



**TOWN OF HORIZON CITY
MEMORANDUM**

Date: March 11, 2025

To: Honorable Mayor and Members of City Council

From: Art Rubio, Chief Planner

SUBJECT: On the resubmitted **Preliminary & Final Subdivision Plat** applications for **Desert Breeze Unit Three (Case No. SUC25-0001)**, and to authorize the Mayor to sign the recording plat, legally described as a Portion of Section 32, Block 78, Township 3, Texas and Pacific Railroad Company Surveys, Town of Horizon City, El Paso County, Texas. Containing 13.272 acres ±. Application submitted by Applicant/Representative: H2O Terra.

On December 13, 2022, the City Council approved Desert Breeze Unit 3 Preliminary & Final Plat. The City Council approved an extension request for substantial completion of subdivision improvements for June 13, 2024. Plat expired as improvements were not completed by June 13, 2024. Recently the applicant resubmitted the Preliminary & Final Plat application.

On February 17, 2025, the Planning & Zoning Commission recommended unanimous approval of the resubmittal of Desert Breeze Unit 3 on a Preliminary and Final Subdivision Plat basis.

The application meets all minimum requirements of a preliminary and final subdivision plat, has addressed all agency review comments and staff recommends approval of Desert Breeze Unit 3 on a Preliminary and Final subdivision plat basis.

Attached for your review is the staff report that was prepared for the Planning and Zoning Commission.



TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.: SUC25-0001 Desert Breeze Unit Three

Application Type: Preliminary & Final Subdivision Plat Applications
P&Z Hearing Date: February 17, 2025
Staff Contact: Art Rubio, Chief Planner
 915-852-1046, Ext. 407; arubio@horizoncity.org

Address/Location: North of Horizon Blvd. and east of Rifton Ct. and Horizon High School

Property ID Nos.: X57800033203000

Legal Description: A portion of Section 32, Block 78, Township 3, Texas and Pacific Railroad Company, Town of Horizon City, El Paso County, Texas

Property Owner: Hunt Communities Holding L.P.
Applicant/Rep.: H2O Terra, LLC
Nearest Park: Horizon Mesa Park
Nearest School: Horizon High School

SURROUNDING PROPERTIES:		
	Zoning	Land Use
N	R-2 (Single-Family Residential)	Residential
E	ETJ	Mixed Use
S	C-2(Heavy Commercial)/R-2(Single-Family Residential)	Vacant
W	R-2 (Single-Family Residential)	Horizon High School
LAND USE AND ZONING:		
	Existing	Proposed
Land Use	Vacant	Residential Subdivision
Zoning	R-2 Residential	R-2 Residential

Application Description:

Preliminary and Final Subdivision:

The proposed preliminary and final residential subdivision includes 65 lots for single-family residential development, the smallest lot measuring approximately 6,000 sq. ft. and the largest lot measuring approximately 9,784 sq. ft. A 52 ft. residential street is proposed within the subdivision connecting to Rifton Ct. and Anderpont St. and ultimately to Horizon Blvd.

Cumulative Parkland Dedication:

The developer does not propose to dedicate any parkland or shows to have any park credits for existing related subdivisions Desert Breeze Unit 1 and 2; therefore, fees in lieu of parkland dedication would be required for 65 single-family units at \$400.00 per unit for a total of fee in lieu of parkland dedication of \$26,000.

Staff Recommendation:

Staff recommends approval of the Preliminary and Final Subdivision Plats.

