



HORIZON CITY

Incorporated 1988

**AGENDA
PUBLIC MEETING
REGULAR PLANNING AND ZONING MEETING
THE TOWN OF HORIZON CITY, TEXAS
Monday, November 16, 2020, 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, November 16, 2020 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:

The Planning and Zoning Commission together with City Staff will participate in this meeting via videoconference or telephone conference. Members of the public may view the meeting online or by videoconference via the following:

Meeting Information

Meeting link:

<https://townofhorizoncity.my.webex.com/townofhorizoncity.my/j.php?MTID=m4abc53109a327a85b77c53b007cffb66>

Meeting number: 126 064 1538

Password: PZNov20Mtg

Host key: 967428

More ways to join

Join by video system

Dial 1260641538@townofhorizoncity.my.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Join by phone +1-408-418-9388 United States Toll

Access code: 126 064 1538

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 **4** 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: **5**

On the Final subdivision application for the **Horizon Town Center Unit Two** subdivision (SUB002455-2020; 4th submittal), *legally described as being a portion of CD Stewart Survey No. 321, Town of Horizon City, El Paso County, Texas Containing 60.134 Acres.* Application submitted by Conde, Inc.

B. DISCUSSION AND RECOMMENDATION: **15**

On a preliminary and final plat application for **Rancho Desierto Bello Unit Thirteen Subdivision** (SUB002456-2020), *legally described as a portion of Leigh Clark Survey 297, and Section 43, Block 78, Township 3, Texas and Pacific Railroad Company, Town of Horizon City, El Paso County, Texas. Containing 47.164 Acres ±.* Application submitted by TRE & Associates, L.L.C.

C. DISCUSSION AND RECOMMENDATION: **27**

On a Specific Use Permit application (SUB002458-2020) request to allow for a grocery store, a C-1 (Commercial) use in an M-1 (Industrial) zone, at **591 S. Darrington Rd. Horizon City, Texas 79928**, *legally described as being Lot 3, Block 8, Desert Palms Unit Three, Town of Horizon City, El Paso County, Texas.* Application submitted by: Sallam Abdo Hafeed

D. DISCUSSION AND RECOMMENDATION: **35**

On a Specific Use Permit application (SUP002457-2020) request to allow for an elevated water storage tank on a property zoned C-1 (Commercial) located at **14100 Horizon Blvd., Horizon City, Texas, 79928**, *legally described as Lot 1, Block 12, Horizon Manor Unit One.* Application submitted by TRE & Associates

5. OTHER BUSINESS **42**

A. DISCUSSION AND ACTION: **42**

On the Planning and Zoning meeting minutes for the meetin of October 19, 2020

6. ANNOUNCEMENTS

A. The next regular scheduled meeting: **Monday, December 21, 2020 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.**

HORIZON TOWN CENTER UNIT TWO

BEING A PORTION OF C.D STEWART SURVEY NO. 321,
TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS
CONTAINING: 60.13 ACRES

METES AND BOUNDS DESCRIPTION

Description of a portion of land being a portion of C.D Stewart Survey No. 321, Town of Horizon City, El Paso County, Texas, and being more particularly described by metes and bounds as follows:
Commencing for reference on an existing brass disk City Monument at the centerline intersection of Town Center Dr. and Horizon Crossing St., from which an existing brass disk City Monument at the centerline intersection of Town Center Dr. and Park Vista Pl. bears South 86°43'32" East a distance of 611.5 feet thence, South 02°21'59" East a distance of 123.07 feet to a point on southern right-of-way line of Town Center Dr. in Horizon Town Center Unit One, Recorded in Deeds File No. 20180057691, Real Property Records of El Paso County, Texas for the "True Point of Beginning".

Thence along said right-of-way line, North 89°48'38" East a distance of 234.97 feet to a point of curve;
Thence continuing said right-of-way line, 45.35 feet along the arc of a curve to the right which has a radius of 750.00 feet an interior angle of 03°27'51" a chord which bears South 88°27'27" East a distance of 45.34 feet to a point of curve;

Thence still continuing said right-of-way line, South 86°43'32" East a distance of 23.90 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 89°05'22" a chord which bears South 47°49'09" West a distance of 28.28 feet to a point on the westerly right-of-way line of Park Vista Pl.;

Thence along said right-of-way line, South 03°16'28" West a distance of 444.59 feet to a point of curve;
Thence leaving said right-of-way line, 31.10 feet along the arc of a curve to the right which has a radius of 20.00 feet an interior angle of 89°05'22" a chord which bears South 47°49'09" West a distance of 28.06 feet to a point on the northerly right-of-way line of Laga Vista Ave.;

Thence along said right-of-way line, North 87°38'10" West a distance of 11.42 feet to a point of curve;
Thence leaving said right-of-way line and along the southerly boundary line of Horizon Town Center Unit One, recorded in Deeds File No. 20180057691, Real Property Records of El Paso County, Texas, South 02°21'59" West a distance of 172.00 feet to a point of curve;

Thence continuing along said boundary line, South 87°38'10" East a distance of 610.44 feet to a point on the westerly right-of-way line of Arzo Vista Pl.;

Thence along said right-of-way line and also boundary line, South 03°16'28" West a distance of 100.33 feet to a point of curve;
Thence continuing said boundary line, 31.10 feet along the arc of a curve to the right which has a radius of 20.00 feet an interior angle of 89°05'22" a chord which bears South 47°49'09" West a distance of 28.06 feet to a point of curve;

Thence still continuing said boundary line, 31.73 feet along the arc of a curve to the right which has a radius of 20.00 feet an interior angle of 89°05'22" a chord which bears South 47°49'09" West a distance of 28.51 feet to a point on said boundary line and also westerly right-of-way line of Arzo Vista Pl.;

Thence leaving said southwest property corner, North 87°38'10" West a distance of 2610.94 feet to a point;
Thence, North 02°21'59" East a distance of 1901.00 feet to a point;

Thence, South 86°57'46" East a distance of 272.02 feet to a point;
Thence, South 02°21'59" West a distance of 306.39 feet to a point;

Thence, South 87°38'10" East a distance of 432.58 feet to a point;
Thence, South 02°21'59" East a distance of 640.00 feet to a point;

Thence, South 87°38'10" East a distance of 527.36 feet to a point of curve;
Thence, 46.47 feet along the arc of a curve to the right which has a radius of 485.00 feet an interior angle of 05°29'21" a chord which bears South 84°53'29" East a distance of 46.45 feet to a point;

Thence, 172.31 feet along the arc of a curve to the left which has a radius of 815.50 feet an interior angle of 12°06'23" a chord which bears South 81°35'15" East a distance of 171.99 feet to a point;

Thence, North 85°44'49" East a distance of 33.19 feet to a point;
Thence, 41.13 feet along the arc of a curve to the right which has a radius of 35.00 feet an interior angle of 67°02'07" a chord which bears South 60°35'06" East a distance of 38.81 feet to a point;

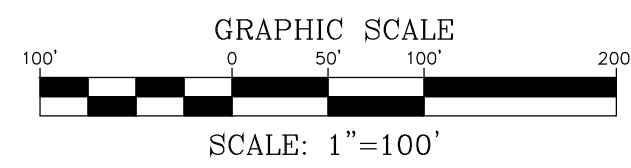
Thence, 200.25 feet along the arc of a curve to the left which has a radius of 100.00 feet an interior angle of 109°16'25" a chord which bears South 81°35'15" East a distance of 171.26 feet to a point;

Thence, 36.13 feet along the arc of a curve to the right which has a radius of 45.00 feet an interior angle of 48°00'00" a chord which bears North 68°48'35" East a distance of 35.17 feet to the "TRUE POINT OF BEGINNING" and containing 2,619.4164 Square Feet or 60.13 acres of land more or less.

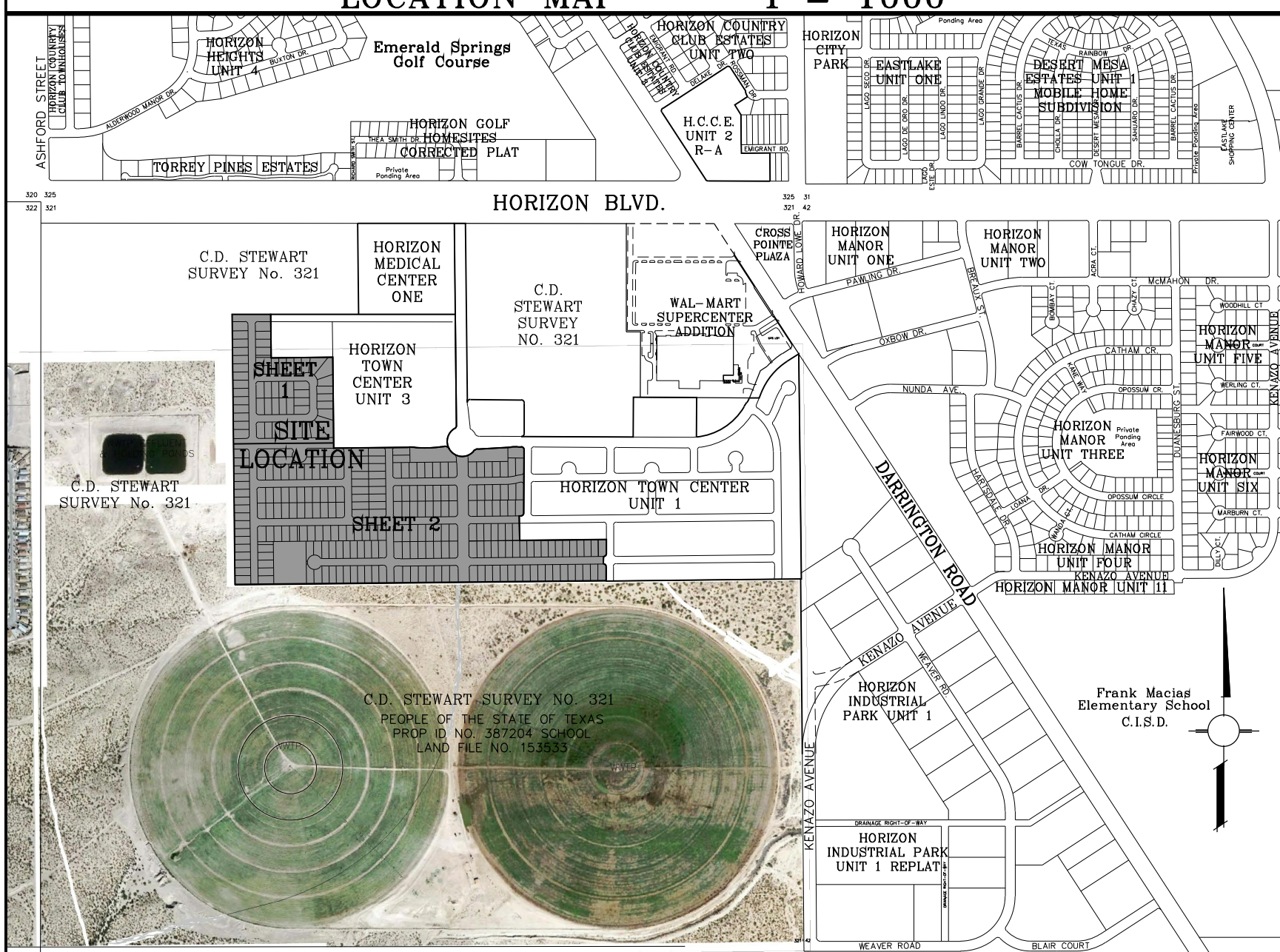
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C89	20.00'	31.42'	20.00'	28.28'	N47°21'55"E	89°59'51"
C90	20.00'	31.42'	20.00'	28.28'	S42°38'05"E	90°00'09"
C91	20.00'	31.42'	20.00'	28.28'	S47°21'55"W	89°59'51"
C92	20.00'	31.42'	20.00'	28.28'	S42°38'05"E	90°00'09"
C93	30.00'	47.12'	30.00'	42.43'	N47°21'55"E	89°59'51"
C94	30.00'	10.44'	5.28'	10.39'	N77°39'42"W	19°56'54"
C95	70.00'	33.16'	16.90'	32.85'	S81°15'29"E	27°08'28"
C96	70.00'	39.60'	20.35'	39.08'	N69°57'49"E	32°24'56"
C97	70.00'	39.60'	20.35'	39.08'	N36°32'53"E	32°24'56"
C98	70.00'	46.33'	24.05'	45.49'	N12°24'45"E	37°55'21"
C99	30.00'	10.44'	5.28'	10.39'	S7°36'28"E	19°56'54"
C100	30.00'	10.44'	5.28'	10.39'	S12°20'28"W	19°56'54"
C101	70.00'	46.33'	24.05'	45.49'	N32°11'31"E	37°55'21"
C102	70.00'	39.60'	20.35'	39.33'	N31°55'25"W	32°37'56"
C103	70.00'	39.60'	20.35'	39.33'	N64°33'21"W	32°37'56"
C104	70.00'	32.64'	16.62'	32.34'	S85°46'18"W	26°42'44"
C105	30.00'	10.44'	5.28'	10.39'	N82°23'23"E	19°56'54"
C106	30.00'	47.13'	30.00'	42.43'	N42°38'06"W	90°00'09"
C107	20.00'	31.42'	20.00'	28.28'	S47°21'55"W	89°59'51"
C108	20.00'	31.42'	20.00'	28.28'	S42°38'05"E	90°00'09"
C109	20.00'	31.65'	20.24'	28.45'	S47°42'06"W	90°40'15"
C110	20.00'	31.18'	19.77'	28.12'	N42°17'53"W	89°14'45"

NOTES:

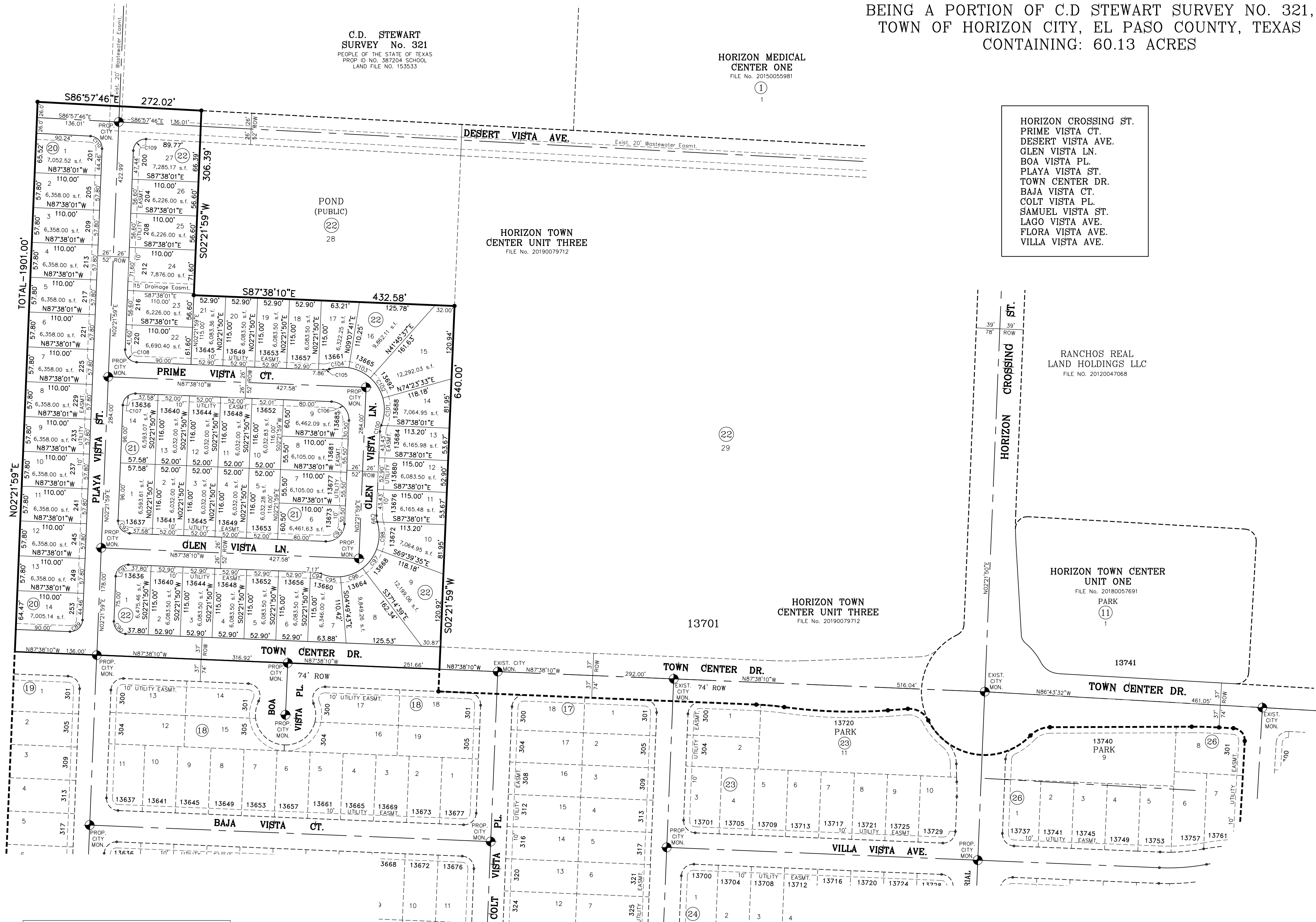
- TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT No. _____ DATE _____
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No. _____ DATE _____
- VEHICULAR ACCESS TO THOSE RESIDENTIAL LOTS ABUTTING, TOWN CENTER DR. AND HORIZON CROSSING ST. SHALL BE FROM OTHER DEDICATED STREETS ONLY. THE INSTRUMENT ASSURING RELEASE OF ACCESS IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD.
INSTRUMENT No. _____ DATE _____
- LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.
- "U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS".
- 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 PANEL NO. 48022-250B AND 237B, DATED SEPTEMBER 4, 1991 PROPERTY IS IN FLOOD HAZARD ZONE X.
- BEARINGS BASED ON THE MONUMENTS FOUND ALONG THE CENTERLINE OF TOWN CENTER DR., RECORDED IN THE PLAT OF HORIZON TOWN CENTER UNIT ONE, FILE NO. 20180057691, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS.
- NO ROADS WILL BE MAINTAINED BY THE TOWN UNTIL PAVED BY THE SUBDIVIDER OR PROPERTY OWNER AND LEGALLY APPROVED AND ACCEPTED BY THE TOWN (SECTION 4.9.1.7, SUBDIVISION ORDINANCE #35)
- 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.
- A PORTION OF THE STORM WATER RUNOFF WILL DRAIN INTO HORIZON TOWN CENTER UNIT THREE POND (LOT 28, BLOCK 22)



LOCATION MAP 1" = 1000'



C.D. STEWART
SURVEY No. 321
PEOPLE OF THE STATE OF TEXAS
PROP ID NO. 387204 SCHOOL
LAND FILE NO. 153533

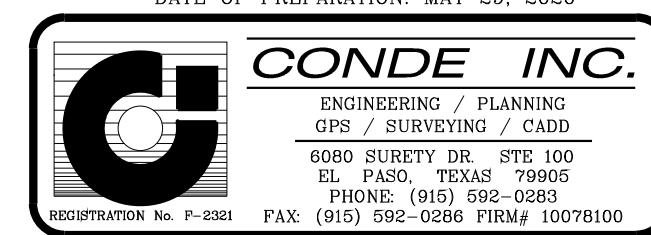


SCHOOL DISTRICT
SOCORRO INDEPENDENT SCHOOL DISTRICT
12300 EASTLAKE DRIVE

TOTAL RESIDENTIAL LOTS
288

PRINCIPAL CONTACTS:
Name Address City & Zip Phone Fax
OWNER: DOUGLAS A. SCHWARTZ 6080 SURETY DR. STE 300 EL PASO COUNTY, TEXAS 79905 (915) 592-0290
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

REV.	DATE	COMMENTS
05/23/17		PUBLIC WORKS COMMENTS
05/30/17		TEXAS GAS COMMENTS
06/27/17		SEND REVISED COPY
07/10/17		PUBLIC WORKS COMMENTS
11/28/17		RESUBMIT
1/15/18		PLANNING REVIEW COMMENTS
10/11/18		RESUBMIT
1/14/19		Town Of Horizon City comments (12/18/18)
3/26/19		Public Works Director comments (3/18/19)
4/11/19		PW Director comments 2nd review (4/11/19)



DEDICATION
RANCHOS REAL XV, L.L.C. property owners of this land, hereby presents this plat and dedicates to the use of the public, the streets, drives, parks, pond, drainage P.O.W., drainage easements, and utility easements, as hereon laid down and designated, including easements for overhead of service wires for pole type utilities, and buried service wires, conduits and pipes for underground utilities, and the right to ingress and egress for service and construction and the right to trim interfering trees and shrubs.
Witness my signature this _____ day of _____, 2020.

By: RANCHOS REAL XV, L.L.C.
Douglas A. Schwartz, Manager

ATTEST: NOT REQUIRED
STATE OF TEXAS
COUNTY OF EL PASO
Before me, the undersigned authority, on this day personally appeared Douglas A. Schwartz, Manager of RANCHOS REAL XV, L.L.C., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of said corporation for the purpose and considerations herein expressed.
Given under my hand and seal of office this _____ day of _____, 2020.

Notary Public in and for El Paso County My Commission Expires _____

TOWN OF HORIZON CITY CITY COUNCIL
This subdivision is hereby approved as to the platting and as to the conditions of the dedication in accordance with Chapter 212 of the Local Government Code of Texas, this _____ day of _____, 2020.

Accepted and adopted by the City Council of Town of Horizon City this _____ day of _____, 2020.
Elvio Schuller, City Clerk Ruben Mendoza, Mayor

Approved for filing this _____ day of _____, 2020.
Huitt-Zollars inc. (Town Engineer)
By: Isabel Vasquez, P.E.

FILING
Filed and recorded in the office of the County Clerk of El Paso County, Texas, this _____ day of _____, 2020, A.D. in Volume _____ of the Plat Record, Page _____
File No. _____

County Clerk By Deputy
Prepared by and under the supervision of: This plat represents a survey made on the ground by me or under my supervision and complies with the current Texas Board of Professional Land Survey Professional and Technical Standards.
Yvonne Conde Curry, P.E. Registered Professional Engineer Registration No. 64648
Ron R. Conde Registered Professional Land Surveyor Texas License No. 5152

HORIZON TOWN CENTER

UNIT TWO

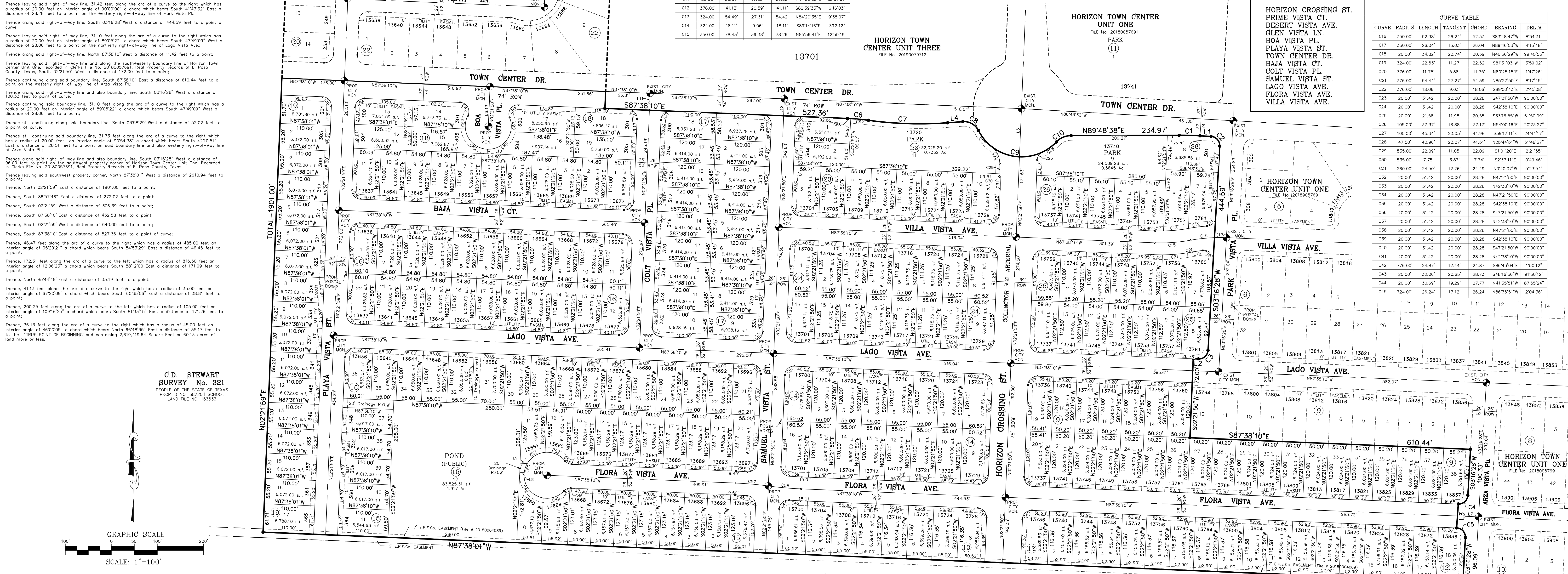
BEING A PORTION OF C.D. STEWART SURVEY NO. 321,
TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS
CONTAINING: 60.13 ACRES

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of C.D. Stewart Survey No. 321, Town of Horizon City, El Paso County, Texas, and being more particularly described by metes and bounds as follows:
Commencing for reference at an existing brass disk City Monument at the centerline intersection of Town Center Dr. and Horizon Crossing St., from which an existing brass disk City Monument at the centerline intersection of Town Center Dr. and Park Vista Pl. bears South 86°43'32" East a distance of 461.05 feet; thence South 87°38'01" East a distance of 123.07 feet to a point on southerly right-of-way line of Town Center Dr. in Horizon Town Center Unit One, Recorded in Deeds File No. 20180057691, Real Property Records of El Paso County, Texas for the "True Point of Beginning";
Thence along said right-of-way line, North 89°48'38" East a distance of 234.97 feet to a point of curve;
Thence continuing said right-of-way line, 45.35 feet along the arc of a curve to the right which has a radius of 750.00 feet on interior angle of 0°27'51" a chord which bears South 88°27'27" East a distance of 45.34 feet to a point;
Thence still continuing said right-of-way line, South 86°43'32" East a distance of 234.97 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 on interior angle of 90°00'00" a chord which bears South 41°43'32" East a distance of 28.26 feet to a point on the westerly right-of-way line of Park Vista Pl.;
Thence along said right-of-way line, South 03°16'28" West a distance of 444.59 feet to a point of curve;
Thence leaving said right-of-way line, 31.10 feet along the arc of a curve to the right which has a radius of 20.00 feet on interior angle of 89°05'22" a chord which bears South 47°49'09" West a distance of 28.36 feet to a point on the westerly right-of-way line of Arzo Vista Pl.;
Thence continuing said boundary line, North 87°38'01" East a distance of 114.42 feet to a point of curve;
Thence leaving said right-of-way line and along the southeasterly boundary line of Horizon Town Center Unit One, recorded in Deeds File No. 20180057691, Real Property Records of El Paso County, Texas, South 02°21'50" West a distance of 172.00 feet to a point;
Thence continuing along said boundary line, South 87°38'01" East a distance of 610.44 feet to a point on the westerly right-of-way line of Arzo Vista Pl.;
Thence along said right-of-way line and also boundary line, South 03°16'28" West a distance of 444.59 feet to a point of curve;
Thence continuing said boundary line, 31.10 feet along the arc of a curve to the right which has a radius of 20.00 feet on interior angle of 89°05'22" a chord which bears South 47°49'09" West a distance of 28.36 feet to a point on the westerly right-of-way line of Arzo Vista Pl.;
Thence still continuing along said boundary line, South 03°16'28" West a distance of 52.02 feet to a point of curve;
Thence along said right-of-way line and also boundary line, South 03°16'28" West a distance of 36.09 feet to a point on the westerly right-of-way line of Arzo Vista Pl.;
Thence, North 02°21'59" East a distance of 190.01 feet to a point;
Thence, South 86°57'46" East a distance of 272.02 feet to a point;
Thence, South 02°21'59" West a distance of 306.39 feet to a point;
Thence, South 87°38'01" East a distance of 432.58 feet to a point;
Thence, South 02°21'59" West a distance of 620.00 feet to a point;
Thence, South 87°38'01" East a distance of 547.36 feet to a point of curve;
Thence, 46.47 feet along the arc of a curve to the right which has a radius of 485.00 feet on interior angle of 05°29'21" a chord which bears North 88°12'00" East a distance of 46.45 feet to a point;
Thence, 172.31 feet along the arc of a curve to the left which has a radius of 815.50 feet on interior angle of 12°02'23" a chord which bears South 88°12'00" East a distance of 171.99 feet to a point;
Thence, North 85°44'49" East a distance of 33.19 feet to a point;
Thence, 41.13 feet along the arc of a curve to the right which has a radius of 35.00 feet on interior angle of 67°20'09" a chord which bears South 60°55'06" East a distance of 38.81 feet to a point;
Thence, 200.25 feet along the arc of a curve to the left which has a radius of 105.00 feet on interior angle of 109°16'25" a chord which bears South 81°53'15" East a distance of 171.26 feet to a point;
Thence, 36.13 feet along the arc of a curve to the right which has a radius of 45.00 feet on interior angle of 48°00'00" a chord which bears North 64°58'21" East a distance of 35.17 feet to the "TRUE POINT OF BEGINNING" and containing 2,619,419.64 Square Feet or 60.13 acres of land more or less.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	750.00'	45.35'	22.68'	45.34'	S88°27'27"	327°51'
C2	20.00'	31.42'	20.00'	28.28'	S41°43'32"	90°00'00"
C3	20.00'	31.10'	19.68'	28.06'	S47°49'09"	89°05'22"
C4	20.00'	31.10'	19.68'	28.06'	S47°49'09"	89°05'22"
C5	20.00'	31.73'	20.32'	28.51'	S42°10'51"	90°54'38"
C6	485.00'	46.47'	23.25'	46.45'	S84°53'29"	529°21'
C7	815.50'	172.31'	86.48'	171.99'	S88°12'00"	12°06'23"
C8	35.00'	41.13'	23.31'	38.81'	S60°55'06"	67°20'09"
C9	105.00'	200.25'	147.95'	171.26'	S81°53'15"	109°16'25"
C10	45.00'	36.13'	19.10'	35.17'	N64°58'21"	46°00'00"
C11	20.00'	28.80'	17.55'	26.38'	N44°32'02"	82°31'06"
C12	376.00'	41.13'	20.59'	41.11'	S82°39'33"	61°63'03"
C13	324.00'	54.49'	27.31'	54.42'	N84°20'35"	93°80'01"
C14	324.00'	18.11'	9.06'	18.11'	S89°14'16"	371°21'
C15	350.00'	78.43'	39.38'	78.26'	N85°05'41"	123°01'19"

