



HORIZON CITY

Incorporated 1988

**AGENDA
PUBLIC MEETING
REGULAR PLANNING AND ZONING MEETING
THE TOWN OF HORIZON CITY, TEXAS
Monday, December 20, 2021, 6:00 PM**

Notice is hereby given that a Regular Planning and Zoning Meeting of the Town of Horizon City, Texas will be held on **Monday, December 20, 2021 at 6:00 PM** at City Council Chambers Room, 15001 Darrington Road, Horizon City, TX 79928, at which time the following will be discussed and considered:

1. CALL MEETING TO ORDER & DETERMINATION OF QUORUM

2. COMMISSION MEMBERS ATTENDANCE:

COMMISSIONERS EXCUSED AND UNEXCUSED:

3. OPEN FORUM: NOTE: The Planning & Zoning Commission encourages public comment on all matters of interest listed on this agenda. Speakers from the audience will be given an opportunity to discuss each item in the order in which it appears on the agenda, prior to the Commission discussing the item unless otherwise approved by the Chairman. A "Speaker Request" form is available for those who wish to sign up on the day of the meeting. This form is also available in advance by downloading the attached form. Please submit the "Speaker Request" form completely filled out to the Board Secretary prior to the meeting. The Commission retains the option to set reasonable limits on the number, frequency, and length of presentations. Please contact the Board Secretary at (915) 852-1046 Ext. 404 with any additional questions. **4**

4. PUBLIC HEARINGS

NOTICE TO THE PUBLIC AND APPLICANTS The staff report for an agenda item may include conditions, exceptions or modifications. The Commission's motion to approve an item in accordance with the staff report or with all staff comments means that any modification, waivers, exceptions requested by the applicant and recommended for approval by staff and any staff recommended conditions, have been approved, without necessitating that the Commission restate the modifications, exceptions, waivers, or conditions as part of the motion to approve and that any findings required to be made by the Commission, have been made. If the Commission does not wish to approve an exception or modification, or require a condition, then the Commission's motion will state which have not been approved, otherwise, the staff report, with all modifications, exceptions and conditions, is approved and the applicant shall comply with all provisions of the staff report.

A. DISCUSSION AND RECOMMENDATION:

5

Planning Director

(This item has been postponed at previous meetings per the applicant's request) On the resubmitted replat application for **Horizon Manor Unit Three Replat "A" (#RP-002460-2020)**, legally described as a portion of Lot 19, Block 9, Horizon Manor Unit Three, Town of Horizon City, El Paso County, Texas. Containing 7.9365 ± acres. Application submitted by CAD Consulting Co.

B. DISCUSSION AND RECOMMENDATION:

13

Planning Director

On the preliminary & final plat applications (**#SUB002470-2021**) for **Horizon Town Center Unit Four**, a property legally described as *being a portion of C.D Stewart Survey No. 321, Town of Horizon City, El Paso County, Texas*, Containing 11.03 Acres +/- Application submitted by Conde, Inc.

C. DISCUSSION AND RECOMMENDATION: 22

Planning Director

On a preliminary plat application (**#SUB002489-2021**) for **Kenazo Estates Unit One**, a property legally described as *Being Track 8, Section 31, Block 78, Township 3, Texas and Pacific Railroad Survey, Town of Horizon City, El Paso County, Texas* Containing 4.944 Acres +/- Application submitted by Conde, Inc.

D. DISCUSSION AND RECOMMENDATION: 37

Planning Director

On a preliminary plat application (**#SUB002490-2021**) for **Kenazo Estates Unit Two**, a property legally described as *Being Track 9, Section 31, Block 78, Township 3, Texas and Pacific Railroad Survey, Town of Horizon City, El Paso County, Texas* Containing 8.695 Acres +/- Application submitted by Conde, Inc.

E. DISCUSSION AND RECOMMENDATION: 52

Planning Director

On a rezoning application (**#RZ002491-2021**) to approve a change in zone for a tract of land from PUD (Planned Unit Development) to C-2 (Commercial), legally described as *being Tract 8, Section 31, Block 78, Township 3, Texas and Pacific Railroad Survey, Town of Horizon City, El Paso County, Texas* (proposed as **Kenazo Estates Unit One** subdivision); containing 4.944 Acres +/- Application submitted by Conde, Inc.

F. DISCUSSION AND RECOMMENDATION: 66

Planning Director

On a rezoning application (**#RZ002491-2021**) to approve a change in zone for a tract of land from PUD (Planned Unit Development) to C-2 (Commercial), legally described as *being Tract 9, Section 31, Block 78, Township 3, Texas and Pacific Railroad Survey, Town of Horizon City, El Paso County, Texas* (proposed as **Kenazo Estates Unit Two** subdivision); containing 8.695 Acres +/- Application submitted by Conde, Inc.

5. OTHER BUSINESS

A. DISCUSSION AND ACTION: 80

On the Planning and Zoning meeting minutes for the meeting of September 20, 2021

6. ANNOUNCEMENTS

A. The next regular scheduled meeting: **Monday, January 18, 2022 at 6pm.**

Adjournment:

Motion to Adjournment: _____ 2nd _____

Dated this

By: _____
Elvia Schuller, City Clerk

I, the undersigned authority, hereby certify that the above notice of the Regular Planning and Zoning Meeting of the Town of Horizon City, Texas is a correct copy of this notice, and that I posted this notice at least seventy-two (72) hours preceding the scheduled meeting at the City Hall Bulletin Boards of the Town of Horizon City, Texas on this _ by 5:00 p.m.

Agenda Removed: _____ Time _____ By _____

In compliance with the Americans with Disabilities Act, the Town of Horizon City will provide for reasonable accommodations for persons attending meetings. Requests for auxiliary aids and services must be made 48 hours prior to this meeting by calling the City Clerk at (915) 852-1046.

SPEAKER REQUEST FORM

(for all persons who wish to address the Board or Commission)

Date of Meeting: _____

Your Name: _____

Residence Address: _____

City: _____ Contact Number: _____

IF SPEAKING FOR AN ORGANIZATION:

Name of Organization: _____

Speaker's Official Capacity: _____

Agenda Item No.: _____ Public Hearing Agenda Item No.: _____

For (If applicable) Against (if applicable)

OPEN FORUM:

To speak on an item not listed on the agenda, known as **OPEN FORUM**, please indicate area of interest:

Please remember to step to the podium as soon as you are recognized by the chair; state your name and address before beginning your presentation. If you have written notes you wish to present to the Chair and the Board/Commission, PLEASE FURNISH AN EXTRA COPY FOR THE BOARD/COMMISSION.

The Board/Commission will appreciate each speaker limiting an address on any one item to three minutes.

Thank you for your cooperation.

**PLEASE CARRY THIS FORM TO THE
BOARD SECRETARY AT THE DESK PRIOR
TO THE BEGINNING OF THE MEETING.**



**TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report**

Case No.: SUB-002460-2021
Horizon Manor Unit Three Replat "A"

Application Type: **Preliminary and Final Plat**

P&Z Hearing Date: December 20, 2021 (Applicant has requested postponement since April 2021)

Staff Contact: Michelle Padilla
915-852-1046; mpadilla@horizoncity.org

Address/Location: The vacant parcel is located within Opossum Circle and abuts Duanesburg St.

Legal Description: A portion of Lot 19, Block 9, Horizon Manor Unit 3
Town of Horizon City, El Paso County, Texas

Acreage: Approximately 7.9365 ± Acres

Owner: JDP Properties LLC

Applicant: Not Provided

Nearest Park: Golden Eagle Park

Nearest School: Carroll T. Welch Elementary School

SURROUNDING PROPERTIES:

	Zoning	Land Use
N	R-8 (Residential)	SF (Single Family) Homes
E	R-9 (Residential)	SF (Single Family) Homes
S	R-8 (Residential)	SF (Single Family) Homes
W	R-8 (Residential)	SF (Single Family) Homes

LAND USE AND ZONING:

	Existing
Land Use	Vacant
Zoning	R-2 Residential

Application Description:

The proposed subdivision is approximately 7.9365 acres and includes 16 lots for single-family residential development, the smallest lot measuring approximately 6,000.2 square feet and the largest lot measuring approximately 6,615.9 square feet in size. In addition, a ponding area of approximately 5.639 acres is included.

In accordance with Section 2.8.1 of the Subdivision Ordinance, the proposed subdivision will require that parkland fees in the amount of \$6,400.00 be paid prior to filing the final plat.

Notice:

In accordance with Section 212.015.f of the Texas Local Government Code, notice of the approval of the replat will be mailed to each property owner of a lot in the original

subdivision that is within 200 feet of the lot(s) to be replatted no later than fifteen (15) days after the date of the City Council meeting at which the replat is approved.

Staff Recommendation:

Staff recommends *approval* of the proposed preliminary plat with the following conditions:

1. All comments shall be addressed prior to City Council action.

Planning Comments:

- If there is ponding to be dedicated, the dedication shall be included in the "Owner's Dedication, Certification and Attestation" statement.
- Staff continues to work with the applicant/developer to determine the City's share, if any, of the drainage improvements.
- Addresses shall be provided for lots 10 through 17, block 1 on both the preliminary and final plats.

Public Works Director Comments:

Preliminary Plat:

1. Metes and Bounds description is missing Bearing N 89 57' 28'' E and Distance 110.00' at point of beginning.
2. Provide utility easements on Block 1 lots 1-8.
3. Provide Ponding capacity information/calculations. See Ordinance No.0035, 4.2.2.5 (7c.) and 4.2.2.6 (8c.) and 4.2.2.6 (8d.) and 4.2.2.7 (9).
4. Updated Drainage study/report to be submitted during the Subdivision Improvement Plan Review.
5. Show watershed areas.
6. On the note section #8, modify note stating the developer is responsible to repave/improve any portion of Duanesburg St. and/or Opossum Cir. (to include sidewalk, drainage easements, rock/retaining walls, drainage structures and H.C. Ramps) as necessary for drainage purposes.

Final Plat:

1. Metes and Bounds description is missing Bearing N 89 57' 28'' E and Distance 110.00' at point of beginning.
2. Provide utility easements on Block 1 lots 1-8.
3. Missing addresses on lots 10-17, Block 1, no address review. El Paso County 9-1-1 District approval is required.
4. Updated Drainage study/report to be submitted during the Subdivision Improvement Plan Review.
5. Provide A copy of the restrictions and covenants to be recorded, if any.

Town Engineer Comments:

Preliminary Plat:

1. Remove the cross-section for the Residential Sub-collector Street from the plat, included in the plat.
2. Update the drainage calculations table to reflect plat drainage areas.
3. It is not clear from the plat if the pond will remain private or be dedicated to the Town of Horizon City. Please clarify.
4. Update plat with revision date.
5. Coordinate with the Town of Horizon City with regard to any additional comments they may have.

Final Plat:

1. If the pond is going to be dedicated to the Town of Horizon City, include the pond in the dedication statement.

2. Update plat with revision date.
3. Revise dates in dedication and signature blocks to 2021.
4. Coordinate with the Town of Horizon City with regard to any additional comments they may have.

El Paso Electric Company:

Plat (comments):

- Lot 1 thru Lot 8 – provide 10' wide easement along frontage of all lots
- Lot 9 (ponding area) - Continue platted 5' wide utility easement along entire
Access to ponding area converted to 20' wide
drainage and utility easement
Future use? Developable?
Will it be requiring power?

Additional comments:

- Developer is to coordinate with EPE's Operation Departments (Distribution) to discuss/perform construction
- Developer is to provide Engineering plans (construction drawings) to EPE for review and comment

El Paso County 9-1-1 District:

Pending comments on proposed addressing.

Clint Independent School District Comments:

CISD has the capacity for additional students.

Additional Requirements:

Failure of the subdivider to submit a recording plat within twelve (12) months of approval of the final plat by the City Council will nullify the approval of the final plat and obligate the subdivider to reapply for preliminary plat approval should the subdivider wish to pursue the subdivision. (Municipal Code Chapter 10, Section 4.11.2)

Attachments:

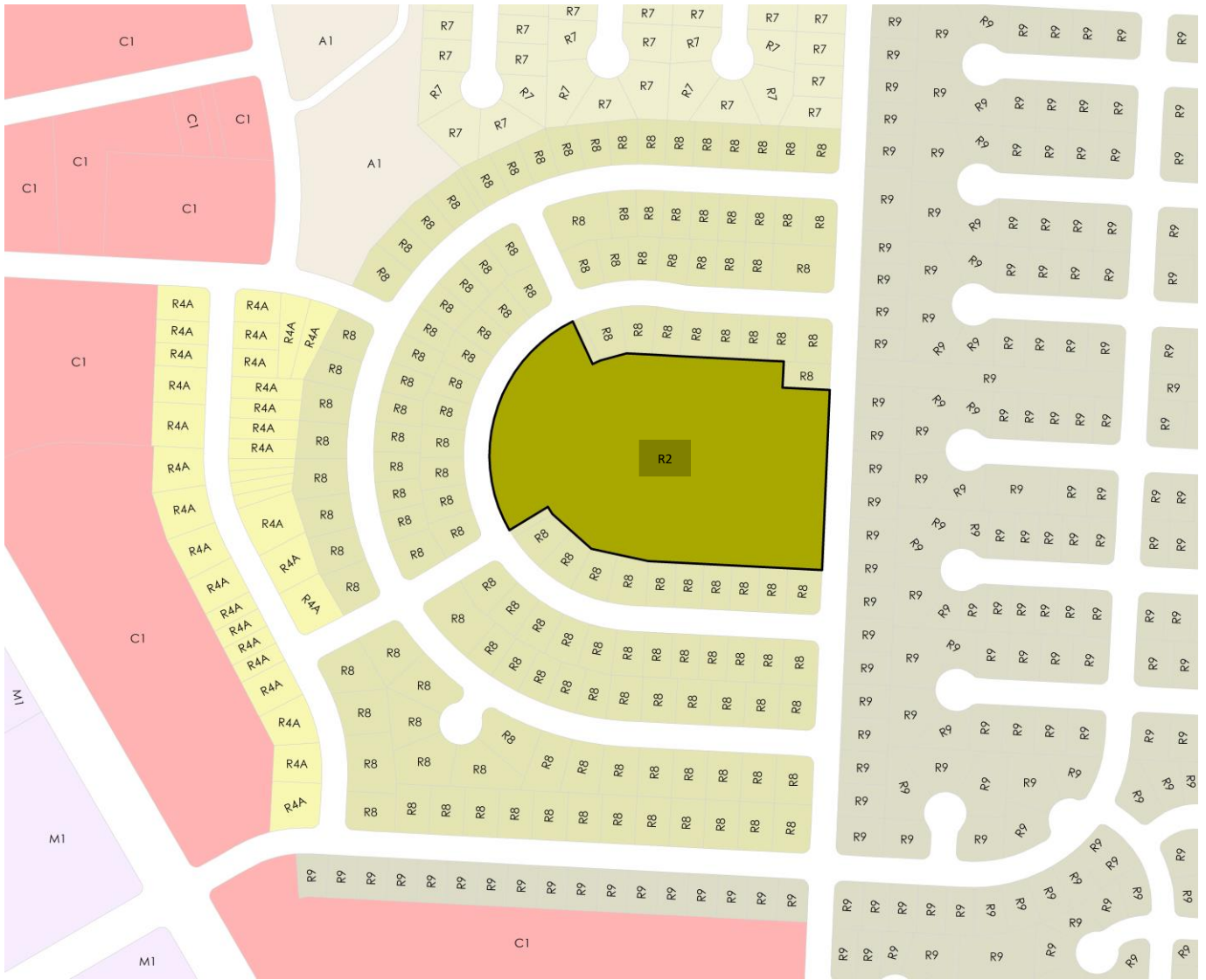
- 1 **Aerial**
- 2 **Zoning Map**
- 3 **Location Map**
- 4 **Preliminary Plat**
- 5 **Final Plat**
- 6 **Application**

Attachment 1: Aerial



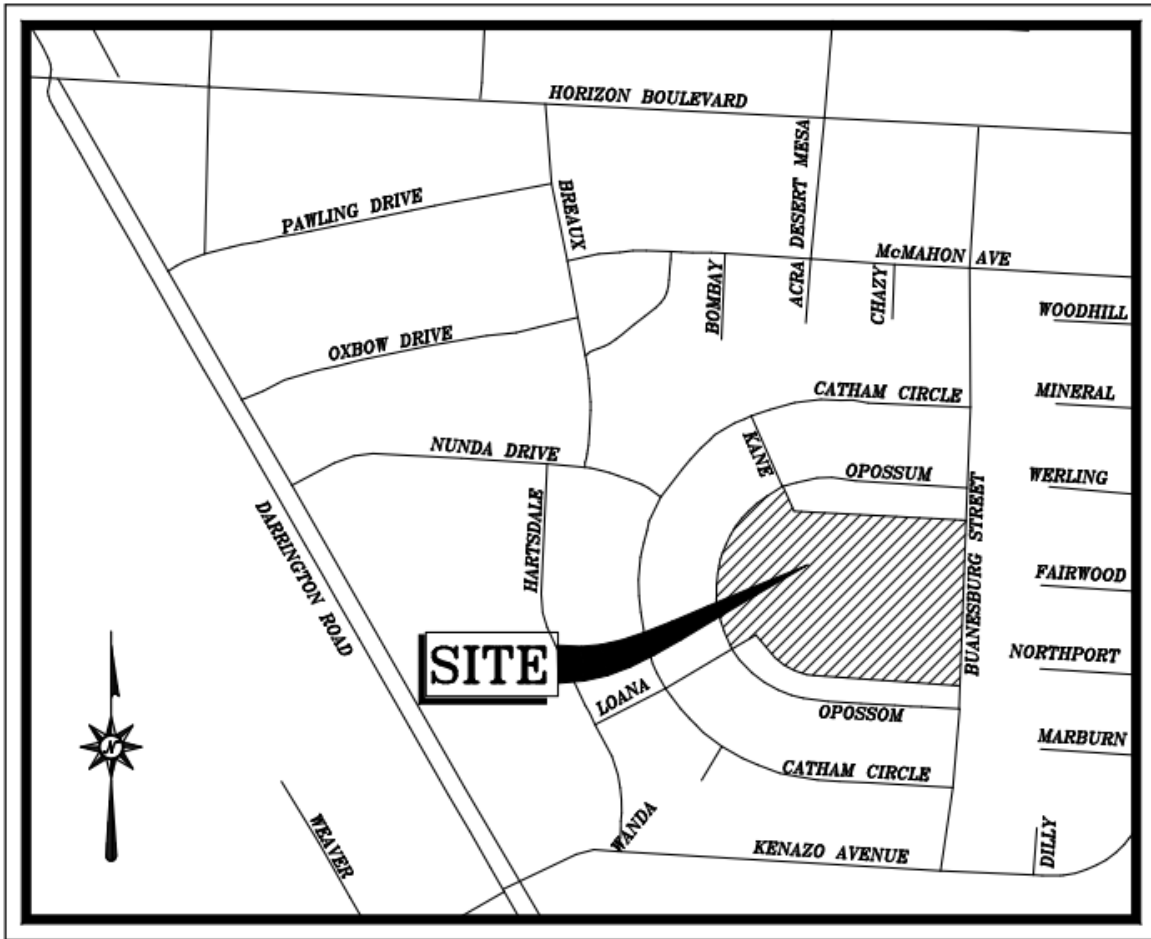
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Attachment 2: Zoning Designation

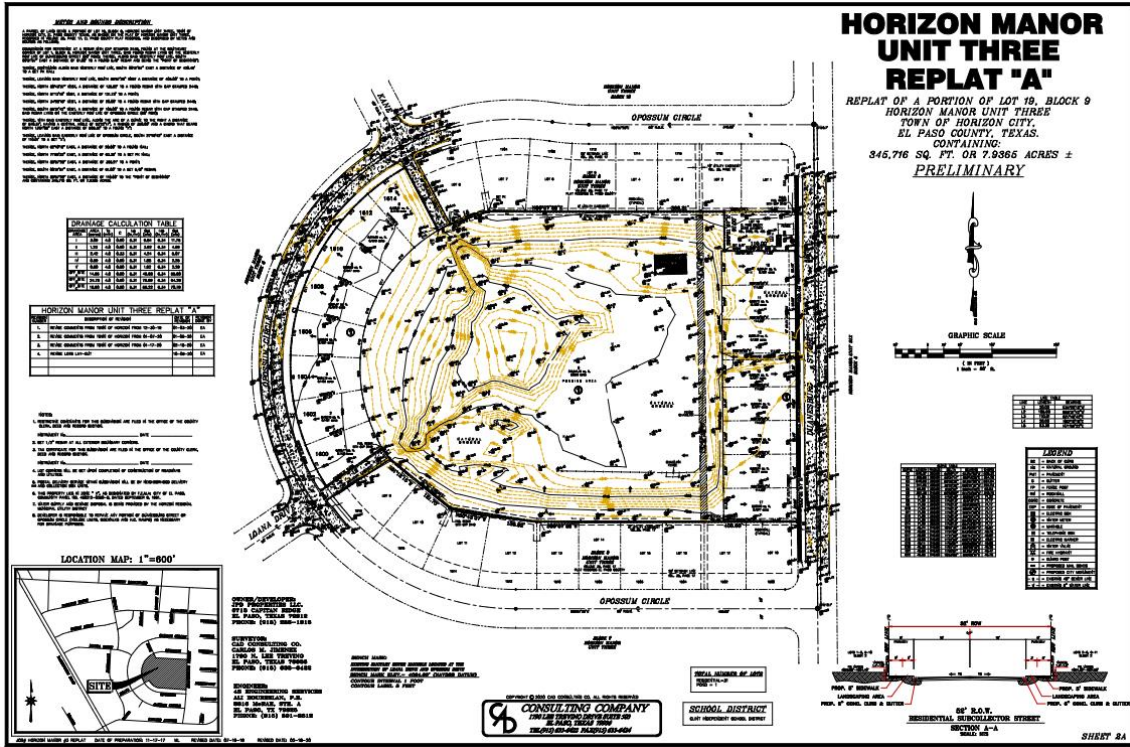


Attachment 3- Location Map

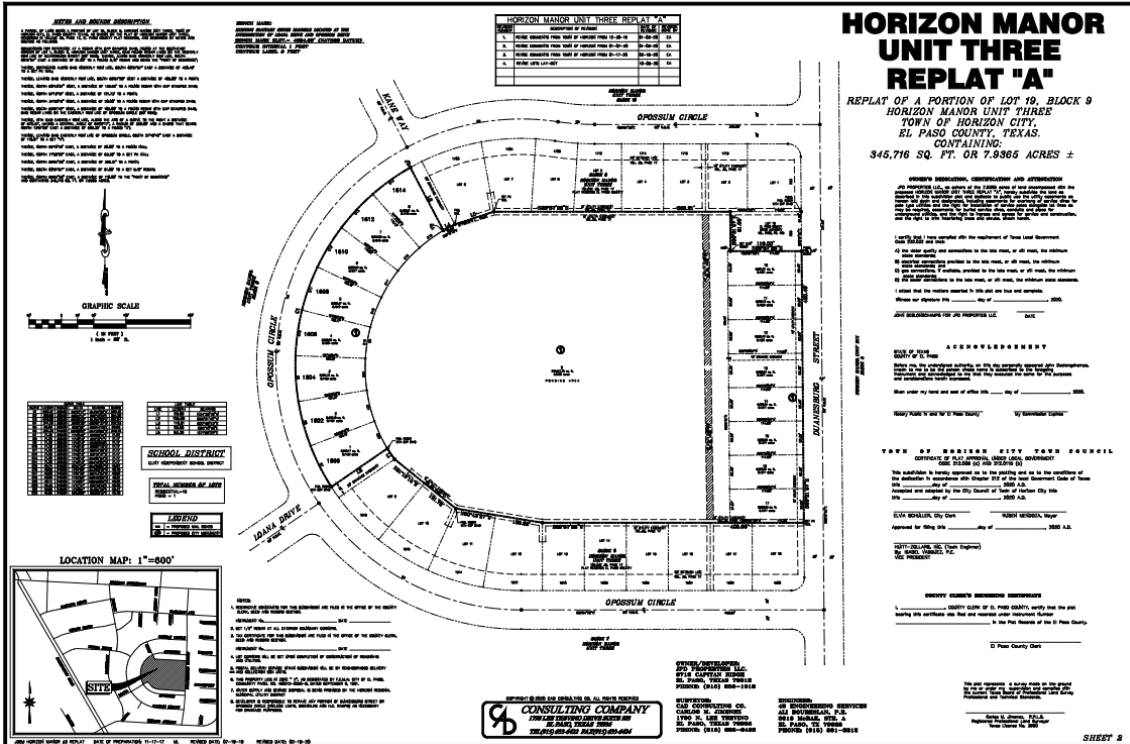
LOCATION MAP: 1"=600'



Attachment 4- Preliminary Plat



Attachment 4- Final Plat



Attachment 5 - Application



TOWN OF HORIZON CITY
 14999 Darrington Road
 Horizon City, Texas 79928
 Phone 915-852-1046 Fax 915-852-1005

REPLAT APPLICATION

RP-002460-2020

SUBDIVISION PROPOSED NAME: HORIZON MANOR UNIT 3 REPLAT A SUBMITTAL DATE: _____

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)
A PORTION OF LOT 19, BLOCK 9, HORIZON MANOR UNIT THREE

2. PROPERTY LAND USES:

	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	_____	<u>16</u>	OFFICE	_____	_____
DUPLEX	_____	_____	STREET & ALLEY	_____	_____
APARTMENT	_____	_____	PONDING & DRAINAGE	<u>5.6369</u>	<u>1</u>
MOBILE HOME	_____	_____	INSTITUTIONAL	_____	_____
P.U.D.	_____	_____	OTHER	_____	_____
PARK	_____	_____		_____	_____
SCHOOL	_____	_____	TOTAL NO. SITES	_____	<u>16</u>
COMMERCIAL	_____	_____	TOTAL (GROSS) ACREAGE	<u>7.9365</u>	_____
INDUSTRIAL	_____	_____			

Planning Department
3/25/21
 State Rec'd

3. WHAT IS THE EXISTING ZONING OF THE ABOVE DESCRIBED PROPERTY? R-2 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) DRAIN TO POND

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 JDP
 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 JDP IF YES, PLEASE ATTACH COPY.