Planning Division Comments:

Preliminary:

- ~~1. Remove note 2 on setbacks as R-2 standards may be subject to change.~~

Final:

- ~~1. Remove note 2 on setbacks as R-2 standards may be subject to change.~~

Town Engineer Comments:

Preliminary Plat:

- ~~1. Address redlines and comments shown on plat.~~
- ~~2. Metes and bounds should be described in a clockwise direction.~~
- ~~3. Why are the westerly lot bearings different from the west side subdivision boundary line? Reassess and make corrections.~~
- ~~4. Remove storm manhole symbol from inlets.~~
- ~~5. Why are the easterly lot bearings different from the east side subdivision boundary line? Reassess and make corrections.~~
- ~~6. Verify that roadway names are consistent on the plat in all locations and approved by the El Paso County 9-1-1 District.~~
- ~~7. Confirm all bearing distances and determine if additional line bearings are needed. Make sure there is closure of the subdivision boundary and individual lots.~~
- ~~8. The curve table values of C1 and C2 do not match values in the metes and bounds. See additional comments from the plat.~~

Final Plat:

- ~~1. Address redlines and comments shown on plat.~~
- ~~2. Revise calendar dates used in Acknowledgement, signatures for the City Planning & Zoning Commission, and City Council. This includes the prepared date of the plats.~~
- ~~3. Metes and bounds should be described in a clockwise direction.~~
- ~~4. Why are the westerly lot bearings different from the west side subdivision boundary line? Reassess and make corrections.~~
- ~~5. Why are the easterly lot bearings different from the east side subdivision boundary line? Reassess and make corrections.~~
- ~~6. Verify that roadway names are consistent on the plat in all locations and approved by the El Paso County 9-1-1 District.~~
- ~~7. Confirm all bearing distances and determine if additional line bearings are needed. Make sure there is closure of the subdivision boundary and individual lots.~~
- ~~8. The curve table values of C1 and C2 do not match values in the metes and bounds. See additional comments from the plat.~~

El Paso 9-1-1 District Comments:

~~Regarding Desert Breeze Unit Three, please ask the developers to change the addresses on Cactus Park Way to the 100 range instead of 200. Please notice that Sun View Ln and Desert Breeze Dr shown above this subdivision are in the 200 range.~~

~~Please ask the developers to adjust the addressing on Cactus Breeze Way so they begin at 14700 instead of 14708. It is not necessary to adjust the addressing according to that of the above parallel Crystal Breeze Way. These are different streets and so they can each begin at 14700 and not necessarily be adjusted to each other.~~

TxDOT Comments:

- ~~1. Please have requestor submit grading and drainage plans for review and approval.~~
- ~~2. Any proposed work on TxDOT ROW will require a 1058 permit attached.~~
- ~~3. Please share TxDOT files attached.~~

El Paso Central Appraisal District Comments:

El Paso Electric Company:

~~Please add a 10' wide easement along the proposed lots for the existing electrical line.~~

Texas Gas:

In reference to the preliminary/final residential subdivision "Desert Breeze Unit three", Texas Gas Service does not have any comments.

Kinder Morgan:

Project area is clear of El Paso Natural Gas a Company of Kinder Morgan's Pipelines and facilities.

Clint Independent School District:

No comments

EPCAD

There are no comments for Desert Breeze #3 from Central Appraisal.

HRMUD:

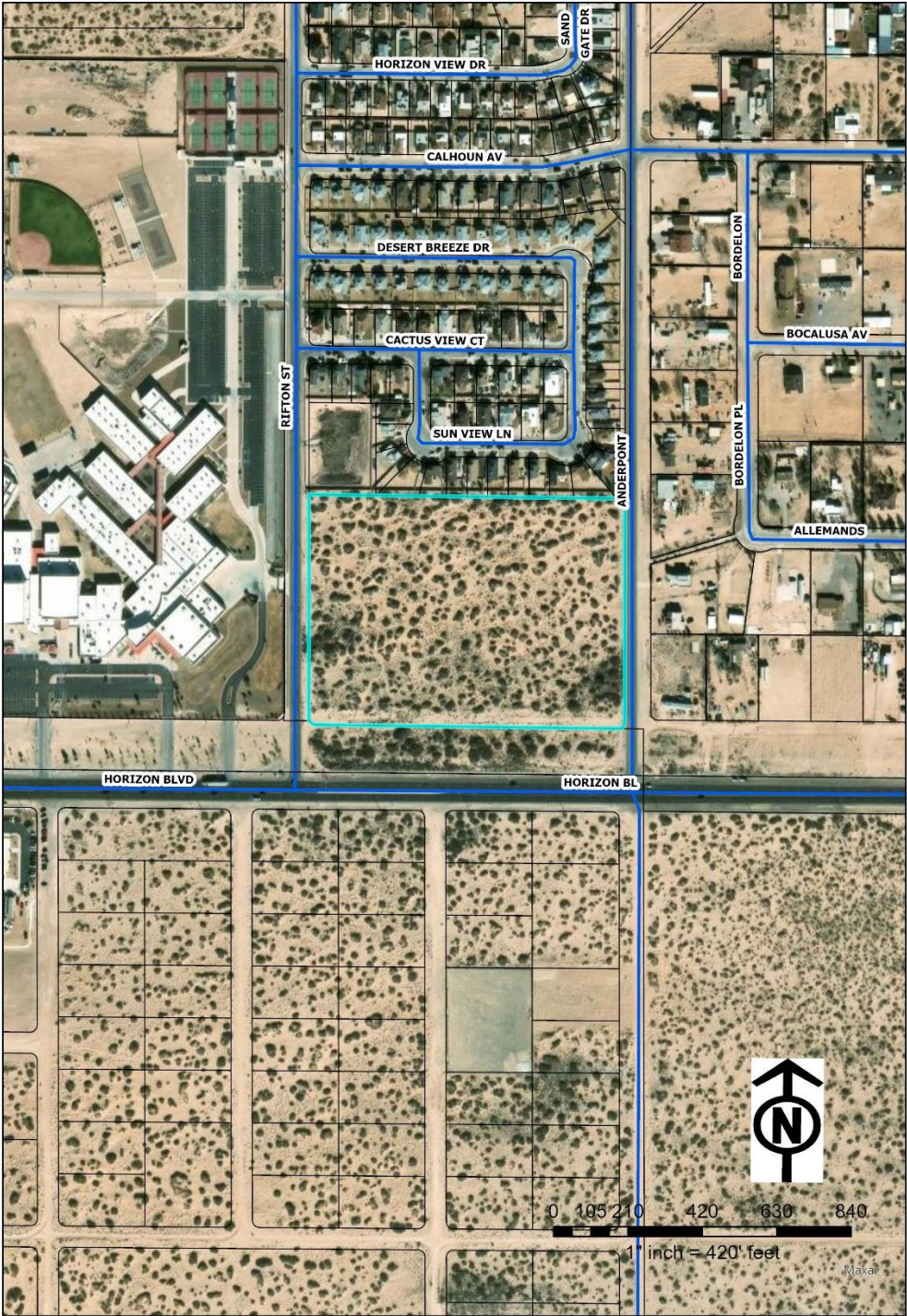
No comments

Attachments:

- 1 - Aerial**
- 2 - Zoning Designation Map**
- 3 - Location Map**
- 4 - Preliminary Plat**
- 5 - Final Plat**
- 6 - Existing Right-of-Way Cross Sections**
- 7 - Preliminary & Final Plat (Combination) Online Application**