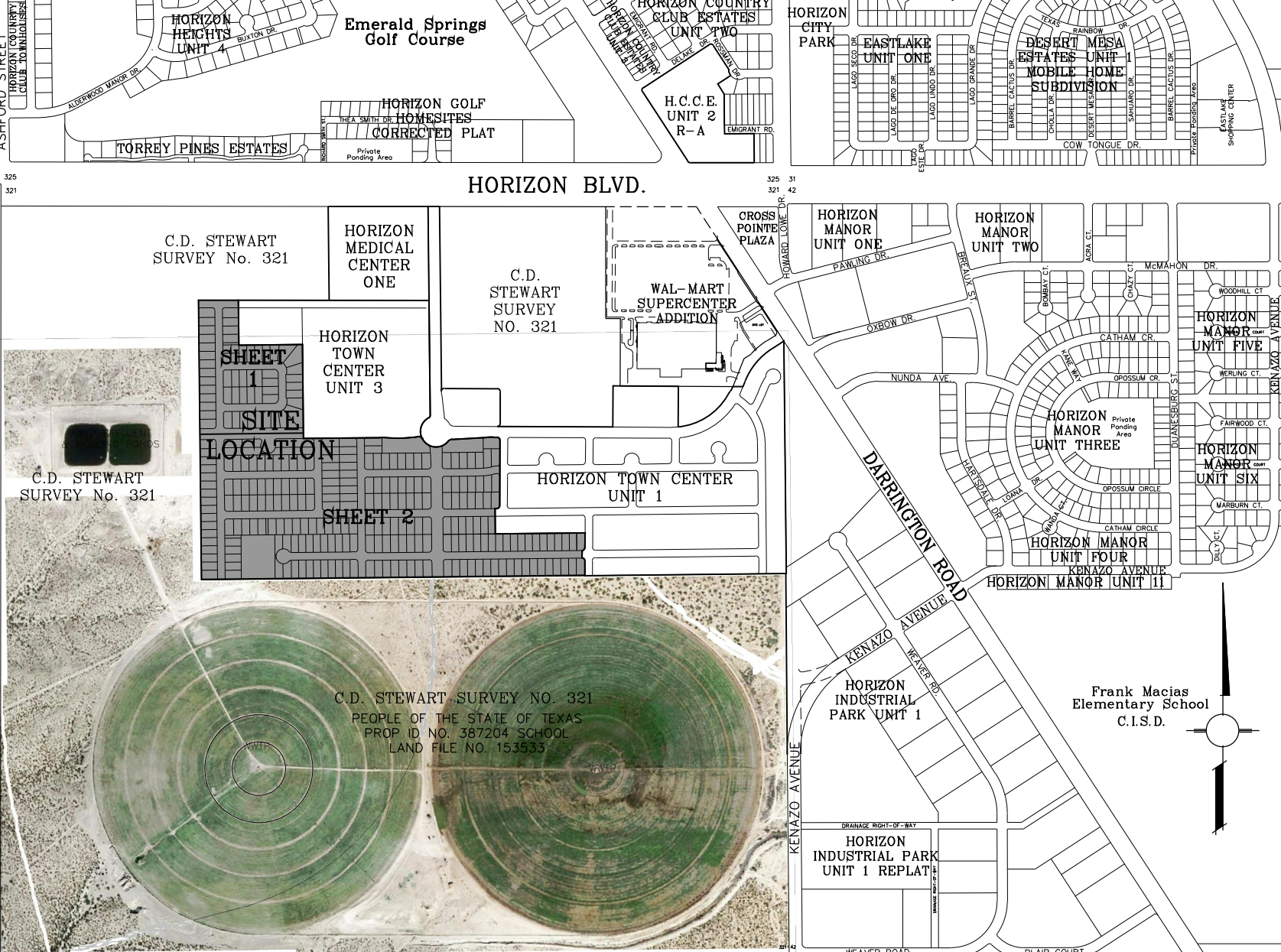
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C16	350.00'	52.38'	26.24'	52.33'	S87°48'47"	83°31'31"
C17	350.00'	26.04'	13.03'	26.04'	N89°46'03"	41°04'48"
C18	20.00'	34.82'	23.74'	30.99'	S81°03'03"	99°45'55"
C19	324.00'	22.53'	11.27'	22.52'	S81°03'03"	359°02'
C20	376.00'	11.75'	5.88'	11.75'	N82°05'15"	147°26"
C21	376.00'	54.44'	27.22'	54.39'	N82°05'15"	81°745"
C22	376.00'	18.06'	9.03'	18.06'	S89°00'43"	245°08"
C23	20.00'	31.42'	20.00'	28.28'	S42°10'51"	90°00'00"
C24	20.00'	31.42'	20.00'	28.28'	S42°10'51"	90°00'00"
C25	20.00'	21.58'	11.98'	20.57'	S31°16'55"	61°50'08"
C26	105.00'	37.37'	18.88'	37.17'	N54°00'16"	202°23'27"
C27	105.00'	45.34'	23.03'	44.98'	S39°17'11"	244°41'17"
C28	47.50'	42.96'	23.07'	41.51'	N34°51'51"	51°58'53"
C29	55.00'	22.09'	11.05'	22.07'	S10°12'02"	221°55'
C30	55.00'	7.75'	3.87'	7.74'	S23°17'11"	04°48'44"
C31	260.00'	24.60'	12.26'	24.49'	N02°10'07"	52°35'44"
C32	20.00'	31.42'	20.00'	28.28'	N42°18'10"	90°00'00"
C33	20.00'	31.42'	20.00'	28.28'	N42°18'10"	90°00'00"
C34	20.00'	31.42'	20.00'	28.28'	N42°18'10"	90°00'00"
C35	20.00'	31.42'	20.00'	28.28'	S42°18'10"	90°00'00"
C36	20.00'	31.42'	20.00'	28.28'	S42°18'10"	90°00'00"
C37	20.00'	31.42'	20.00'	28.28'	N42°18'10"	90°00'00"
C38	20.00'	31.42'	20.00'	28.28'	N42°18'10"	90°00'00"
C39	20.00'	31.42'	20.00'	28.28'	S42°18'10"	90°00'00"
C40	20.00'	31.42'	20.00'	28.28'	S42°18'10"	90°00'00"
C41	20.00'	31.42'	20.00'	28.28'	N42°18'10"	90°00'00"
C42	776.00'	24.87'	12.44'	24.87'	S88°43'04"	91°50'12"
C43	20.00'	32.06'	20.65'	28.73'	S48°15'56"	91°50'12"
C44	20.00'	30.69'	19.29'	27.77'	N41°35'51"	87°58'24"
C45	724.00'	26.24'	13.12'	26.24'	N86°35'51"	204°36'



C.D. STEWART SURVEY NO. 321
PEOPLE OF THE STATE OF TEXAS
PROP. ID. NO. 387204 SCHOOL
LAND FILE NO. 153533

C.D. STEWART SURVEY NO. 321
PEOPLE OF THE STATE OF TEXAS
PROP. ID. NO. 387204 SCHOOL
LAND FILE NO. 153533

LOCATION MAP 1" = 1000'



LINE	LENGTH	BEARING
L1	23.90	S86°43'32"E
L2	11.42	N87°38'10"W
L3	52.02	S3°58'29"W
L4	33.19	N85°44'49"E
L5	105.00	N22°15'0"E
L6	56.69	N87°38'10"W
L7	46.01	N87°38'10"W
L8	10.13	S87°38'10"E
L9	15.95	S87°38'10"E
L10	10.00	S22°15'0"E
L11	37.00	N22°15'0"E
L12	37.00	N22°15'0"E

SCHOOL DISTRICT
SOCORRO INDEPENDENT SCHOOL DISTRICT
12300 EASTLAKE DRIVE

TOTAL RESIDENTIAL LOTS
288

REV.	DATE	COMMENTS
05/23/17		PUBLIC WORKS COMMENTS
05/30/17		TEXAS GAS COMMENTS
06/27/17		SEND REVISED COPY
07/10/17		PUBLIC WORKS COMMENTS
11/28/17		RESUBMIT
1/15/18		PLANNING REVIEW COMMENTS
10/17/18		RESUBMIT
1/14/19		Town Of Horizon City comments (12/18/18)
3/26/19		Public Works Director comments (3/18/19)
4/11/19		PW Director comments 2nd review (4/11/19)

DATE OF PREPARATION: MAY 29, 2020

CONDE INC.
ENGINEERING / PLANNING
GPS / SURVEYING / CAD
6080 SURETY DR. STE 100
BL. PABO, TEXAS
FRONTO, (915) 682-0885
FAX: (915) 682-0286 PIRMS [0078100]

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 RECORDS SECTION.
INSTRUMENT NO. _____ DATE _____
- VEHICULAR ACCESS TO THOSE RESIDENTIAL LOTS ABUTTING, TOWN CENTER DR. AND HORIZON CROSSING ST. SHALL BE FROM OTHER DEDICATED STREETS ONLY. THE INSTRUMENT ASSURING RELEASE OF ACCESS IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT NO. _____ DATE _____
- LOT CORNERS WILL BE SET UP ON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.
- "U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS".
- 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. 480212-2508 AND 2376, DATED SEPTEMBER 4, 1991, PROPERTY IS IN FLOOD HAZARD ZONE X.
- BEARINGS BASED ON THE MONUMENTS FOUND ALONG THE CENTERLINE OF TOWN CENTER DR., RECORDED IN THE PLAT OF HORIZON TOWN CENTER UNIT ONE, FILE NO. 20180057691, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS.
- NO ROADS WILL BE MAINTAINED BY THE TOWN UNLESS PAID BY THE SUBDIVIDER OR PROPERTY OWNER AND LEGALLY APPROVED AND ACCEPTED BY THE TOWN (SECTION 4.8.1.7, SUBDIVISION ORDINANCE #35)
- PROVIDED CERTIFICATION THAT ALL UTILITIES HAVE APPROVED LOCATIONS OF EASEMENTS AND THAT SERVICE WILL BE PROVIDED TO DEVELOPMENT.
- ENSURE THAT PLAT COMPLEYS WITH TBPLS REQUIREMENTS.
- WATER, SEWER, ELECTRIC AND GAS UTILITIES WILL BE AVAILABLE.
- A PORTION OF THE STORM WATER RUNOFF WILL DRAIN INTO HORIZON TOWN CENTER UNIT THREE (POND LOT 28, BLOCK 22)

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C46	20.00'	2.35'	1.18'	2.35'	S88°59'34"	6°44'33"
C47	20.00'	14.72'	7.71'	14.39'	S64°32'02"	42°10'31"
C48	50.00'	29.11'	26.80'	47.25'	N71°38'24"	56°23'14"
C49	50.00'	75.69'	47.23'	68.67'	S36°47'56"	86°44'06"
C50	50.00'	20.98'	10.65'	20.83'	S18°35'28"	24°02'43"
C51	50.00'	47.39'	25.64'	45.63'	S57°45'50"	54°18'00"
C52	50.00'	49.19'	26.79'	47.23'	N66°54'08"	56°22'04"
C53	20.00'	14.73'	7.72'	14.40'	S59°49'17"	42°12'22"
C54	20.00'	2.34'	1.17'	2.34'	S84°16'49"	6°42'42"
C55	776.00'	24.87'	12.44'	24.87'	N86°43'04"	150°12'
C56	20.00'	32.06'	20.65'	28.73'	N48°15'56"	91°50'12"
C57	750.00'	46.47'	23.25'	46.45'	N84°54'01"	52°81'17"
C58	20.00'	31.42'	20.00'	28.28'	N42°18'10"	90°00'00"
C59	724.00'	26.24'	13.12'	26.24'	S86°35'51"	204°36'
C60	20.00'	30.69'	19.29'	27.77'	S41°35'51"	87°58'24"
C61	20.00'	31.42'	20.00'	28.28'	S42°18'10"	90°00'00"
C62	20.00'	31.42'	20.00'	28.28'	N42°18'10"	90°00'00"
C63	20.00'	31.42'	20.00'	28.28'	N42°18'10"	90°00'00"
C64	20.00'	31.42'	20.00'	28.28'	S42°18'10"	90°00'00"
C65	20.00'	31.42'	20.00'	28.28'	S42°18'10"	90°00'00"
C66	20.00'	31.42'	20.00'	28.28'	S42°18'10"	90°00'00"
C67	485.00'	39.01'	19.52'	39.00'	N84°20'35"	43°36'32"
C68	485.00'	7.45'	3.73'	7.45'	N87°11'45"	05°24'48"
C69	20.00'	31.42'	20.00'	28.28'	S42°18'10"	90°00'00"
C70	20.00'	31.42'	20.00'	28.28'	N42°18'10"	90°00'00"