14. OWNER OF RECORD JAP PROPERTIES LLC 6713 CARTAN AVE 256-1913
 (NAME & ADDRESS) (EMAIL) (PHONE)

15. DEVELOPER _____
 (NAME & ADDRESS) (EMAIL) (PHONE)

16. ENGINEER 48 ENGINEERING SERVICES 3616 MCRAE 443-9644
 (NAME & ADDRESS) (EMAIL) (PHONE)

17. APPLICANT _____
 (NAME & ADDRESS) (EMAIL) (PHONE)

18. REP/POINT OF CONTACT CAD CONSULTING CO. 1790 N. LEE TREVINO 633-6422
 (NAME & ADDRESS) (EMAIL) (PHONE)

NOTE: Applicant is responsible for all expenses incurred by the City in connection with the Replat approval request, including but not limited to attorney's fees, engineering fees and publication. Charges exceeding deposit will be invoiced separately. Initials JDP.

Applicant Signature [Signature] EMAIL JAPPROPERTIES@OUTLOOK

APPLICATION MUST BE COMPLETE & VALIDATED PRIOR TO SUBDIVISION PROCESSING
 Acceptance of fee does not grant acceptance of application.
 Non Refundable Deposit \$500 | Application Fees: \$100 | Publishing Fee Deposit (if applicable): \$260



TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.: SUB002470-2021
Horizon Town Center Unit 4
Application Type: **Preliminary & Final Subdivision**
P&Z Hearing Date: December 20, 2021
Staff Contact: Michelle Padilla, Planning Director
 915-852-1046; mpadilla@horizoncity.org

Address/Location: Abutting the North East corner of Town Center Dr. and Horizon Crossing St.

Legal Description: Horizon Town Center Unit 4 –
 A portion of C D STEWART SURVEY #321 (36.3857 AC)
 El Paso County, Horizon City, Texas

Property Owner: Ranchos Real XV, LLC

Applicant: Conde, Inc.

Nearest Park: Corky Park

Nearest School: Frank Macias Elementary School

SURROUNDING PROPERTIES:

	Zoning	Land Use
N	C-2 (Commercial)	Vacant
E	C-2 (Commercial)	Walmart
S	R- (Residential)	Single Family Residential and Vacant
SW	R-9 (Residential)	Vacant
NW	C-2 (Commercial)	Hospital of Providence

LAND USE AND ZONING:

	Existing	Proposed
Land Use	Vacant	Residential
Zoning	R-2 Residential and C-2 Commercial	

Application Description:

Preliminary & Final Subdivision:

The applicant is also requesting to subdivide approximately 10.736 acres of the area proposed to be rezoned to incorporate a residential subdivision. The proposed subdivision includes 39 lots for single-family residential development, the smallest lot measuring approximately 6,694 square feet and the largest lot measuring approximately 16,973 square feet in size. In accordance with Section 2.8.1 of the Subdivision Ordinance, the developer is required to pay \$10,800.00 (\$400 per residential unit) in parkland fees. This unit will utilize the parkland credit carried over from Units 1 and 2, as approved by City Council, leaving the developer with a remaining credit of 0.053 acres for any future units within the development.

Staff Recommendation:

Staff recommends **APPROVAL** of the preliminary & final plats with the condition that all staff comments shall be addressed prior to City Council action.

Planning Division Comments:

Preliminary Plat:

Public Works Director Comments:

Preliminary Plat Review #3 (12/3/21)

1. Pond and parcel dimensions and easements do not match Final Plat and Improvement plans.
2. Provide Benchmark with Datum information.
3. Line Table shows L-2 ~~L3~~-L5. Metes and Bounds description does not include this information. Verify if this information belongs to Unit 1. If so, delete.

Final Plat Review

1. Pond and parcel dimensions and easements do not match preliminary plat.
2. Provide Benchmark with Datum information.
3. Provide closure for Metes and Bounds.
4. El Paso County 9-1-1 District approval is required for the addresses.
5. Verify block number sequence for this subdivision as it increases from Block 1 to Block 27.
6. Line Table shows L2 ~~L3~~-L5. Metes and Bounds description does not include this information. Verify if this information belongs to Unit 1. If so, delete.
7. Change street acronym on Centro Vista.

Town Engineer Comments:

Recommended Conditions for Final Plat Approval:

1. The dates in the Dedication Section indicate 2021, if the plat is recorded after 2021, the dates shall be revised prior to submitting for signatures for recording.

El Paso 9-1-1 District Comments:

The 911 District comments were addressed on the revised plat.

School District Comments:

The Socorro Independent School District has reviewed Horizon Town Center Unit Four. This subdivision will be serviced by Horizon Heights Elementary, Colonel John Ensor Middle, and Eastlake High.

Clint Independent School District has no comments, this subdivision is not within Clint ISD's jurisdiction.

TxDOT Comments:

TxDOT has no comments since proposed unit is not abutting TxDOT right of way.

City staff response: A traffic impact analysis for the overall development has been reviewed and approved by TxDOT. A traffic signal at Horizon Crossing Street and Horizon Boulevard is warranted and the City continues to work with TxDOT towards ensuring that the signal gets installed.

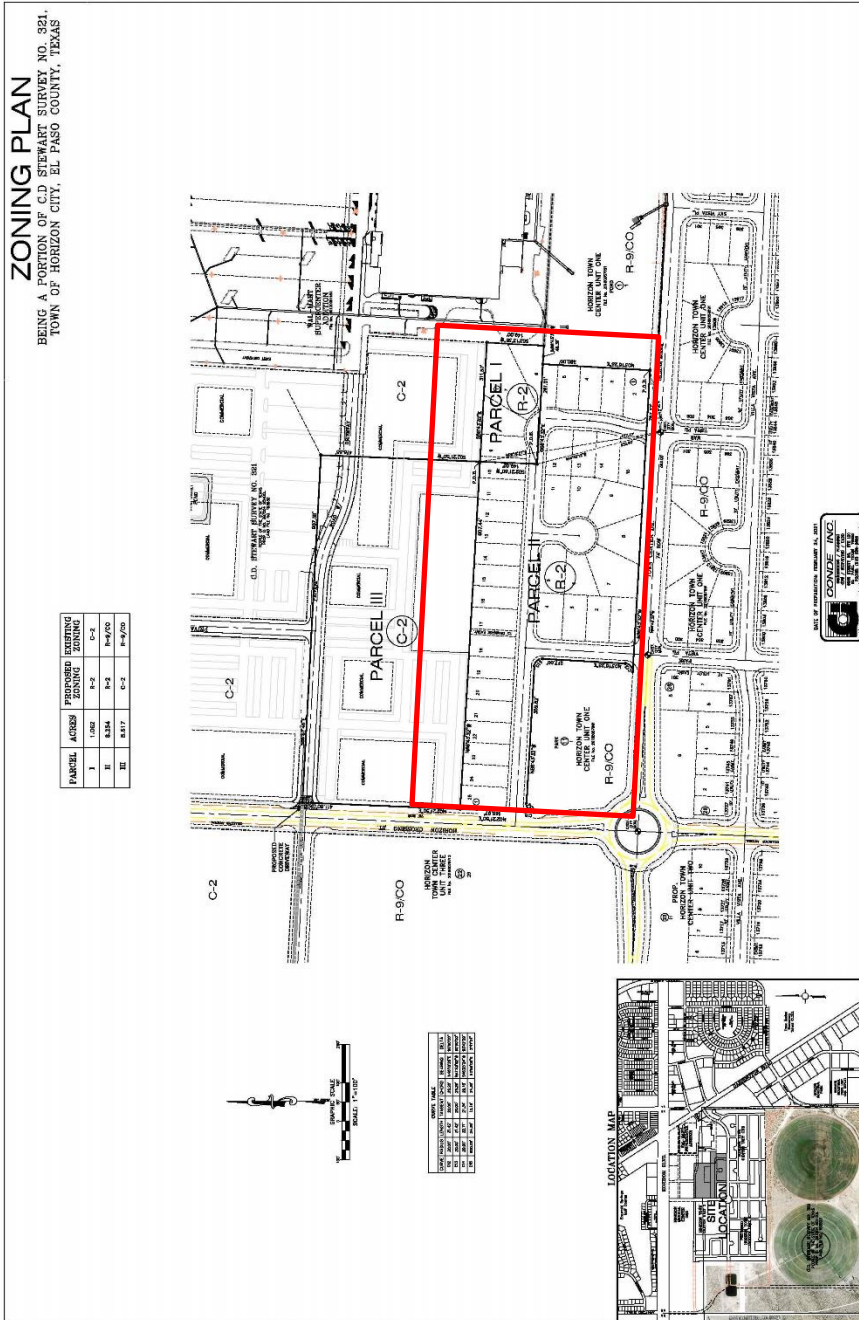
El Paso Central Appraisal District Comments:

The EPCAD approves this development.

Attachments:

- 1 - Zoning Designation**
- 2 - Aerial**
- 3 - Location Map**
- 4 - Applications**
- 5 - Preliminary and Final Plats**

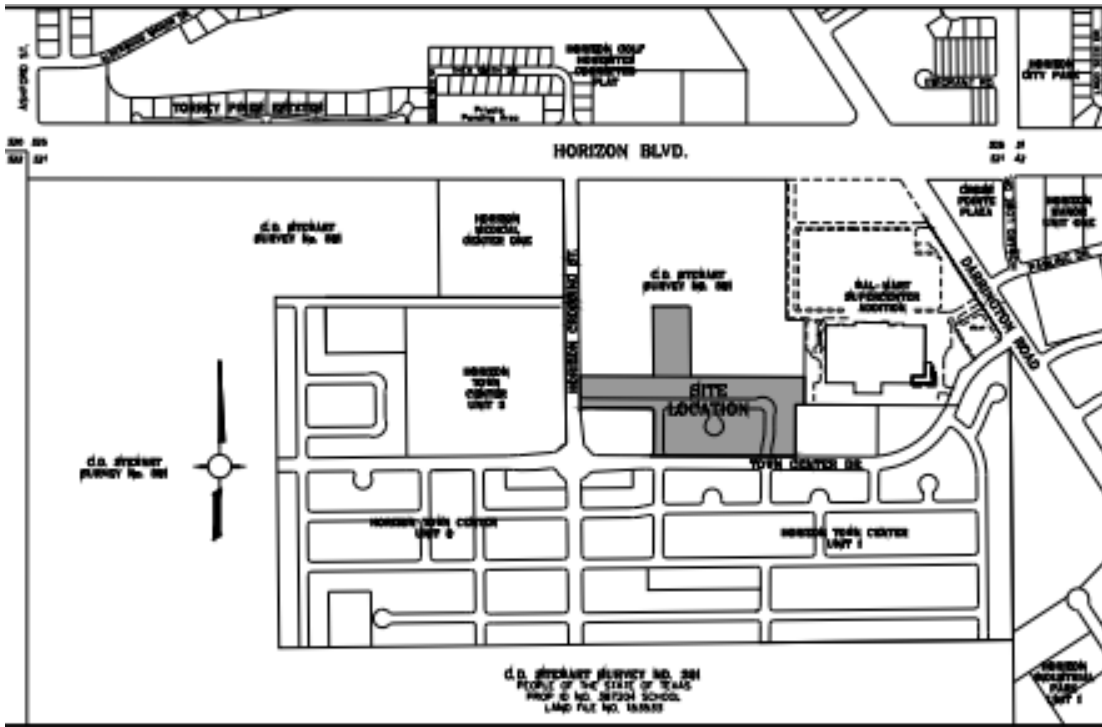
Attachment 1: Zoning Designation



Attachment 2: Aerial



Attachment 3: Location Map



Attachment 4: Applications



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: Horizon Town Center Unit Four SUBMITTAL DATE: 11/23/21

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)
Being a Portion of C. D. Stewart Survey No. 321, Town of Horizon City, El Paso County, Texas

2. PROPERTY LAND USES:

	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	<u>8.589</u>	<u>39</u>	OFFICE		
DUPLEX			STREET & ALLEY	<u>2.147</u>	<u>1</u>
APARTMENT			PONDING & DRAINAGE		
MOBILE HOME			INSTITUTIONAL		
P.U.D.			OTHER		
PARK (Min 1 acre)					
SCHOOL					
COMMERCIAL			TOTAL NO. SITES		<u>40</u>
INDUSTRIAL			TOTAL (GROSS) ACREAGE	<u>10.736</u>	

3. WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? R-2 PROPOSED ZONING R-2

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) Lots to streets 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 Ranchos Real XV, LLC 6080 Surety Dr., Ste. 300 El Paso, TX 79905 915-592-0290
(NAME & ADDRESS) (EMAIL) (PHONE)

15. DEVELOPER Ranchos Real XV, LLC 6080 Surety Dr., Ste. 300 El Paso, TX 79905 915-592-0290
(NAME & ADDRESS) (EMAIL) (PHONE)

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

17. APPLICANT Ranchos Real XV, LLC 6080 Surety Dr., Ste. 300 El Paso, TX 79905 915-592-0290
(NAME & ADDRESS) (EMAIL) (PHONE)

18. REP/POINT OF CONTACT Conde, Inc. 6080 Surety Dr., Ste. 100 El Paso, TX 79905 915-592-0283
(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 NA
 Applicant Signature [Signature] EMAIL DOUGLAS@SULDS.NET

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



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: Horizon Town Center Unit Four SUBMITTAL DATE: 11/23/21

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)
Being a Portion of C.D. Stewart Survey No. 321, Town of Horizon City, El Paso County, Texas

2. PROPERTY LAND USES:

	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	<u>8.589</u>	<u>39</u>	OFFICE		
DUPLEX			STREET & ALLEY	<u>2.147</u>	<u>1</u>
APARTMENT			PONDING & DRAINAGE		
MOBILE HOME			INSTITUTIONAL		
P.U.D.			OTHER		
PARK (Min 1 Acre)					
SCHOOL					
COMMERCIAL			TOTAL NO. SITES		<u>40</u>
INDUSTRIAL			TOTAL (GROSS) ACREAGE	<u>10.736</u>	

3. WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? R-2 PROPOSED ZONING R-2

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) Lots to streets 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

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

13. WILL ANY RESTRICTIONS AND COVENANTS BE RECORDED WITH PLAT? YES NO INITIALS cc IF YES, PLEASE SUBMIT COPY.

14. OWNER OF RECORD Ranchos Real XV, LLC 6080 Surety Dr., Ste. 300 El Paso, TX 79905, 915-592-0290

15. DEVELOPER Ranchos Real XV, LLC - 6080 Surety Dr., Ste. 300 El Paso, TX 79905 915-592-0290

16. ENGINEER Conde, Inc. 6080 Surety Dr., Ste. 100 El Paso, TX 79905 cconde@condeinc.com 915-592-0283

17. APPLICANT Ranchos Real XV, LLC 6080 Surety Dr., Ste. 300 El Paso, Texas 79905 915-592-0290

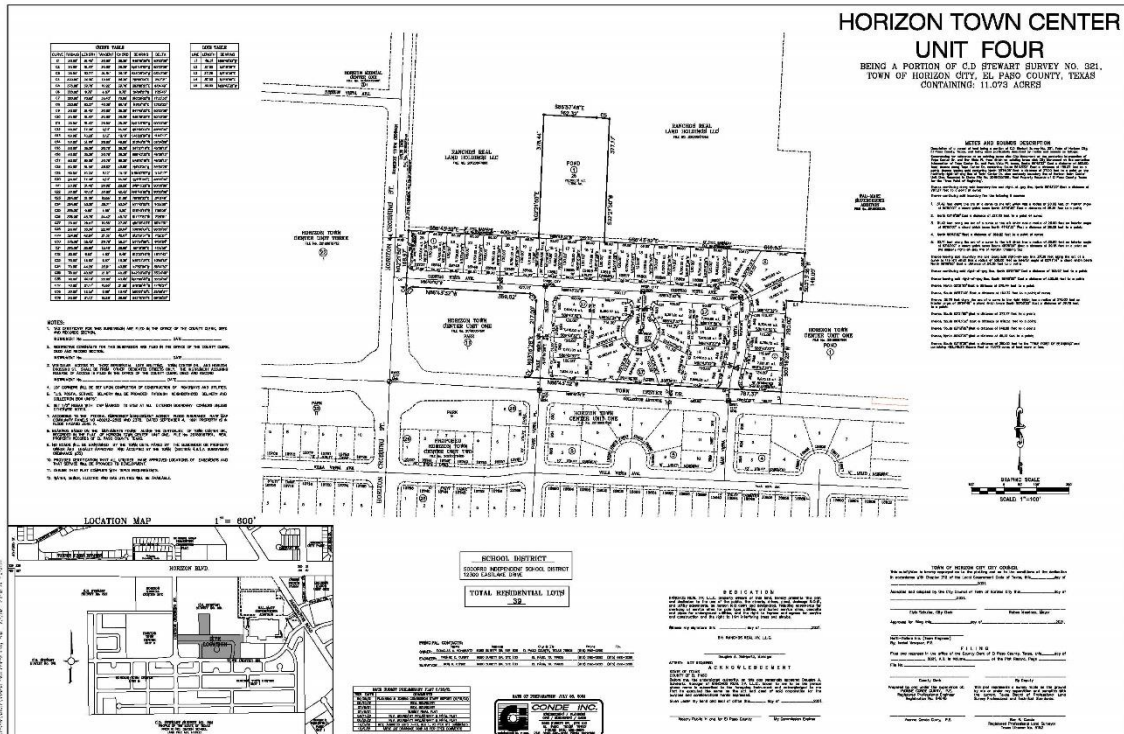
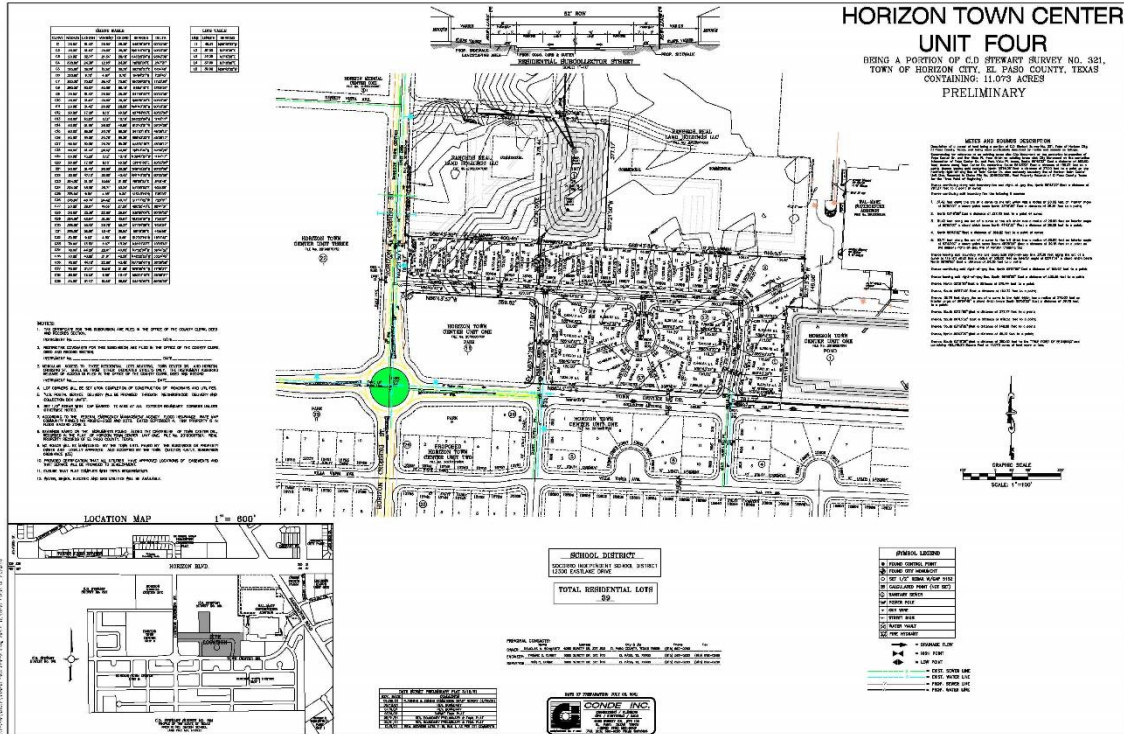
18. REP/POINT OF CONTACT Conrad Conde 6080 Surety Dr., Ste. 100 El Paso, TX 79905 cconde@condeinc.com 592-0283

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 cc

Applicant Signature [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: \$150

Attachment 5: Preliminary & Final Plat



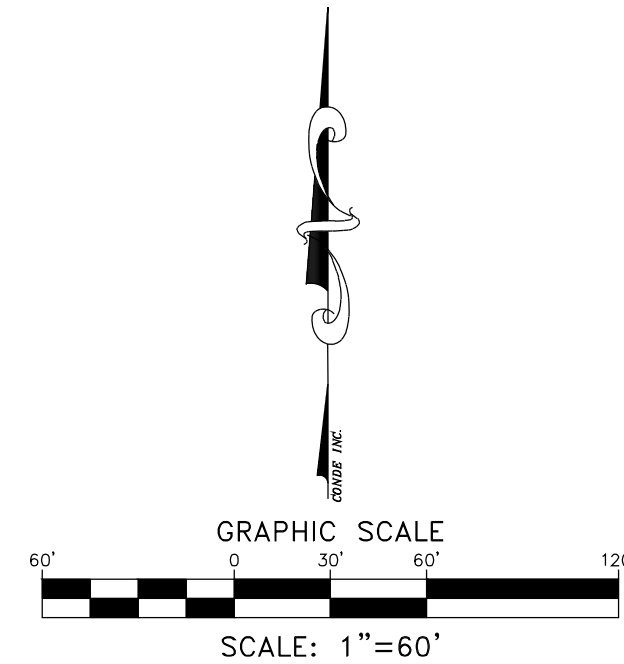
KENAZO ESTATES UNIT ONE

BEING TRACT 8, SECTION 31, BLOCK 78, TOWNSHIP 3,
TEXAS AND PACIFIC RAILROAD SURVEYS,
TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS.
CONTAINING: 4.944± ACRES

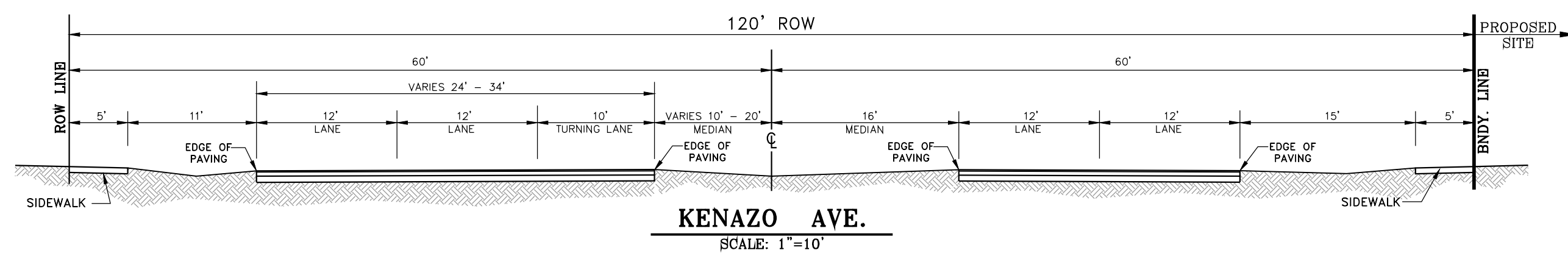
PRELIMINARY PLAT

NOTES:

- TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT No. _____ DATE _____
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No. _____ DATE _____
- LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.
- "U.S. POSTAL SERVICE BE PROVIDED THROUGH A CENTRAL BOX".
- SET 1/2" REBAR WITH CAP MARKED TX 5152 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO 480212-250B AND 237B, DATED SEPTEMBER 4, 1991 PROPERTY IS IN FLOOD HAZARD ZONE X.
- PROVIDED CERTIFICATION THAT ALL UTILITIES HAVE APPROVED LOCATIONS OF EASEMENTS AND THAT SERVICE WILL BE PROVIDED TO DEVELOPMENT.
- ENSURE THAT PLAT COMPLIES WITH TBPLS REQUIREMENTS.
- WATER, SEWER, ELECTRIC AND GAS UTILITIES WILL BE AVAILABLE.
- BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM-TEXAS CENTRAL 4203. DISTANCES ARE SURFACE US SURVEY FOOT. ITEMS IN PARENTHESES ARE RECORD INFORMATION. ELEVATIONS ARE BASED ON NAVD88 DATUM, BASED ON GPS OBSERVATIONS PROCESSED THROUGH OPUS. PROVIDED ON TOPOGRAPHIC SURVEY PROVIDED BY LANDMARK SURVEYING BENCHMARK: EXISTING 5/8 REBAR ELEV.= 4028.78' (NAVD88 DATUM)
- GRADING AND DRAINAGE PLANS/PERMIT IS REQUIRED AT THE TIME OF THE BUILDING PERMIT.
- ALL DEVELOPED STORM WATER RUNOFF DISCHARGE VOLUMES SHALL BE RETAINED WITHIN SUBDIVISION'S LIMITS.
- PRIVATE DRAINAGE EASEMENTS WILL BE REQUIRED IF THESE LOTS ARE FURTHER SUBDIVIDED.
- LOT OWNER SHALL BE RESPONSIBLE FOR MAINTAINING SIDEWALK, DRIVEWAYS AND PARKWAYS ABUTTING THEIR PROPERTY.

