



TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.: SUB002506-2022, Kenazo Estates Unit 2

Application Type: Preliminary & Final Subdivision Application

P&Z Hearing Date: August 15, 2022

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

Address/Location: East of Kenazo Ave.

Legal Description: 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: Pebble Hills Plaza LTD

Representative: Conde, Inc.

Nearest Park: Horizon Mesa

Nearest School: Dessert Hills Elementary & Horizon Middle School (CISD)

SURROUNDING PROPERTIES:

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

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.

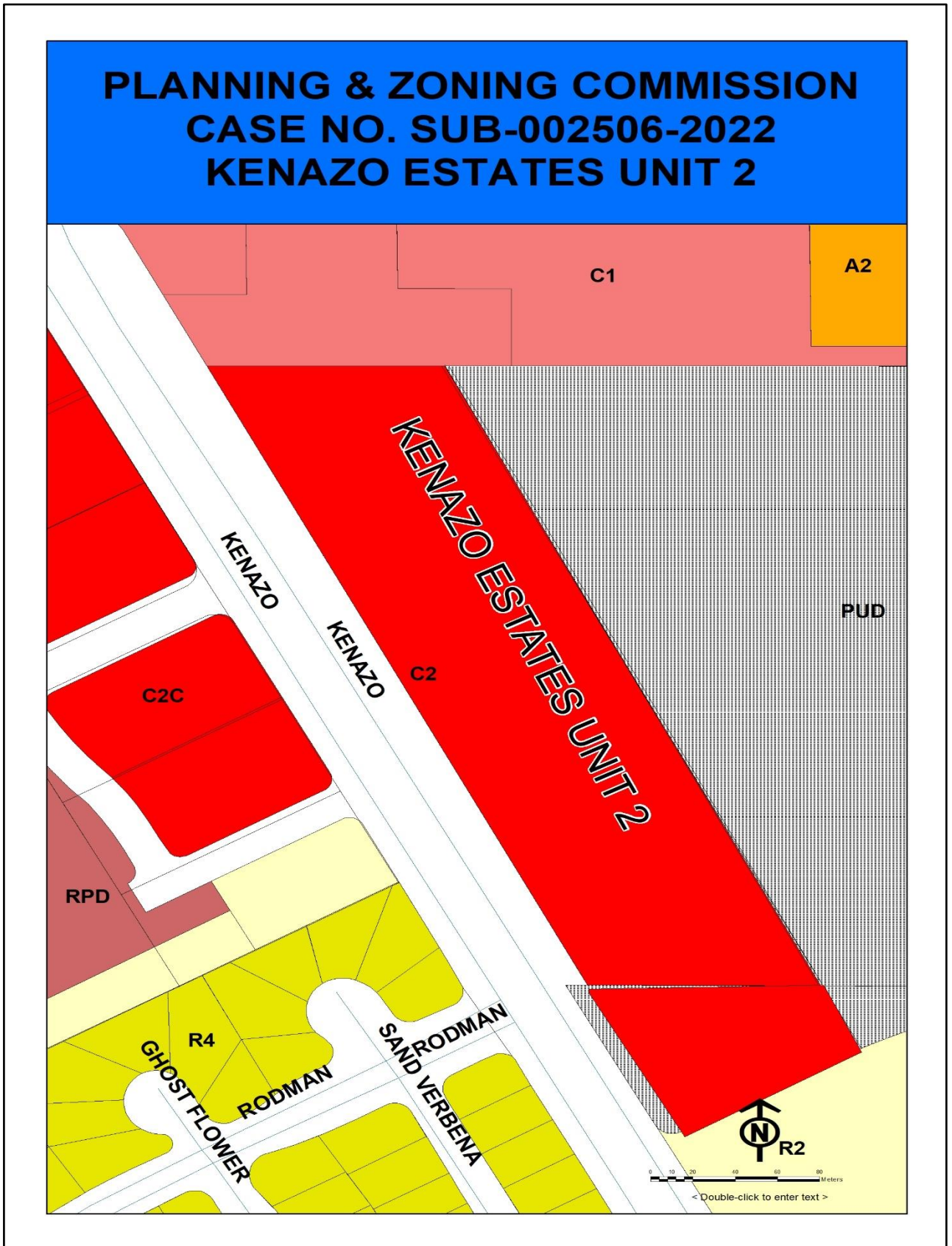
El Paso Central Appraisal District Comments:

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**

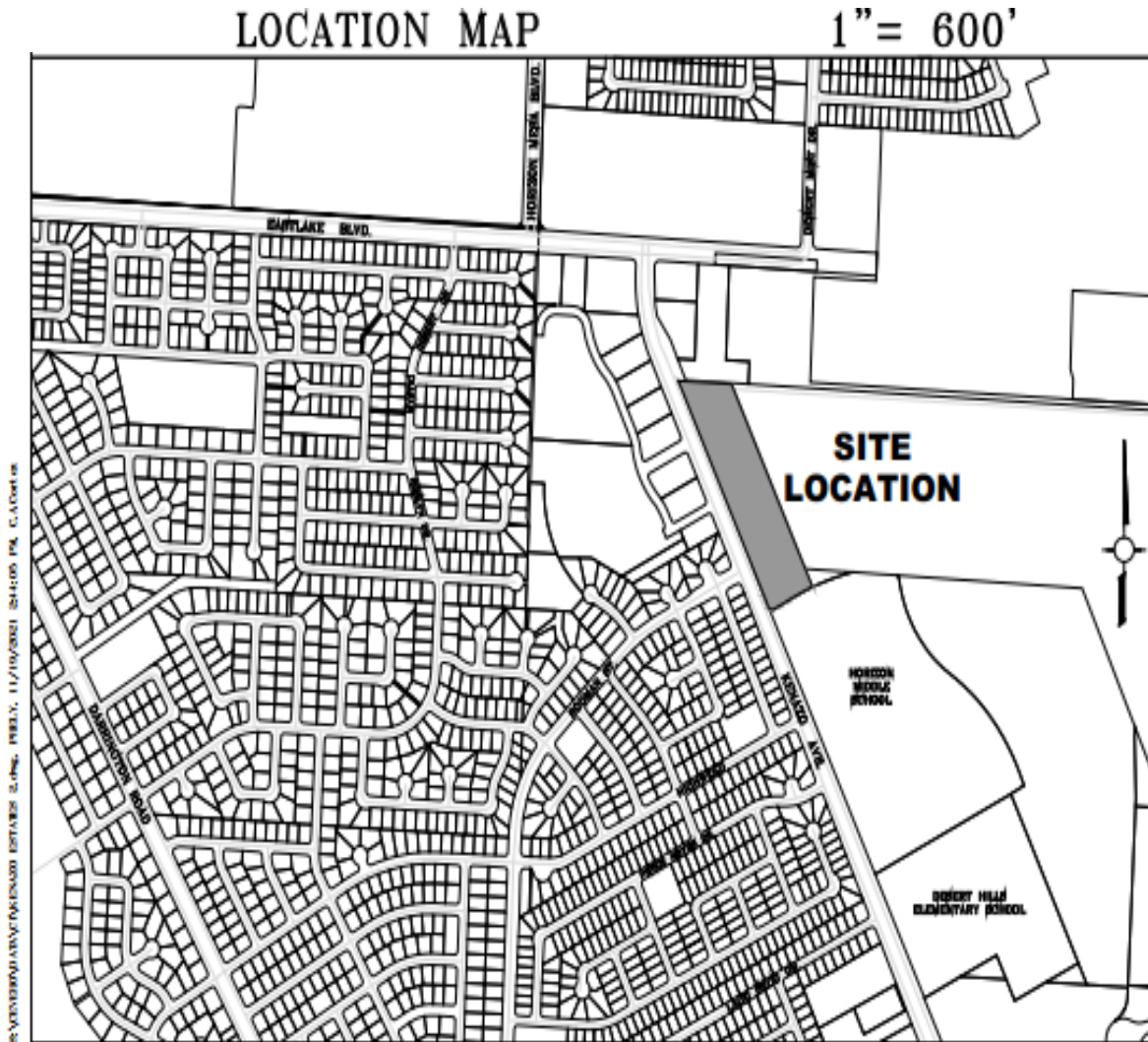
Attachment 1: Zoning Designation Map



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



Attachment 3: Location Map



Attachment 4: 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: KENAZO ESTATES UNIT TWO SUBMITTAL DATE: November 15, 2021

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)
Being Tract 9, Section 31, Block 78, Township 3, Texas and Pacific Railroad Surveys, Town of Horizon City, El Paso, 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>8.695</u>	<u>1</u>	TOTAL NO. SITES	<u>1</u>	_____
INDUSTRIAL	_____	_____	TOTAL (GROSS) ACREAGE	<u>8.695</u>	_____

3. WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? N/A PROPOSED ZONING N/A

4. WILL THE RESIDENTIAL SITES, AS PROPOSED, PERMIT DEVELOPMENT IN FULL COMPLIANCE WITH ALL ZONING REQUIREMENTS OF THE EXISTING RESIDENTIAL ZONE(S)? YES NO N/A

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

6. WHAT TYPE OF DRAINAGE IS PROPOSED? (IF APPLICABLE LIST MORE THAN ONE) Lot to street to drainage structures

7. IF SINGLE-FAMILY OR DUPLEX DEVELOPMENT IS PROPOSED: AVERAGE FLOOR AREA OF HOUSES _____

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: _____

12. WILL PLAT BE RECORDED PRIOR TO SUBDIVISION IMPROVEMENTS BEING COMPLETED & APPROVED? YES NO N/A INITIALS CC
 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 CC IF YES, PLEASE SUBMIT COPY.

14. OWNER OF RECORD Pebble Hills Plaza, LTD 420 Montana Ave. El Paso, TX 79902
(NAME & ADDRESS) (EMAIL) (PHONE)

15. DEVELOPER Pebble Hills Plaza, LTD 420 Montana Ave. El Paso, TX 79902
(NAME & ADDRESS) (EMAIL) (PHONE)

16. ENGINEER Conde, Inc. 6080 Surety Dr., Ste. 100 El Paso, TX 79905 cconde@condeinc.com 915-592-0283
(NAME & ADDRESS) (EMAIL) (PHONE)

17. APPLICANT Pebble Hills Plaza, LTD 420 Montana Ave. El Paso, TX 79902
(NAME & ADDRESS) (EMAIL) (PHONE)

18. REP/POINT OF CONTACT Conrad Conde 6080 Surety Dr., Ste. 100 El Paso, TX 79905 cconde@condeinc.com -592-0283
(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 CC
 Applicant Signature _____ EMAIL cconde@condeinc.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 5: 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: KENAZO ESTATES UNIT TWO SUBMITTAL DATE: July 13, 2022

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)
Being Tract 9, Section 31, Block 78, Township 3, Texas and Pacific Railroad Surveys, Town of Horizon City, 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>8.695</u>	<u>1</u>	TOTAL NO. SITES		<u>1</u>
INDUSTRIAL	_____	_____	TOTAL (GROSS) ACREAGE	<u>8.695</u>	

3. WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? N/A PROPOSED ZONING N/A

4. WILL THE RESIDENTIAL SITES, AS PROPOSED, PERMIT DEVELOPMENT IN FULL COMPLIANCE WITH ALL ZONING REQUIREMENTS OF THE EXISTING RESIDENTIAL ZONE(S)? YES NO N/A

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

6. WHAT TYPE OF DRAINAGE IS PROPOSED? (IF APPLICABLE LIST MORE THAN ONE) Lot to street to drainage structures

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: _____

12. WILL PLAT BE RECORDED PRIOR TO SUBDIVISION IMPROVEMENTS BEING COMPLETED & APPROVED? YES NO N/A INITIALS JK
 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 JK IF YES, PLEASE SUBMIT COPY.