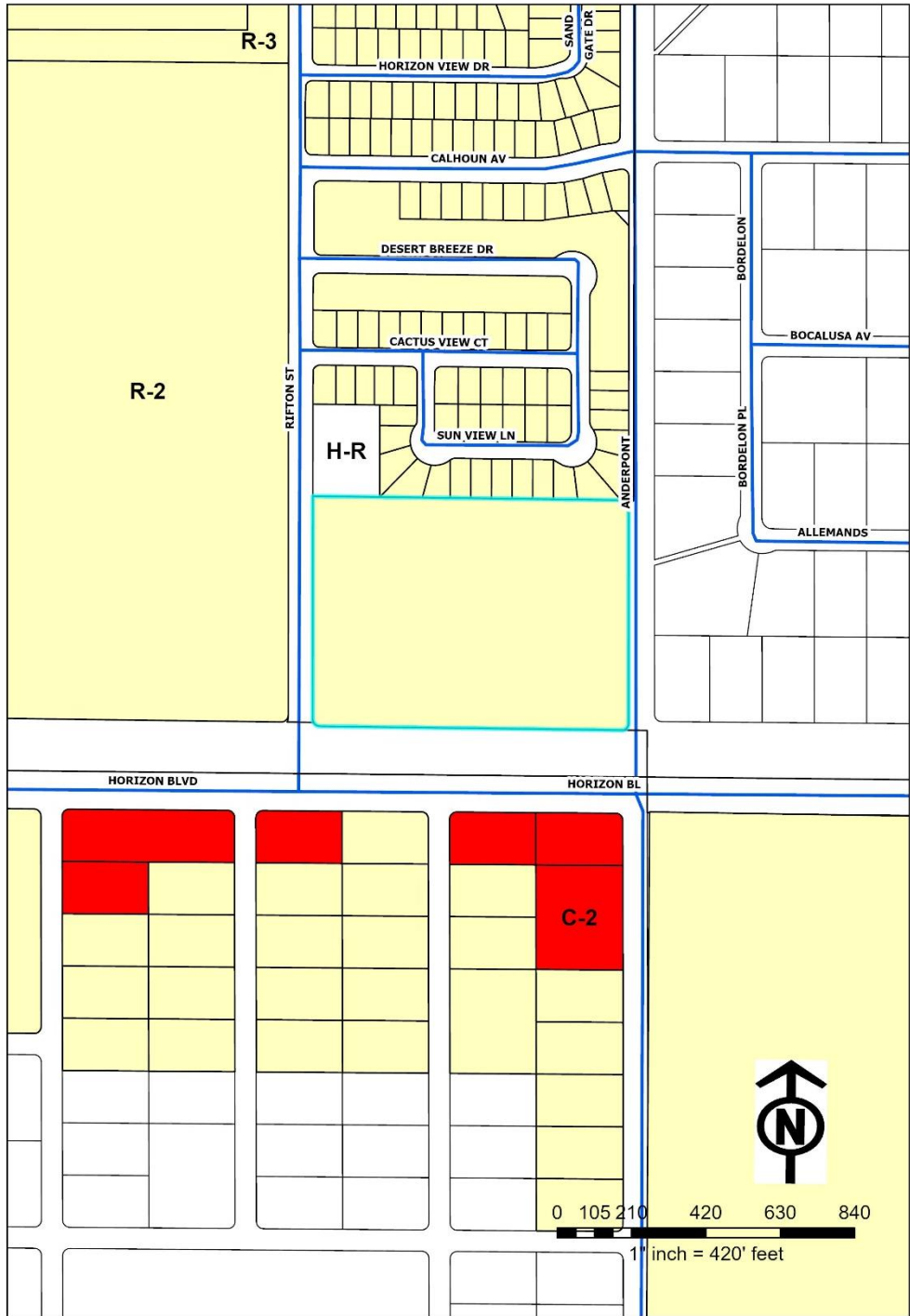
Attachment 1: Aerial Map

**Planning & Zoning Commission
Preliminary / Final Combination Plat