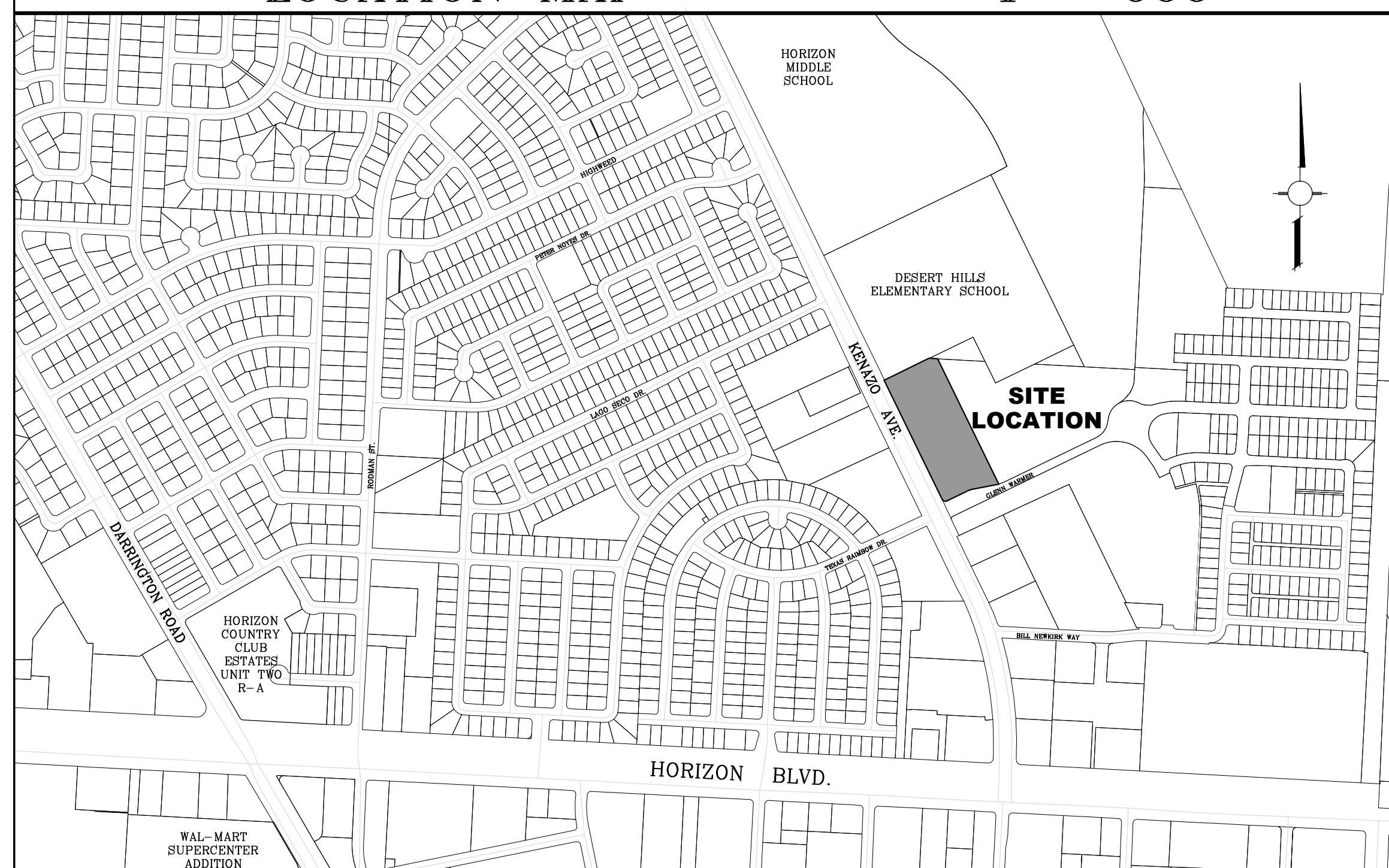


CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	139.00'	36.22'	18.21'	36.12'	S68°41'05"W 14°55'51"
C2	20.00'	31.42'	20.00'	28.29'	N73°46'31"W 80°00'42"



LOCATION MAP

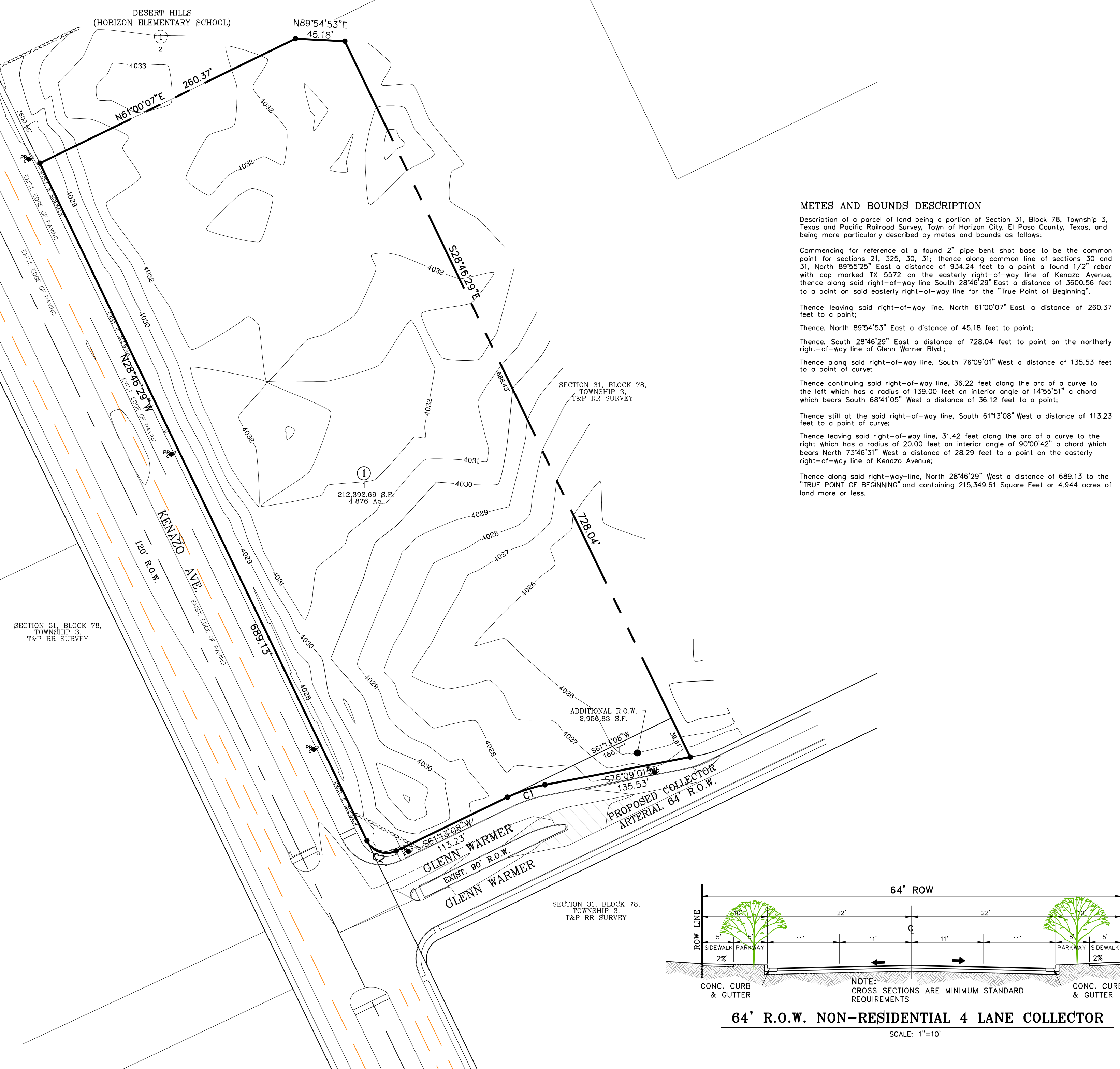
1"= 600'



SCHOOL DISTRICT
SOCORRO INDEPENDENT SCHOOL DISTRICT
12300 EASTLAKE DRIVE

DATE OF PREPARATION: NOVEMBER 19, 2021

CONDE INC.
ENGINEERING / PLANNING
GPS / SURVEYING / CAD
6080 SURETY DR. STE 100
EL PASO, TEXAS 79905
PHONE: (915) 592-0283
FAX: (915) 592-0286 FIRM# 20078100



METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Section 31, Block 78, Township 3, Texas and Pacific Railroad Survey, Town of Horizon City, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

Commencing for reference at a found 2" pipe bent shot base to be the common point for sections 21, 325, 30, 31; thence along common line of sections 30 and 31, North 89°52'25" East a distance of 934.24 feet to a point a found 1/2" rebar with cap marked TX 5572 on the easterly right-of-way line of Kenazo Avenue, thence along said right-of-way line South 28°46'29" East a distance of 3600.56 feet to a point on said easterly right-of-way line for the "True Point of Beginning".

Thence leaving said right-of-way line, North 61°00'07" East a distance of 260.37 feet to a point;

Thence, North 89°54'53" East a distance of 45.18 feet to point;

Thence, South 28°46'29" East a distance of 728.04 feet to point on the northerly right-of-way line of Glenn Warner Blvd.;

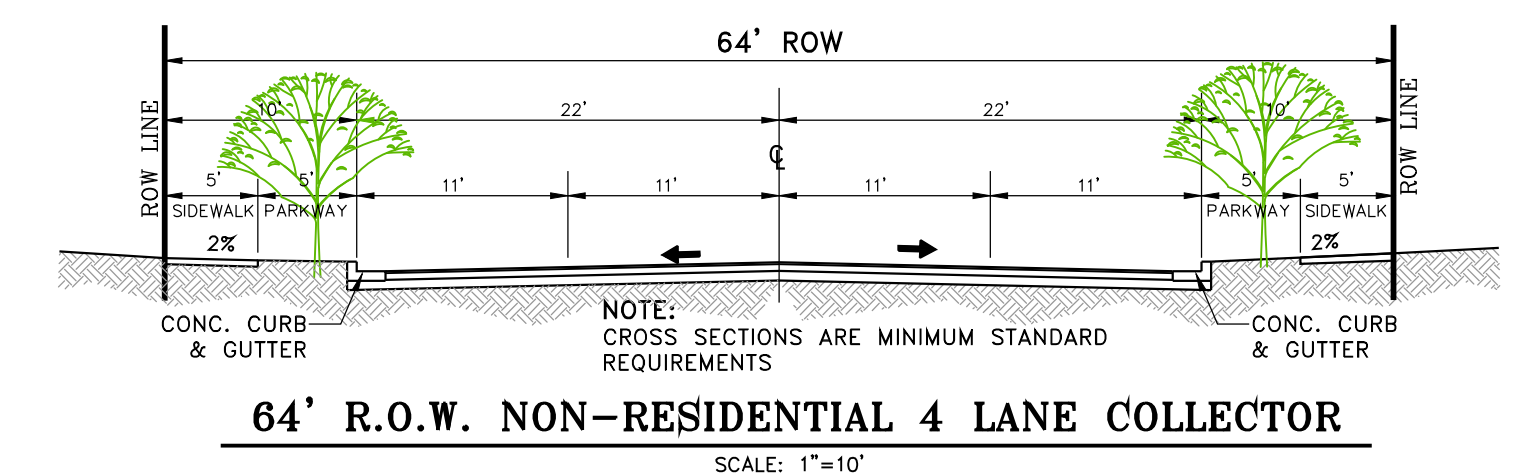
Thence along said right-of-way line, South 76°09'01" West a distance of 135.53 feet to a point of curve;

Thence continuing said right-of-way line, 36.22 feet along the arc of a curve to the left which has a radius of 139.00 feet an interior angle of 14°55'51" a chord which bears South 68°41'05" West a distance of 36.12 feet to a point;

Thence still at the said right-of-way line, South 61°13'08" West a distance of 113.23 feet to a point of curve;

Thence leaving said right-of-way line, 31.42 feet along the arc of a curve to the right which has a radius of 20.00 feet an interior angle of 80°00'42" a chord which bears North 73°46'31" West a distance of 28.29 feet to a point on the easterly right-of-way line of Kenazo Avenue;

Thence along said right-of-way line, North 28°46'29" West a distance of 689.13 to the "TRUE POINT OF BEGINNING" and containing 215,349.61 Square Feet or 4.944 acres of land more or less.



PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: PEBBLE HILLS PLAZA, LTD.	420 MONTANA AVE.	EL PASO, TX 79902	(915) 581-2264	
ENGINEER: YVONNE C. CURRY	6080 SURETY DR. STE 100	EL PASO, TX 79905	(915) 592-0283 (915) 592-0286	
SURVEYOR: RON R. CONDE	6080 SURETY DR. STE 100	EL PASO, TX 79905	(915) 592-0283 (915) 592-0286	

S:\CHECKED DATA\CT\KENAZO ESTATES 1.dwg PEEK: 12/17/2021 1:01:48 PM C:\CADD



TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report
REVISED

Case No.: SUB002489-2021, SUB002490-2021 & RZ-002491-2021
Kenazo Estates Units 1 & 2

Application Type: **Preliminary Subdivision & Rezone Application**

P&Z Hearing Date: December 20, 2021

Staff Contact: Michelle Padilla, Planning Director
 915-852-1046; mpadilla@horizoncity.org

Address/Location: Abutting Kenazo Ave.

Legal Description: **Kenazo Estates Unit 1**
 Being Tract 8, Section 31, Block 78, Township 3, Texas and Pacific Railroad Surveys, Town of Horizon City, El Paso County, Texas (4.944 AC)

Legal Description: **Kenazo Estates Unit 2**
 Being Tract 9, 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	PUD (Planned Unit Development)	C-2 Commercial

Application Description:

Rezone:

The applicant is requesting to rezone approximately 13.639 acres of land that is currently vacant and zoned as PUD (Planned Unit Development) to a C-2 (Commercial). The properties abut Kenazo Ave. The proposed rezoning is as follows (please refer to the attached zoning plan):

- Parcel I (Kenazo Estates Unit One, 4.944 AC) - from PUD to C-2
- Parcel II (Kenazo Estates Unit Two, 8.695 AC) - from PUD to C-2

Preliminary Subdivision:

The applicant is also requesting to subdivide the properties that are proposed to be rezoned. The proposed subdivisions each include one (1) lot for commercial development. Kenazo Estates Unit One has the smallest lot measuring approximately 4.944 acres and Kenazo Estates Unit Two has the largest lot measuring approximately 8.695 Acres in size.

Notice:

In accordance with Section 211.007 of the Texas Local Government Code, notices of the December 20, 2021 public hearing for the rezoning request were sent to the school district of jurisdiction and to those property owners within 200 feet of the subject property on December 3, 2021. In addition, the applicant is required to erect signs notifying the public of the proposed rezoning on the site proposed for rezoning fifteen (15) days prior to the Planning and Zoning Commission public hearing.

Vision 2020 – Future Land Use Map Designation:

Horizon City Vision 2020 Strategic Master Plan designates this area as Medium to High-Density Single Family. This land use designation includes residential development including approximately 8 to 15 dwellings per acre.

Staff Recommendation:

Although the Comprehensive plan designates this area for Medium to High-Density Single-Family development, staff believes that the development of this area will help enhance the surrounding properties and is consistent with other surrounding **land uses**. The proposed commercial designation is consistent with the surrounding uses and zoning districts. However, due the properties' proximity to the elementary and middle schools, staff **recommends that the properties be rezoned to C-1 (Commercial)**, not C-2 (Commercial) as requested, to allow for more neighborhood commercial uses.

Staff recommends **DENIAL** of the preliminary plats as they do not conform with the City's Major Thoroughfare Plan as required by Chapter 10 (Subdivision Regulation), Section 5.2 (Conformance to Major Thoroughfare Plan Required) of the Municipal Code,

Staff recommends APPROVAL of the preliminary plats with the condition that all comments be addressed prior to City Council action.

Planning Division Comments:

The applicant has revised the plats to address the Planning Division's previous comments.

- Please correct the spelling of Rodman Street on the Kenazo Estates Unit Two plat.**

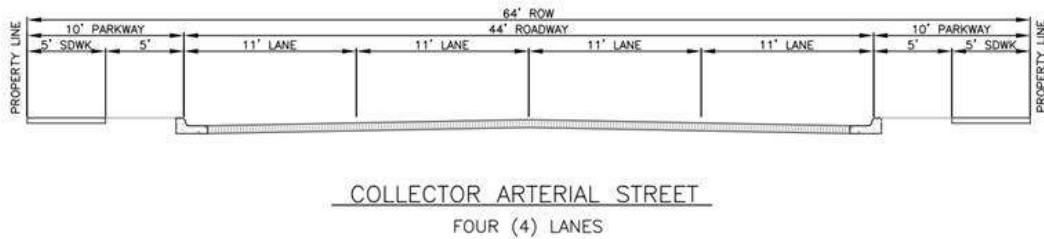
Kenazo Estates Unit One

- ~~Glenn Warner is identified as a collector arterial on the City's Major Thoroughfare plan. In accordance with Chapter 10 (Subdivision Regulation), Section 5.2 (Conformance to Major Thoroughfare Plan Required) of the Municipal Code, this plat is required to dedicate and improve an additional 19 feet of right-of-way along Glen Warner at the southeast property line of the development (where the roadway currently narrows). The cross-section for the required 64' collector arterial is provided below.~~

Kenazo Estates Unit Two

- ~~The extension of Rodman Street, a collector arterial, is designated on the City's Major Thoroughfare plan to cross this property. In accordance with Chapter 10 (Subdivision Regulation), Section 5.2 (Conformance to Major Thoroughfare Plan Required) of the~~

Municipal Code, this plat must dedicate and improve the thoroughfare. The cross-section for the required 64' collector arterial is provided below.



Public Works Director Comments:

Preliminary Plat- Kenazo Estates Unit 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.
- Show the Benchmark (from note#10) in the plan.
- El Paso County 9-1-1 District approval is required for the addresses.
- Glenn Warner is not spelled correctly.
- Change school district to Clint Independent School District.
- Provide utility easements for the parcel.
- Add a note at south side of property stating driveways will not be allowed.

Preliminary Plat – Kenazo Estates Unit 2

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.

Town Engineer Comments:

Preliminary Plat- Kenazo Estates Unit 1

1. Match the bearing in metes and bounds to face of plat. (Redlines provided)
2. Location and size of existing utilities shall be shown on preliminary plats. Indicated the location and size.
3. Provide certification that all utilities will be provided to the parcel (i.e. gas, electric, ...).

Preliminary Plat – Kenazo Estates Unit 2

1. Location and size of existing utilities shall be shown on preliminary plats. Indicated the location and size.

El Paso 9-1-1 District Comments:

The 911 District recommended street spelling names to be corrected and proposed addresses to be labeled on plats. (addresses missing)

TxDOT Comments:

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

El Paso Central Appraisal District Comments:

The EPCAD approves this development.

Attachments:

1 - Zoning Map

2 - Aerial

3 - Future Land Use Map (Comprehensive Plan)

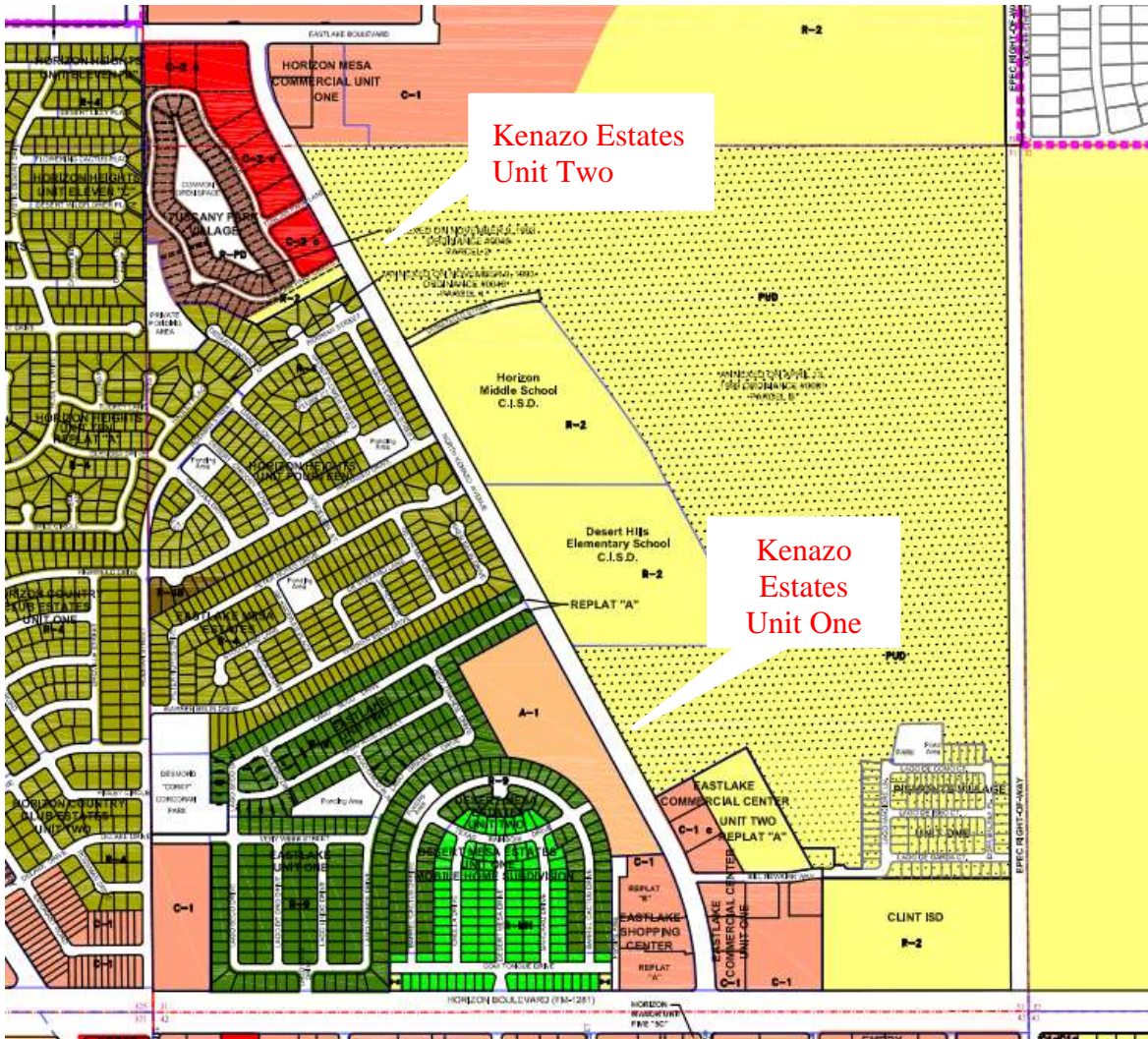
4 - Location Map

5 - Applications

6 - Zoning Plan

7 - Preliminary Plats

Attachment 1: Zoning Designation



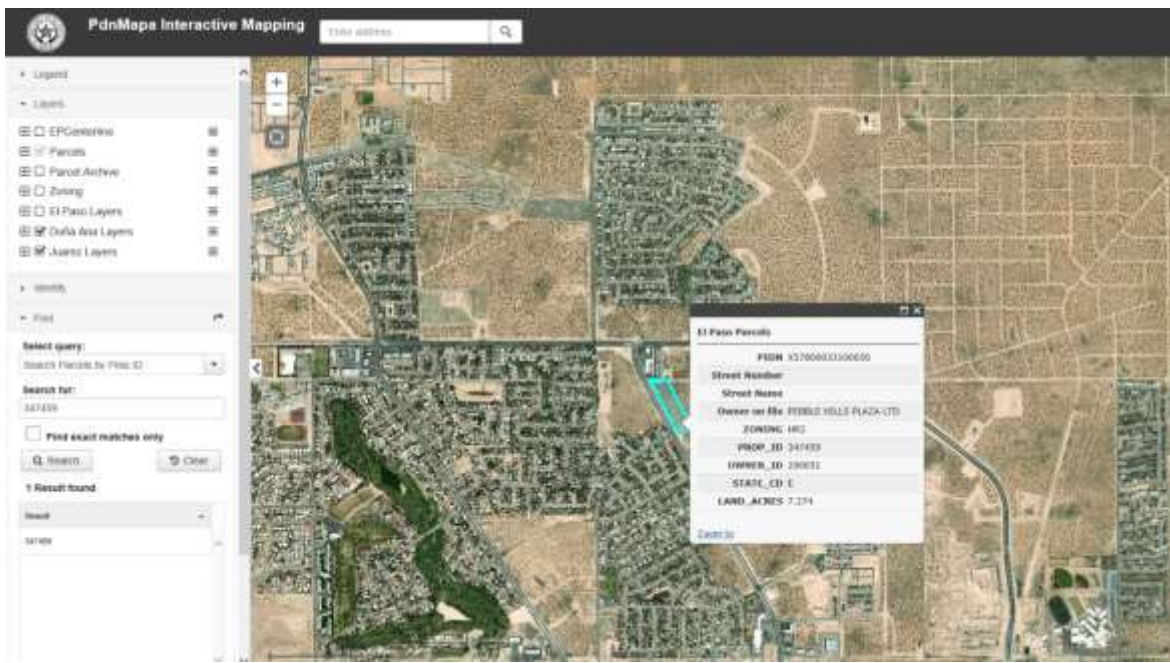
Attachment 2: Aerial

Kenazo Estates Unit One



Source: City of El Paso's Website; <https://gis.elpasotexas.gov/pdnmapajs/>

Kenazo Estates Unit Two



Source: City of El Paso's Website; <https://gis.elpasotexas.gov/pdnmapajs/>

Attachment 3: Future Land Use Map



Attachment 5: Applications

1 of 2



TOWN OF HORIZON CITY
 14999 Darrington Road
 Horizon City, Texas 79928
 Phone 915-852-1046 Fax 915-852-1005

REZONE APPLICATION

1. Owner of Record: Pebble Hills Plaza, LTD
420 Montana Ave. El Paso, TX 79902 915- (PHONE) (EMAIL)
(ADDRESS) (ZIP)

2. Applicant Conde, Inc. Is applicant also the Owner? Yes No
 Contact Person Conrad Conde

6080 Surety Dr., Ste. 100 El Paso, TX 79905 915-5920283 cconde@condeinc.com
(ADDRESS) (ZIP) (PHONE) (EMAIL)

3. PARCEL ONE
 Site Address/Location Kenazo Ave.
 Legal Description: Being Tract 8, Section 31, Block 78, Township 3, Texas and Pacific Railroad Surveys, Town of
Horizon, El Paso County, Texas
(Lot) (Block) (Subdivision Name)

PARCEL TWO
 Site Address/Location _____
 Legal Description: _____
(Lot) (Block) (Subdivision Name)

If the legal description of the complete tracts or if plat is not available, attached are the **required** Metes & Bounds Description & survey map(s)? Yes No

4. Briefly explain why you request to rezone? To allow for Neighborhood Commercial uses.

5. Land's Presents Use: Vacant Zone PUD
 Land Vacant Lot size 4.944 Structure Structure's size _____ Last known date the structure was occupied? n/a

Land's Proposed Use: Commercial Proposed Zone Use C-2

Will you be making any improvements to the existing lot or structure? Yes No This request includes Site Development Plans for approval? Yes No

NOTICE: Applicant is responsible for all expenses incurred by the City in connection with the Rezone Application request, including but not limited to attorney's fees, engineering fees and publication. Additional charges will be invoiced separately and shall be paid to the Town prior to City Council action.
 Applicant's Signature _____

6. Signatures: [Signature]
(OWNER'S SIGNATURE)

(APPLICANT'S SIGNATURE)

Alan Malachuk / Pebble Hills Plaza
(OWNER'S PRINTED NAME)

Conrad Conde
(APPLICANT'S PRINTED NAME)

FEE SCHEDULE: (NON-REFUNDABLE)

\$300 - UP TO 1.0 ACRES	\$450 - 30.1 ACRES TO 50 ACRES
\$350 - 1.1 ACRES TO 10 ACRES	\$500 - 50.1 ACRES TO 75 ACRES
\$400 - 10.1 ACRES TO 30 ACRES	\$600 - 75.1 ACRES AND UP
EL PASO TIMES PUBLISHING FEE APPROXIMATELY \$460	ENGINEERING FEE APPROXIMATELY \$60 PER 1/2 HOUR

Application & Submittals Due Date: _____
 P&Z Scheduled Mtg. Date: _____
 City Council Scheduled Date: _____
 Application Received By: _____
 Date Application Rec'd: _____

Please see reverse side for list of items required at time of submitting REZONING application.