14. OWNER OF RECORD Pebble Hills Plaza, LTD 420 Montana Ave. El Paso, TX 79905
(NAME & ADDRESS) (EMAIL) (PHONE)

15. DEVELOPER Pebble Hills Plaza, LTD 420 Montana Ave. El Paso, TX 79905
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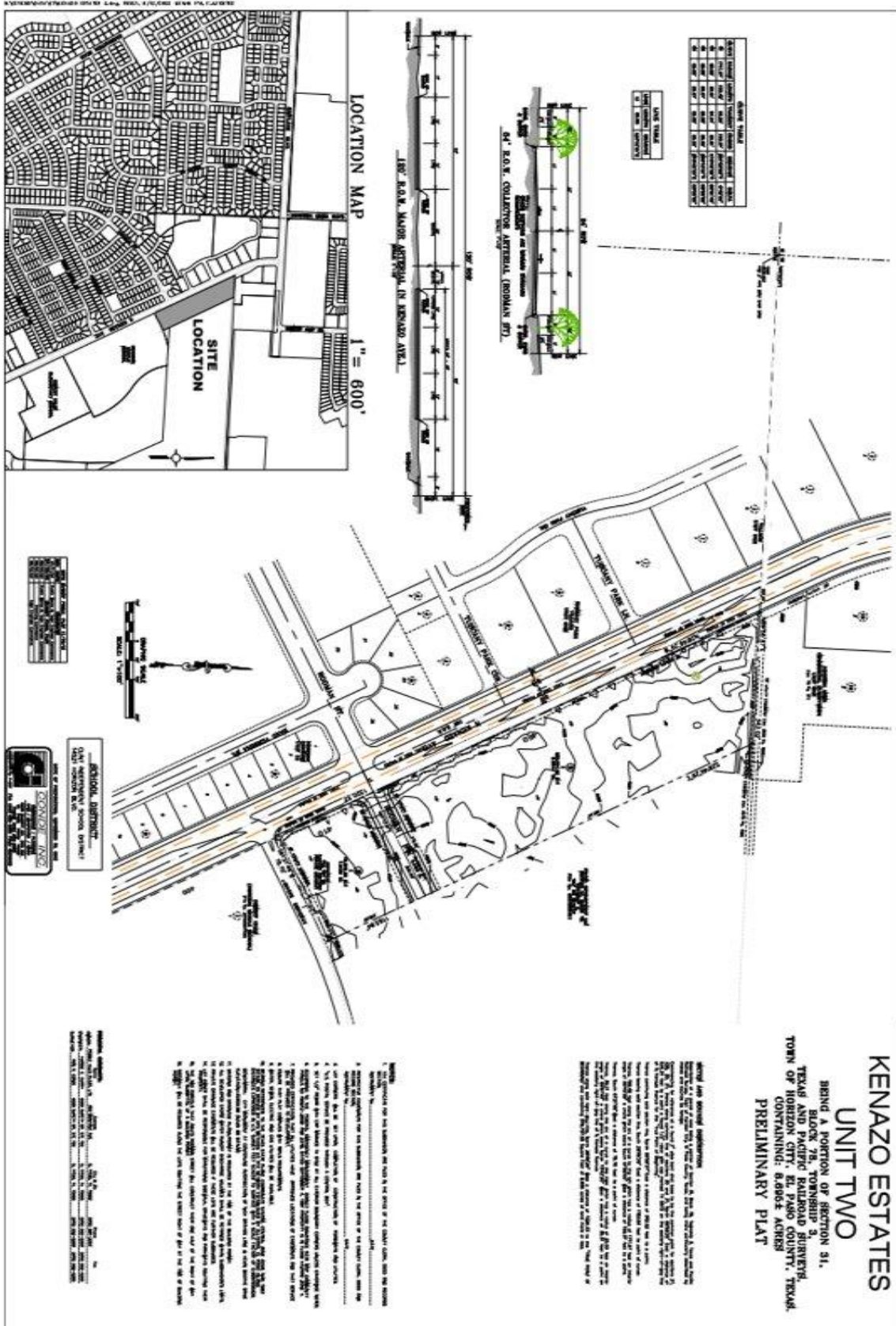
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(NAME & ADDRESS) (EMAIL) (PHONE)

