estates Unit 2 |
|--|--|
| Application Type: P&Z Hearing Date: Staff Contact: | Preliminary & Final Subdivision Application August 15, 2022 Art Rubio, Planner 915-852-1046, ext. 407; arubio@horizoncity.org |
| Address/Location: Legal Description: | East of Kenazo Ave. Portion of Section 31, Block 78, Township 3, Texas and Pacific Railroad Surveys, Town of Horizon City, El Paso County, Texas (8.695 AC) |
| Property Owner: Representative: Nearest Park: Nearest School: | Pebble Hills Plaza LTD Conde, Inc. Horizon Mesa Dessert Hills Elementary & Horizon Middle School (CISD) |

SURROUNDING PROPERTIES:

| | Zoning | Land Use |
|---|--------------------------------|---------------------------|
| Ν | C-1 (Commercial) | Vacant |
| E | PUD (Planned Unit Development) | Vacant |
| S | PUD (Planned Unit Development) | School & Commercial Sites |
| W | C-2 (Commercial) & A-1 | Vacant |
| | (Apartment) | |

LAND USE AND ZONING:

| | Existing | Proposed |
|----------|----------------|------------------------|
| Land Use | Vacant | Commercial |
| Zoning | C-2 Commercial | Commercial Development |

Application Description:

Preliminary & Final Subdivision:

The applicant is requesting to subdivide one 8.695-acre lot for commercial development. The proposed subdivision includes one a preliminary and final plat request. The applicant is proposing a 64' Row to the south of the property.

In accordance with Section 212 of the Texas Local Government Code, notices of the August 15, 2022, public hearing for the preliminary and final plat request are not required. The applicant is not required to erect signs notifying the public of the proposed subdivision. public hearing.

Staff Recommendation:

Staff recommends APPROVAL of Kenazo Estates Unit 2, preliminary and final plats subject to all comments by staff being addressed prior to City Council review as the application conforms with the minimum requirements of Chapter 10 Subdivision Regulation, Section 4.

Subdivision Application Procedure and Approval Process, Paragraph 4.2 Preliminary Plat Requirements, Paragraph 4.3 Final Plat Requirements and, Section 5 Subdivision Design Standards, Paragraph 5.2 (Conformance to Major Thoroughfare Plan Required) of the Municipal Code.

Planning Division Comments:

Preliminary Plat:

1. Label existing and proposed ROWs per design standards manual & Horizon City MTP.

2. Legal description on main Subdivision heading & M&B description do not match. Is the property in whole tract or portions of section, please confirm (see redlines)?

3. Property is composed of two individual lots not contiguous as depicted in the submitted preliminary and final plat. Tax certificate will be required for the smaller lot and preliminary plat will need to be corrected to depict that.

Final Plat:

1. Legal description on main Subdivision heading & M&B description do not match. Is the property in whole tract or portions of section, please confirm (see redlines)?

2. Property is composed of two individual lots not contiguous as depicted in the submitted preliminary and final plat. Tax certificate will be required for the smaller lot.

Public Works Director Comments:

KENAZO ESTATES U-2 (Preliminary plat)

7/29/2022 Review 4

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.

2. Show the Benchmark (from note#10) in the plan.

3. El Paso County 9-1-1 District approval is required for the addresses.

4. Identify the street/driveway entrance at the south side of parcel.

5. Change school district to Clint Independent School District.

6. Provide utility easements for the parcel at the front and/or south side.

7. Add a note at south side of property stating driveways will not be allowed.

8. New Comment: Rodman is misspelled.

9. New Comment: Provide lot numbers and block numbers for the two parcels.

10. New Comment: Add a note stating each lot will need to construct half of Rodman once they come in for the building

permit.

11. New Comment: Need clarification on Donatello Dr. as it is not a city-maintained street **KENAZO ESTATES U-2 (Final plat)**

8/8/2022 Review 2

1. El Paso County 9-1-1 District approval is required for the addresses.

2. Add a note at south side of property stating driveways will not be allowed.

3. Add a note stating each lot will need to construct half of Rodman once they come in for the building permit.

4. Provide closure for Metes and Bounds.

5. Add a note at south side of property stating driveways will not be allowed since it abuts a private driveway. SOUTH OF

BLOCK 2 LOT 1.

6. On the notes section, add ''Sidewalk will be required along the lot abutting the street Right of Way at the time of

construction.''