TOWN OF HORIZON CITY
 14999 Darrington Road
 Horizon City, Texas 79928
 Phone 915-852-1046 Fax 915-852-1005

REZONE APPLICATION

1. Owner of Record: Pebble Hills Plaza, LTD
420 Montana Ave. El Paso, TX 79902 915-
(ADDRESS) (ZIP) (PHONE) (EMAIL)

2. Applicant: Conde, Inc. Is applicant also the Owner? Yes No
 Contact Person: Conrad Conde

6080 Surety Dr., Ste. 100 El Paso, TX 79905 915-5920283 cconde@condeinc.com
(ADDRESS) (ZIP) (PHONE) (EMAIL)

3. PARCEL ONE
 Site Address/Location: Kenazo Ave.
 Legal Description: Being Tract 9, Section 31, Block 78, Township 3, Texas and Pacific Railroad Surveys, Town of
Horizon, El Paso County, Texas (Subdivision Name)

PARCEL TWO
 Site Address/Location: _____
 Legal Description: _____
(Lot) (Block) (Subdivision Name)

If the legal description of the complete tracts or if plat is not available, attached are the **required** Metes & Bounds Description & survey map(s)? Yes No

4. Briefly explain why you request to rezone? To allow for a Neighborhood Commercial uses.

5. Land's Presents Use: Vacant Zone PUD
 Land Vacant Lot size 8.695 Structure Structure's size _____ Last known date the structure was occupied? n/a

Land's Proposed Use: Retail Proposed Zone Use C-2

Will you be making any improvements to the existing lot or structure? Yes No This request includes Site Development Plans for approval? Yes No

NOTICE: Applicant is responsible for all expenses incurred by the City in connection with the Rezone Application request, including but not limited to attorney's fees, engineering fees and publication. Additional charges will be invoiced separately and shall be paid to the Town prior to City Council action.
 Applicant's Signature _____

6. Signatures: _____
(OWNER'S SIGNATURE)

(APPLICANT'S SIGNATURE)

Alan Maloney Pebble Hills Plaza Ltd.
(OWNER'S PRINTED NAME)
Conrad Conde
(APPLICANT'S PRINTED NAME)

FEE SCHEDULE: (NON-REFUNDABLE)

\$300 - UP TO 1.0 ACRES	\$450 - 30.1 ACRES TO 50 ACRES
\$350 - 1.1 ACRES TO 10 ACRES	\$500 - 50.1 ACRES TO 75 ACRES
\$400 - 10.1 ACRES TO 30 ACRES	\$600 - 75.1 ACRES AND UP
EL PASO TIMES PUBLISHING FEE APPROXIMATELY \$460	ENGINEERING FEE APPROXIMATELY \$60 PER 1/2 HOUR

Application & Submittals Due Date: _____
 P&Z Scheduled Mtg. Date: _____
 City Council Scheduled Date: _____
 Application Received By: _____
 Date Application Rec'd: _____

Please see reverse side for list of items required at time of submitting REZONING 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 ONE SUBMITTAL DATE: November 15, 2021

- LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)
Being Tract 8, Section 31, Block 78, Township 3, Texas and Pacific Railroad Surveys, Town of Horizon City, El Paso, Texas
- 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>4.944</u>	<u>1</u>	TOTAL NO. SITES	<u>1</u>	_____
INDUSTRIAL	_____	_____	TOTAL (GROSS) ACREAGE	<u>4.944</u>	_____
- WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? N/A PROPOSED ZONING N/A
- 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
- WHAT TYPE OF UTILITY EASEMENTS ARE PROPOSED? UNDERGROUND OVERHEAD COMBINATION
- WHAT TYPE OF DRAINAGE IS PROPOSED? (IF APPLICABLE LIST MORE THAN ONE) Lot to street to drainage structures
- IF SINGLE-FAMILY OR DUPLEX DEVELOPMENT IS PROPOSED: AVERAGE FLOOR AREA OF HOUSES _____
- ARE SPECIAL IMPROVEMENTS PROPOSED IN CONNECTION WITH THE DEVELOPMENT? YES NO
- IS A MODIFICATION OF ANY PORTION OF THE SUBDIVISION ORDINANCE PROPOSED? YES NO
- IF ANSWER IS "YES", PLEASE EXPLAIN THE NATURE OF THE MODIFICATION _____
- WHAT TYPE OF LANDSCAPING IS PROPOSED? PARKWAY MEDIANS OTHER
- REMARKS AND/OR EXPLANATION OF SPECIAL CIRCUMSTANCES: _____
- 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
- WILL ANY RESTRICTIONS AND COVENANTS BE RECORDED WITH PLAT? YES NO INITIALS CC IF YES, PLEASE SUBMIT COPY.
- OWNER OF RECORD Pebble Hills Plaza, LTD 420 Montana Ave. El Paso, TX 79902
(NAME & ADDRESS) (EMAIL) (PHONE)
- DEVELOPER Pebble Hills Plaza, LTD 420 Montana Ave. El Paso, TX 79902
(NAME & ADDRESS) (EMAIL) (PHONE)
- ENGINEER Conde, Inc. 6080 Surety Dr., Ste. 100 El Paso, TX 79905 cconde@condeinc.com 915-592-0283
(NAME & ADDRESS) (EMAIL) (PHONE)
- APPLICANT Pebble Hills Plaza, LTD 420 Montana Ave. El Paso, TX 79902
(NAME & ADDRESS) (EMAIL) (PHONE)
- 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



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
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)

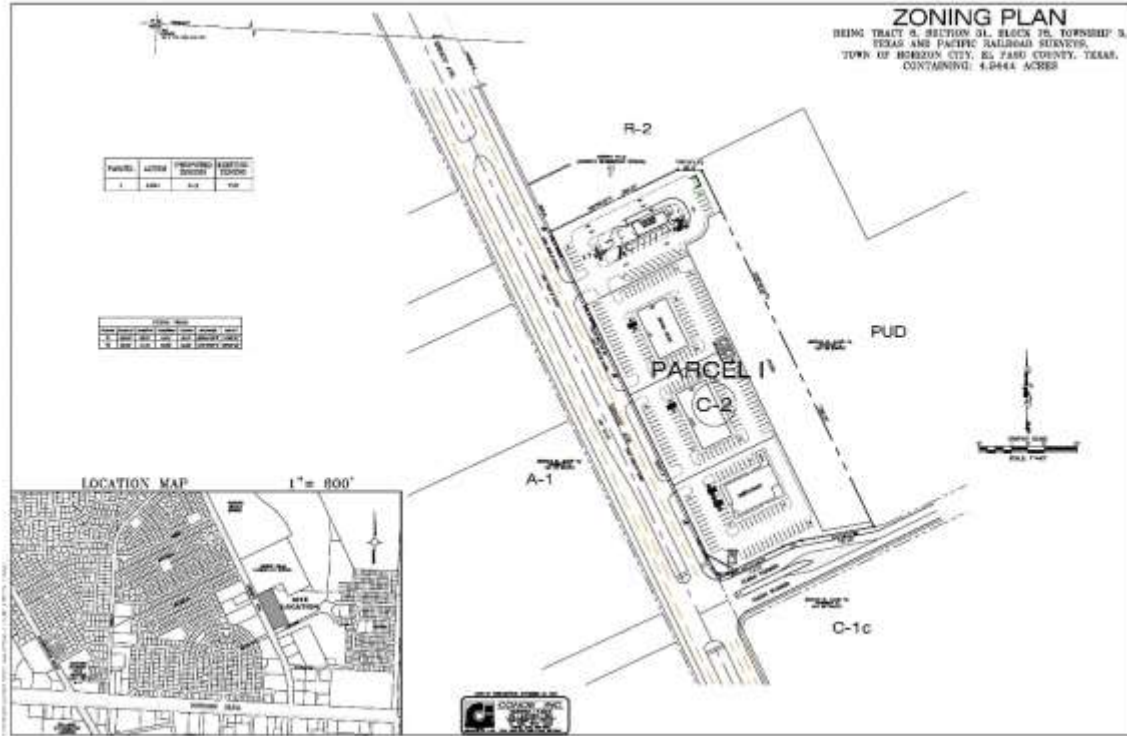
18. REP/POINT OF CONTACT Conrad Conde 6080 Surety Dr., Ste. 100 El Paso, TX 79905 cconde@condeinc.com -592-0283
(NAME & ADDRESS) (EMAIL) (PHONE)

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

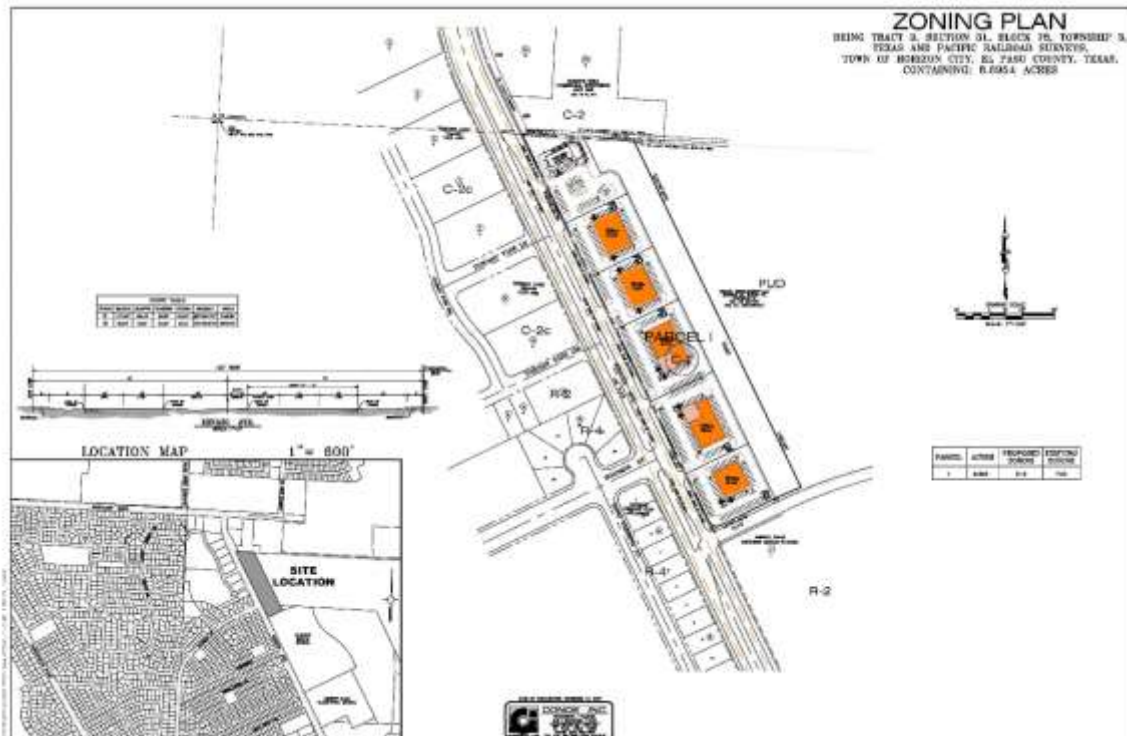
APPLICATION MUST BE COMPLETE & VALIDATED PRIOR TO SUBDIVISION PROCESSING
 Acceptance of fee does not grant acceptance of application.
 Non Refundable Deposit \$500.00 | Application Fee: \$100

Attachment 6: Zoning Plan

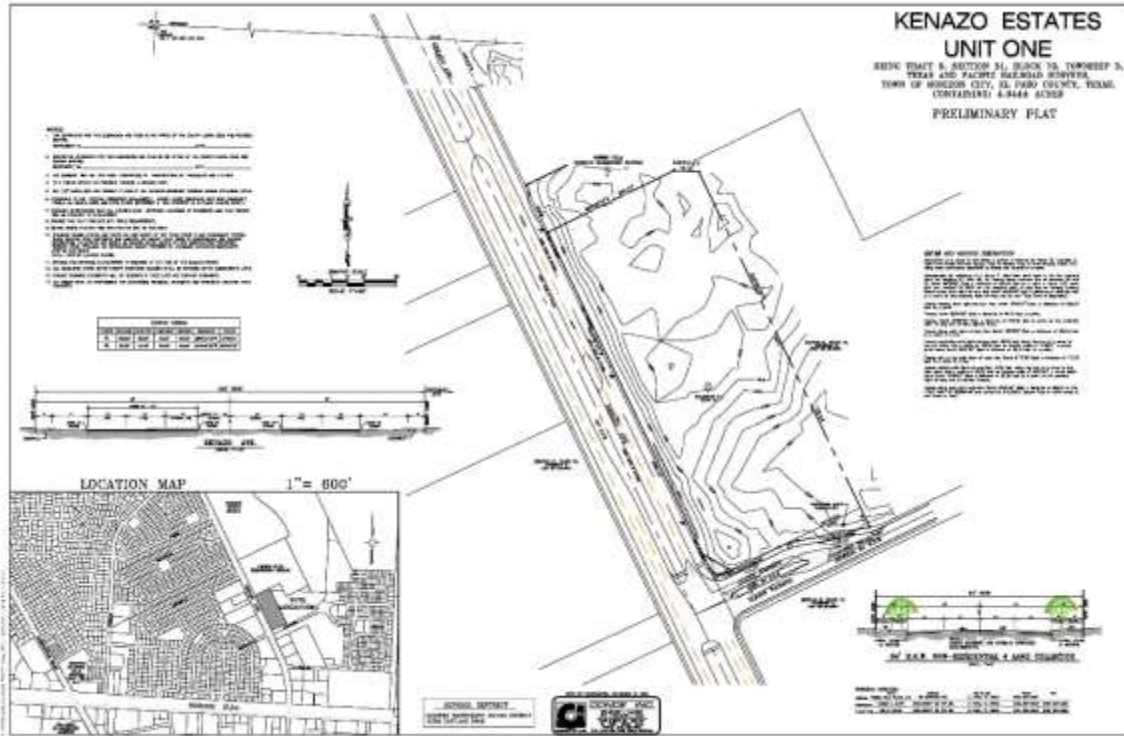
Kenazo Estates Unit One



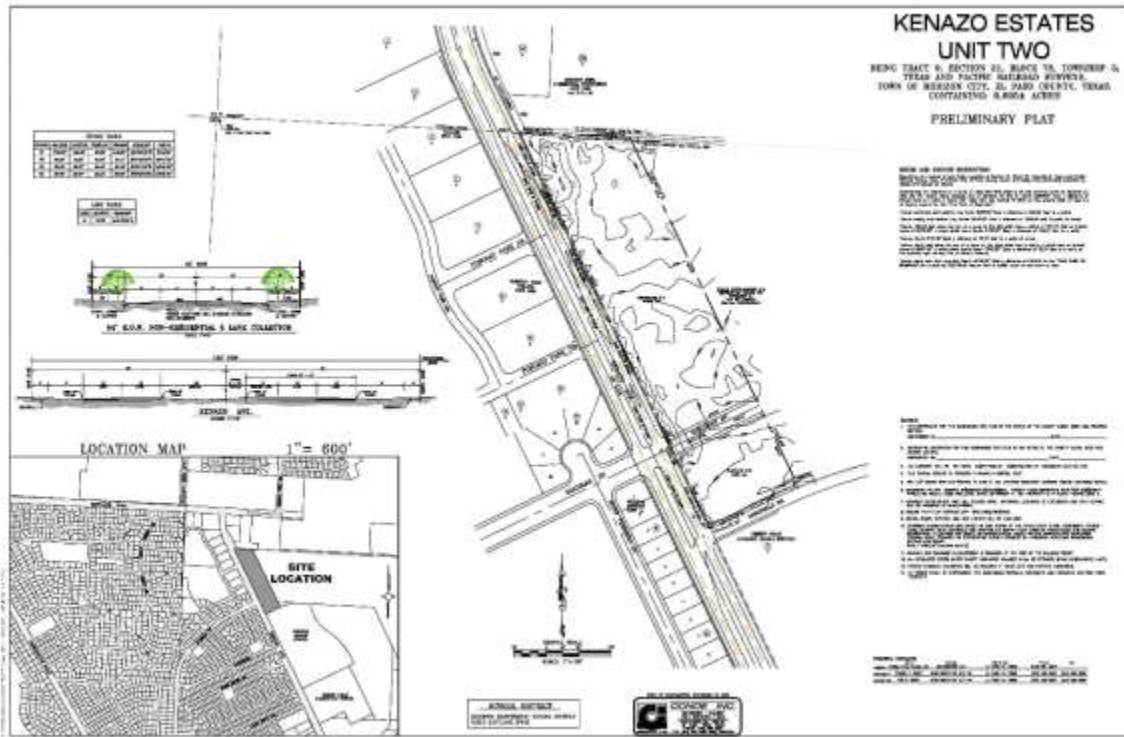
Kenazo Estates Unit Two



Attachment 7: Preliminary Plats
Kenazo Estates Unit One



Kenazo Estates Unit Two



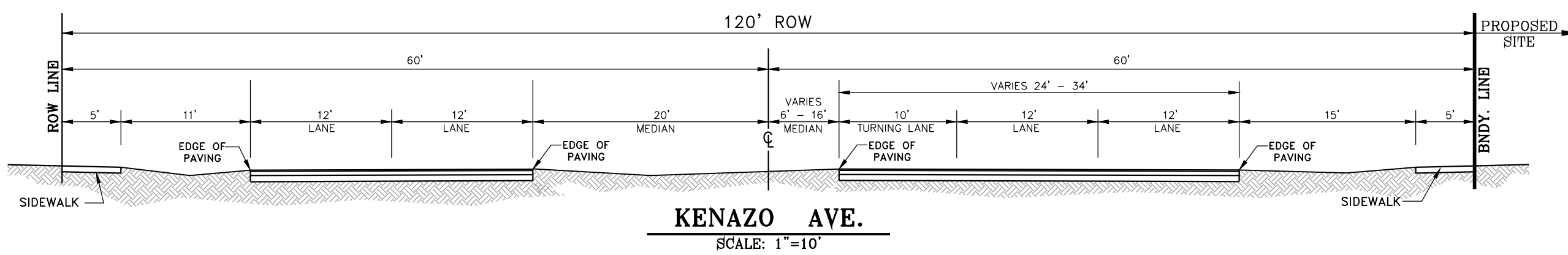
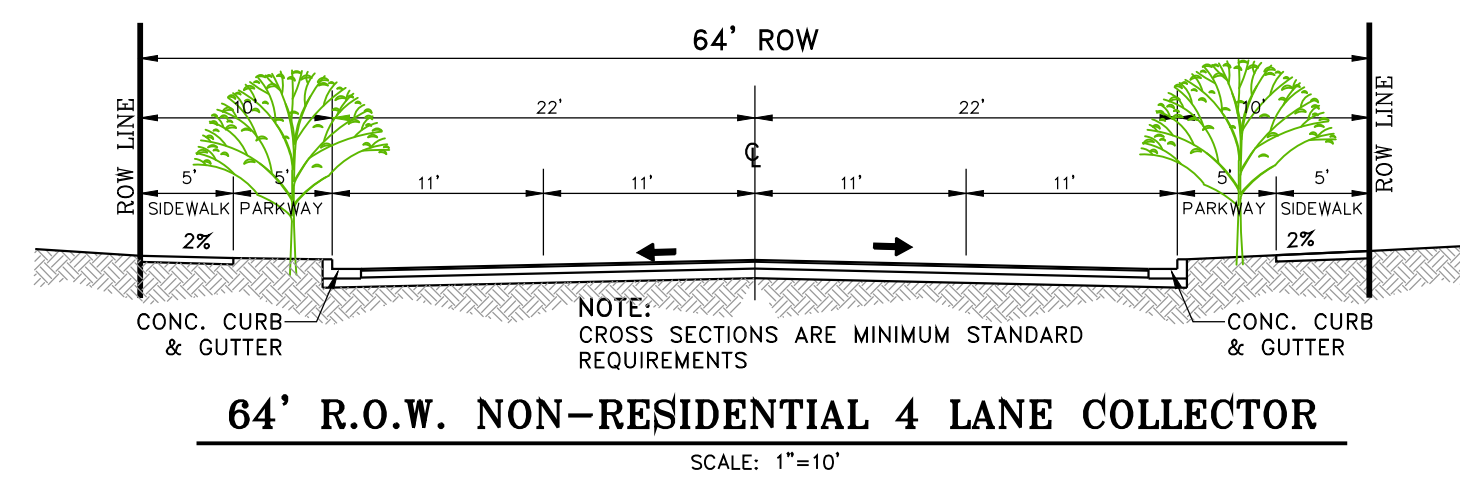
KENAZO ESTATES UNIT TWO

BEING TRACT 9, SECTION 31, BLOCK 78, TOWNSHIP 3,
TEXAS AND PACIFIC RAILROAD SURVEYS,
TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS.
CONTAINING: 8.695± ACRES

PRELIMINARY PLAT

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1711.67'	199.46'	99.85'	199.37'	S81°58'00"W	6°40'38"
C2	25.00'	39.21'	24.94'	35.31'	S73°42'20"E	89°51'43"
C3	25.00'	39.27'	25.00'	35.36'	S16°13'31"W	90°00'00"
C4	25.00'	39.27'	25.00'	35.36'	S73°46'29"E	90°00'00"

LINE TABLE		
LINE	LENGTH	BEARING
L1	60.00'	N61°13'31"E



LOCATION MAP



METES AND BOUNDS DESCRIPTION
Description of a parcel of land being a portion of Section 31, Block 78, Township 3, Texas and Pacific Railroad Survey, Town of Horizon City, El Paso County, Texas, and being more particularly described by metes and bounds as follows:
Commencing for reference at a found 2" pipe bent shot base to be the common point for sections 21, 325, 30, 31; thence along common line of sections 30 and 31, North 89°55'25" East a distance of 934.24 feet to a point of found 1/2" rebar with cap marked TX 5572 on the easterly right-of-way line of Kenazo Avenue for the "True Point of Beginning".
Thence continuing said section line, North 89°55'37" East a distance of 342.02 feet to a point;
Thence leaving said section line, South 28°46'29" East a distance of 1183.84 feet to point of curve;
Thence, 199.46 feet along the arc of a curve to the left which has a radius of 1711.67 feet an interior angle of 06°40'38" a chord which bears South 61°58'00" West a distance of 199.37 feet to a point;
Thence, South 61°21'48" West a distance of 75.70 feet to a point of curve;
Thence, 39.21 feet along the arc of a curve to the right which has a radius of 25.00 feet an interior angle of 89°51'43" a chord which bears South 73°42'20" East a distance of 35.31 feet to a point on the easterly right-of-way line of Kenazo Avenue;
Thence along said right-of-way-line, North 28°46'29" West a distance of 1320.33 to the "TRUE POINT OF BEGINNING" and containing 378,736.93 Square Feet or 8.695 acres of land more or less.

- NOTES:**
- TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT No. _____ DATE _____
 - RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No. _____ DATE _____
 - LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.
 - "U.S. POSTAL SERVICE BE PROVIDED THROUGH A CENTRAL BOX".
 - SET 1/2" REBAR WITH CAP MARKED TX 5152 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED. WILL BE PROVIDED TO DEVELOPMENT.
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO 480212-250B AND 237B, DATED SEPTEMBER 4, 1991 PROPERTY IS IN FLOOD HAZARD ZONE X.
 - PROVIDED CERTIFICATION THAT ALL UTILITIES HAVE APPROVED LOCATIONS OF EASEMENTS AND THAT SERVICE WILL BE PROVIDED TO DEVELOPMENT.
 - ENSURE THAT PLAT COMPLIES WITH TBPLS REQUIREMENTS.
 - WATER, SEWER, ELECTRIC AND GAS UTILITIES WILL BE AVAILABLE.
 - BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM-TEXAS CENTRAL. 4203. DISTANCES ARE SURFACE US SURVEY FOOT. ITEMS IN PARENTHESES ARE RECORD INFORMATION. ELEVATIONS ARE BASED ON NAVD83 DATUM, BASED ON GPS OBSERVATIONS PROCESSED THROUGH GPUS. PROVIDED ON TOPOGRAPHIC SURVEY PROVIDED BY LANDMARK SURVEYING BENCHMARK: EXISTING 5/8 REBAR. ELEV. = 4028.78' (NAVD83 DATUM)
 - GRADING AND DRAINAGE PLANS/PERMIT IS REQUIRED AT THE TIME OF THE BUILDING PERMIT.
 - ALL DEVELOPED STORM WATER RUNOFF DISCHARGE VOLUMES SHALL BE RETAINED WITHIN SUBDIVISION'S LIMITS.
 - PRIVATE DRAINAGE EASEMENTS WILL BE REQUIRED IF THESE LOTS ARE FURTHER SUBDIVIDED.
 - LOT OWNER SHALL BE RESPONSIBLE FOR MAINTAINING SIDEWALK, DRIVEWAYS AND PARKWAYS ABUTTING THEIR PROPERTY.