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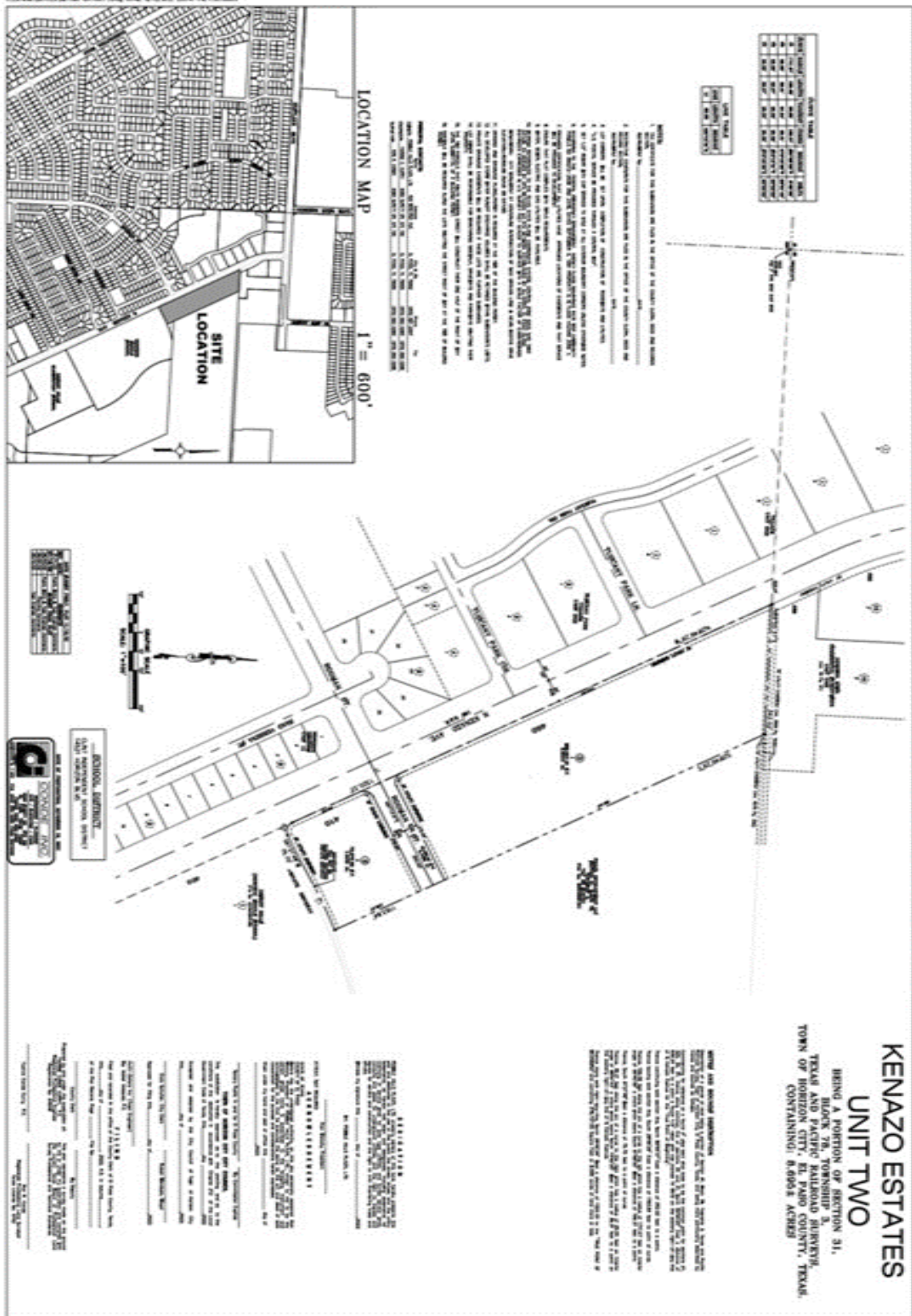
Applicant Signature [Signature] EMAIL amalody.wamberlee.org

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 6: Preliminary Subdivision Plat

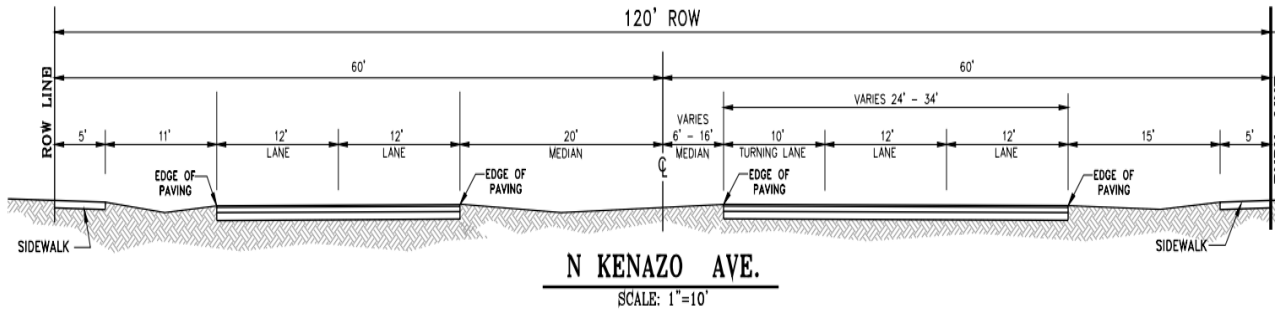


Attachment 7: Final Subdivision Plat



Attachment 8: Street Cross Sections

Existing ROW



Proposed