Case No. SUC25-0001**

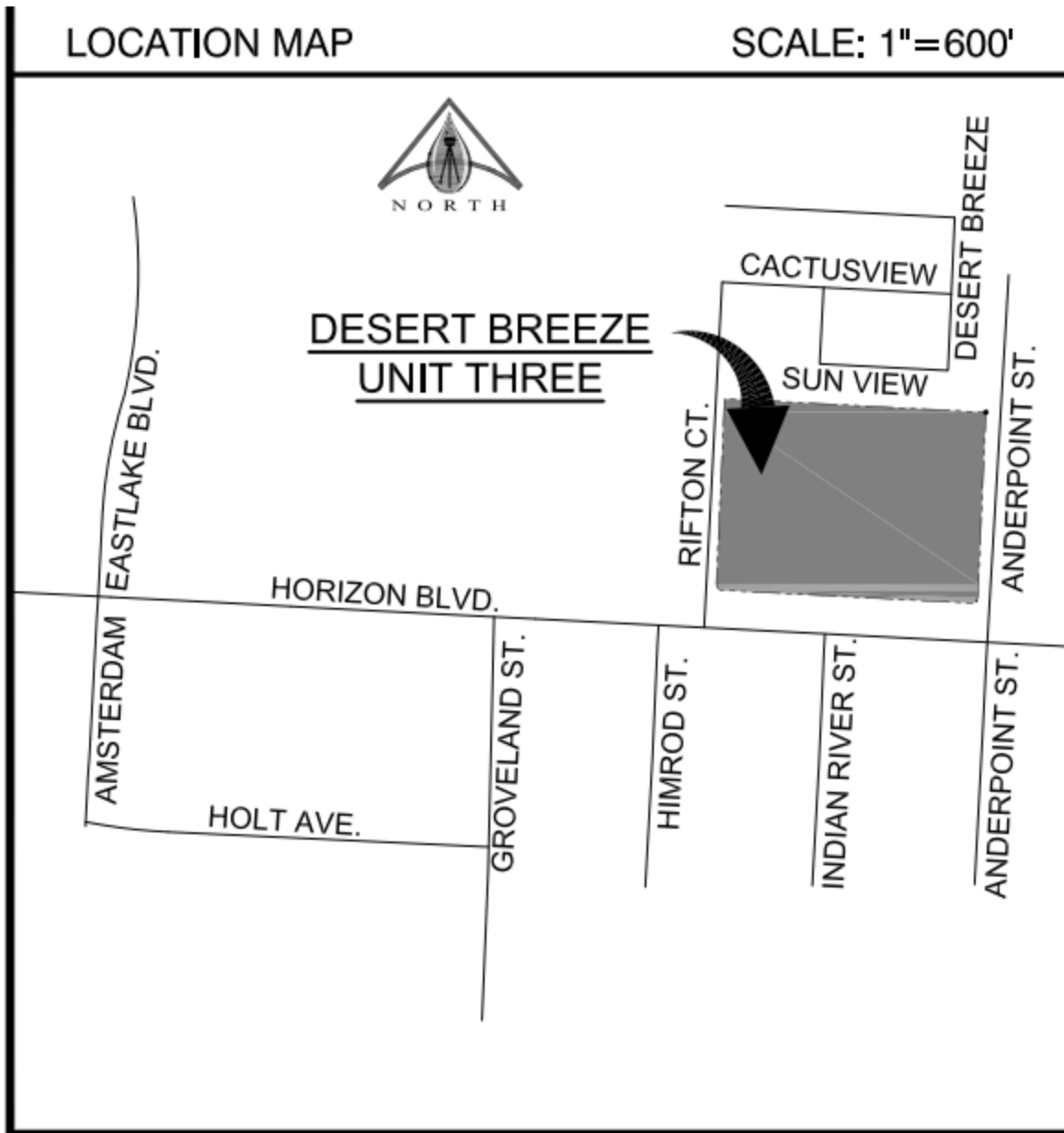


Attachment 1: Zoning Designation Map

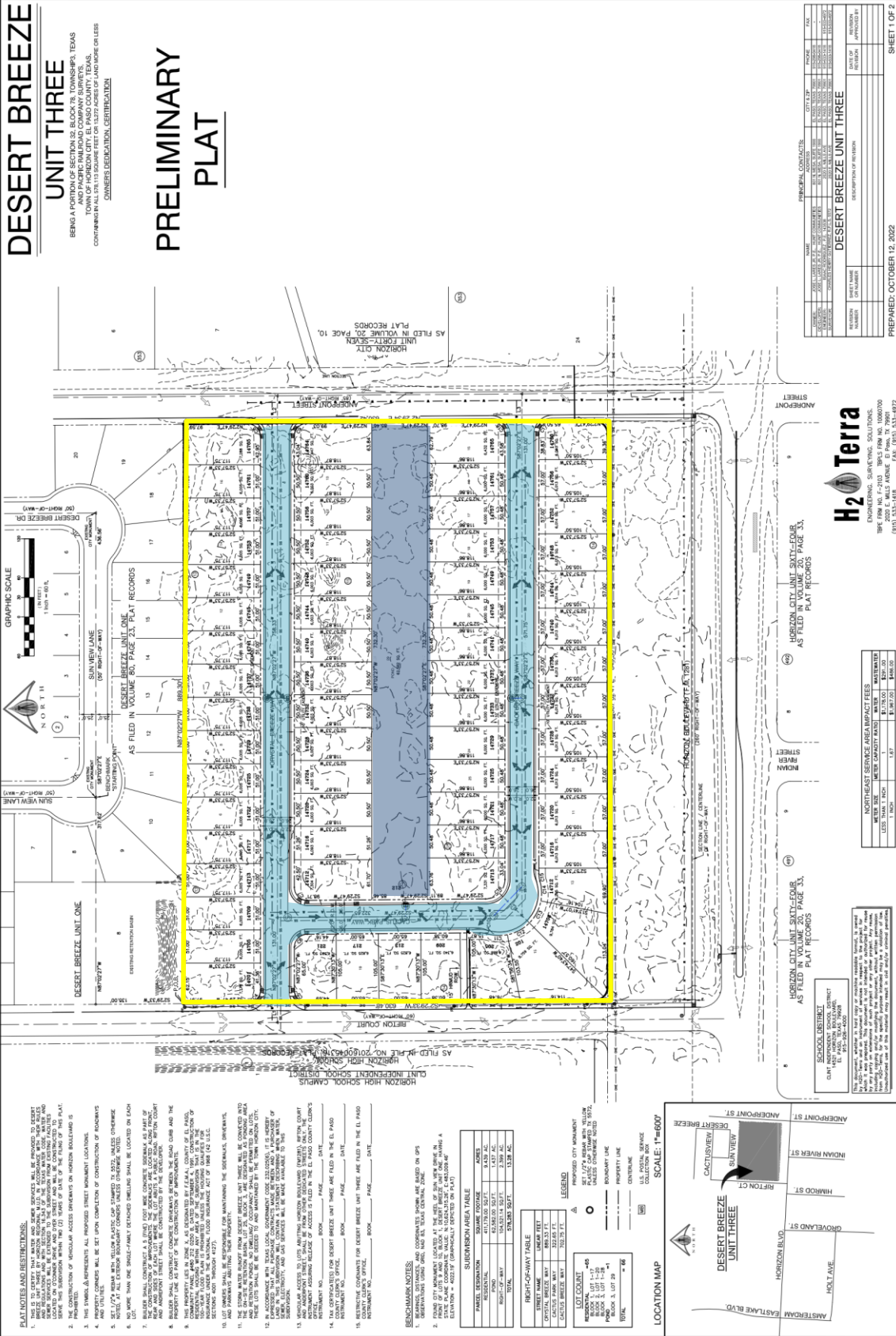
