

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 $7.9365 \pm Acres$

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)

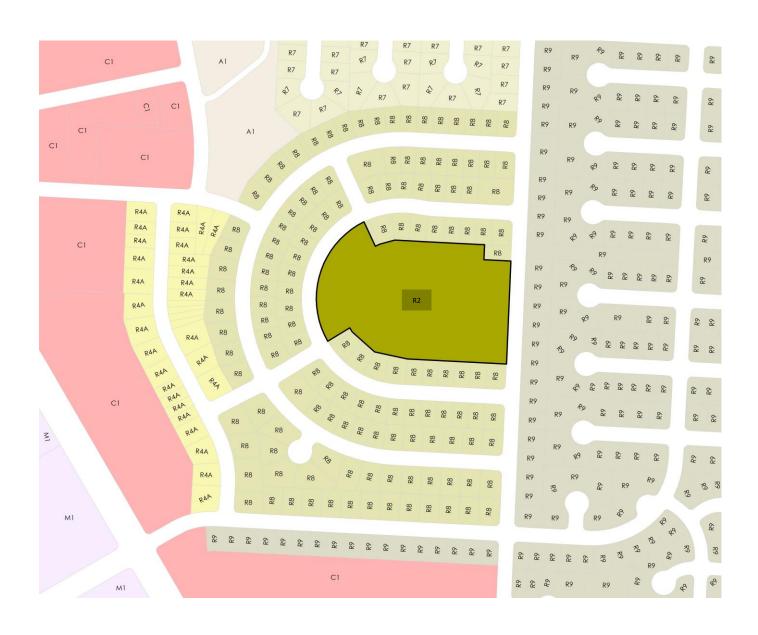
Attachments:

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

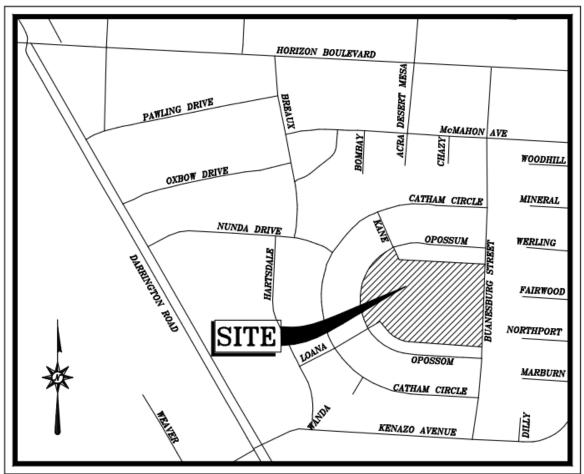
Attachment 1: Aerial



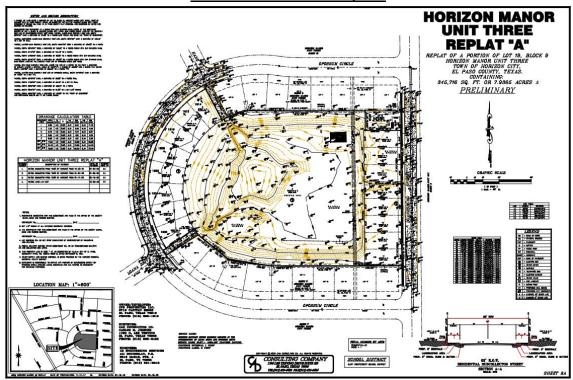
Attachment 2: Zoning Designation



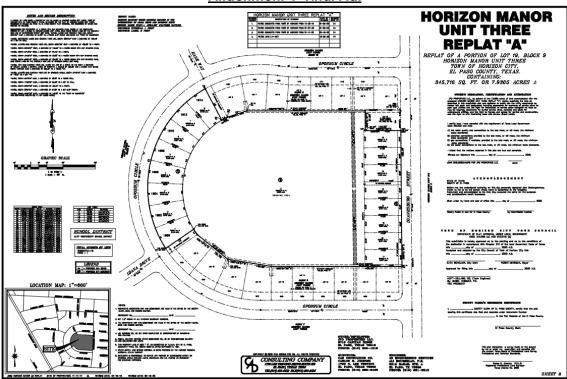
LOCATION MAP: 1"=600'



Attachment 4- Preliminary Plat



Attachment 4- Final Plat



Attachment 5 - Application

SUBDIVISION PROPOSED NAME: MANDA WAIT 3 REPORT SUBMITTAL DATE: 1. LEGAL DESCRIPTION FOR THE AREA NOLUDED DIS THIS PLAT (TRACT, BLOCK, GRANT, Rec.) 2. PROPERTY LAND USES: ACRES SITES SINGLE FAMILY DUPLEX APARTMENT PONDING & DRAINAGE SITES SINGLE FAMILY PONDING & DRAINAGE SITES SINGLE FAMILY PONDING & DRAINAGE PULD. PRAINTED PULD. PRAINTED PULD. PRAINTED PULD. PRAINTED PULD. PROPOSED OF THE ABOVE DESCRIBED PROPERTY? IVAIL THE RESISTING ZONING OF THE ABOVE DESCRIBED PROPERTY? WILL THE RESISTENTIAL SITES, AS PROPOSED, PERMIT DEVELOPMENT IN FULL COMPLIANCE WITH ALL ZONING REQUIREMENTS OF THE EXISTING RESIDENTIAL SITES, AS PROPOSED? UNDERGROUND OF OVERHEAD OR COMBINATION WHAT TYPE OF DRAINAGE IS PROPOSED? OF APPLICABLE LIST MORE THAN ONE) WHAT TYPE OF DRAINAGE IS PROPOSED? OF APPLICABLE LIST MORE THAN ONE) ARE SPECIAL IMPROVEMENTS PROPOSED IN CONNECTION WITH THE DEVELOPMENTY YES IN ONE IF ANDICICATION OF ANY PORTION OF THE SUBDIVISION ORDINANCE PROPOSED? WE APPROVED OF ANDICATION OF THE SUBDIVISION ORDINANCE PROPOSED? WE PROVINCE TO APPROVED OF ANDICATION OF ANY PORTION OF THE SUBDIVISION ORDINANCE PROPOSED? WE PRAIN ORDINATION OF THE SUBDIVISION ORDINANCE PROPOSED? WE PRAIN ORDINATION OF THE SUBDIVISION ORDINANCE PROPOSED? WE SEED THAT THE NATURE OF THE MODIFICATION 10. WHAT TYPE OF PRAINAGE IS PROPOSED IN CONNECTION WITH THE DEVELOPMENTY YES IN ONE IF ANSWER IS YES, PLASE EXPLANT THE NATURE OF THE MODIFICATION 11. REMARKS AND/OR EXPLANATION OF SPECIAL CIRCLINGS THE MODIFICATION 12. WILL ALL AS THE RECORDED PRIOR TO SUBDIVISION ORDINANCE PROPOSED? WE MODIFICATION 13. WILL ANY RESTRICTIONS AND COVENANTS BE RECORDED WITH PLATT YES IN ONE IMPROVEMENTS OR AND PROVIDED ORDINATION OF THE SUBDIVISION ORDINANCE PROPOSED? PARK ADDRESS (EMAIL) PHONE 14. CAPITAL AND PROPOSED ORDINATION ORD		TOWN OF HORIZON CITY 14999 Darrington Road Horizon City, Texas 79928 Phone 915-852-1046 Fax 915-852-1005		460-2020			
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