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C71	20.00'	31.42'	20.00'	28.28'	S42°18'10"	90°00'00"
C72	20.00'	31.42'	20.00'	28.28'	N42°18'10"	90°00'00"
C73	20.00'	31.42'	20.00'	28.28'	N42°18'10"	90°00'00"
C74	20.00'	31.42'	20.00'	28.28'	N42°18'10"	90°00'00"
C75	20.00'	31.42'	20.00'	28.28'	S42°18'10"	90°00'00"
C76	20.00'	31.42'	20.00'	28.28'	S42°18'10"	90°00'00"
C77	20.00'	31.42'	20.00'	28.28'	S42°18'10"	90°00'00"
C78	20.00'	31.42'	20.00'	28.28'	S42°18'10"	90°00'00"
C79	20.00'	31.42'	20.00'	28.28'	S42°18'10"	90°00'00"
C80	20.00'	31.42'	20.00'	28.28'	S42°18'10"	90°00'00"
C81	20.00'	31.42'	20.00'	28.28'	S42°18'10"	90°00'00"
C82	20.00'	31.42'	20.00'	28.28'	S42°18'10"	90°00'00"
C83	20.00'	40.00'	31.15'	33.64'	N30°20'32"	114°35'16"
C84	50.00'	29.49'	15.09'	29.07'	S10°03'16"	134°41'41"
C85	50.00'	70.51'	42.55'	64.81'	S47°14'22"	80°47'35"
C86	50.00'	68.48'	40.83'	63.25'	N53°07'45"	78°28'11"
C87	50.00'	31.52'	16.30'	31.00'	N49°05'57"	36°07'05"
C88	20.00'	40.00'	31.15'	33.64'	S35°04'13"	114°35'16"



TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.: SUB002455-2020
Subdivision Name: Horizon Town Center Unit 2 Subdivision (v4)
Application Type: **Re-Submittal** Final Plat Subdivision Application
P&Z Hearing Date: November 16, 2020
Staff Contact: Michelle Padilla, Planning Director
915-852-1046 ext.105; mpadilla@horizoncity.org

Address/Location: Subdivision is south west of the Wal-Mart Supercenter development
Legal Description: Being a portion of C.D Stewart Survey No. 321, Town of Horizon City, El Paso County, Texas
Acreage: 60.134 Acres ±
Existing Use: Vacant
Existing Zoning: R-9/CO (Residential – Conditional Overlay)

Owner/Applicant: Ranchos Real Land Holding, LLC
Engineer: Conde Inc.

Surrounding Zoning and Land Use:

North: C-2 (Commercial) – Vacant
South: R-9/CO (Residential) - Vacant
East: C-1 (Commercial) - Businesses
West: C-2 (Commercial) – Vacant

Future Land Use Designation: Mixed Use, Town Center
Nearest Park: Desmond “Corky” Corcoran Park
Nearest School: Region 19 Head Start Program

Application Description:

The developer is proposing a 288-lot subdivision for single-family development, the smallest lot measuring approximately 6,017 square feet in size and the largest lot measuring approximately 12,292 square feet in size. The ponding area measures approximately 83,525 square feet in size. The conditional overlay on this property requires that all single-family residences be at least 1,100 square feet in size, have at least a two-car garage, and have a two-car wide driveway.

The developer is dedicating one park with Unit Two. As depicted on the plat, the park is divided by Town Center Dr. and is located along the southern boundary of the roundabout at Horizon Crossing Street. The westerly portion of the park measures .7362 acres and the easterly portion measures .5645, total of 1.30 acres. The cumulative single-family unit (SFU) count including Unit One is 497 with a parkland dedication requirement of 3 acres (Ord. No.

0248 Section 2.8.3B). When combining the proposed parkland for Units One and Two, the developer carries a parkland overage of .55 acres. Parkland fees for 47 units over 450 SFU cumulative count is \$18,800. Parkland fees are due prior to the recording of the final plat.

History

On December 13, 2016, City Council approved an initial request of a preliminary plat for Horizon Town Center Unit Two (v1) with the condition that a Traffic Impact Analysis (TIA) and Master Development Plan be submitted to TXDOT for review prior to the submittal of a final plat application for review. A TIA was submitted on December 18, 2017 and the study calls for a traffic signal at the intersection of Horizon Boulevard and the future Horizon Crossing Street.

On November 5, 2018, staff and the developer met with TXDOT to discuss the traffic signal for Horizon Boulevard as per the TIA. City staff continues to work with the developer and TXDOT to secure the remaining funds for the installation of the signal.

The Horizon Town Center Master Development Plan has been revised to include the proposed school (Submitted as Horizon Town Center Unit Three), therefore an updated TIA has been submitted to account for a different land use.

On March 25, 2019, the developer submitted a revised TIA dated 03/12/19 via email. The Town Engineer and TXDOT are reviewing the revisions and we are pending their comments. Per the TIA, the developer is responsible for 40% of the cost of the signal improvements. The Town Engineer is reviewing this percentage for accuracy.

In May 2020, the final plat (SUB002139-2019) was reaffirmed at the regular City Council meeting; however, the developer has decided to file the plat prior to subdivision improvements being complete.

On October 21, 2020 the developer resubmitted the final plat (SUB002455-2020) application. The developer has indicated they intend on filing the plat prior to subdivision improvements being complete.

Staff Recommendation:

Staff recommends *APPROVAL* of the proposed subdivision with the condition that all plat and TIA comments are addressed prior to City Council action.

Planning Comments:

1. Provide an updated master drainage plan for the development, if required by the City Engineer.
2. Plat note #1: Original Tax Certificate required for plat filing. If there are more than one instruments, please add additional lines in plat note #1 for each parcel.
3. Plat note #2: Submit CCR to Town for review
4. Parkland Fees with Unit Two SFU Count: \$18,800
5. Request for additional parkland improvements in lieu of parkland fees must be requested in writing prior to submittal of the final application for City Council approval. Approval of additional parkland improvements in lieu of fees may require a Developer Participation Agreement (DPA).

6. Using a table, list revision dates on the face of the submitted revised plats

Public Works Director Comments:

On October 23, 2020 the Public Works Director comments were received and had no additional comments for the plat as the plat had previously been approved in 2019.

Town Engineer Comments:

On November 4, 2020 the engineer comments were received for the final plat. Comments are as follows:

1. Provide certification that all utilities have approved locations of easements and that service will be provided to development.
2. The number of lots in the subdivision application differs from the number of lot shown on plat. Verify number of units.

COST ESTIMATES COMMENTS:

1. Does the landscaping cost include an irrigation system?

Engineer Comments for TIA Revised 03/12/19:

On April 5, 2019, an updated revised TIA dated 03/12/19 was received via email. The review comments are as follows:

REVIEW COMMENT AND RESOLUTION LOG



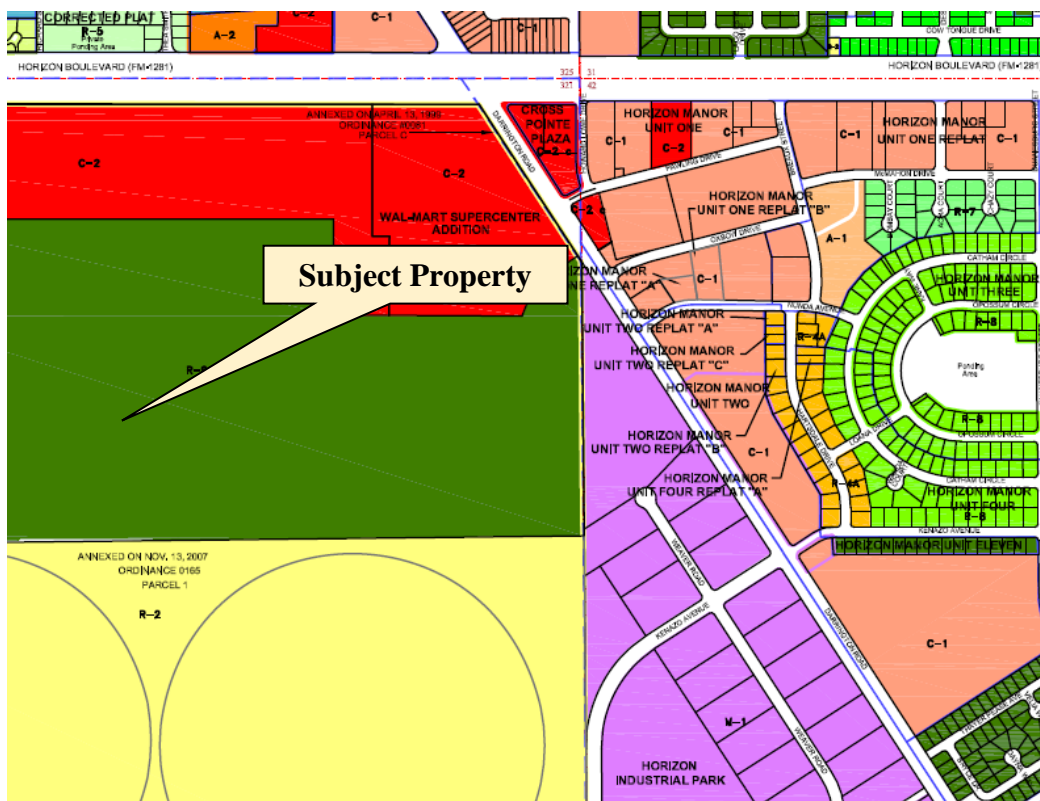
Project Name: Town of Horizon – General
 Client: Town of Horizon
 Submittal being Reviewed: Horizon Town Center Units One & Two Traffic Report, Reviewer-RM, 04/04/19

Date:
 Page: 1 of 2 pages

Response Codes: A – Accept, Add or Correct D – Dismiss Comment & Resolve prior to Next Submittal

Item No.	Report Section	Report Sub-Section	Reviewer Comment	Huitt-Zollars, Inc.		Conde, Inc.		Comment Resolution	
				Initial Response Code	Response	Final Response Code	Date		
1	Appendix A	Trip Generation Summary	Trip Generation calculations show internal capture and pass-by. Remove from table to avoid confusion.						
2	Introduction	Introduction	Synchro AM and PM peak hour models need to be re-run to verify the LOS and delay due to the new distributions and volumes, regardless if the total traffic did not change.						
3	3.0	Table 5	Update the percentages entering and exiting for Horizon Crossing St., Pawling Dr., and Town Center based on Figures 3A and 3B. Recalculate AM and PM Peak Hour volumes based on the proposed distribution.						
4	5.0	Proportional Share Analysis	Use the new volumes in Table 5 based on the approved distribution to calculate the proportional share. The Town of Horizon does not agree with the method used to calculate the proportional share. Use the following one of the following methods to determine the proportional share: (Trips Generated/ Existing Traffic)*100; or (Trips Generated/(Increased capacity – existing capacity))*100						

Attachment 1: Aerial View, Zoning & Location Map



Attachment 3: Application

SUB 002455-2020



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 ASSIGNED NAME: Horizon Town Center Unit 2 (v4) DATE: October 12, 2020

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

2. PROPERTY LAND USES:

	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	<u>50.177</u>	<u>308</u>	OFFICE		
DUPLEX			STREET & ALLEY	<u>14.468</u>	<u>1</u>
APARTMENT			PONDING & DRAINAGE	<u>5.114</u>	<u>3</u>
MOBILE HOME			INSTITUTIONAL		
P.U.D.			OTHER		
PARK (Min 1 Acre)	<u>2.583</u>	<u>1</u>			
SCHOOL					
COMMERCIAL			TOTAL NO. SITES		<u>313</u>
INDUSTRIAL			TOTAL (GROSS) ACREAGE	<u>73.342</u>	

3. WHAT IS THE EXISTING ZONING OF THE ABOVE DESCRIBED PROPERTY? R-4 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

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 street to drainage structures

7. IF SINGLE-FAMILY OR DUPLEX DEVELOPMENT IS PROPOSED: AVERAGE FLOOR AREA OF HOUSES 1,500 sq. ft.

8. PRICE RANGE: _____ TO _____, FINANCED UNDER FHA VA CONVENTIONAL

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

10. IS A MODIFICATION OF ANY PORTION OF THE SUBDIVISION ORDINANCE PROPOSED? YES NO

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

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

13. WILL PLAT BE RECORDED PRIOR TO SUBDIVISION IMPROVEMENTS BEING COMPLETED & APPROVED? YES NO INITIALS CC

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

15. OWNER OF RECORD Ranchos Real Land Holdings, LLC 6080 Surety Dr., Ste. 300 El Paso, TX 79905 915-592-0290
(NAME & ADDRESS) (ZIP) (PHONE)

16. OPTIONEE Ranchos Real Land Holdings, LLC 6080 Surety Dr., Ste. 300 El Paso, TX 79905 915-592-0290
(NAME & ADDRESS) (ZIP) (PHONE)

17. DEVELOPER Ranchos Real Land Holdings, LLC 6080 Surety Dr., Ste. 300 El Paso, TX 79905 915-592-0290
(NAME & ADDRESS) (ZIP) (PHONE)

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

19. APPLICANT Ranchos Real Land Holdings, LLC 6080 Surety Dr., Ste. 300 El Paso, TX 79905 915-592-0290
(NAME & ADDRESS) (ZIP) (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 will be invoiced separately. Initials CC

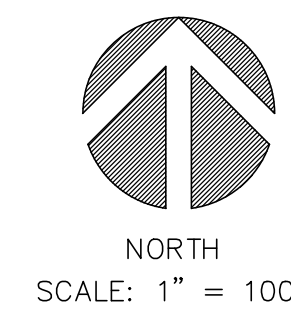
Applicant Signature _____ EMAIL cconde@condeinc.com

APPLICATION MUST BE COMPLETE & VALIDATED PRIOR TO SUBDIVISION PROCESSING
 Acceptance of fee does not grant acceptance of application.
 Non Refundable Deposit \$500.00 Fee: \$300.00 (\$150 Final Plan & \$150 Improvement Plan)