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: PEBBLE HILLS PLAZA, LTD.	420 MONTANA AVE.	EL PASO, TX. 79902	(915) 581-2264	
ENGINEER: YVONNE C. CURRY	6080 SURETY DR. STE 100	EL PASO, TX. 79905	(915) 592-0283 (915) 592-0286	
SURVEYOR: RON R. CONDE	6080 SURETY DR. STE 100	EL PASO, TX. 79905	(915) 592-0283 (915) 592-0286	

SCHOOL DISTRICT
SOCORRO INDEPENDENT SCHOOL DISTRICT
12300 EASTLAKE DRIVE

DATE OF PREPARATION: NOVEMBER 19, 2021

CONDE INC.
ENGINEERING / PLANNING
GPS / SURVEYING / CAD
6080 SURETY DR. STE 100
EL PASO, TEXAS 79905
PHONE: (915) 592-0283
FAX: (915) 592-0286 FIRM# 20078100

S:\CADD\DATA\CT\KENAZO ESTATES 2.dwg PLOT: 12/17/2021 12:58:09 PM C:\A\Conde



TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report
REVISED

Case No.: SUB002489-2021, SUB002490-2021 & RZ-002491-2021
Kenazo Estates Units 1 & 2

Application Type: **Preliminary Subdivision & Rezone Application**

P&Z Hearing Date: December 20, 2021

Staff Contact: Michelle Padilla, Planning Director
 915-852-1046; mpadilla@horizoncity.org

Address/Location: Abutting Kenazo Ave.

Legal Description: **Kenazo Estates Unit 1**
 Being Tract 8, Section 31, Block 78, Township 3, Texas and Pacific Railroad Surveys, Town of Horizon City, El Paso County, Texas (4.944 AC)

Legal Description: **Kenazo Estates Unit 2**
 Being Tract 9, 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	PUD (Planned Unit Development)	C-2 Commercial

Application Description:

Rezone:

The applicant is requesting to rezone approximately 13.639 acres of land that is currently vacant and zoned as PUD (Planned Unit Development) to a C-2 (Commercial). The properties abut Kenazo Ave. The proposed rezoning is as follows (please refer to the attached zoning plan):

- Parcel I (Kenazo Estates Unit One, 4.944 AC) - from PUD to C-2
- Parcel II (Kenazo Estates Unit Two, 8.695 AC) - from PUD to C-2

Preliminary Subdivision:

The applicant is also requesting to subdivide the properties that are proposed to be rezoned. The proposed subdivisions each include one (1) lot for commercial development. Kenazo Estates Unit One has the smallest lot measuring approximately 4.944 acres and Kenazo Estates Unit Two has the largest lot measuring approximately 8.695 Acres in size.

Notice:

In accordance with Section 211.007 of the Texas Local Government Code, notices of the December 20, 2021 public hearing for the rezoning request were sent to the school district of jurisdiction and to those property owners within 200 feet of the subject property on December 3, 2021. In addition, the applicant is required to erect signs notifying the public of the proposed rezoning on the site proposed for rezoning fifteen (15) days prior to the Planning and Zoning Commission public hearing.

Vision 2020 – Future Land Use Map Designation:

Horizon City Vision 2020 Strategic Master Plan designates this area as Medium to High-Density Single Family. This land use designation includes residential development including approximately 8 to 15 dwellings per acre.

Staff Recommendation:

Although the Comprehensive plan designates this area for Medium to High-Density Single-Family development, staff believes that the development of this area will help enhance the surrounding properties and is consistent with other surrounding **land uses**. The proposed commercial designation is consistent with the surrounding uses and zoning districts. However, due the properties' proximity to the elementary and middle schools, staff **recommends that the properties be rezoned to C-1 (Commercial)**, not C-2 (Commercial) as requested, to allow for more neighborhood commercial uses.

Staff recommends **DENIAL** of the preliminary plats as they do not conform with the City's Major Thoroughfare Plan as required by Chapter 10 (Subdivision Regulation), Section 5.2 (Conformance to Major Thoroughfare Plan Required) of the Municipal Code,

Staff recommends APPROVAL of the preliminary plats with the condition that all comments be addressed prior to City Council action.

Planning Division Comments:

The applicant has revised the plats to address the Planning Division's previous comments.

- Please correct the spelling of Rodman Street on the Kenazo Estates Unit Two plat.**

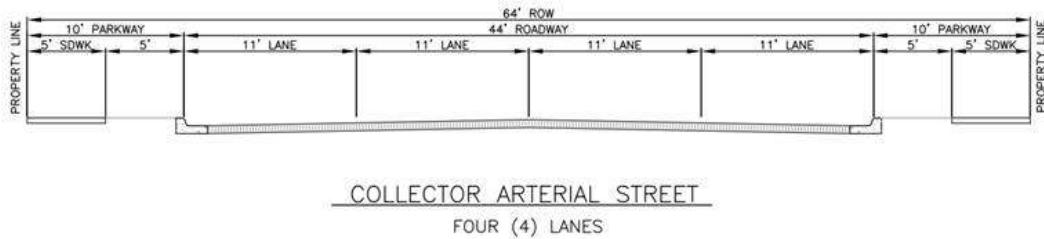
Kenazo Estates Unit One

- ~~Glenn Warner is identified as a collector arterial on the City's Major Thoroughfare plan. In accordance with Chapter 10 (Subdivision Regulation), Section 5.2 (Conformance to Major Thoroughfare Plan Required) of the Municipal Code, this plat is required to dedicate and improve an additional 19 feet of right-of-way along Glen Warner at the southeast property line of the development (where the roadway currently narrows). The cross-section for the required 64' collector arterial is provided below.~~

Kenazo Estates Unit Two

- ~~The extension of Rodman Street, a collector arterial, is designated on the City's Major Thoroughfare plan to cross this property. In accordance with Chapter 10 (Subdivision Regulation), Section 5.2 (Conformance to Major Thoroughfare Plan Required) of the~~

Municipal Code, this plat must dedicate and improve the thoroughfare. The cross-section for the required 64' collector arterial is provided below.



Public Works Director Comments:

Preliminary Plat- Kenazo Estates Unit 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.
- Show the Benchmark (from note#10) in the plan.
- El Paso County 9-1-1 District approval is required for the addresses.
- Glenn Warner is not spelled correctly.
- Change school district to Clint Independent School District.
- Provide utility easements for the parcel.
- Add a note at south side of property stating driveways will not be allowed.

Preliminary Plat – Kenazo Estates Unit 2

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.

Town Engineer Comments:

Preliminary Plat- Kenazo Estates Unit 1

1. Match the bearing in metes and bounds to face of plat. (Redlines provided)
2. Location and size of existing utilities shall be shown on preliminary plats. Indicated the location and size.
3. Provide certification that all utilities will be provided to the parcel (i.e. gas, electric, ...).

Preliminary Plat – Kenazo Estates Unit 2

1. Location and size of existing utilities shall be shown on preliminary plats. Indicated the location and size.

El Paso 9-1-1 District Comments:

The 911 District recommended street spelling names to be corrected and proposed addresses to be labeled on plats. (addresses missing)

TxDOT Comments:

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

El Paso Central Appraisal District Comments:

The EPCAD approves this development.

Attachments:

1 - Zoning Map

2 - Aerial

3 - Future Land Use Map (Comprehensive Plan)

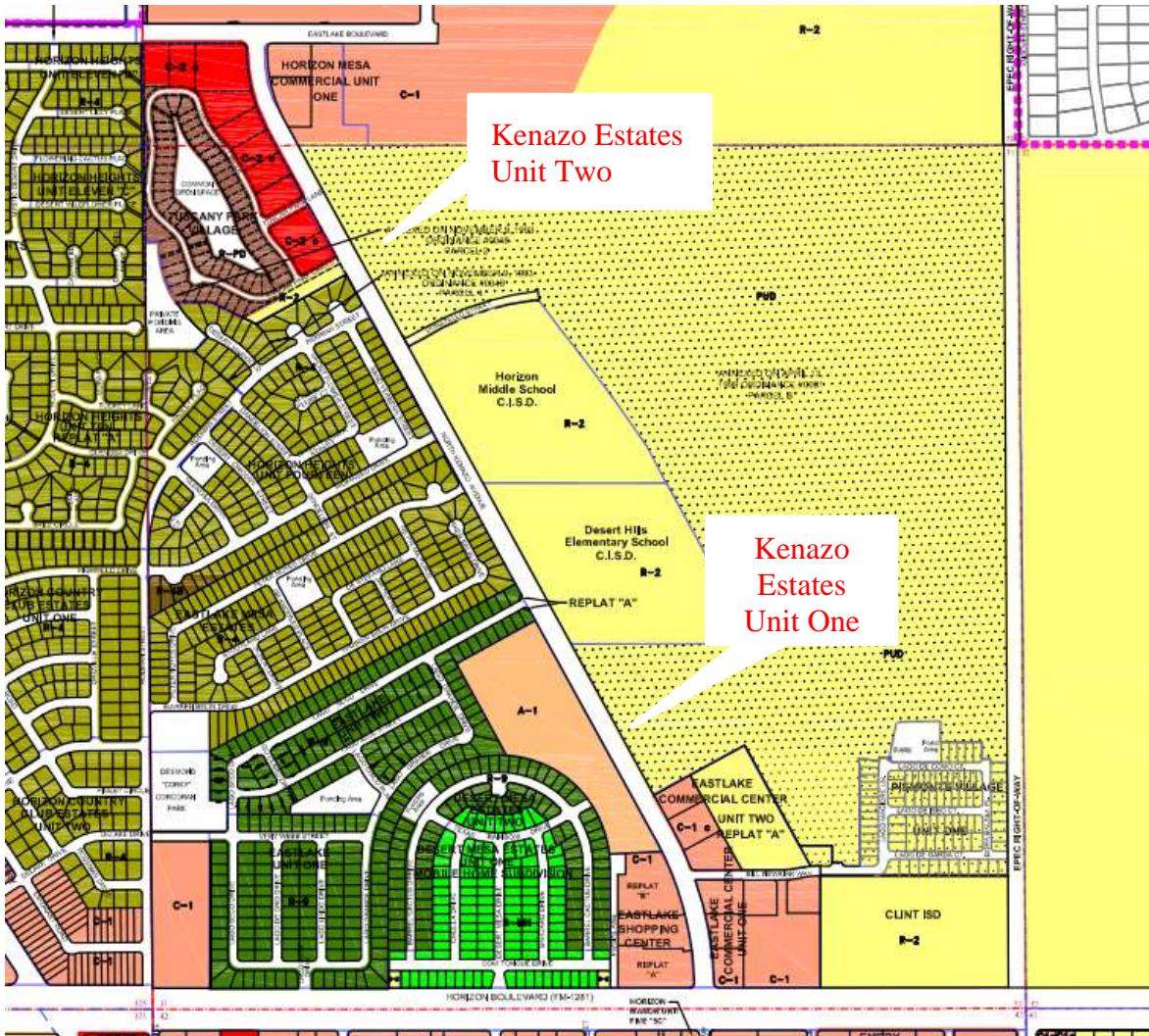
4 - Location Map

5 - Applications

6 - Zoning Plan

7 - Preliminary Plats

Attachment 1: Zoning Designation



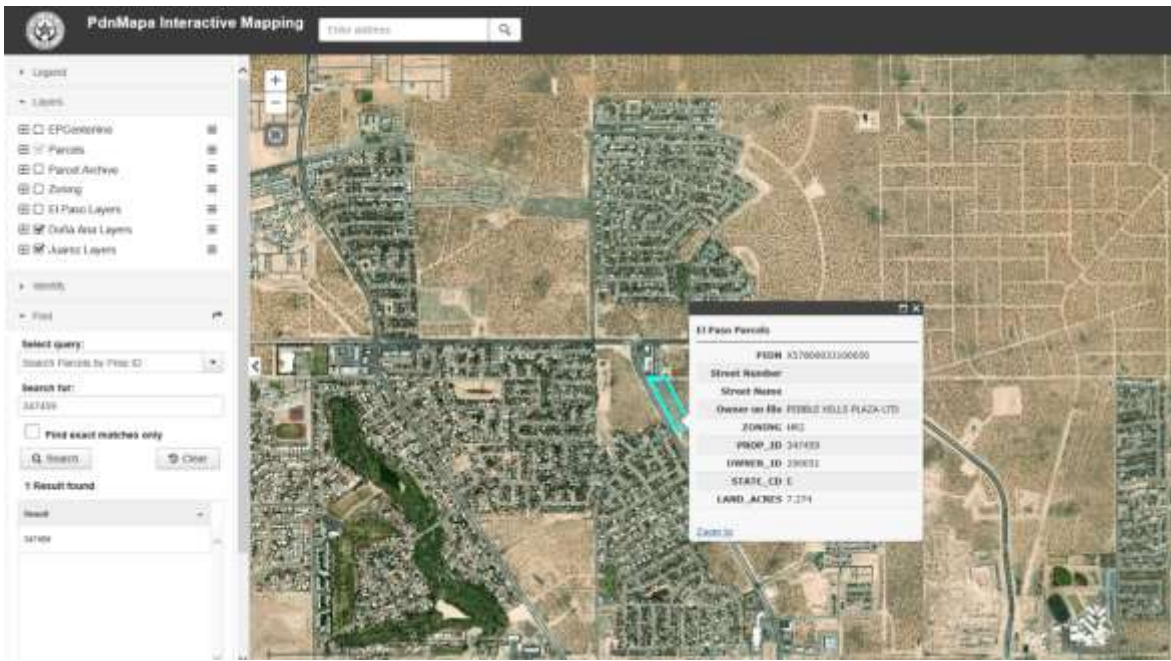
Attachment 2: Aerial

Kenazo Estates Unit One



Source: City of El Paso's Website; <https://gis.elpasotexas.gov/pdnmapajs/>

Kenazo Estates Unit Two



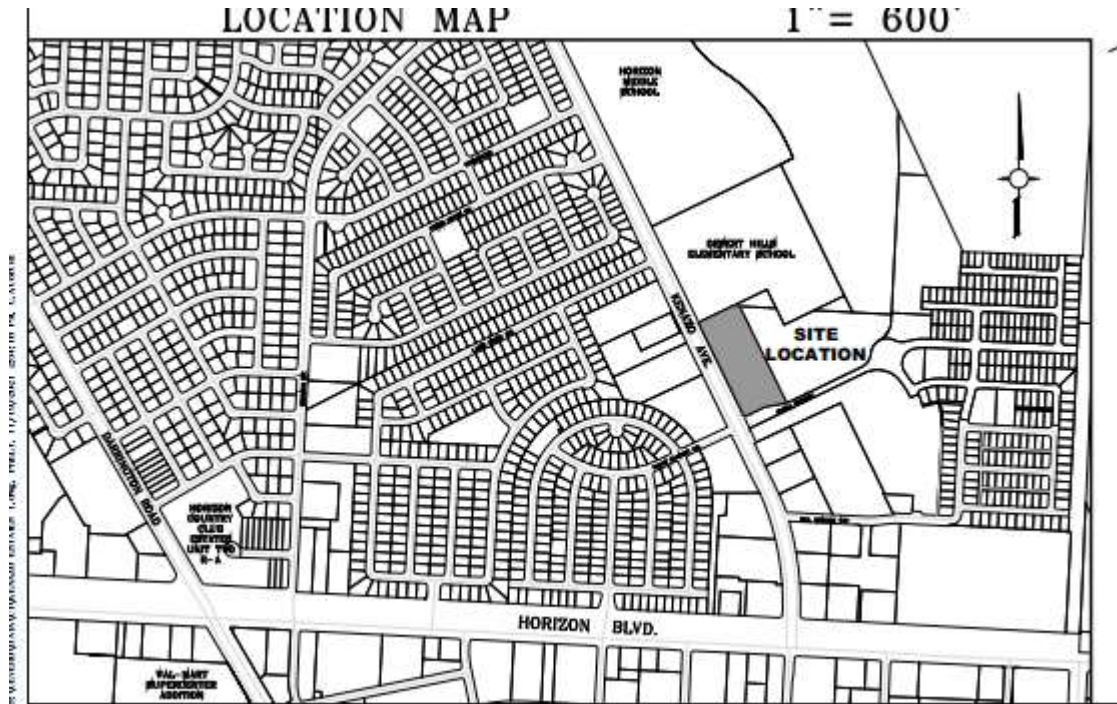
Source: City of El Paso's Website; <https://gis.elpasotexas.gov/pdnmapajs/>

Attachment 3: Future Land Use Map

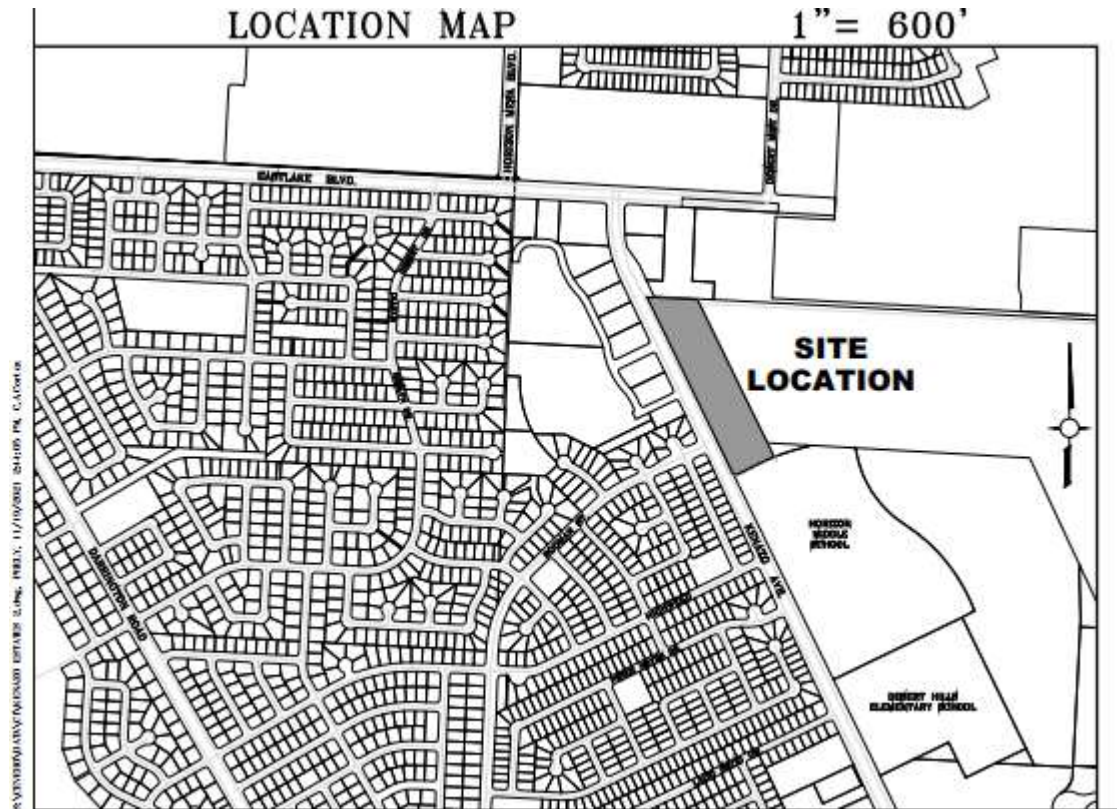


Attachment 4: Location Maps

Kenazo Estates Unit One



Kenazo Estates Unit Two



Attachment 5: Applications

1 of 2



TOWN OF HORIZON CITY
 14999 Darrington Road
 Horizon City, Texas 79928
 Phone 915-852-1046 Fax 915-852-1005

REZONE APPLICATION

1. Owner of Record: Pebble Hills Plaza, LTD
420 Montana Ave. El Paso, TX 79902 915- (EMAIL)
(ADDRESS) (ZIP) (PHONE)

2. Applicant Conde, Inc. Is applicant also the Owner? Yes No
 Contact Person Conrad Conde

6080 Surety Dr., Ste. 100 El Paso, TX 79905 915-5920283 cconde@condeinc.com
(ADDRESS) (ZIP) (PHONE) (EMAIL)

3. PARCEL ONE
 Site Address/Location Kenazo Ave.
 Legal Description: Being Tract 8, Section 31, Block 78, Township 3, Texas and Pacific Railroad Surveys, Town of
Horizon, El Paso County, Texas
(Lot) (Block) (Subdivision Name)

PARCEL TWO
 Site Address/Location _____
 Legal Description: _____
(Lot) (Block) (Subdivision Name)

If the legal description of the complete tracts or if plat is not available, attached are the **required** Metes & Bounds Description & survey map(s)? Yes No

4. Briefly explain why you request to rezone? To allow for Neighborhood Commercial uses.

5. Land's Presents Use: Vacant Zone PUD
 Land Vacant Lot size 4.944 Structure Structure's size _____ Last known date the structure was occupied? n/a

Land's Proposed Use: Commercial Proposed Zone Use C-2

Will you be making any improvements to the existing lot or structure? Yes No This request includes Site Development Plans for approval? Yes No

NOTICE: Applicant is responsible for all expenses incurred by the City in connection with the Rezone Application request, including but not limited to attorney's fees, engineering fees and publication. Additional charges will be invoiced separately and shall be paid to the Town prior to City Council action.
 Applicant's Signature _____

6. Signatures: [Signature]
(OWNER'S SIGNATURE)

(APPLICANT'S SIGNATURE)

Alan Malachuk / Pebble Hills Plaza
(OWNER'S PRINTED NAME)
Conrad Conde
(APPLICANT'S PRINTED NAME)

FEE SCHEDULE: (NON-REFUNDABLE)

\$300 - UP TO 1.0 ACRES	\$450 - 30.1 ACRES TO 50 ACRES
\$350 - 1.1 ACRES TO 10 ACRES	\$500 - 50.1 ACRES TO 75 ACRES
\$400 - 10.1 ACRES TO 30 ACRES	\$600 - 75.1 ACRES AND UP
EL PASO TIMES PUBLISHING FEE APPROXIMATELY \$460	ENGINEERING FEE APPROXIMATELY \$60 PER 1/2 HOUR

Application & Submittals Due Date: _____
 P&Z Scheduled Mtg. Date: _____
 City Council Scheduled Date: _____
 Application Received By: _____
 Date Application Rec'd: _____

Please see reverse side for list of items required at time of submitting REZONING application.