**Planning & Zoning Commission
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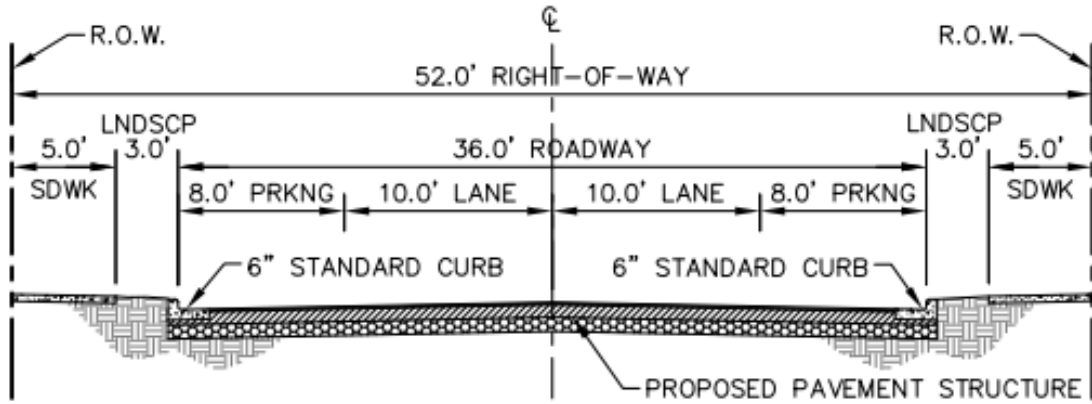
Attachment 3: Location Map