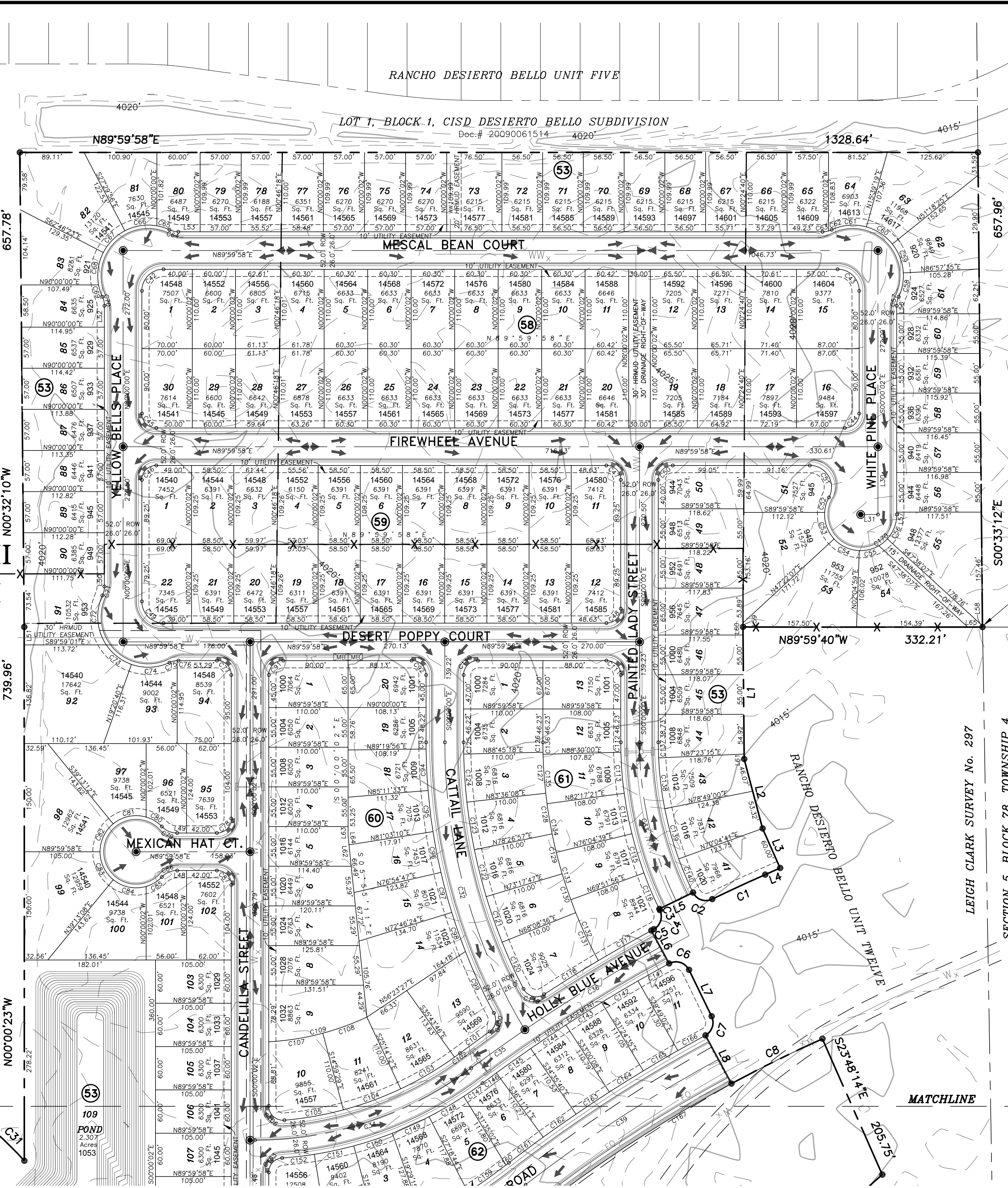
Planning Department
 Date Rec'd: 10/12/2020
 By: _____

RANCHO DESIERTO BELLO UNIT THIRTEEN

A PORTION OF LEIGH CLARK SURVEY No. 297,
AND SECTION 43, BLOCK 78, TOWNSHIP 3,
TEXAS AND PACIFIC RAILROAD COMPANY,
TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS.
CONTAINING 47.164 ACRES ±



PHASE II
PHASE I



SCHOOL DISTRICT QUINT INDEPENDENT SCHOOL DISTRICT

- X- PHASE I AND II
- - - SUBDIVISION BOUNDARY LINE
- STREET RIGHT OF WAY
- - - STREET CENTERLINE
- - - EASEMENT LINE
- - - OVERHEAD ELECTRIC LINE
- - - SEWER LINE
- - - WATER LINE
- - - WASTEWATER LINE
- - - GAS LINE
- - - FIBER OPTIC LINE
- - - EXISTING 12" WATER LINE
- - - EXISTING 12" WASTEWATER LINE
- DBU U.S. POSTAL SERVICE COLLECTION BOX UNITS
- 56 BLOCK NUMBER
- 12 LOT NUMBER
- 14309 ADDRESS
- 4020 EXISTING GROUND CONTOUR LINES
CONTOUR INTERVAL = 1.0 FOOT
- PROPOSED CITY MONUMENT
- R-2 ZONING

STREET TABLE	
NORTH - SOUTH	EAST - WEST
YELLOW BELLS PLACE	MESCAL BEAN COURT
WHITE PINE PLACE	FIREWHEEL AVENUE
PAINTED LADY STREET	DESERT POPPY COURT
CANDELLILLA STREET	MEXICAN HAT COURT
CATALINA LANE	HOLLY BLUE AVENUE
LTV ROAD	CLARET CUP PLACE
	BANANA YUCCA AVENUE
	HAWARD AGAVE AVENUE
	FAXON YUCCA AVENUE

PHASE I - AREA TABLE		
DESCRIPTION	ACRES	SQ. FT.
RESIDENTIAL	14.407	627,548
RIGHT-OF-WAY	7.862	342,461
PONDING AREA	2.307	100,513
PARK	5.022	218,773
TOTAL	29.598	1,289,295

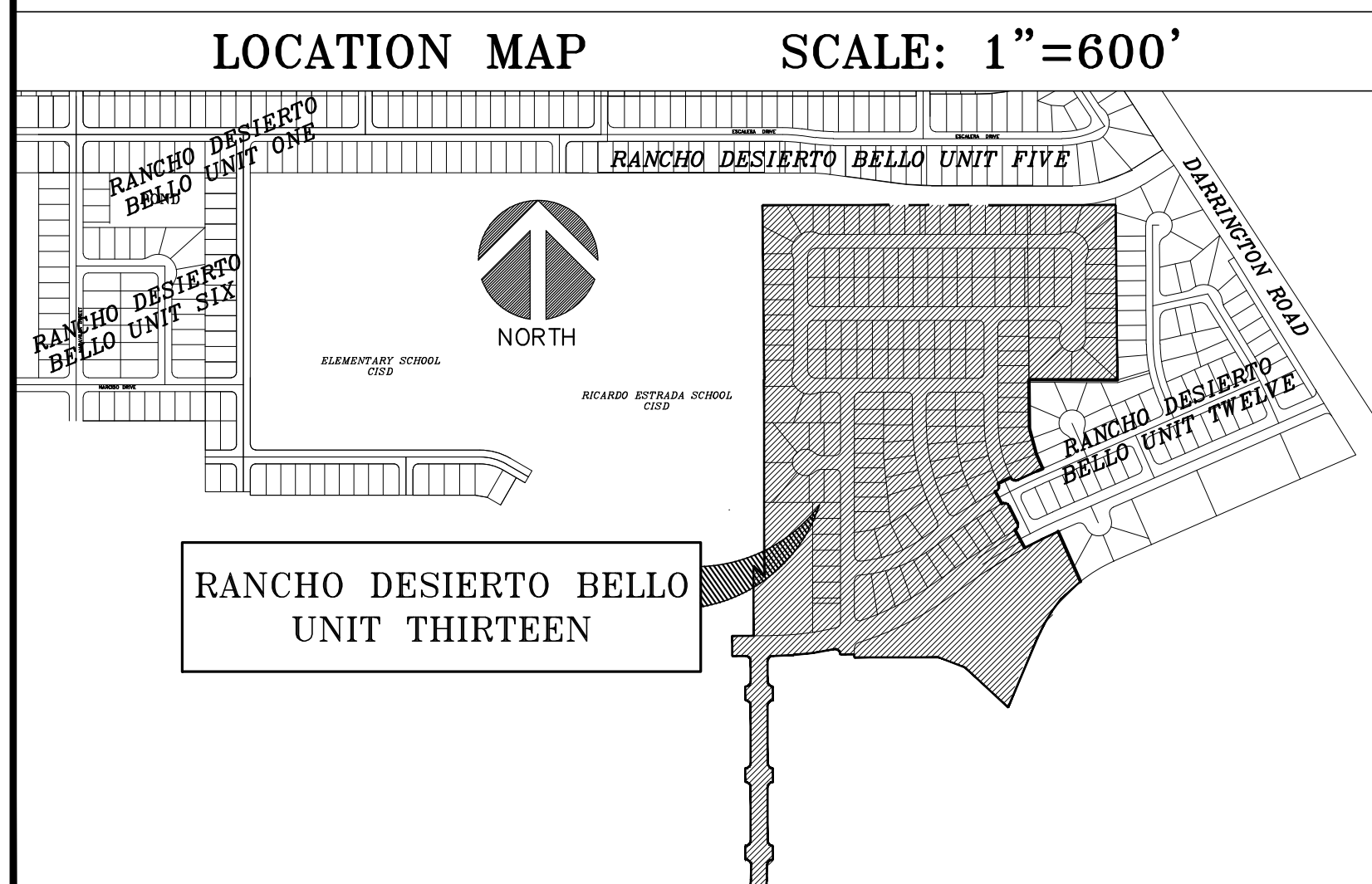
PHASE II - AREA TABLE		
DESCRIPTION	ACRES	SQ. FT.
RESIDENTIAL	13.869	604,134
RIGHT-OF-WAY	3.696	160,978
TOTAL	17.565	765,112

PROPOSED LAND USE RESIDENTIAL

PHASE I RESIDENTIAL LOTS = 82
POND LOTS = 1
PARK = 1

PHASE II RESIDENTIAL LOTS = 83

LOCATION MAP SCALE: 1" = 600'



PLAT NOTES AND RESTRICTIONS

- BEARINGS ARE BASED ON UNDERLYING DEEDS.
- = THIS SYMBOL REPRESENTS ALL PROPOSED STREET MONUMENTS LOCATIONS.
- DBU = THIS SYMBOL REPRESENTS U.S. POSTAL SERVICE COLLECTION BOX UNITS. POSTAL SERVICE WITHIN THE SUBDIVISION WILL BE PROVIDED WITH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
- ACCORDING TO THE FEDERAL EMERGENCY MAPPING AGENCY; FLOOD INSURANCE RATE MAP, PANEL NO. 480212 0250B, DATED SEPTEMBER 4, 1991, THIS PROPERTY APPEARS TO LIE WITHIN ZONE "X" WHICH BY DEFINITION IS NOT A SPECIAL FLOOD HAZARD ZONE.
- ALL UTILITY EASEMENTS ARE 10 FEET WIDE UNLESS OTHERWISE SPECIFIED.
- SET 5/8" REBAR WITH CAP STAMPED "LAND-MARK TX 4869 NM11402" AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
- TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT No. _____ INSTRUMENT No. _____
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT No. _____
- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO RANCHO DESIERTO BELLO UNIT THIRTEEN BY THE HORIZON REGIONAL MUNICIPAL UTILITY DISTRICT IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE. WATER AND SEWER SERVICES WILL BE EXTENDED TO THE SUBDIVISION FROM EXISTING FACILITIES LOCATED ON ESCALERA DRIVE AND DARRINGTON ROAD AND WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION WITHIN TWO (2) YEARS OF THE DATE OF FILING THE FINAL SUBDIVISION PLAT.
- ACCESS TO LOTS 1-11, BLOCK 62, AND LOT 110, BLOCK 53 ABUTTING CLARET CUP PLACE SHALL BE FROM OTHER DEDICATED STREETS ONLY.

OWNER

SDC DEVELOPMENT, LTD.
7910 GATEWAY BLVD. E, SUITE 102
EL PASO, TEXAS 79915
VOICE: (915) 591-6319
CONTACT: JOHN DURAN

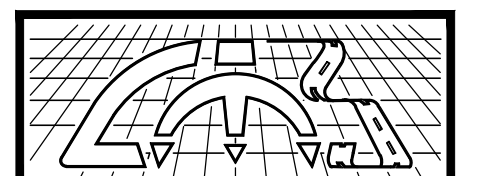
ENGINEER



110 Mesa Park Drive, Suite 200 El Paso, Texas 79912
Office: (915) 852-9920 Fax: (915) 629-8508

1100 W. Courtyard Dr., Bldg. 1, Suite 100 Austin, Texas 78730
Office: (512) 358-4040 Fax: (512) 366-0374

SURVEYOR

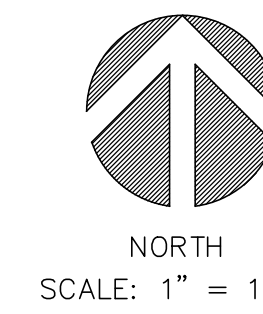


1420 Bessemer Drive, Suite 'A', El Paso, Texas 79935
(915) 598-1300
email: Larry@land-marksurvey.com
"Serving Texas, New Mexico and Arizona"

DATE OF PREPARATION: FEBRUARY 18, 2020
DATE OF REVISION: OCTOBER 15, 2020

RANCHO DESIERTO BELLO UNIT THIRTEEN

A PORTION OF LEIGH CLARK SURVEY No. 297,
AND SECTION 43, BLOCK 78, TOWNSHIP 3,
TEXAS AND PACIFIC RAILROAD COMPANY,
TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS.
CONTAINING 47.164 ACRES ±