TOWN OF HORIZON CITY
 14999 Darrington Road
 Horizon City, Texas 79928
 Phone 915-852-1046 Fax 915-852-1005

REZONE APPLICATION

1. Owner of Record: Pebble Hills Plaza, LTD
420 Montana Ave. El Paso, TX 79902 915-_____
(ADDRESS) (ZIP) (PHONE) (EMAIL)

2. Applicant Conde, Inc. Is applicant also the Owner? Yes No
 Contact Person: Conrad Conde

6080 Surety Dr., Ste. 100 El Paso, TX 79905 915-5920283 cconde@condeinc.com
(ADDRESS) (ZIP) (PHONE) (EMAIL)

3. PARCEL ONE
 Site Address/Location Kenazo Ave.
 Legal Description: Being Tract 9, Section 31, Block 78, Township 3, Texas and Pacific Railroad Surveys, Town of
Horizon, El Paso County, Texas (Subdivision Name)

PARCEL TWO
 Site Address/Location _____
 Legal Description: _____
(Lot) (Block) (Subdivision Name)

If the legal description of the complete tracts or if plat is not available, attached are the **required** Metes & Bounds Description & survey map(s)? Yes No

4. Briefly explain why you request to rezone? To allow for a Neighborhood Commercial uses.

5. Land's Presents Use: Vacant Zone PUD
 Land Vacant Lot size 8.695 Structure Structure's size _____ Last known date the structure was occupied? n/a

Land's Proposed Use: Retail Proposed Zone Use C-2

Will you be making any improvements to the existing lot or structure? Yes No This request includes Site Development Plans for approval? Yes No

NOTICE: Applicant is responsible for all expenses incurred by the City in connection with the Rezone Application request, including but not limited to attorney's fees, engineering fees and publication. Additional charges will be invoiced separately and shall be paid to the Town prior to City Council action.
 Applicant's Signature _____

6. Signatures:

(OWNER'S SIGNATURE)

(APPLICANT'S SIGNATURE)

Alan Maloney Pebble Hills Plaza Ltd.
(OWNER'S PRINTED NAME)
Conrad Conde
(APPLICANT'S PRINTED NAME)

FEE SCHEDULE: (NON-REFUNDABLE)

\$300 - UP TO 1.0 ACRES	\$450 - 30.1 ACRES TO 50 ACRES
\$350 - 1.1 ACRES TO 10 ACRES	\$500 - 50.1 ACRES TO 75 ACRES
\$400 - 10.1 ACRES TO 30 ACRES	\$600 - 75.1 ACRES AND UP
EL PASO TIMES PUBLISHING FEE APPROXIMATELY \$460	ENGINEERING FEE APPROXIMATELY \$60 PER 1/2 HOUR

Application & Submittals Due Date: _____
 P&Z Scheduled Mtg. Date: _____
 City Council Scheduled Date: _____
 Application Received By: _____
 Date Application Rec'd: _____

Please see reverse side for list of items required at time of submitting REZONING 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 ONE SUBMITTAL DATE: November 15, 2021

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)
Being Tract 8, 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>4.944</u>	<u>1</u>	TOTAL NO. SITES	<u>1</u>	_____
INDUSTRIAL	_____	_____	TOTAL (GROSS) ACREAGE	<u>4.944</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
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



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
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)

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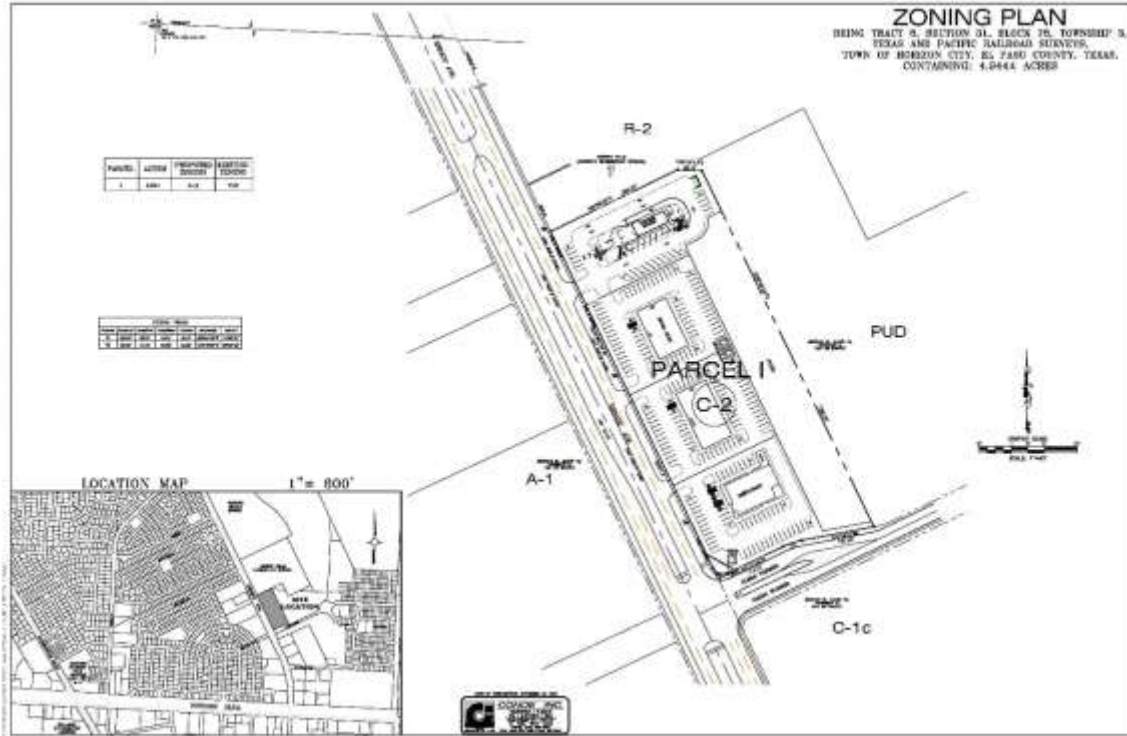
18. REP/POINT OF CONTACT Conrad Conde 6080 Surety Dr., Ste. 100 El Paso, TX 79905 cconde@condeinc.com -592-0283
(NAME & ADDRESS) (EMAIL) (PHONE)

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 Applicant Signature _____ EMAIL cconde@condeinc.com

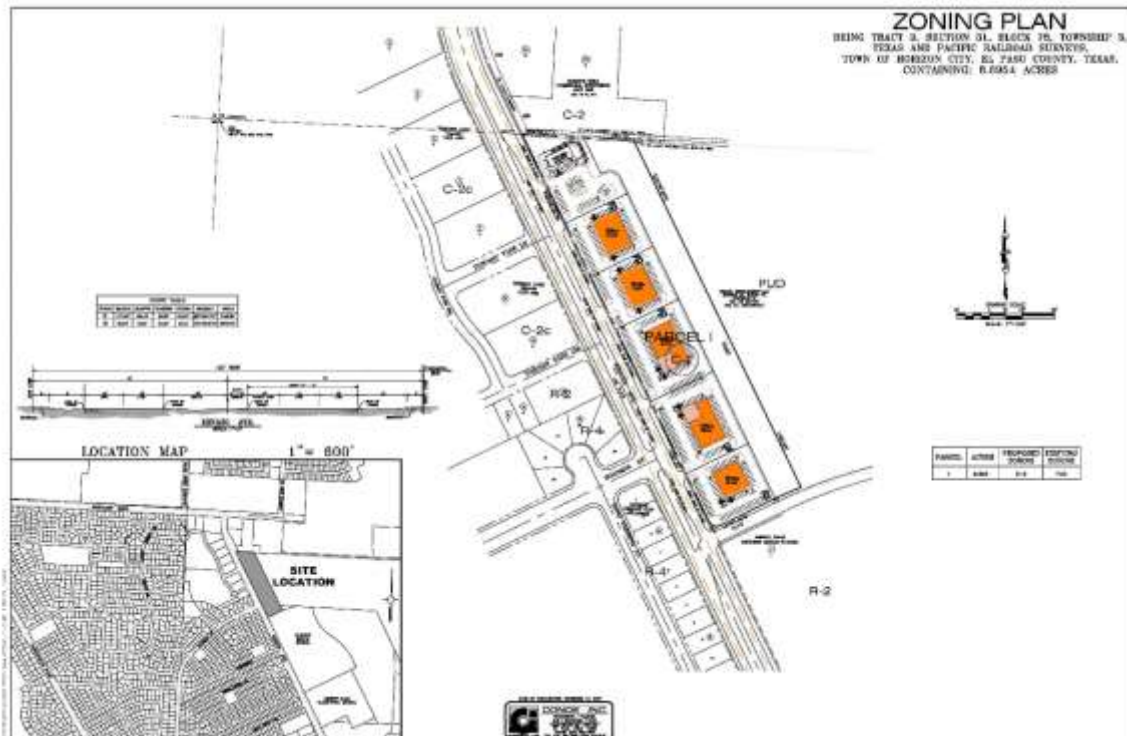
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 Non Refundable Deposit \$500.00 | Application Fee: \$100

Attachment 6: Zoning Plan

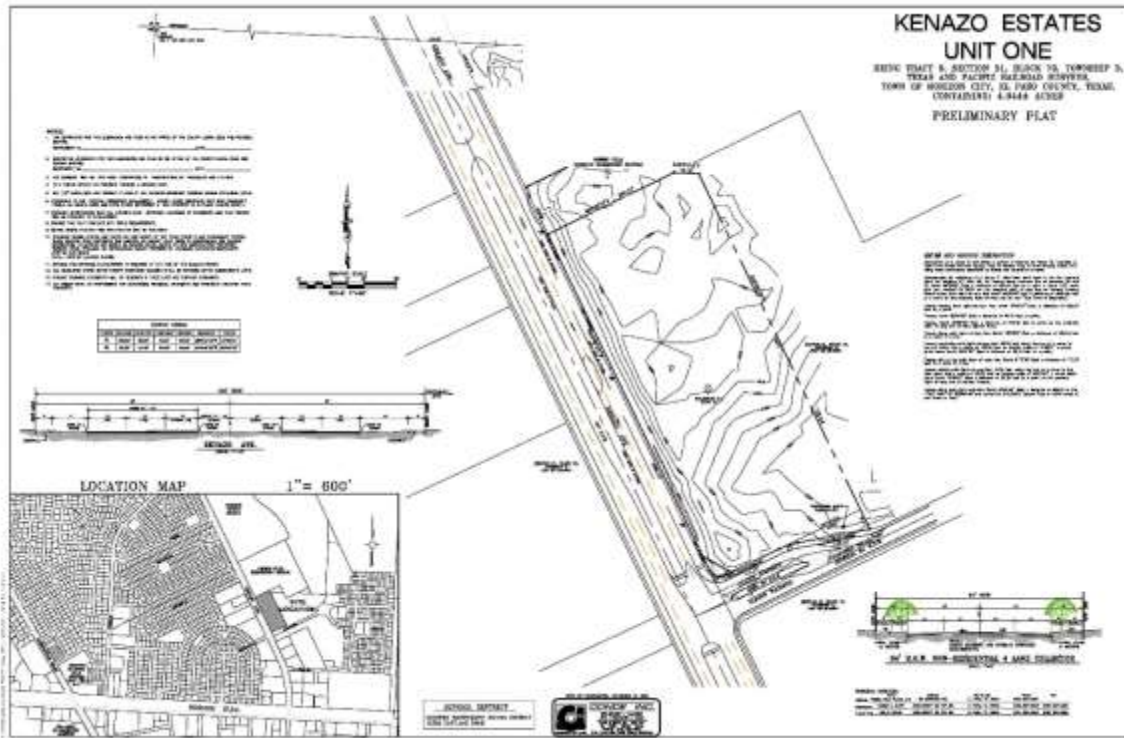
Kenazo Estates Unit One



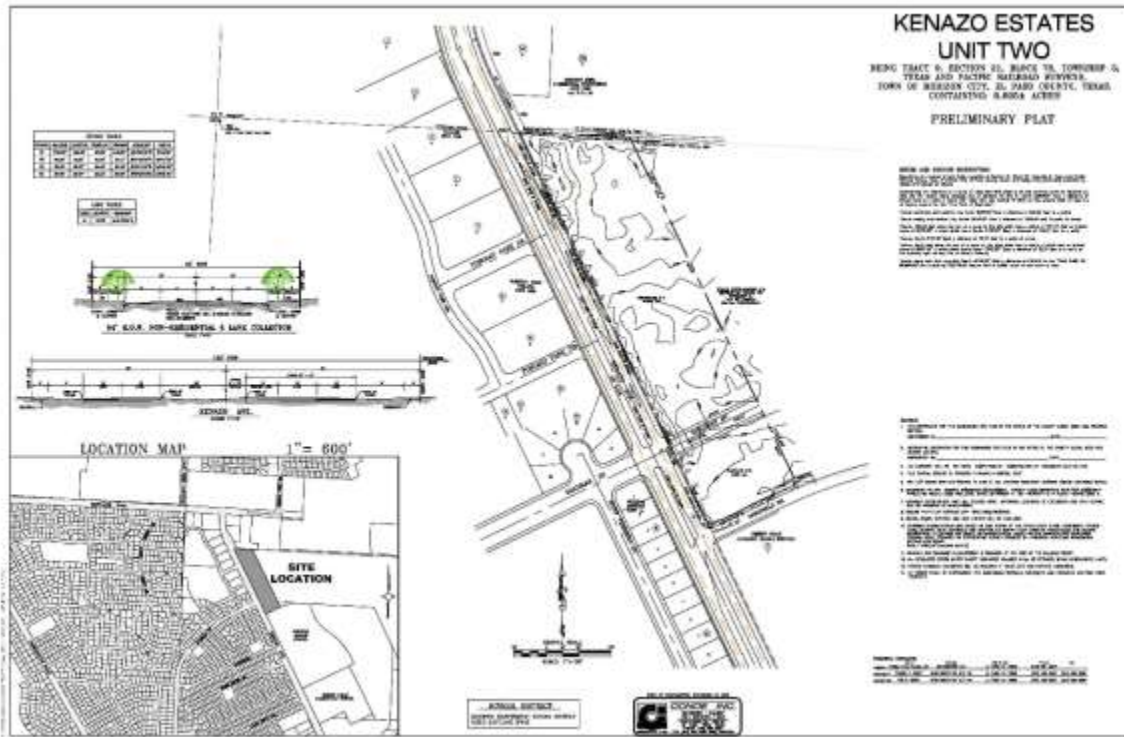
Kenazo Estates Unit Two



Attachment 7: Preliminary Plats
Kenazo Estates Unit One



Kenazo Estates Unit Two





TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report
REVISED

Case No.: SUB002489-2021, SUB002490-2021 & RZ-002491-2021
Kenazo Estates Units 1 & 2

Application Type: **Preliminary Subdivision & Rezone Application**

P&Z Hearing Date: December 20, 2021

Staff Contact: Michelle Padilla, Planning Director
 915-852-1046; mpadilla@horizoncity.org

Address/Location: Abutting Kenazo Ave.

Legal Description: **Kenazo Estates Unit 1**
 Being Tract 8, Section 31, Block 78, Township 3, Texas and Pacific Railroad Surveys, Town of Horizon City, El Paso County, Texas (4.944 AC)

Legal Description: **Kenazo Estates Unit 2**
 Being Tract 9, 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	PUD (Planned Unit Development)	C-2 Commercial

Application Description:

Rezone:

The applicant is requesting to rezone approximately 13.639 acres of land that is currently vacant and zoned as PUD (Planned Unit Development) to a C-2 (Commercial). The properties abut Kenazo Ave. The proposed rezoning is as follows (please refer to the attached zoning plan):

- Parcel I (Kenazo Estates Unit One, 4.944 AC) - from PUD to C-2
- Parcel II (Kenazo Estates Unit Two, 8.695 AC) - from PUD to C-2

Preliminary Subdivision:

The applicant is also requesting to subdivide the properties that are proposed to be rezoned. The proposed subdivisions each include one (1) lot for commercial development. Kenazo Estates Unit One has the smallest lot measuring approximately 4.944 acres and Kenazo Estates Unit Two has the largest lot measuring approximately 8.695 Acres in size.

Notice:

In accordance with Section 211.007 of the Texas Local Government Code, notices of the December 20, 2021 public hearing for the rezoning request were sent to the school district of jurisdiction and to those property owners within 200 feet of the subject property on December 3, 2021. In addition, the applicant is required to erect signs notifying the public of the proposed rezoning on the site proposed for rezoning fifteen (15) days prior to the Planning and Zoning Commission public hearing.

Vision 2020 – Future Land Use Map Designation:

Horizon City Vision 2020 Strategic Master Plan designates this area as Medium to High-Density Single Family. This land use designation includes residential development including approximately 8 to 15 dwellings per acre.

Staff Recommendation:

Although the Comprehensive plan designates this area for Medium to High-Density Single-Family development, staff believes that the development of this area will help enhance the surrounding properties and is consistent with other surrounding **land uses**. The proposed commercial designation is consistent with the surrounding uses and zoning districts. However, due the properties' proximity to the elementary and middle schools, staff **recommends that the properties be rezoned to C-1 (Commercial)**, not C-2 (Commercial) as requested, to allow for more neighborhood commercial uses.

Staff recommends **DENIAL** of the preliminary plats as they do not conform with the City's Major Thoroughfare Plan as required by Chapter 10 (Subdivision Regulation), Section 5.2 (Conformance to Major Thoroughfare Plan Required) of the Municipal Code,

Staff recommends APPROVAL of the preliminary plats with the condition that all comments be addressed prior to City Council action.

Planning Division Comments:

The applicant has revised the plats to address the Planning Division's previous comments.

- Please correct the spelling of Rodman Street on the Kenazo Estates Unit Two plat.**

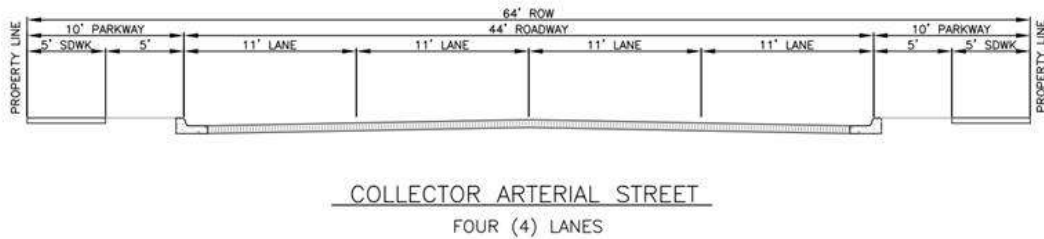
Kenazo Estates Unit One

- ~~• Glenn Warner is identified as a collector arterial on the City's Major Thoroughfare plan. In accordance with Chapter 10 (Subdivision Regulation), Section 5.2 (Conformance to Major Thoroughfare Plan Required) of the Municipal Code, this plat is required to dedicate and improve an additional 19 feet of right-of-way along Glen Warner at the southeast property line of the development (where the roadway currently narrows). The cross-section for the required 64' collector arterial is provided below.~~

Kenazo Estates Unit Two

- ~~• The extension of Rodman Street, a collector arterial, is designated on the City's Major Thoroughfare plan to cross this property. In accordance with Chapter 10 (Subdivision Regulation), Section 5.2 (Conformance to Major Thoroughfare Plan Required) of the~~

Municipal Code, this plat must dedicate and improve the thoroughfare. The cross-section for the required 64' collector arterial is provided below.



Public Works Director Comments:

Preliminary Plat- Kenazo Estates Unit 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.
- Show the Benchmark (from note#10) in the plan.
- El Paso County 9-1-1 District approval is required for the addresses.
- Glenn Warner is not spelled correctly.
- Change school district to Clint Independent School District.
- Provide utility easements for the parcel.
- Add a note at south side of property stating driveways will not be allowed.

Preliminary Plat – Kenazo Estates Unit 2

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.

Town Engineer Comments:

Preliminary Plat- Kenazo Estates Unit 1

1. Match the bearing in metes and bounds to face of plat. (Redlines provided)
2. Location and size of existing utilities shall be shown on preliminary plats. Indicated the location and size.
3. Provide certification that all utilities will be provided to the parcel (i.e. gas, electric, ...).

Preliminary Plat – Kenazo Estates Unit 2

1. Location and size of existing utilities shall be shown on preliminary plats. Indicated the location and size.

El Paso 9-1-1 District Comments:

The 911 District recommended street spelling names to be corrected and proposed addresses to be labeled on plats. (addresses missing)

TxDOT Comments:

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

El Paso Central Appraisal District Comments:

The EPCAD approves this development.

Attachments:

1 - Zoning Map

2 - Aerial

3 - Future Land Use Map (Comprehensive Plan)

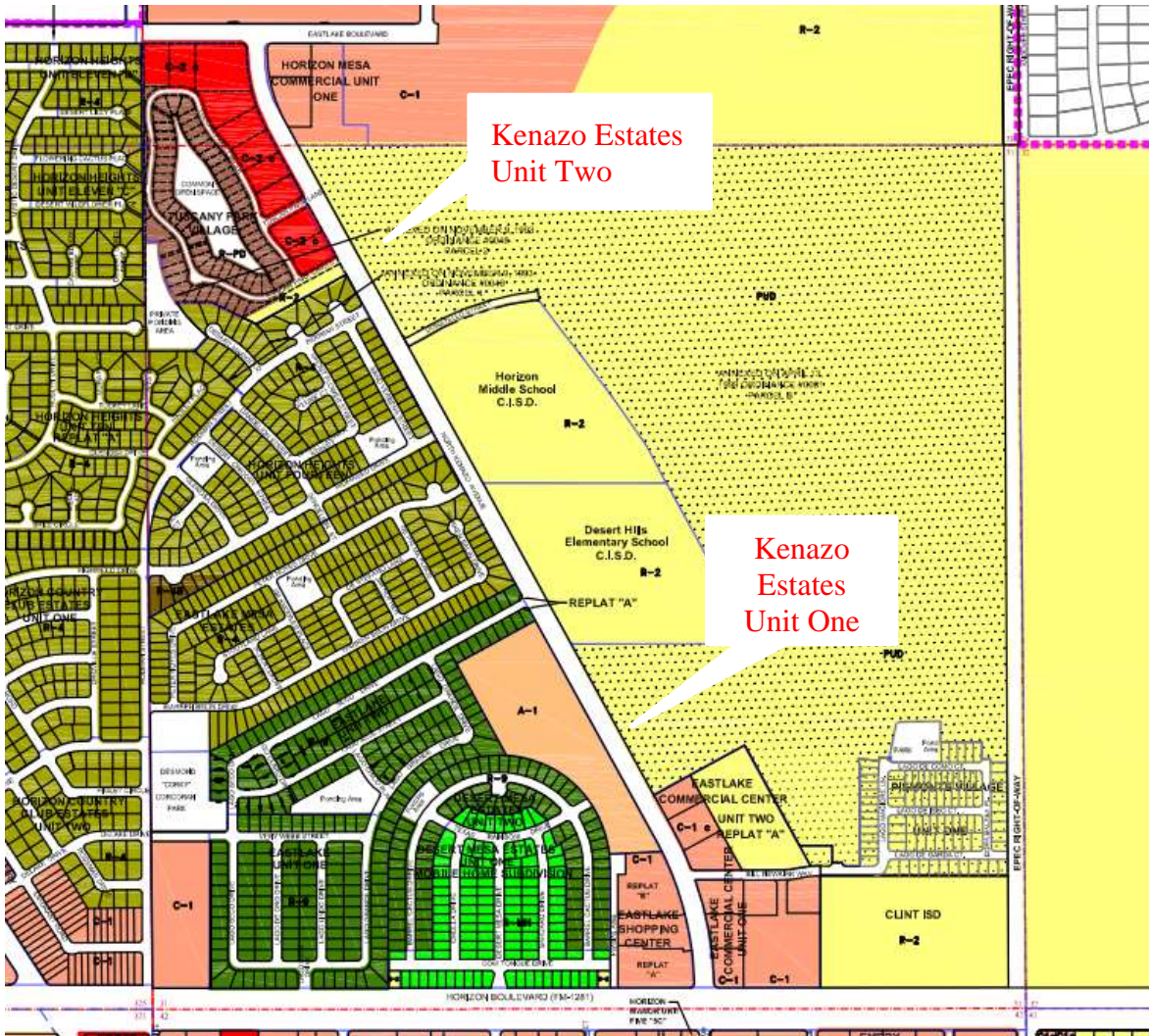
4 - Location Map

5 - Applications

6 - Zoning Plan

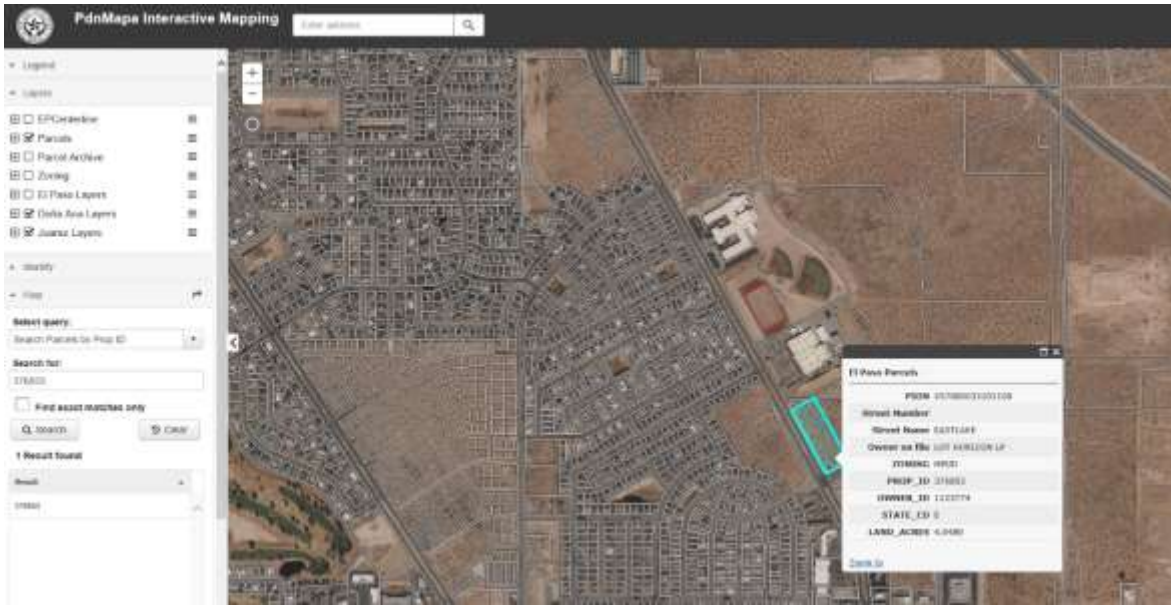
7 - Preliminary Plats

Attachment 1: Zoning Designation



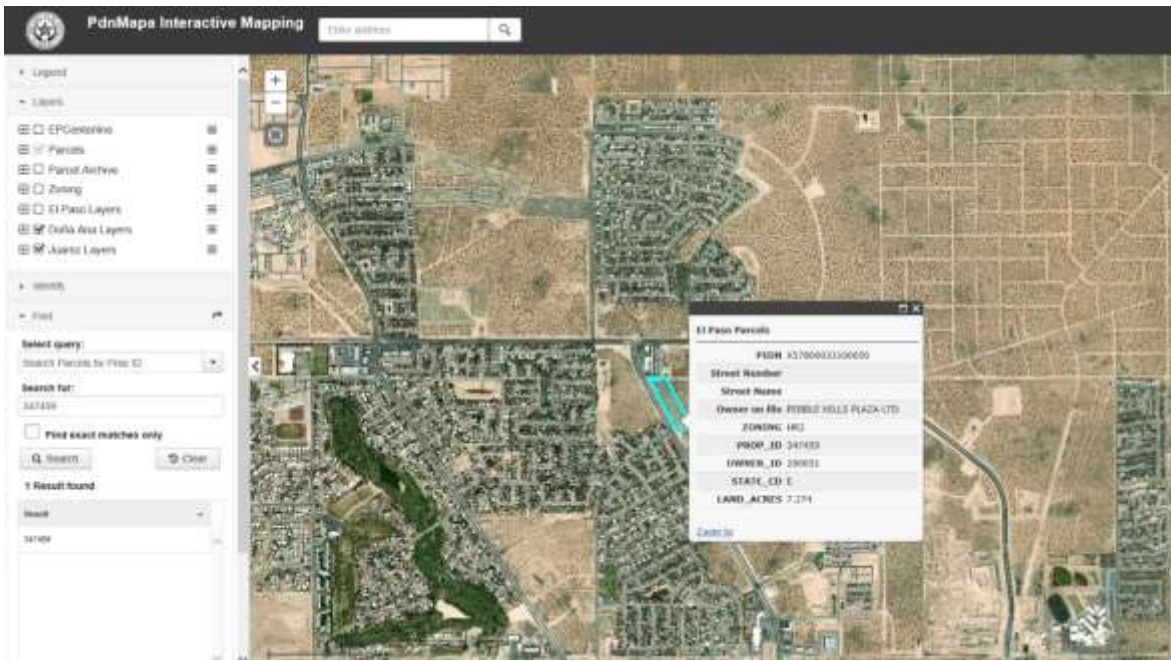
Attachment 2: Aerial

Kenazo Estates Unit One



Source: City of El Paso's Website; <https://gis.elpasotexas.gov/pdnmapajs/>

Kenazo Estates Unit Two



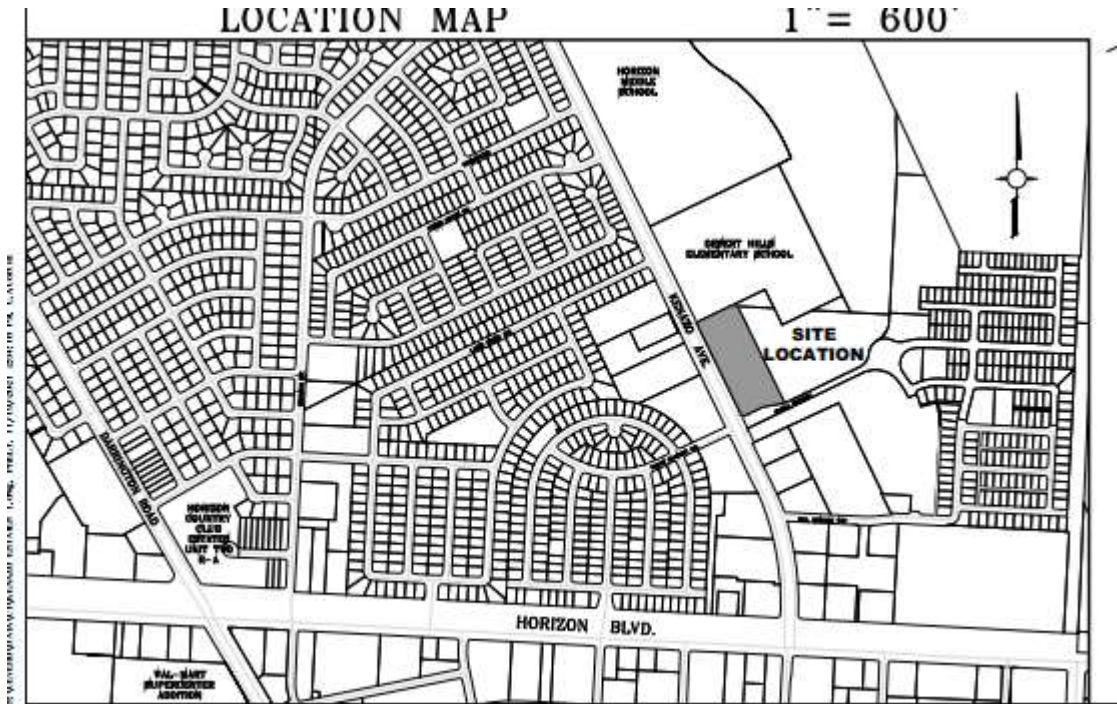
Source: City of El Paso's Website; <https://gis.elpasotexas.gov/pdnmapajs/>