Attachment 4: Preliminary Subdivision Plat

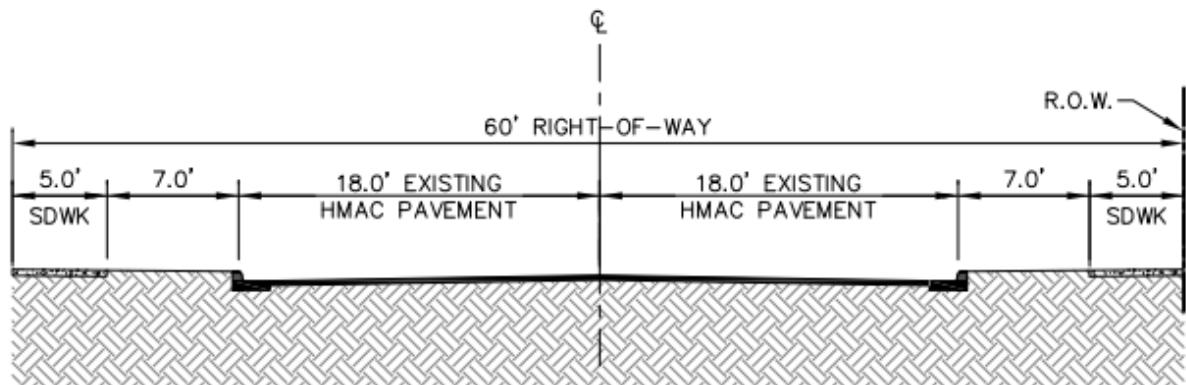


Attachment 6 – Existing Right-of-Way Cross Section



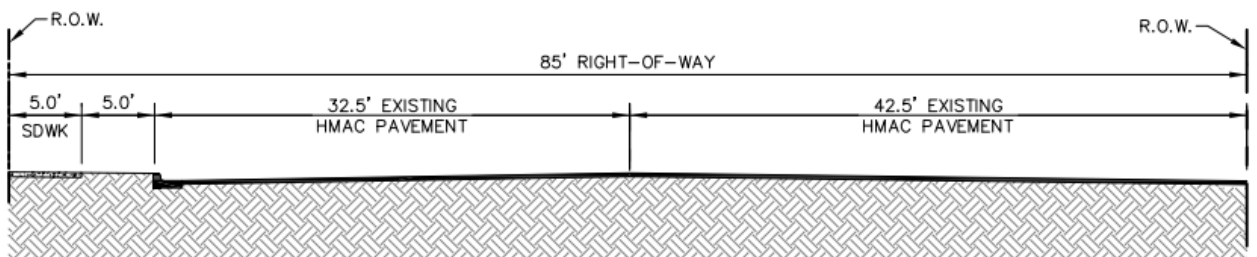
RESIDENTIAL SUBCOLLECTOR STREET (52' RIGHT-OF-WAY)