LINE	DIRECTION	DISTANCE
L1	S00°32'55"E	183.12'
L2	S14°52'34"E	99.39'
L3	S23°48'14"E	60.00'
L4	S66°11'46"W	22.60'
L5	S84°01'02"W	52.00'
L6	S28°28'23"E	52.00'
L7	S25°58'58"E	71.58'
L8	S28°17'59"E	76.00'
L9	N88°47'52"W	107.58'
L10	N00°00'02"W	10.88'
L11	S89°59'58"W	52.00'
L12	S00°00'28"W	55.37'
L13	S00°00'50"W	52.00'
L14	S00°00'28"W	52.00'
L15	S00°00'28"W	52.00'
L16	N89°59'32"E	2.00'
L17	S02°13'16"W	36.33'
L18	S00°00'28"W	18.47'
L19	N89°59'32"E	60.00'
L20	N00°00'28"E	18.47'
L21	N02°13'16"E	36.33'
L22	N89°59'32"E	1.99'
L23	N00°00'04"W	52.00'
L24	N00°00'28"E	52.00'
L25	N00°00'50"E	52.00'
L26	N00°00'28"E	52.00'
L27	N90°00'00"W	29.17'
L28	N00°00'00"E	76.00'
L29	N90°00'00"E	86.09'
L30	S00°00'02"E	94.00'
L31	N89°59'58"E	24.00'
L32	N90°00'00"E	101.18'
L33	N90°00'00"E	42.43'
L34	S00°00'02"E	70.88'
L35	N90°00'00"E	52.00'
L36	N90°00'00"E	52.00'
L37	S89°59'32"E	52.00'
L38	S89°59'32"E	52.00'
L39	S89°59'32"E	52.00'
L40	S89°59'32"E	52.00'
L41	N00°00'28"E	47.17'
L42	N02°13'16"E	36.33'
L43	N00°00'28"E	18.47'
L44	S00°00'02"E	34.65'
L45	N90°00'00"W	63.52'
L46	S00°00'02"E	20.00'
L47	N00°00'02"W	20.00'
L48	N89°59'58"E	12.90'
L49	S89°59'58"W	12.90'
L50	S00°00'00"E	17.57'
L51	N00°00'23"W	24.93'
L52	S00°00'00"E	28.51'
L53	S89°59'58"W	30.08'
L54	S89°59'58"W	20.00'
L55	N89°59'58"E	20.00'
L56	N00°00'02"W	10.88'
L57	N00°00'02"W	3.30'
L58	S00°32'55"E	1.78'
L59	N00°06'39"W	5.69'
L60	S00°32'55"E	11.11'
L61	S00°32'55"E	7.09'
L62	S05°55'11"E	42.71'
L63	S00°00'02"E	12.51'
L64	N05°55'11"W	12.91'
L64	N89°59'40"W	20.32'

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	2160.00'	80.87'	80.87'	S69°07'25"W	2°08'43"
C2	20.00'	31.38'	28.28'	S71°00'03"E	89°33'47"
C3	526.00'	1.77'	1.77'	S26°08'32"E	0°11'36"
C4	20.00'	30.67'	27.75'	N17°41'48"E	87°52'17"
C5	2160.00'	3.97'	3.97'	S61°34'47"W	0°08'19"
C6	20.00'	32.29'	28.89'	N72°13'40"W	92°29'25"
C7	20.00'	30.61'	27.71'	N17°51'32"E	87°40'58"
C8	1922.00'	140.62'	140.59'	S63°47'46"W	471°31'
C9	2072.43'	98.87'	98.86'	S47°42'52"E	2°44'01"
C10	630.70'	173.15'	172.61'	S30°52'31"W	15°43'48"
C11	20.00'	35.85'	31.12'	N51°04'05"W	102°08'06"
C12	1138.00'	212.42'	212.16'	S87°12'48"W	107°54'14"
C13	40.00'	61.82'	55.85'	S44°17'06"W	88°33'15"
C14	20.00'	31.42'	28.28'	S44°59'46"E	90°00'28"
C15	20.00'	31.41'	28.28'	S45°00'14"W	89°59'32"
C16	20.00'	31.42'	28.28'	S44°59'32"E	90°00'00"
C17	20.00'	31.42'	28.28'	S45°00'28"W	90°00'00"
C18	20.00'	31.42'	28.28'	S44°59'32"E	90°00'00"
C19	20.00'	31.46'	28.31'	S44°59'49"W	90°00'18"
C20	530.00'	21.60'	21.60'	N01°03'13"E	2°20'06"
C21	470.00'	18.16'	18.16'	S01°06'52"W	2°12'48"
C22	190.00'	20.47'	20.47'	S01°06'52"W	2°12'48"
C23	470.00'	19.38'	19.38'	N01°02'24"E	2°21'44"
C24	20.00'	31.36'	28.25'	N45°00'00"W	89°51'05"
C25	20.00'	31.42'	28.28'	N45°00'28"E	90°00'00"
C26	20.00'	31.42'	28.28'	N44°59'32"E	90°00'00"
C27	20.00'	31.42'	28.28'	N45°00'28"E	90°00'00"
C28	20.00'	31.42'	28.28'	N44°59'46"W	90°00'28"
C29	20.00'	31.41'	28.28'	N45°00'14"E	89°59'32"
C30	40.00'	62.84'	56.57'	N44°59'46"W	90°00'28"
C31	467.33'	56.28'	56.25'	N45°19'41"W	6°54'01"
C32	418.70'	413.56'	413.56'	S11°09'20"W	11°09'20"
C33	500.00'	227.32'	225.37'	S13°01'28"E	26°02'56"
C34	500.00'	321.48'	315.97'	N71°34'48"E	36°50'20"
C35	2134.00'	81.65'	81.65'	S54°23'28"W	2°27'19"
C36	2134.00'	219.95'	219.86'	S58°34'27"W	5°54'20"
C37	1100.00'	292.89'	292.02'	N82°22'20"E	15°15'20"
C38	1100.00'	429.51'	428.79'	N63°33'30"E	22°22'19"
C39	1960.00'	319.09'	318.74'	S07°00'11"W	9°19'40"
C40	500.00'	19.32'	19.31'	S01°06'52"E	2°12'48"
C41	500.00'	19.32'	19.31'	S01°06'52"W	2°12'48"
C42	30.00'	47.12'	42.43'	S44°59'58"W	89°59'58"
C43	30.00'	47.12'	42.43'	N45°00'02"W	90°00'00"
C44	20.00'	31.42'	28.28'	N44°59'58"E	90°00'00"
C45	20.00'	31.42'	28.28'	S45°00'01"E	90°00'00"
C46	20.00'	31.42'	28.28'	S44°59'59"W	89°59'58"
C47	20.00'	31.42'	28.28'	N45°00'01"W	90°00'02"
C48	20.00'	31.42'	28.28'	N44°59'59"E	89°59'58"
C49	30.00'	47.12'	42.43'	S45°00'01"E	90°00'02"
C50	20.00'	31.42'	28.28'	S45°00'01"W	90°00'02"
C51	30.00'	61.97'	51.52'	N30°49'26"W	118°21'03"
C52	50.00'	21.78'	21.58'	S10°51'24"W	24°55'24"
C53	50.00'	40.19'	39.12'	S19°36'05"E	46°03'36"
C54	50.00'	39.52'	38.50'	S85°16'27"E	45°17'08"
C55	50.00'	28.15'	27.78'	N75°53'10"E	32°15'39"
C56	50.00'	36.97'	36.13'	N21°10'54"E	42°21'57"
C57	30.00'	12.98'	12.88'	S12°23'36"W	24°47'15"
C58	70.00'	34.00'	33.66'	N10°52'24"E	27°49'36"
C59	70.00'	43.58'	42.86'	N09°50'00"W	35°39'10"
C60	70.00'	43.56'	42.86'	S56°31'08"W	35°39'06"
C61	70.00'	49.41'	48.39'	S85°26'01"W	40°26'37"
C62	30.00'	4.60'	4.60'	N89°36'15"E	8°47'08"
C63	30.00'	8.38'	8.35'	N81°59'53"E	16°00'10"
C64	30.00'	12.98'	12.88'	S7°36'24"E	24°47'16"
C65	70.00'	18.22'	18.17'	N72°40'13"W	14°54'54"
C66	70.00'	45.66'	44.85'	S81°11'12"W	37°22'15"
C67	70.00'	43.10'	42.42'	S44°51'51"W	35°16'27"
C68	70.00'	46.77'	45.43'	S08°17'27"W	37°52'21"
C69	70.00'	17.28'	17.23'	S17°43'00"W	14°08'32"
C70	30.00'	12.98'	12.88'	N12°23'38"W	24°47'16"
C71	30.00'	12.98'	12.88'	N12°23'37"E	24°47'15"
C72	30.00'	71.66'	68.57'	S04°32'17"E	36°39'03"
C73	70.00'	44.95'	44.18'	S52°15'34"E	36°47'32"
C74	70.00'	53.92'	52.59'	N87°16'41"E	44°07'57"
C75	30.00'	11.27'	11.20'	S75°58'11"W	21°30'55"
C76	30.00'	1.71'	1.71'	S88°21'48"W	3°16'20"
C77	20.00'	31.42'	28.28'	N45°00'02"W	90°00'00"
C78	20.00'	31.42'	28.28'	N44°59'58"E	90°00'00"
C79	30.00'	23.86'	23.58'	S67°12'50"E	45°34'23"
C80	50.00'	25.55'	25.27'	N59°04'00"W	29°16'42"
C81	50.00'	48.45'	46.57'	S78°32'13"W	55°30'51"
C82	50.00'	44.31'	42.88'	S25°23'27"E	50°46'50"
C83	50.00'	44.31'	42.88'	S25°23'27"E	50°46'50"
C84	50.00'	48.45'	46.57'	S78°32'17"E	55°30'51"
C85	50.00'	28.55'	28.27'	N59°03'56"E	29°16'42"

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C86	30.00'	23.86'	23.24'	S67°12'47"W	45°34'23"
C87	20.00'	31.42'	28.28'	N45°00'02"W	90°00'00"
C88	20.00'	24.76'	24.76'	N38°14'40"E	76°29'24"
C89	1062.00'	91.39'	91.36'	N78°57'17"E	4°56'51"
C90	1062.00'	159.03'	158.89'	N85°42'36"E	8°34'48"
C91	20.00'	31.42'	28.28'	N72°13'40"W	92°29'25"
C92	20.00'	31.42'	28.28'	N45°00'01"W	90°00'02"
C93	796.00'	9.28'	9.28'	S00°20'02"E	0°40'04"
C94	796.00'	57.51'	57.50'	S02°44'15"E	4°09'23"
C95	796.00'	57.51'	57.50'	S06°52'38"E	4°08'23"
C96	796.00'	57.51'	57.50'	S11°01'01"E	4°08'23"
C97	796.00'	57.51'	57.50'	S15°09'52"E	4°08'23"
C98	796.00'	57.46'	57.44'	S19°17'40"E	4°08'08"
C99	796.00'	57.46'	57.44'	S24°44'38"E	4°08'08"
C100	20.00'	28.84'	28.41'	N13°11'39"W	82°38'01"
C101	2160.00'	50.79'	50.79'	S53°50'04"W	1°20'50"
C102	474.00'	9.18'	9.18'	N53°42'56"E	1°06'36"
C103	474.00'	86.81'	86.68'	N59°31'01"E	10°29'34"
C104	474.00'	84.76'	84.64'	N69°33'10"E	10°14'42"
C105	474.00'	83.03'	83.03'	N01°01'59"E	10°02'56"
C106	20.00'	33.14'	29.48'	S47°28'18"E	94°58'31"
C107	364.00'	76.12'	75.98'	N80°59'37"E	11°55'53"
C108	364.00'	65.09'	65.00'	N69°53'10"E	10°14'42"
C109	364.00'	141.20'	140.32'	N75°52'36"E	22°13'35"
C110	20.00'	31.42'	28.28'	S44°59'59"W	89°59'58"
C111	20.00'	31.42'	28.28'	N45°00'01"W	90°00'02"
C112	526.00'	13.77'	13.77'	S00°00'00"E	1°30'00"
C113	526.00'	57.02'	56.99'	S04°36'19"E	6°12'39"
C114	526.00'	57.02'	57.00'	S10°49'00"E	6°12'43"
C115	526.00'	57.00'	57.00'	S17°01'43"E	6°12'43"
C116	526.00'	56.04'	56.02'	S23°11'12"E	6°06'16"
C117	2160.00'	88.42'	88.40'	S02°22'46"E	2°20'44"
C118	2160.00'	88.42'	88.42'	S58°06'53"W	2°20'44"
C119	20.00'	33.41'	29.66'	S75°11'57"E	99°43'03"
C120	744.00'	71.21'	71.18'	S24°35'55"E	8°29'09"
C121	744.00'	66.91'	66.89'	S19°16'48"E	5°09'11"
C122	744.00'	66.91'	66.89'	S14°07'38"E	5°09'11"
C123	744.00'	66.91'	66.89'	S08°58'27"E	5°09'11"
C124	744.00'	66.91'	66.89'	S03°49'17"E	5°09'11"
C125	744.00'	16.16'	16.16'	S00°37'21"E	1°14'42"
C126	634.00'	13.77'	13.77'	S00°37'21"E	1°14'42"
C127	634.00'	57.02'	57.00'	S03°49'17"E	5°09'11"
C128	634.00'	57.02'	57.00'	S08°58'27"E	5°09'11"
C129	634.00'	57.02'	57.00'	S14°07'38"E	5°09'11"
C130	634.00'	57.02'	57.00'	S19°16'48"E	5°09'11"
C131	634.00'	73.58'	73.53'	S25°10'52"E	6°38'57"
C132	634.00'	92.55'	92.55'	S24°19'12"E	6°22'16"
C133	634.00'	66.74'	66.70'	S17°01'43"E	6°12'43"
C134	634.00'	66.74'	66.70'	S10°49'00"E	6°12'43"
C135	634.00'	66.72'	66.69'	S04°36'19"E	6°12'39"
C136	634.00'	16.60'	16.60'	S00°45'00"E	1°30'00"
C137	634.00'	16.61'	16.61'	S01°18'22"E	1°30'45"
C138					

RANCHO DESIERTO BELLO UNIT THIRTEEN PHASE I

A PORTION OF LEIGH CLARK SURVEY No. 297,
AND SECTION 43, BLOCK 78, TOWNSHIP 3,
TEXAS AND PACIFIC RAILROAD COMPANY,
TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS.
CONTAINING 29.598 ACRES ±



PROPOSED LAND USE
RESIDENTIAL
RESIDENTIAL LOTS = 82
POND LOTS = 1
PARK = 1
SCHOOL DISTRICT
CLINT INDEPENDENT SCHOOL DISTRICT

DEDICATION
SDC DEVELOPMENT, LTD., the owner of this land, does hereby present this map and dedicate their respective portions of property to the use of the public, the streets, drives, ponding area, drainage right-of-way, and utility easements as hereon laid down and designated, including easements for overhang of service wires for pole type utilities and the right for installation of service poles alongside lot lines as may be required, easements for buried service wires, conduits and pipes for underground utilities, and the right to ingress and egress for service and construction, and the right to trim interfering trees and shrubs.