Attachment 3: Future Land Use Map

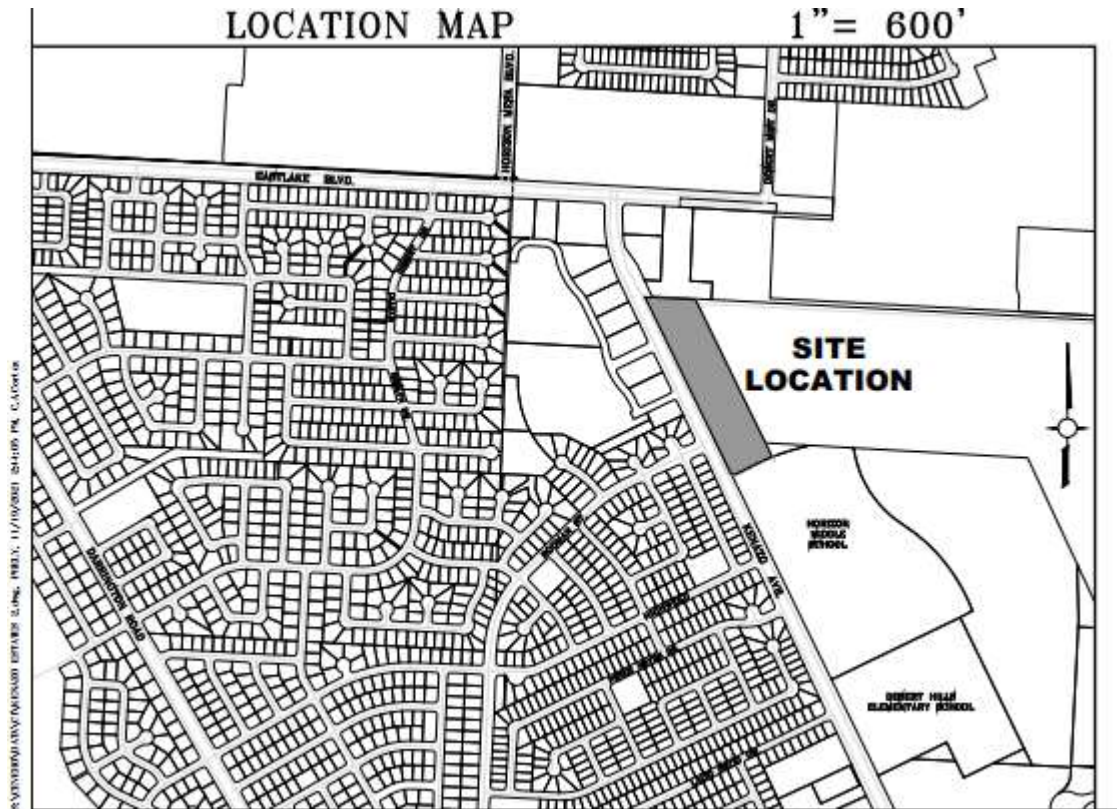


Attachment 4: Location Maps

Kenazo Estates Unit One



Kenazo Estates Unit Two



Attachment 5: Applications

1 of 2



TOWN OF HORIZON CITY
 14999 Darrington Road
 Horizon City, Texas 79928
 Phone 915-852-1046 Fax 915-852-1005

REZONE APPLICATION

1. Owner of Record: Pebble Hills Plaza, LTD

420 Montana Ave. El Paso, TX 79902 915- _____
(ADDRESS) (ZIP) (PHONE) (EMAIL)

2. Applicant Conde, Inc. Is applicant also the Owner? Yes No

Contact Person Conrad Conde

6080 Surety Dr., Ste. 100 El Paso, TX 79905 915-5920283 cconde@condeinc.com
(ADDRESS) (ZIP) (PHONE) (EMAIL)

3. PARCEL ONE

Site Address/Location Kenazo Ave.

Legal Description: Being Tract 8, Section 31, Block 78, Township 3, Texas and Pacific Railroad Surveys, Town of Horizon, El Paso County, Texas
(Block) (Subdivision Name)

PARCEL TWO

Site Address/Location _____

Legal Description: _____
(Lot) (Block) (Subdivision Name)

If the legal description of the complete tracts or if plat is not available, attached are the **required** Metes & Bounds Description & survey map(s)? Yes No

4. Briefly explain why you request to rezone? To allow for Neighborhood Commercial uses.

5. Land's Presents Use: Vacant Zone PUD

Land Vacant Lot size 4.944 Structure Structure's size _____ Last known date the structure was occupied? n/a

Land's Proposed Use: Commercial Proposed Zone Use C-2

Will you be making any improvements to the existing lot or structure? Yes No This request includes Site Development Plans for approval? Yes No

NOTICE: Applicant is responsible for all expenses incurred by the City in connection with the Rezone Application request, including but not limited to attorney's fees, engineering fees and publication. Additional charges will be invoiced separately and shall be paid to the Town prior to City Council action.
 Applicant's Signature _____

6. Signatures: [Signature]
(OWNER'S SIGNATURE)

Alan Malachuk / Pebble Hills Plaza
(OWNER'S PRINTED NAME)

(APPLICANT'S SIGNATURE)

Conrad Conde
(APPLICANT'S PRINTED NAME)

FEE SCHEDULE: (NON-REFUNDABLE)

\$300 - UP TO 1.0 ACRES	\$450 - 30.1 ACRES TO 50 ACRES
\$350 - 1.1 ACRES TO 10 ACRES	\$500 - 50.1 ACRES TO 75 ACRES
\$400 - 10.1 ACRES TO 30 ACRES	\$600 - 75.1 ACRES AND UP
EL PASO TIMES PUBLISHING FEE APPROXIMATELY \$460	ENGINEERING FEE APPROXIMATELY \$60 PER 1/2 HOUR

Application & Submittals Due Date: _____
 P&Z Scheduled Mtg. Date: _____
 City Council Scheduled Date: _____
 Application Received By: _____
 Date Application Rec'd: _____

Please see reverse side for list of items required at time of submitting REZONING application.



TOWN OF HORIZON CITY
 14999 Darrington Road
 Horizon City, Texas 79928
 Phone 915-852-1046 Fax 915-852-1005

REZONE APPLICATION

1. Owner of Record: Pebble Hills Plaza, LTD
420 Montana Ave. El Paso, TX 79902 915-
(ADDRESS) (ZIP) (PHONE) (EMAIL)

2. Applicant: Conde, Inc. Is applicant also the Owner? Yes No
 Contact Person: Conrad Conde

6080 Surety Dr., Ste. 100 El Paso, TX 79905 915-5920283 cconde@condeinc.com
(ADDRESS) (ZIP) (PHONE) (EMAIL)

3. PARCEL ONE
 Site Address/Location: Kenazo Ave.
 Legal Description: Being Tract 9, Section 31, Block 78, Township 3, Texas and Pacific Railroad Surveys, Town of
Horizon, El Paso County, Texas (Subdivision Name)

PARCEL TWO
 Site Address/Location: _____
 Legal Description: _____
(Lot) (Block) (Subdivision Name)

If the legal description of the complete tracts or if plat is not available, attached are the **required** Metes & Bounds Description & survey map(s)? Yes No

4. Briefly explain why you request to rezone? To allow for a Neighborhood Commercial uses.

5. Land's Presents Use: Vacant Zone PUD
 Land Vacant Lot size 8.695 Structure Structure's size _____ Last known date the structure was occupied? n/a

Land's Proposed Use: Retail Proposed Zone Use C-2

Will you be making any improvements to the existing lot or structure? Yes No This request includes Site Development Plans for approval? Yes No

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 Applicant's Signature _____

6. Signatures:

(OWNER'S SIGNATURE)

(APPLICANT'S SIGNATURE)

Alan Maloney Pebble Hills Plaza Ltd.
(OWNER'S PRINTED NAME)
Conrad Conde
(APPLICANT'S PRINTED NAME)

FEE SCHEDULE: (NON-REFUNDABLE)	
\$300 - UP TO 1.0 ACRES	\$450 - 30.1 ACRES TO 50 ACRES
\$350 - 1.1 ACRES TO 10 ACRES	\$500 - 50.1 ACRES TO 75 ACRES
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Application & Submittals Due Date: _____
 P&Z Scheduled Mtg. Date: _____
 City Council Scheduled Date: _____
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**MAJOR SUBDIVISION
 PRELIMINARY APPLICATION**

SUBDIVISION PROPOSED NAME: KENAZO ESTATES UNIT ONE SUBMITTAL DATE: November 15, 2021

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)
Being Tract 8, Section 31, Block 78, Township 3, Texas and Pacific Railroad Surveys, Town of Horizon City, El Paso, Texas
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	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>4.944</u>	<u>1</u>	TOTAL NO. SITES	<u>1</u>	_____
INDUSTRIAL	_____	_____	TOTAL (GROSS) ACREAGE	<u>4.944</u>	_____
3. WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? N/A PROPOSED ZONING N/A
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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
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
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**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

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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

10. WHAT TYPE OF LANDSCAPING IS PROPOSED? PARKWAY MEDIANS OTHER

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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)

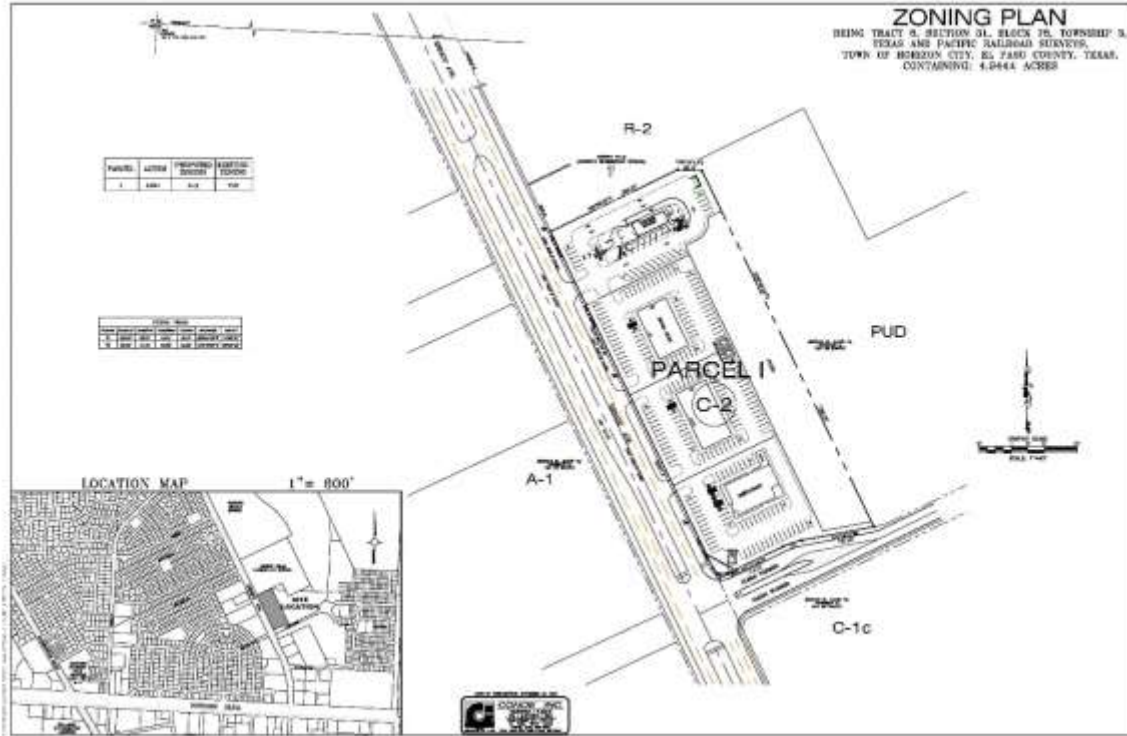
18. REP/POINT OF CONTACT Conrad Conde 6080 Surety Dr., Ste. 100 El Paso, TX 79905 cconde@condeinc.com -592-0283
(NAME & ADDRESS) (EMAIL) (PHONE)

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

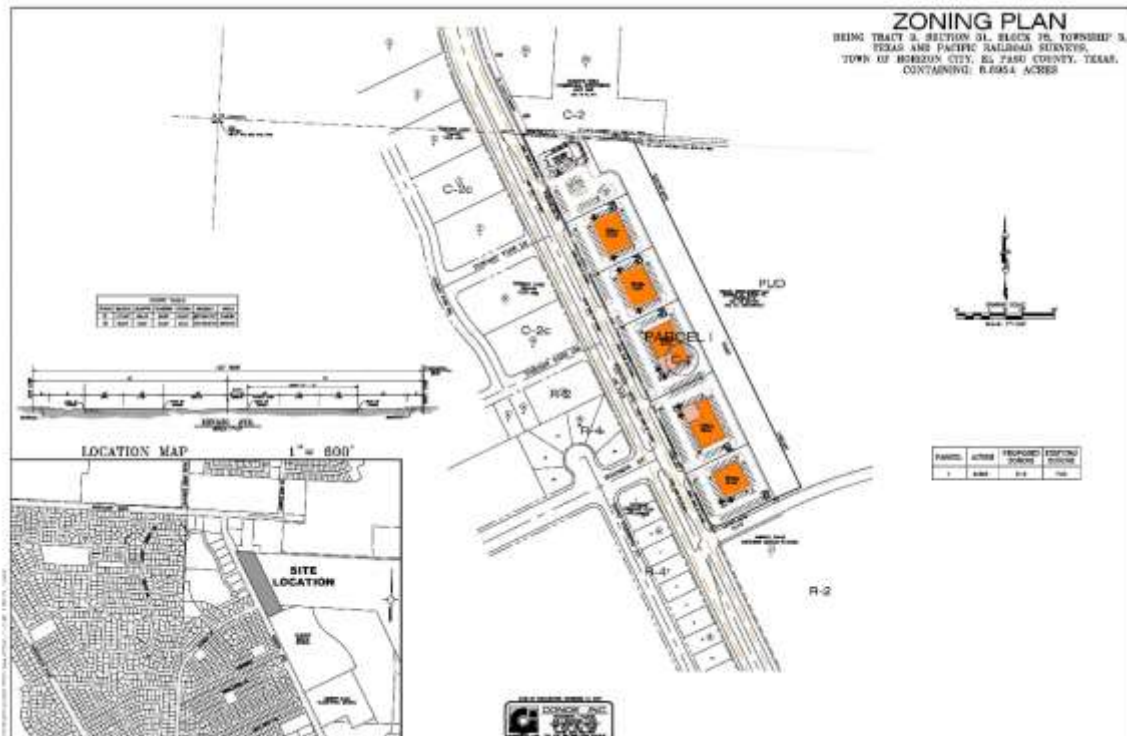
APPLICATION MUST BE COMPLETE & VALIDATED PRIOR TO SUBDIVISION PROCESSING
 Acceptance of fee does not grant acceptance of application.
 Non Refundable Deposit \$500.00 | Application Fee: \$100

Attachment 6: Zoning Plan

Kenazo Estates Unit One



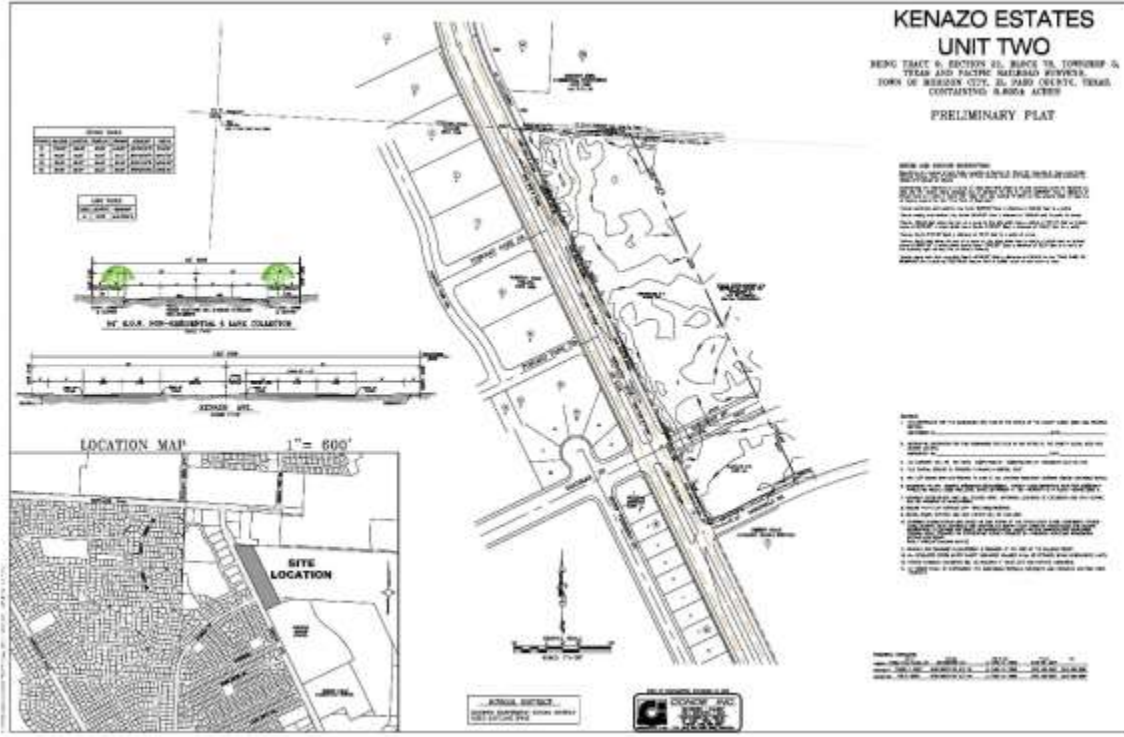
Kenazo Estates Unit Two



Attachment 7: Preliminary Plats
Kenazo Estates Unit One



Kenazo Estates Unit Two





TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.: SUB002489-2021, SUB002490-2021 & RZ-002491-2021
Kenazo Estates Units 1 & 2

Application Type: **Preliminary Subdivision & Rezone Application**

P&Z Hearing Date: December 20, 2021

Staff Contact: Michelle Padilla, Planning Director
 915-852-1046; mpadilla@horizoncity.org

Address/Location: Abutting Kenazo Ave.

Legal Description: **Kenazo Estates Unit 1**
 Being Tract 8, Section 31, Block 78, Township 3, Texas and Pacific Railroad Surveys, Town of Horizon City, El Paso County, Texas (4.944 AC)

Legal Description: **Kenazo Estates Unit 2**
 Being Tract 9, 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	PUD (Planned Unit Development)	C-2 Commercial

Application Description:

Rezone:

The applicant is requesting to rezone approximately 13.639 acres of land that is currently vacant and zoned as PUD (Planned Unit Development) to a C-2 (Commercial). The properties abut Kenazo Ave. The proposed rezoning is as follows (please refer to the attached zoning plan):

- Parcel I (Kenazo Estates Unit One, 4.944 AC) - from PUD to C-2
- Parcel II (Kenazo Estates Unit Two, 8.695 AC) - from PUD to C-2

Preliminary Subdivision:

The applicant is also requesting to subdivide the properties that are proposed to be rezoned. The proposed subdivisions each include one (1) lot for commercial development. Kenazo Estates Unit One has the smallest lot measuring approximately 4.944 acres and Kenazo Estates Unit Two has the largest lot measuring approximately 8.695 Acres in size.

Notice:

In accordance with Section 211.007 of the Texas Local Government Code, notices of the December 20, 2021 public hearing for the rezoning request were sent to the school district of jurisdiction and to those property owners within 200 feet of the subject property on December 3, 2021. In addition, the applicant is required to erect signs notifying the public of the proposed rezoning on the site proposed for rezoning fifteen (15) days prior to the Planning and Zoning Commission public hearing.

Vision 2020 – Future Land Use Map Designation:

Horizon City Vision 2020 Strategic Master Plan designates this area as Medium to High-Density Single Family. This land use designation includes residential development including approximately 8 to 15 dwellings per acre.

Staff Recommendation:

Although the Comprehensive plan designates this area for Medium to High-Density Single-Family development, staff believes that the development of this area will help enhance the surrounding properties and is consistent with other surrounding lan. The proposed commercial designation is consistent with the surrounding uses and zoning districts. However, due the properties' proximity to the elementary and middle schools, staff **recommends that the properties be rezoned to C-1 (Commercial)**, not C-2 (Commercial) as requested, to allow for more neighborhood commercial uses.

Staff recommends **DENIAL** of the preliminary plats as they do not conform with the City's Major Thoroughfare Plan as required by Chapter 10 (Subdivision Regulation), Section 5.2 (Conformance to Major Thoroughfare Plan Required) of the Municipal Code,

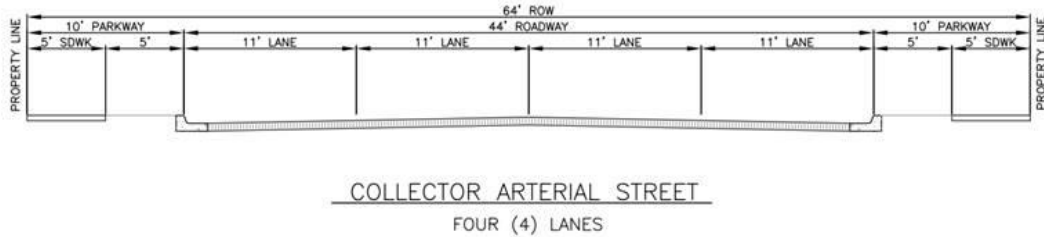
Planning Division Comments:

Kenazo Estates Unit One

- Glenn Warner is identified as a collector arterial on the City's Major Thoroughfare plan. In accordance with Chapter 10 (Subdivision Regulation), Section 5.2 (Conformance to Major Thoroughfare Plan Required) of the Municipal Code, this plat is required to dedicate and improve an additional 19 feet of right-of-way along Glen Warner at the southeast property line of the development (where the roadway currently narrows). The cross-section for the required 64' collector arterial is provided below.

Kenazo Estates Unit Two

- The extension of Rodman Street, a collector arterial, is designated on the City's Major Thoroughfare plan to cross this property. In accordance with Chapter 10 (Subdivision Regulation), Section 5.2 (Conformance to Major Thoroughfare Plan Required) of the Municipal Code, this plat must dedicate and improve the thoroughfare. The cross-section for the required 64' collector arterial is provided below.



Public Works Director Comments:

Preliminary Plat- Kenazo Estates Unit 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.
- Show the Benchmark (from note#10) in the plan.
- El Paso County 9-1-1 District approval is required for the addresses.
- Glenn Warner is not spelled correctly.
- Change school district to Clint Independent School District.
- Provide utility easements for the parcel.
- Add a note at south side of property stating driveways will not be allowed.

Preliminary Plat – Kenazo Estates Unit 2

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.

Town Engineer Comments:

Preliminary Plat- Kenazo Estates Unit 1

1. Match the bearing in metes and bounds to face of plat. (Redlines provided)
2. Location and size of existing utilities shall be shown on preliminary plats. Indicated the location and size.
3. Provide certification that all utilities will be provided to the parcel (i.e. gas, electric, ...).

Preliminary Plat – Kenazo Estates Unit 2

1. Location and size of existing utilities shall be shown on preliminary plats. Indicated the location and size.

El Paso 9-1-1 District Comments:

The 911 District recommended street spelling names to be corrected and proposed addresses to be labeled on plats. (addresses missing)

TxDOT Comments:

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

El Paso Central Appraisal District Comments:

The EPCAD approves this development.