NOTE: For comment #4 see Building Regulations Section. 3.06.146

Town Engineer Comments:

Kenazo Estates Unit 2

Summary of Recommended Conditions for Preliminary Plat Approval:

The Town Engineer recommends the following:

- 1. Location and size of existing utilities shall be shown on preliminary plats. Indicated the location and size. Per Zoning Ordinance-Section 4.2.2.5.
- 2. Need to complete Note 10 for the coordinate system note. Needs to include the surface scale factor and need to provide location of the benchmark. There is no parenthetical record bearing stated on the plat, provide records bearing or delete this portion of Note 10. Verify benchmark elevation.
- 3. Need to provide acreage for this portion of Rodman St.

Summary of Recommended Conditions for Final Plat Approval:

The Town Engineer recommends the following:

- 1. Need to complete Note 10 for the coordinate system note. Needs to include the surface scale factor and need to provide location of the benchmark. There is no parenthetical record bearing stated on the plat, provide records bearing or delete this portion of Note 10. Verify benchmark elevation.
- 2. Need to provide acreage for this portion of Rodman St.

El Paso 9-1-1 District Comments:

No objections

TxDOT Comments:

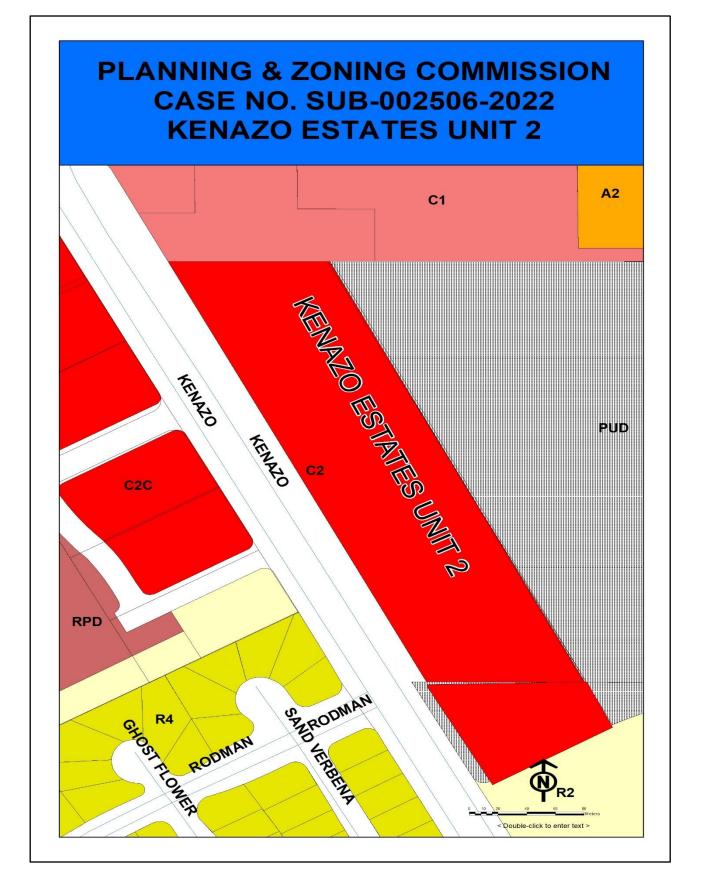
TxDOT has no comments since proposed units are not abutting TxDOT right of way.

El Paso Central Appraisal District Comments:

No objections

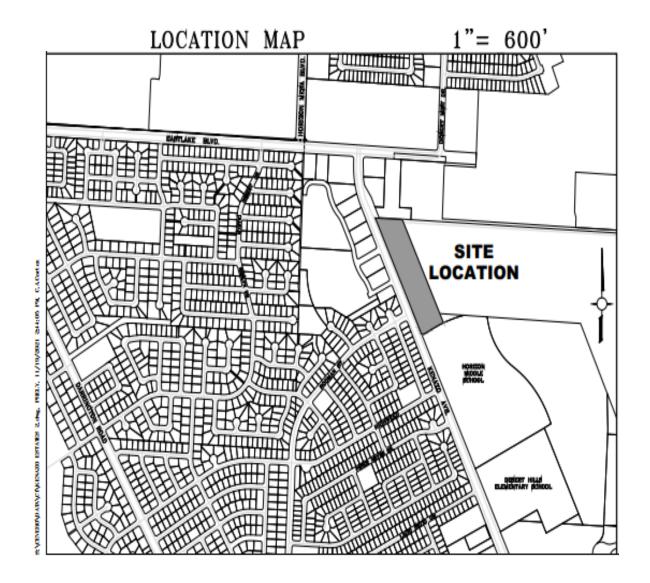
Attachments:

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



PLANNING & ZONING COMMISSION CASE NO. SUB-002506-2022 KENAZO ESTATES UNIT 2



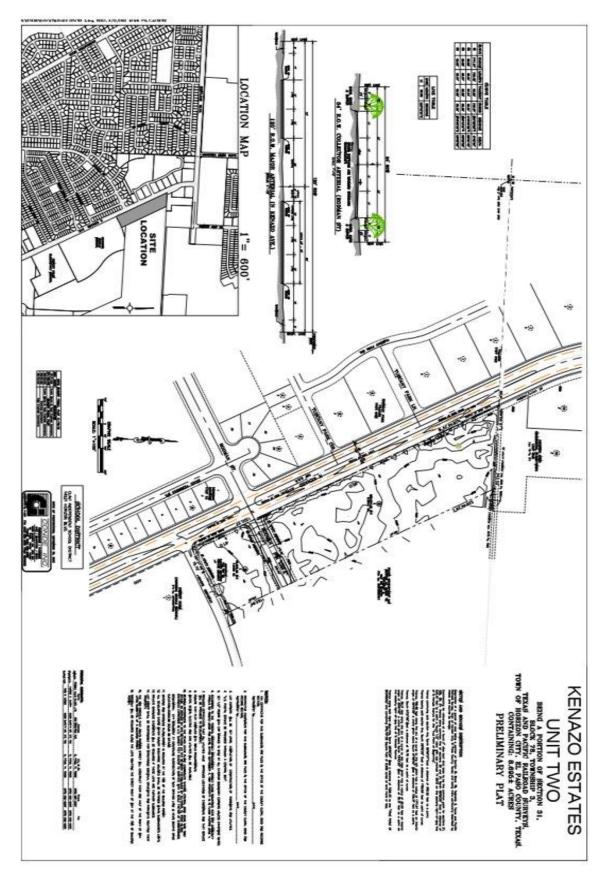


Attachment 4: Preliminary Subdivision Plat Application

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|-----------|---|--|---|--|--|-----------------------------------|----------------|
| | | y, Texas 79928 852-1046 Fax 915-85 | 2-1005 | | | | |
| | SUBDIVISION PROPOSED | NAME: KENAZO | ESTATES UI | NIT TWO | SUBMITTA | L DATE: NOV | ember 15, 202 |
| | | | | | atc.) | | |
| P. | LEGAL DESCRIPTION FOR Being Tract 9, Sectio Paso, Texas | n 31, Block 78, T | ownship 3. | exas and Pacific Ra | ailroad Survey | s, Town of Ho | rizon City, El |
| 2. | PROPERTY LAND USES: | | | | | ACRES | SITES |
| | SINGLE-FAMILY | ACRES | SITES | OFFICE | | AGRES | SILES |
| | DUPLEX | | | STREET & ALLEY | | | |
| | APARTMENT | | | PONDING & DRAINA | GE | | |
| | MOBILE HOME | | | INSTITUTIONAL | | | |
| | P.U.D. | | | OTHER | | | |
| | PARK (Min 1 acre) | | | | | | |
| | SCHOOL | 0 605 | | TOTAL NO. OFTO | | | |
| | COMMERCIAL | 8.695 | <u> </u> | TOTAL NO. SITES TOTAL (GROSS) AC | REAGE | 8.695 | 1 |
| | INDUSTRIAL | | | TOTAL (GROSS) AS | OLOGE | _01070 | |
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| 4. | WILL THE RESIDENTIAL SIT EXISTING RESIDENTIAL ZO | ES, AS PROPOSED, I | PERMIT DEVELO | | ANCE WITH ALL Z | ONING REQUIREM | MENTS OF THE |
| 5. | WHAT TYPE OF UTILITY EA | SEMENTS ARE PROP | OSED? UNDER | | | ION X | |
| 6. | WHAT TYPE OF DRAINAGE | | | | | | res |
| 7. | IF SINGLE-FAMILY OR DUP | | | | | | |
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| 11. | REMARKS AND/OR EXPLAN | NATION OF SPECIAL | CIRCUMSTANCE | 3: | | | |
| 12. | WILL PLAT BE RECORDED IF YES, submit REQUIRED G | PRIOR TO SUBDIVISI | ON IMPROVEMEN N 4.10.3 & 8.1.7.1 | VTS BEING COMPLETED Aunicode Chapter 10) OR | & APPROVED? | YES NO D No Estimates & Constr | A INITIALS CC. |
| 13. | WILL ANY RESTRICTIONS | AND COVENANTS BE | RECORDED WIT | H PLAT? YES D NO | INITIALS _ CC | IF YES, PLEASE | E SUBMIT COPY. |
| | OWNER OF RECORD Pebl | | | | | (PHONE) | |
| 15. | | | 420 Montar | a Ave. El Paso, TX | 79902 | | |
| | 1 | ME & ADDRESS) | | (EMAIL) | | (PHONE) | |
| | | AE & ADDRESS) | | (EMAIL) | | (PHONE) | -0283 |
| 17. | APPLICANT Pebble Hills | s Plaza, LTD 420 ME & ADDRESS) | Montana Av | e. El Paso, TX 799 (EMAIL) | 02 | (PHONE) | |
| 39 | REP/POINT OF CONTACT | | 80 Surety Dr | | FX 79905 ccor | | com -592-0283 |
| 18. | REP/POINT OF CONTACT | (NAME & ADDRESS) | ou ourcey Di | (EMAIL) | | (PHON | E) |
| 6 | NOTE: | | | | C | | |
| 1. | Applicant is responsible for all attorney's fees, engineering fe | expenses incurred by es and publication. Cl | the City in connect harges exceeding | tion with the Preliminary I deposit will be involced st | Plat approval reque eparately. Initials | ist, including but no | t limited to |
| | Applicant Signature | 1 | | EMA | L (Cond | · Condony. | 6- |
| | / | | | & VALIDATED PRIOR TO SU s not grant acceptance | of application. | ING | |
| | (| | | posit \$500.00 Application | Fee: \$100 | | |