We certify that all utilities have been or will be installed in accordance to requirements by the local utility companies and the Town of Horizon City.

We attest that the matters asserted in this plat are true and complete.

Witness my signature this _____ day of _____ 2020.

Doug Little, Chief Financial Officer
SDC DEVELOPMENT, LTD.

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Doug Little, Chief Financial Officer, SDC DEVELOPMENT, LTD., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed for the purpose and consideration herein expressed.

Given under my hand and seal of office this _____ day of _____ 2020.

Notary Public in and for El Paso County, Texas My Commission Expires _____

TOWN OF HORIZON CITY TOWN COUNCIL

This subdivision is hereby approved as to the platting and as to the conditions of the dedication in accordance with Chapter 212 of the Local Government Code of Texas, this _____ day of _____ 2020.

Accepted and adopted by the City Council of Town of Horizon City this _____ day of _____ 2020.

Elvia Schuller, City Clerk RUBEN MENDOZA, Mayor

Approved for filing this _____ day of _____ 2020.

HUITT-ZOLLARS, INC. (Town Engineer)
by Isabel Vasquez, P.E.,
Vice President

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this _____ day of _____ 2020, in Volume _____ of the Plat Records,
Page _____, File No. _____.

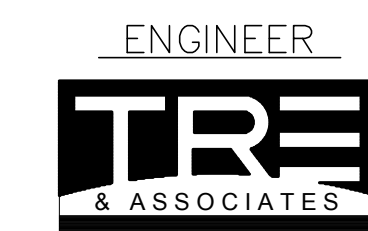
County Clerk _____ by Deputy _____

This plat represents a survey made on the ground by me or under my supervision and complies with the current Texas Board of Professional Land Surveying Professional and Technical Standards.

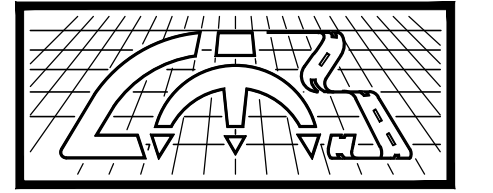
ROBERTO S. ROMERO, P.E.
Licensed Professional Engineer
Texas License No. 114517

LARRY L. DREWES, R.P.L.S.
Registered Professional Land Surveyor
Texas License No. 4869

OWNER
SDC DEVELOPMENT, LTD.
7910 GATEWAY BLVD. E. SUITE 102
EL PASO TEXAS 79915
VOICE: (915) 591-6319
CONTACT: JOHN DURAN



SURVEYOR



DATE OF PREPARATION: OCTOBER 7, 2020
DATE OF REVISION: OCTOBER 15, 2020



PLAT NOTES AND RESTRICTIONS

- BEARINGS ARE BASED ON UNDERLYING DEEDS.
- = THIS SYMBOL REPRESENTS ALL PROPOSED STREET MONUMENTS LOCATIONS.
- ☒ = THIS SYMBOL REPRESENTS U.S. POSTAL SERVICE COLLECTION BOX UNITS. POSTAL SERVICE WITHIN THE SUBDIVISION WILL BE PROVIDED USING NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
- ACCORDING TO THE FEDERAL EMERGENCY MAPPING AGENCY, FLOOD INSURANCE RATE MAP, PANEL NO. 480212 02505, DATED SEPTEMBER 4, 1991, THIS PROPERTY APPEARS TO LIE WITHIN ZONE "X" WHICH BY DEFINITIONS IS NOT A SPECIAL FLOOD HAZARD ZONE.
- ALL UTILITY EASEMENTS ARE 10 FEET WIDE UNLESS OTHERWISE SPECIFIED.
- SET 5/8" REBAR WITH CAP STAMPED "LAND-MARK TX 4869 NM11402" AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
- TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT No. _____ INSTRUMENT No. _____
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT No. _____
- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO RANCHO DESIERTO BELLO UNIT THIRTEEN PHASE I BY THE HORIZON REGIONAL MUNICIPAL UTILITY DISTRICT IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE. WATER AND SEWER SERVICES WILL BE EXTENDED TO THE SUBDIVISION FROM EXISTING FACILITIES LOCATED ON ESCALERA DRIVE AND DARRINGTON ROAD AND WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION WITHIN TWO (2) YEARS OF THE DATE OF FILING THE FINAL SUBDIVISION PLAT.
- ACCESS TO LOTS 1-11, BLOCK 62, AND LOT 110, BLOCK 53 ABUTTING CLARET CUP PLACE SHALL BE FROM OTHER DEDICATED STREETS ONLY.

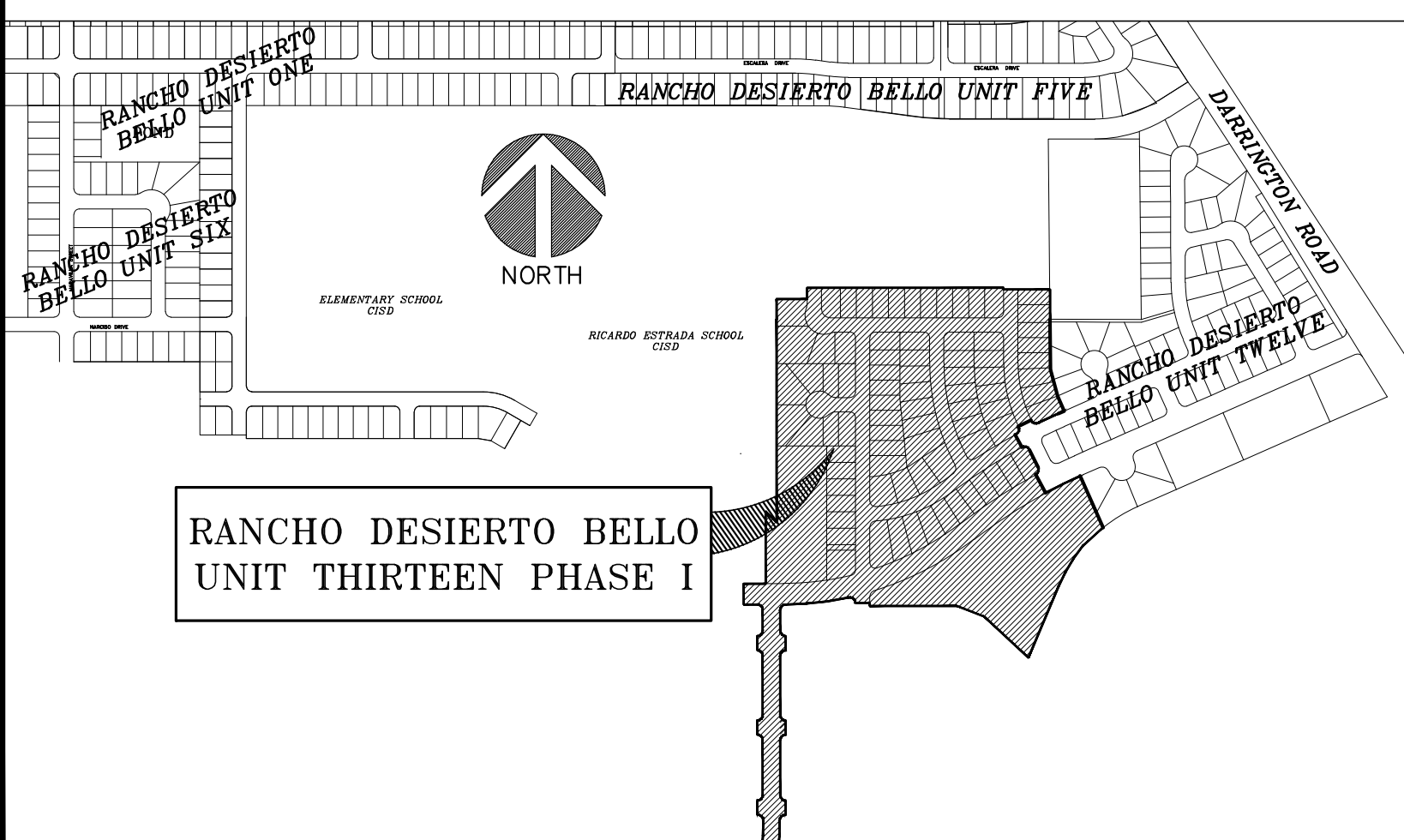
PHASE I - AREA TABLE		
DESCRIPTION	ACRES	SQ. FT.
RESIDENTIAL	14.407	627,548
RIGHT-OF-WAY	7.862	342,461
POUNDING AREA	2.307	100,513
PARK	5.022	218,773
TOTAL	29.598	1,289,295

STREET TABLE	
NORTH - SOUTH	EAST - WEST
YELLOW BELLS PLACE	DESERT POPPY COURT
PAINTED LADY STREET	MEXICAN HAT COURT
CANDELLULA STREET	HOLLY BLUE AVENUE
CATTLE LANE	CLARET CUP PLACE
LTV ROAD	BANANA YUCCA AVENUE
	HAVARD AGAVE AVENUE
	FAXON YUCCA AVENUE

BENCHMARK
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF
ESCALERA DRIVE AND VALLEGO PLACE.
ELEVATION 4016.99' (NAVD 88 DATUM)

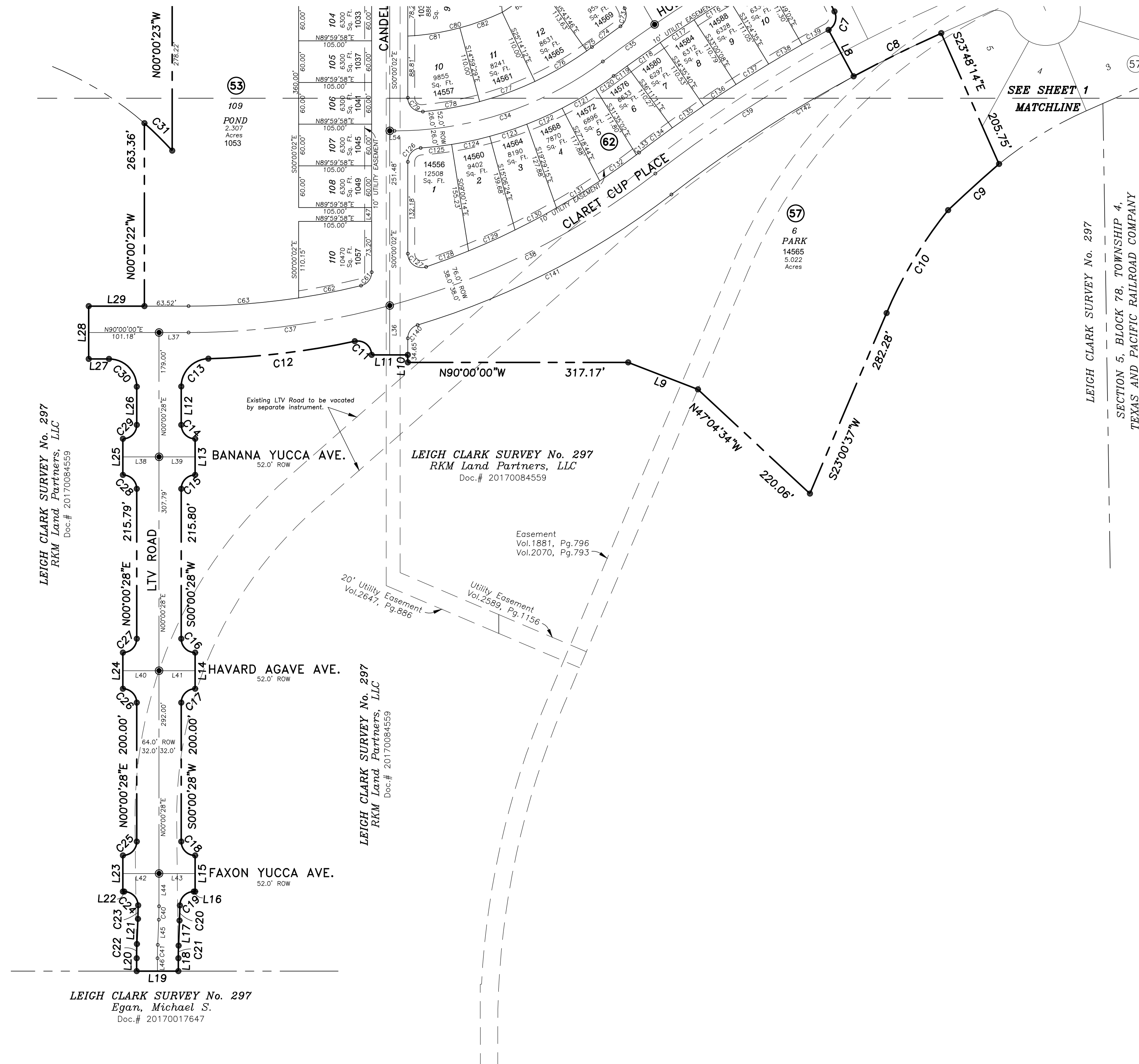
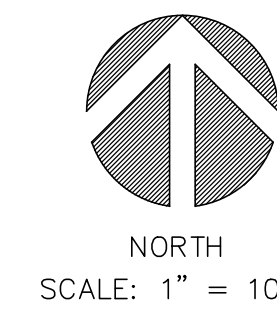
LOCATION MAP

SCALE: 1"=600'



RANCHO DESIERTO BELLO UNIT THIRTEEN PHASE I

A PORTION OF LEIGH CLARK SURVEY No. 297,
AND SECTION 43, BLOCK 78, TOWNSHIP 3,
TEXAS AND PACIFIC RAILROAD COMPANY,
TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS.
CONTAINING 29.598 ACRES ±