Attachments:

1 - Zoning Map

2 - Aerial

3 - Future Land Use Map (Comprehensive Plan)

4 - Location Map

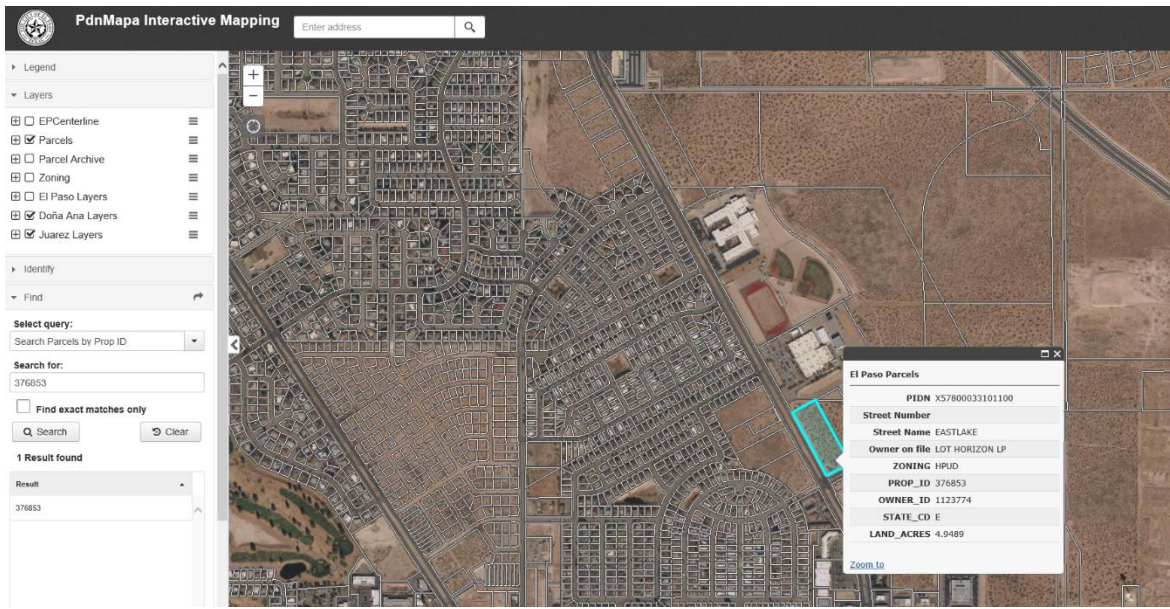
5 - Applications

6 - Zoning Plan

7 - Preliminary Plats

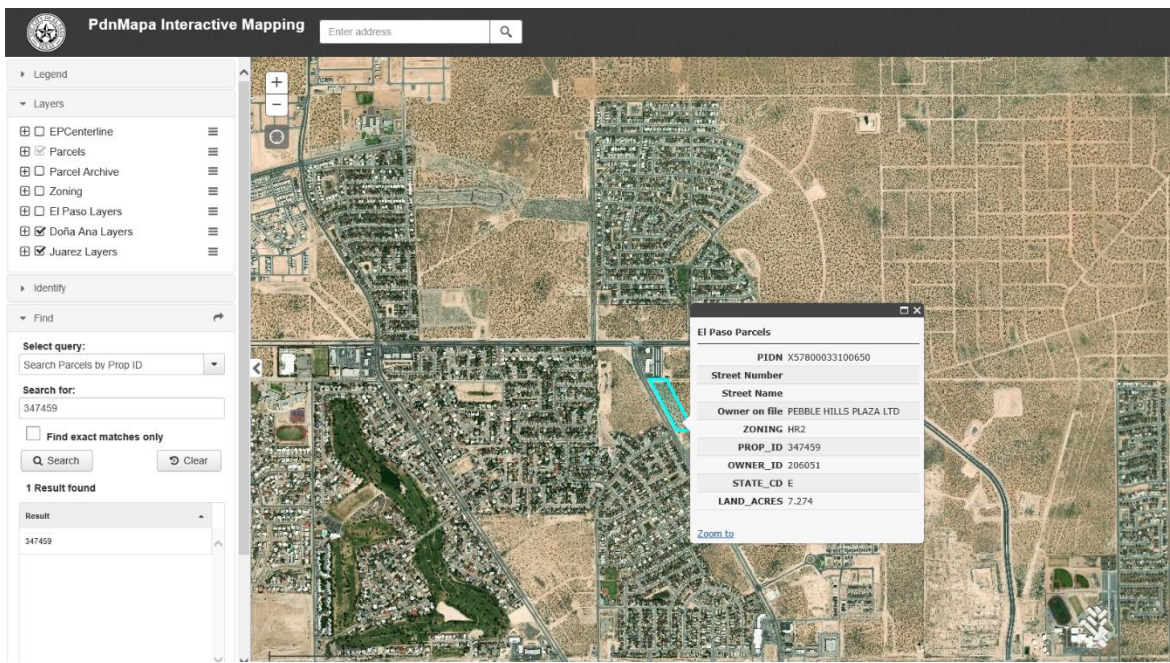
Attachment 2: Aerial

Kenazo Estates Unit One



Source: City of El Paso's Website; <https://gis.elpasotexas.gov/pdnmapajs/>

Kenazo Estates Unit Two



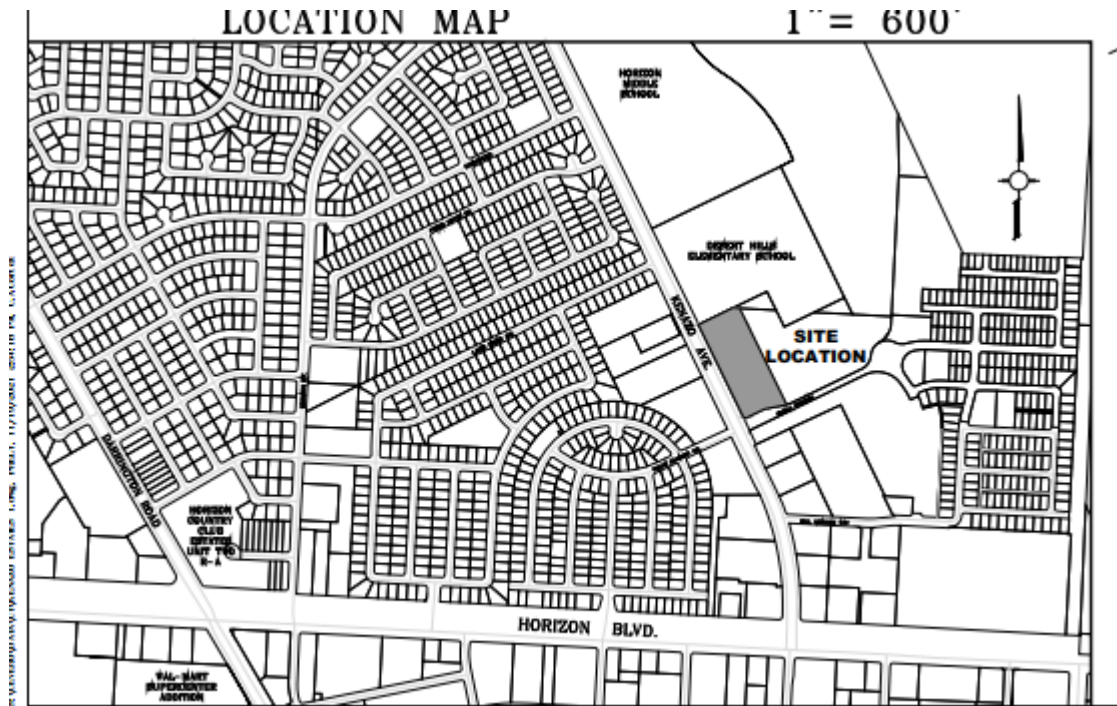
Source: City of El Paso's Website; <https://gis.elpasotexas.gov/pdnmapajs/>

Attachment 3: Future Land Use Map

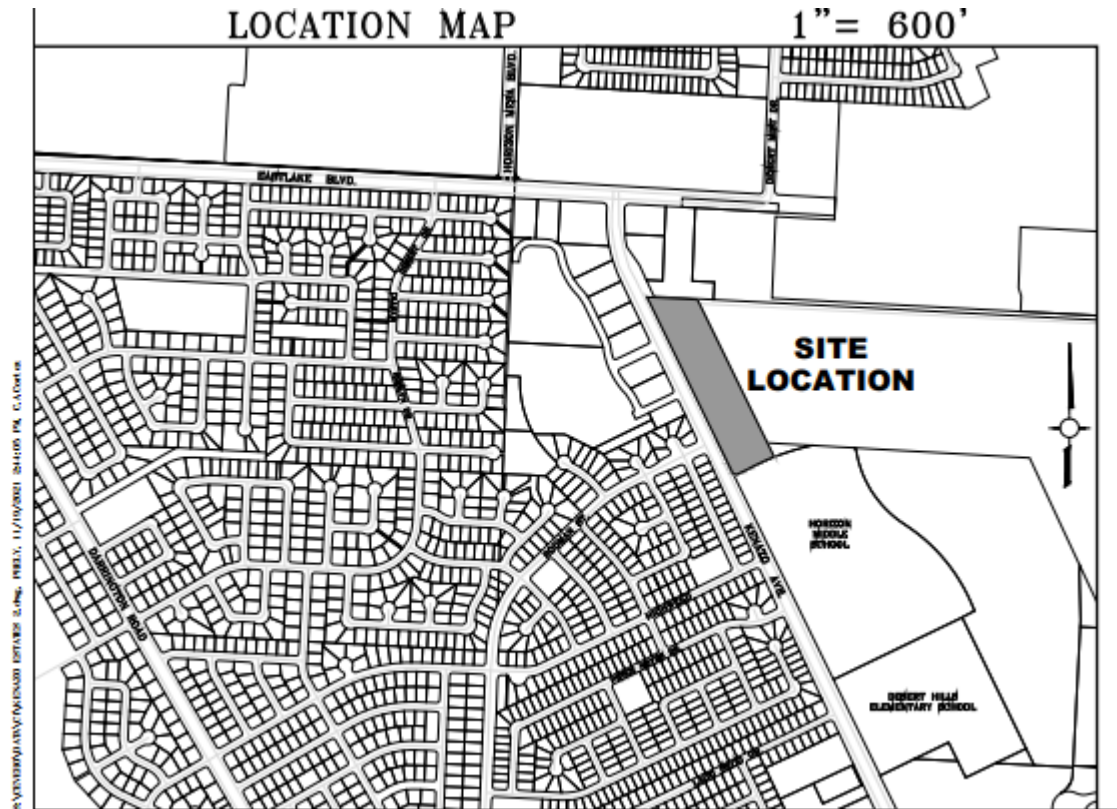


Attachment 4: Location Maps

Kenazo Estates Unit One



Kenazo Estates Unit Two



Attachment 5: Applications

1 of 2



TOWN OF HORIZON CITY
 14999 Darrington Road
 Horizon City, Texas 79928
 Phone 915-852-1046 Fax 915-852-1005

REZONE APPLICATION

1. Owner of Record: Pebble Hills Plaza, LTD
420 Montana Ave. El Paso, TX 79902 915- _____
(ADDRESS) (ZIP) (PHONE) (EMAIL)

2. Applicant Conde, Inc. Is applicant also the Owner? Yes No
 Contact Person Conrad Conde

6080 Surety Dr., Ste. 100 El Paso, TX 79905 915-5920283 cconde@condeinc.com
(ADDRESS) (ZIP) (PHONE) (EMAIL)

3. PARCEL ONE
 Site Address/Location Kenazo Ave.
 Legal Description: Being Tract 8, Section 31, Block 78, Township 3, Texas and Pacific Railroad Surveys, Town of
Horizon, El Paso County, Texas
(Lot) (Block) (Subdivision Name)

PARCEL TWO
 Site Address/Location _____
 Legal Description: _____
(Lot) (Block) (Subdivision Name)

If the legal description of the complete tracts or if plat is not available, attached are the **required** Metes & Bounds Description & survey map(s)? Yes No

4. Briefly explain why you request to rezone? To allow for Neighborhood Commercial uses.

5. Land's Presents Use: Vacant Zone PUD
 Land Vacant Lot size 4.944 Structure Structure's size _____ Last known date the structure was occupied? n/a

Land's Proposed Use: Commercial Proposed Zone Use C-2
 Will you be making any improvements to the existing lot or structure? Yes No This request includes Site Development Plans for approval? Yes No

NOTICE: Applicant is responsible for all expenses incurred by the City in connection with the Rezone Application request, including but not limited to attorney's fees, engineering fees and publication. Additional charges will be invoiced separately and shall be paid to the Town prior to City Council action.
 Applicant's Signature _____

6. Signatures: [Signature]
(OWNER'S SIGNATURE)

(APPLICANT'S SIGNATURE)

Alan Malachuk / Pebble Hills Plaza
(OWNER'S PRINTED NAME)
Conrad Conde
(APPLICANT'S PRINTED NAME)

FEE SCHEDULE: (NON-REFUNDABLE)

\$300 - UP TO 1.0 ACRES	\$450 - 30.1 ACRES TO 50 ACRES
\$350 - 1.1 ACRES TO 10 ACRES	\$500 - 50.1 ACRES TO 75 ACRES
\$400 - 10.1 ACRES TO 30 ACRES	\$600 - 75.1 ACRES AND UP
EL PASO TIMES PUBLISHING FEE APPROXIMATELY \$460	ENGINEERING FEE APPROXIMATELY \$60 PER 1/2 HOUR

Application & Submittals Due Date: _____
 P&Z Scheduled Mtg. Date: _____
 City Council Scheduled Date: _____
 Application Received By: _____
 Date Application Rec'd: _____

Please see reverse side for list of items required at time of submitting REZONING application.



TOWN OF HORIZON CITY
 14999 Darrington Road
 Horizon City, Texas 79928
 Phone 915-852-1046 Fax 915-852-1005

REZONE APPLICATION

1. Owner of Record: Pebble Hills Plaza, LTD
420 Montana Ave. El Paso, TX 79902 915-
(ADDRESS) (ZIP) (PHONE) (EMAIL)

2. Applicant Conde, Inc. Is applicant also the Owner? Yes No
 Contact Person: Conrad Conde

6080 Surety Dr., Ste. 100 El Paso, TX 79905 915-5920283 cconde@condeinc.com
(ADDRESS) (ZIP) (PHONE) (EMAIL)

3. PARCEL ONE
 Site Address/Location Kenazo Ave.
 Legal Description: Being Tract 9, Section 31, Block 78, Township 3, Texas and Pacific Railroad Surveys, Town of
Horizon, El Paso County, Texas
(Lot) (Block) (Subdivision Name)

PARCEL TWO
 Site Address/Location _____
 Legal Description: _____
(Lot) (Block) (Subdivision Name)

If the legal description of the complete tracts or if plat is not available, attached are the **required** Metes & Bounds Description & survey map(s)? Yes No

4. Briefly explain why you request to rezone? To allow for a Neighborhood Commercial uses.

5. Land's Presents Use: Vacant Zone PUD
 Land Vacant Lot size 8.695 Structure Structure's size _____ Last known date the structure was occupied? n/a

Land's Proposed Use: Retail Proposed Zone Use C-2

Will you be making any improvements to the existing lot or structure? Yes No This request includes Site Development Plans for approval? Yes No

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 Applicant's Signature _____

6. Signatures:

(OWNER'S SIGNATURE)

(APPLICANT'S SIGNATURE)

Alan Maloney Pebble Hills Plaza Ltd.
(OWNER'S PRINTED NAME)
Conrad Conde
(APPLICANT'S PRINTED NAME)

FEE SCHEDULE: (NON-REFUNDABLE)

\$300 - UP TO 1.0 ACRES	\$450 - 30.1 ACRES TO 50 ACRES
\$350 - 1.1 ACRES TO 10 ACRES	\$500 - 50.1 ACRES TO 75 ACRES
\$400 - 10.1 ACRES TO 30 ACRES	\$600 - 75.1 ACRES AND UP
EL PASO TIMES PUBLISHING FEE APPROXIMATELY \$460	ENGINEERING FEE APPROXIMATELY \$60 PER 1/2 HOUR

Application & Submittals Due Date: _____
 P&Z Scheduled Mtg. Date: _____
 City Council Scheduled Date: _____
 Application Received By: _____
 Date Application Rec'd: _____

Please see reverse side for list of items required at time of submitting REZONING 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 ONE SUBMITTAL DATE: November 15, 2021

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)
Being Tract 8, 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>4.944</u>	<u>1</u>	TOTAL NO. SITES	<u>1</u>	_____
INDUSTRIAL	_____	_____	TOTAL (GROSS) ACREAGE	<u>4.944</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
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:
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 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



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:

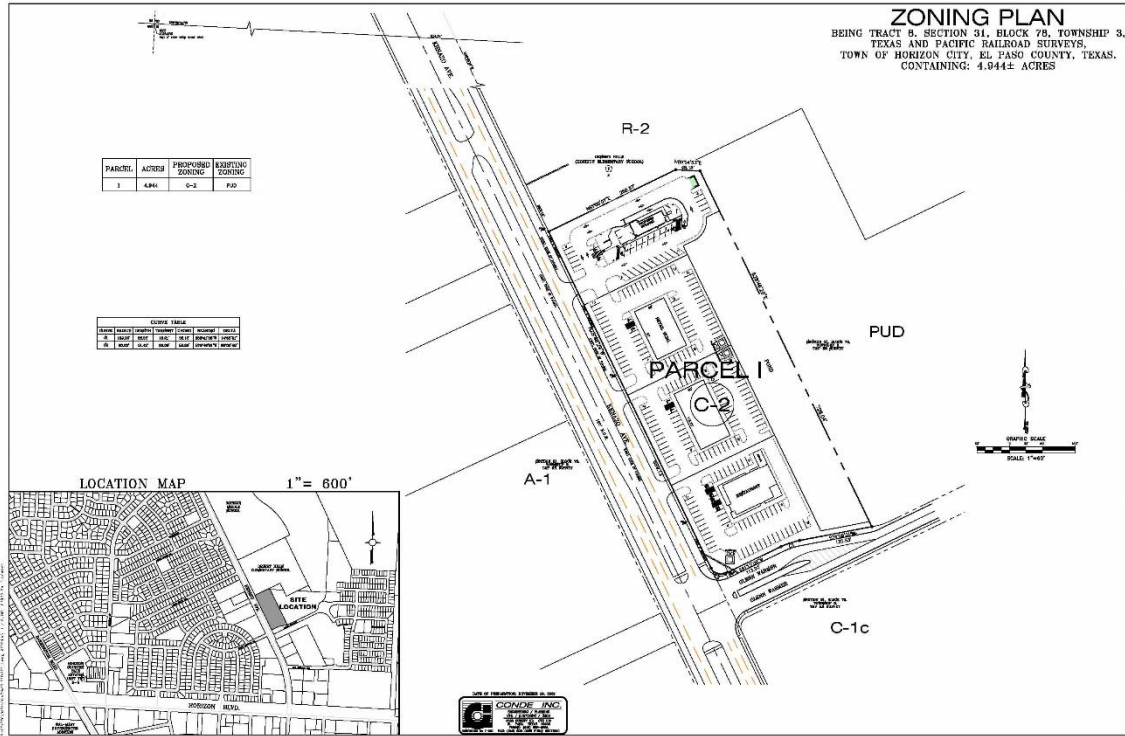
	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	_____	_____	OFFICE	_____	_____
DUPLEX	_____	_____	STREET & ALLEY	_____	_____
APARTMENT	_____	_____	PONDING & DRAINAGE	_____	_____
MOBILE HOME	_____	_____	INSTITUTIONAL	_____	_____
P.U.D.	_____	_____	OTHER	_____	_____
PARK (Min 1 acre)	_____	_____		_____	_____
SCHOOL	_____	_____		_____	_____
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
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
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 Applicant Signature _____ EMAIL cconde@condeinc.com

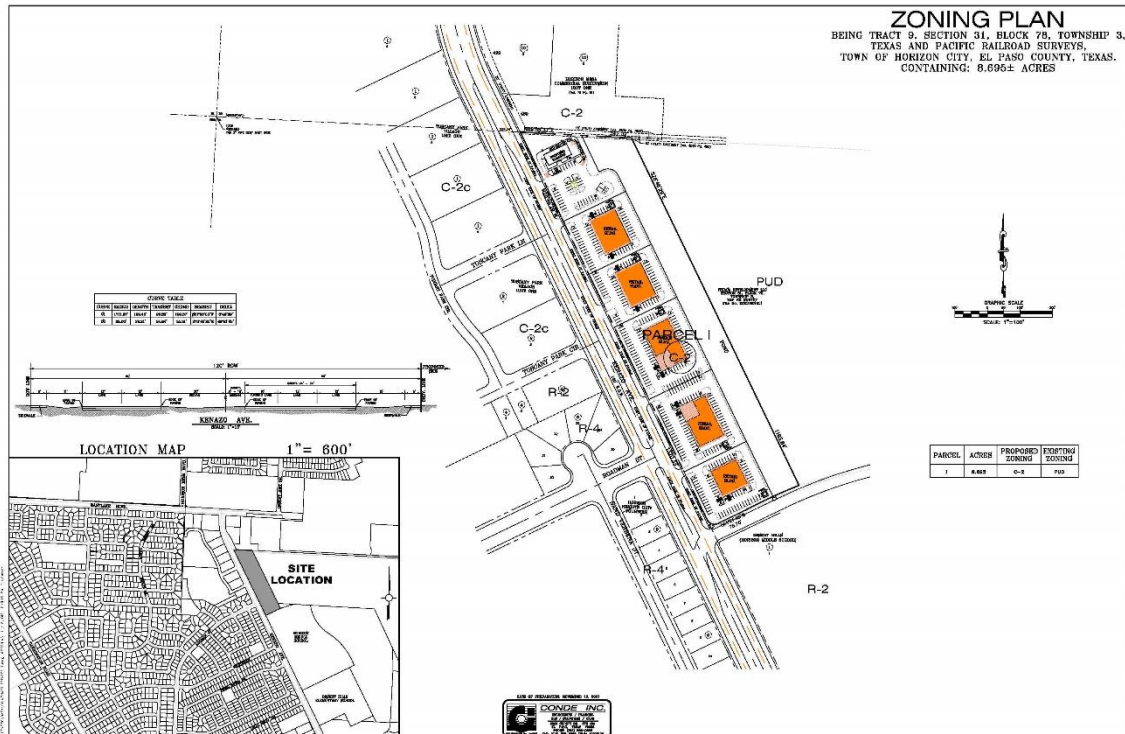
APPLICATION MUST BE COMPLETE & VALIDATED PRIOR TO SUBDIVISION PROCESSING
 Acceptance of fee does not grant acceptance of application.
 Non Refundable Deposit \$500.00 | Application Fee: \$100

Attachment 6: Zoning Plan

Kenazo Estates Unit One



Kenazo Estates Unit Two





1. **CALL MEETING TO ORDER & DETERMINATION OF QUORUM**

2. **COMMISSION MEMBERS ATTENDANCE:**

COMMISSIONERS EXCUSED AND UNEXCUSED:

3. **OPEN FORUM:** NOTE: The Planning & Zoning Commission encourages public comment on all matters of interest listed on this agenda. Speakers from the audience will be given an opportunity to discuss each item in the order in which it appears on the agenda, prior to the Commission discussing the item unless otherwise approved by the Chairman. A "Speaker Request" form is available for those who wish to sign up on the day of the meeting. This form is also available in advance by downloading the attached form. Please submit the "Speaker Request" form completely filled out to the Board Secretary prior to the meeting. The Commission retains the option to set reasonable limits on the number, frequency, and length of presentations. Please contact the Board Secretary at (915) 852-1046 Ext. 404 with any additional questions.

4. **PUBLIC HEARINGS**

NOTICE TO THE PUBLIC AND APPLICANTS The staff report for an agenda item may include conditions, exceptions or modifications. The Commission's motion to approve an item in accordance with the staff report or with all staff comments means that any modification, waivers, exceptions requested by the applicant and recommended for approval by staff and any staff recommended conditions, have been approved, without necessitating that the Commission restate the modifications, exceptions, waivers, or conditions as part of the motion to approve and that any findings required to be made by the Commission, have been made. If the Commission does not wish to approve an exception or modification, or require a condition, then the Commission's motion will state which have not been approved, otherwise, the staff report, with all modifications, exceptions and conditions, is approved and the applicant shall comply with all provisions of the staff report.

A. **DISCUSSION AND RECOMMENDATION:**

Planning Director

(This item has been postponed at previous meetings per the applicant's request) On the resubmitted replat application for **Horizon Manor Unit Three Replat "A" (#RP-002460-2020)**, legally described as a portion of Lot 19, Block 9, Horizon Manor Unit Three, Town of Horizon City, El Paso County, Texas. Containing 7.9365 ± acres. Application submitted by CAD Consulting Co.

ACTION: Motion made by **GARDEA**, 2ND by **DURAN** to postpone item.

AYES: BERRY, MELENDEZ, AVILA, DURAN and GARDEA.

MOTION CARRIED

B. **DISCUSSION AND RECOMMENDATION:**

Planning Director

On a rezoning application request (**#RZ002483-2021**) to approve a change in zone for a tract of land (parcel 4 of 10) from R-2 (Residential) and C-1 (Commercial) to R-3 (Residential), legally described as a portion of Section 30, Block 78, Township 3, Texas Pacific Railway Company Surveys, El Paso County, Texas; totaling 45.426 acres. Application submitted by CEA Group on behalf of Hunt Companies, Investors & General Partners.

ACTION: Motion made by **AVILA**, 2ND by **GARDEA** to recommend approval of rezoning request.

AYES: BERRY, MELENDEZ, AVILA, DURAN and GARDEA.

MOTION CARRIED

5. **OTHER BUSINESS**

A. **DISCUSSION AND ACTION:**



On the Planning and Zoning meeting minutes for the special meeting of September 2, 2021

ACTION: Motion made by **GARDEA**, 2ND by **DURAN** to approve meeting minutes.

ALL IN FAVOR
MOTION CARRIED

6. ANNOUNCEMENTS

A. The next regular scheduled meeting: **Monday, October 18, 2021 at 6pm.**

EXECUTIVE SESSION

The Planning and Zoning Commission of the Town of Horizon City may recess into Executive Session pursuant to the Texas Government Code, Chapter 551, Subchapter D, under Article 551.071 – Consultation with Attorney; 551.072 – Deliberation regarding Real Property; and 551.087 – Deliberation regarding Economic Development Negotiations.

ADJOURNMENT: The meeting adjourned at 6:08 pm.

Robert Avila Jr. – Chair

(Date)

ATTEST:

Elizabeth S. Luna
Secretary to the Boards

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