| | 14999 Darring Horizon City, | | | | R SUBDIVISIO | |
|---|---|---|--|--|---|---|
| | SUBDIVISION PROPOSED NA | ME: KENAZO I | ESTATES UN | NIT TWO SUBN | MITTAL DATE: July 13 | 3, 2022 |
| 1. | LEGAL DESCRIPTION FOR TH | | ON THIS PLAT | TRACT BLOCK CRANT atc.) | | X |
| | Being Tract 9, Section 31, B | lock 78, Township | 3, Texas and Pa | acific Railroad Surveys, Town of Ho | orizon City, El Paso Con | unty, Texas |
| 2. | PROPERTY LAND USES: | ACRES | SITES | | ACRES | 0.750 |
| | SINGLE-FAMILY | HOILEO | 51125 | OFFICE | ACRES | SITES |
| | DUPLEX | | | STREET & ALLEY | | |
| | APARTMENT | | | PONDING & DRAINAGE | | |
| | MOBILE HOME | | | INSTITUTIONAL | | |
| | P.U.D. | | | OTHER | | |
| | PARK (Min 1 Acre) | | | | | |
| | SCHOOL | | | | | |
| | COMMERCIAL | 8.695 | _1 | TOTAL NO. SITES | | 1 |
| | INDUSTRIAL | | | TOTAL (GROSS) ACREAGE | 8.695 | |
| 3. | WHAT IS THE EXISTING ZONI | NG OF THE PROPE | RTY DESCRIBED | ABOVE? N/A PR | OPOSED ZONING N | J/A |
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| 6. | WHAT TYPE OF DRAINAGE IS | PROPOSED? (IF AF | PPLICABLE LIST | MORE THAN ONE) Lot to street to | o drainage structure | es |
| 7. | IF SINGLE-FAMILY OR DUPLE | K DEVELOPMENT IS | S PROPOSED: A | VERAGE FLOOR AREA OF HOUSES _ | N/A | |
| 8. | ARE SPECIAL IMPROVEMENT | | | | | |
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Attachment 6: Preliminary Subdivision Plat

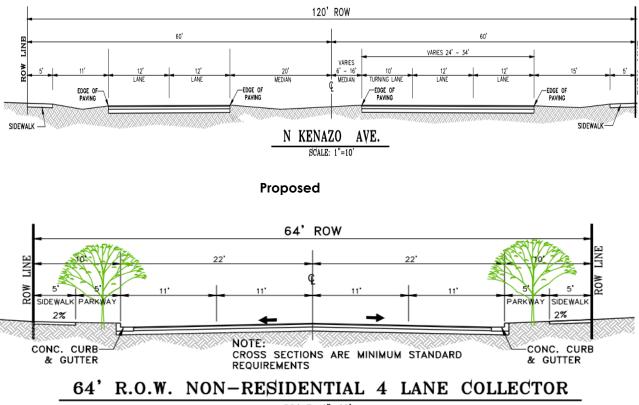


Attachment 7: Final Subdivision Plat



Attachment 8: Street Cross Sections

Existing ROW



SCALE: 1"=10'