SCALE: 1"=10'



RIFTON COURT (60' RIGHT-OF-WAY)

SCALE: 1"=10'



ANDERPONT STREET (85' RIGHT-OF-WAY)

SCALE: 1"=10'

Attachment 7: Preliminary & Final Plat (Combination) Online Application



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

**MAJOR SUBDIVISION
 FINAL PLAT APPLICATION**

SUBDIVISION PROPOSED NAME: Desert Breeze Unit 3 SUBMITTAL DATE: 01/22/25

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)
Being a portion of section 32, Block 78, Township 3, Texas and Pacific Railroad Co. Surveys town of Horizon, El Paso County, Texas.

2. PROPERTY LAND USES:

	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	<u>9.439</u>	<u>65</u>	OFFICE	_____	_____
DUPLEX	_____	_____	STREET & ALLEY	<u>2.399</u>	<u>3</u>
APARTMENT	_____	_____	PONDING & DRAINAGE	<u>1.437</u>	<u>1</u>
MOBILE HOME	_____	_____	INSTITUTIONAL	_____	_____
P.U.D.	_____	_____	OTHER	_____	_____
PARK (Min 1 Acre)	_____	_____	_____	_____	_____
SCHOOL	_____	_____	_____	_____	_____
COMMERCIAL	_____	_____	TOTAL NO. SITES	<u>13.275</u>	<u>69</u>
INDUSTRIAL	_____	_____	TOTAL (GROSS) ACREAGE	<u>13.275</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) On-site Ponding

7. IF SINGLE-FAMILY OR DUPLEX DEVELOPMENT IS PROPOSED: AVERAGE FLOOR AREA OF HOUSES 6,000 Sq.ft.

8. ARE SPECIAL IMPROVEMENTS PROPOSED IN CONNECTION WITH THE DEVELOPMENT? YES NO

9. IS A MODIFICATION OF ANY PORTION OF THE SUBDIVISION ORDINANCE PROPOSED? YES NO
 IF "YES", PLEASE LIST SECTION & EXPLAIN THE NATURE OF THE MODIFICATION _____

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

11. REMARKS AND/OR EXPLANATION OF SPECIAL CIRCUMSTANCES: _____

12. WILL PLAT BE RECORDED PRIOR TO SUBDIVISION IMPROVEMENTS BEING COMPLETED & APPROVED? YES NO N/A INITIALS _____
 IF YES, submit REQUIRED GUARANTEE (SECTION 4.10.3 & 8.1.7, Municode Chapter 10) OR Improvement Cost Estimates & Construction Agreement

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

14. OWNER OF RECORD Hunt Communities Holding, L.P. 4401 N. Mesa St. El Paso, TX, 79901
 (NAME & ADDRESS) (EMAIL) (PHONE)

15. DEVELOPER Hunt Communities Holding, L.P. 4401 N. Mesa St. El Paso, TX, 79901
 (NAME & ADDRESS) (EMAIL) (PHONE)

16. ENGINEER Isaac Rodriguez 2020 E. Mills Ave. El Paso, TX 79901 irodriguez@h2o-terra.com (915) 533-1418
 (NAME & ADDRESS) (EMAIL) (PHONE)

17. APPLICANT Isaac Rodriguez 2020 E. Mills Ave. El Paso, TX 79901 irodriguez@h2o-terra.com (915) 533-1418
 (NAME & ADDRESS) (EMAIL) (PHONE)

18. REP/POINT OF CONTACT Isaac Rodriguez 2020 E. Mills Ave. El Paso, TX 79901 irodriguez@h2o-terra.com (915) 533-1418
 (NAME & ADDRESS) (EMAIL) (PHONE)

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

Applicant Signature EMAIL irodriguez@h2o-terra.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