LINE	DIRECTION	DISTANCE
L1	S00°32'55"E	183.12'
L2	S14°52'34"E	99.39'
L3	S23°48'14"E	60.00'
L4	S66°11'46"W	22.60'
L5	S64°01'02"W	52.00'
L6	S28°28'32"E	52.00'
L7	S25°58'58"E	71.58'
L8	S28°17'59"W	76.00'
L9	N68°47'52"W	107.59'
L10	N00°00'02"W	10.58'
L11	S89°59'58"W	52.00'
L12	S00°00'28"W	55.37'
L13	S00°00'50"W	52.00'
L14	S00°00'28"W	52.00'
L15	S00°00'28"W	52.00'
L16	N89°59'52"W	2.00'
L17	S02°13'16"W	36.33'
L18	S00°00'28"W	18.47'
L19	N89°59'52"W	1.99'
L20	N00°00'28"E	18.47'
L21	N02°13'16"E	36.33'
L22	N89°59'52"W	1.99'
L23	N00°00'04"W	52.00'
L24	N00°00'28"E	52.00'
L25	N00°00'50"E	52.00'
L26	N00°00'28"E	55.00'
L27	N00°00'00"W	29.17'
L28	N00°00'00"W	76.00'
L29	N00°00'00"E	80.09'
L30	N00°19'10"W	73.54'
L31	N00°00'00"E	111.75'
L32	N00°00'00"E	40.97'
L33	S00°00'00"E	3.75'
L34	S89°59'58"E	118.22'
L35	S00°24'40"W	108.90'
L36	S00°00'02"E	70.88'
L37	N00°00'00"W	42.43'
L38	N00°00'00"W	52.00'
L39	N00°00'00"W	52.00'
L40	N89°59'52"W	52.00'
L41	N89°59'52"W	52.00'
L42	N89°59'52"W	52.00'
L43	N89°59'52"W	52.00'
L44	S00°00'28"W	47.17'
L45	S02°13'16"W	36.33'
L46	S00°00'28"W	18.47'
L47	S00°00'02"E	20.00'
L48	S00°00'00"E	17.57'
L49	N00°00'23"W	24.93'
L50	S89°59'58"W	12.90'
L51	N89°59'58"E	12.90'
L52	S00°00'02"E	12.51'
L53	N05°51'11"W	12.91'
L54	N89°59'58"E	6.89'

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	2160.00'	80.87'	80.87'	S65°07'25"W	2°08'43"
C2	20.00'	31.38'	28.26'	S71°00'03"E	89°53'47"
C3	526.00'	1.77'	1.77'	S28°08'32"E	0°11'36"
C4	20.00'	30.67'	27.75'	N17°41'48"E	87°52'17"
C5	2160.00'	3.97'	3.97'	S61°34'47"W	0°06'19"
C6	20.00'	32.29'	28.28'	N72°34'00"W	92°29'25"
C7	20.00'	30.61'	27.71'	N17°51'32"E	87°40'58"
C8	1922.00'	140.62'	140.59'	S63°47'46"W	4°11'31"
C9	2072.43'	98.97'	98.86'	S47°25'29"W	2°44'01"
C10	630.70'	173.15'	172.61'	S30°52'31"W	15°43'48"
C11	20.00'	35.65'	31.12'	N51°04'05"W	102°08'06"
C12	1138.00'	212.47'	212.16'	N83°12'48"E	10°41'51"
C13	40.00'	61.92'	59.65'	S44°17'06"W	86°13'15"
C14	20.00'	31.42'	28.28'	S45°59'46"E	90°00'28"
C15	20.00'	31.41'	28.28'	S45°00'14"W	89°59'32"
C16	20.00'	31.42'	28.28'	S44°59'52"E	90°00'00"
C17	20.00'	31.42'	28.28'	S45°00'28"W	90°00'00"
C18	20.00'	31.42'	28.28'	S44°59'52"E	90°00'00"
C19	20.00'	31.46'	28.31'	S44°58'47"W	90°07'18"
C20	530.00'	21.60'	21.60'	N01°03'13"E	2°20'06"
C21	470.00'	18.16'	18.16'	S01°06'52"W	2°12'48"
C22	530.00'	20.47'	20.47'	S01°06'52"W	2°12'48"
C23	470.00'	19.38'	19.38'	N01°02'24"E	2°21'44"
C24	20.00'	31.36'	28.25'	N45°04'00"W	89°51'05"
C25	20.00'	31.42'	28.28'	N45°00'28"E	90°00'00"
C26	20.00'	31.42'	28.28'	N44°59'52"E	90°00'00"
C27	20.00'	31.42'	28.28'	N45°00'28"E	90°00'00"
C28	20.00'	31.42'	28.28'	N44°59'46"W	90°00'28"
C29	20.00'	31.41'	28.28'	N45°00'14"E	89°59'32"
C30	40.00'	62.84'	59.53'	N44°59'46"W	90°00'28"
C31	467.33'	56.28'	56.25'	N45°19'41"W	6°54'01"
C32	500.00'	222.32'	225.37'	S13°01'28"E	26°02'56"
C33	770.00'	418.70'	413.56'	S19°34'05"E	31°09'20"
C34	500.00'	321.48'	315.97'	N71°34'48"E	36°50'20"
C35	2134.00'	91.65'	91.65'	S54°23'28"W	2°27'39"
C36	2134.00'	219.95'	219.86'	S58°42'27"W	5°54'20"
C37	1100.00'	282.89'	282.02'	N82°22'20"E	15°15'20"
C38	1100.00'	429.51'	426.79'	N63°33'30"E	22°22'19"
C39	1960.00'	319.09'	318.74'	S73°02'11"W	9°19'40"
C40	500.00'	19.32'	19.31'	N01°06'52"E	2°12'48"
C41	500.00'	19.32'	19.31'	S01°06'52"W	2°12'48"
C42	30.00'	47.12'	42.43'	S45°00'01"E	90°00'02"
C43	20.00'	31.42'	28.28'	N44°59'58"E	89°59'58"
C44	30.00'	11.27'	11.20'	S75°58'11"W	21°30'55"
C45	70.00'	71.66'	66.57'	S04°32'17"E	58°39'03"
C46	70.00'	44.95'	44.18'	S52°15'42"E	36°47'32"
C47	70.00'	53.92'	52.59'	N87°16'41"E	44°07'57"
C48	30.00'	11.27'	11.20'	S75°58'11"W	21°30'55"
C49	30.00'	1.71'	1.71'	S68°11'46"W	0°18'20"
C50	20.00'	31.42'	28.28'	N45°00'02"W	90°00'00"
C51	20.00'	31.42'	28.28'	N44°59'58"E	90°00'00"
C52	30.00'	23.86'	23.24'	S67°12'50"E	45°34'23"
C53	50.00'	25.55'	25.27'	N89°04'00"W	29°16'42"
C54	50.00'	48.45'	46.57'	S78°32'13"W	55°30'51"
C55	50.00'	44.31'	42.88'	S25°23'23"W	50°46'50"
C56	50.00'	44.31'	42.88'	S25°23'27"E	50°46'50"
C57	50.00'	48.45'	46.57'	S78°32'17"E	55°30'51"
C58	50.00'	25.55'	25.27'	N89°03'56"E	29°16'42"
C59	30.00'	23.86'	23.24'	S67°12'47"W	45°34'23"
C60	20.00'	31.42'	28.28'	N45°00'02"W	90°00'00"
C61	20.00'	26.70'	24.76'	N38°14'40"E	76°29'24"
C62	1062.00'	91.39'	91.36'	N78°57'17"E	4°55'51"
C63	1062.00'	159.03'	158.65'	N85°42'36"E	6°34'48"
C64	20.00'	31.42'	28.28'	S44°59'58"W	90°00'00"
C65	20.00'	31.42'	28.28'	N45°00'01"W	90°00'02"
C66	796.00'	9.28'	9.28'	S02°02'02"E	0°40'04"
C67	796.00'	57.51'	57.50'	S02°44'15"E	4°08'23"
C68	796.00'	57.51'	57.50'	S06°52'38"E	4°08'23"
C69	796.00'	57.51'	57.50'	S11°01'01"E	4°08'23"
C70	796.00'	57.51'	57.50'	S15°09'24"E	4°08'23"
C71	796.00'	57.46'	57.44'	S19°17'40"E	4°08'08"

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C72	796.00'	93.96'	93.90'	S24°44'38"E	6°45'47"
C73	20.00'	28.84'	26.41'	N13°11'29"E	82°28'01"
C74	2160.00'	50.79'	50.79'	S53°00'04"W	1°20'50"
C75	474.00'	9.18'	9.18'	N53°42'56"E	1°06'36"
C76	474.00'	86.81'	86.68'	N59°31'01"E	10°29'34"
C77	474.00'	84.76'	84.64'	N69°53'10"E	10°14'42"
C78	474.00'	83.13'	83.03'	N80°01'59"E	10°02'56"
C79	20.00'	33.14'	29.48'	S47°28'18"E	94°56'31"
C80	364.00'	141.20'	140.70'	N75°52'36"E	2°21'35"
C81	364.00'	76.12'	75.88'	N80°59'57"E	11°58'53"
C82	364.00'	65.09'	65.00'	N69°53'10"E	10°14'42"
C83	20.00'	31.42'	28.28'	S44°59'59"W	89°59'58"
C84	634.00'	31.42'	28.28'	N45°00'01"W	90°00'02"
C85	526.00'	13.77'	13.77'	S00°45'00"E	1°30'00"
C86	634.00'	16.60'	16.60'	S00°45'00"E	1°30'00"
C87	634.00'	13.77'	13.77'	S00°37'21"E	1°14'42"
C88	744.00'	16.16'	16.16'	S00°37'21"E	1°14'42"
C89	526.00'	57.02'	56.99'	S04°36'19"E	6°12'39"
C90	526.00'	57.03'	57.00'	S10°49'00"E	6°12'43"
C91	526.00'	57.03'	57.00'	S17°01'43"E	6°12'43"
C92	526.00'	56.04'	56.02'	S23°11'12"E	6°06'16"
C93	2160.00'	88.40'	88.39'	S60°27'56"W	2°20'44"
C94	2160.00'	88.42'	88.42'	S58°06'53"W	2°20'44"
C95	20.00'	33.41'	29.66'	S75°11'57"E	95°43'03"
C96	744.00'	71.21'	71.18'	S24°35'55"E	5°29'02"
C97	744.00'	66.91'	66.91'	S09°16'48"E	5°09'11"
C98	744.00'	66.91'	66.89'	S14°07'38"E	5°09'11"
C99	744.00'	66.91'	66.89'	S08°58'27"E	5°09'11"
C100	744.00'	66.91'	66.89'	S03°49'17"E	5°09'11"
C101	634.00'	57.02'	57.00'	S03°49'17"E	5°09'11"
C102	634.00'	57.02'	57.00'	S08°58'27"E	5°09'11"
C103	634.00'	57.02'	57.00'	S14°07'38"E	5°09'11"
C104	634.00'	57.02'	57.00'	S19°16'48"E	5°09'11"
C105	634.00'	73.58'	73.53'	S25°10'52"E	6°38'57"
C106	634.00'	68.72'	68.69'	S04°36'19"E	6°12'39"
C107	634.00'	68.74'	68.70'	S10°49'00"E	6°12'43"
C108	634.00'	68.74'	68.70'	S17°01'43"E	6°12'43"
C109	634.00'	68.74'	68.70'	S24°36'19"E	6°12'39"
C110	474.00'	21.61'	21.61'	S01°18'22"E	2°36'45"
C111	474.00'	70.91'	70.84'	S05°53'53"E	6°34'15"
C112	474.00'	72.29'	72.22'	S15°33'09"E	6°41'18"
C113	474.00'	50.72'	50.70'	S22°59'14"E	6°07'51"
C114	2108.00'	49.46'	49.46'	S60°51'18"W	1°20'39"
C115	2108.00'	58.59'	58.59'	S59°23'11"W	1°35'33"
C116	2108.00'	58.59'	58.59'	S57°47'38"W	1°35'33"
C117	2108.00'	58.58'	58.57'	S56°12'06"W	1°35'32"
C118	2108.00'	58.57'	58.57'	S54°36'35"W	1°35'31"
C119	2108.00'	24.02'	24.02'	S53°29'14"W	0°39'11"
C120	526.00'	31.56'	31.55'	N54°52'46"E	3°21'18"
C121	526.00'	55.90'	55.88'	N59°38'35"E	6°05'22"
C122	526.00'	55.83'	55.80'	N65°43'42"E	6°04'53"
C123	526.00'	56.22'	56.20'	N71°49'52"E	6°07'27"
C124	526.00'	56.03'	56.00'	N77°56'41"E	6°05'10"
C125	526.00'	44.94'	44.93'	N83°26'38"E	4°53'44"
C126	20.00'	29.98'	27.25'	S42°56'44"W	85°53'35"
C127	20.00'	32.97'	32.52'	S54°23'23"E	108°46'42"
C128	1062.00'	65.21'	65.20'	N69°27'43"E	3°31'06"
C129	1062.00'	73.38'	73.36'	N65°43'25"E	3°57'31"
C130	1062.00'	67.62'	67.61'	N61°55'12"E	3°38'53"
C131	1062.00'	73.38'	73.37'	N58°06'59"E	3°57'33"
C132	1062.00'	64.81'	64.80'	N54°23'19"E	3°29'48"
C133	1062.00'	4.96'	4.96'	S22°30'23"E	0°16'04"
C134	1998.00'	59.59'	59.59'	S53°13'36"W	1°42'30"
C135	1998.00'	55.50'	55.50'	S54°52'37"W	1°35'30"
C136	1998.00'	55.50'	55.50'	S56°28'07"W	1°35'30"
C137	1998.00'	55.51'	55.51'	S58°03'37"W	1°35'31"
C138	1998.00'	55.50'	55.50'	S59°39'07"W	1°35'30"
C139	1998.00'	43.67'	43.67'	S61°04'27"W	1°15'09"
C140	20.00'	25.54'	23.84'	S36°34'50"W	3°39'44"
C141	1138.00'	41			



TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.: SUB002456-2020 - Rancho Desierto Bello Unit Thirteen
Application Type: **Preliminary Plat Resubmittal with Final Plat Phase 1**
P&Z Hearing Date: November 16, 2020
Staff Contact: Michelle Padilla, Planning Director
915-852-1046 ext.105; mpadilla@horizoncity.org

Address/Location: The vacant parcel is located to the west of Darrington Road, east of Ricardo Estrada Middle.

Legal Description: A portion of Leigh Clark Survey No. 297, Section 43, Block 78, Township 3, Texas and Pacific Railroad Company, Town of Horizon City, El Paso County, Texas

Acreage: Approximately 47.164 ± Acres

Existing Use: Vacant

Existing Zoning: R-9 and R-2 (Residential)

Owner: SDC Development, LTD.

Applicant/: TRE & Associates, L.L.C.

Surrounding Zoning and Land Use:

North: R-9 (Residential)

South: R-9 (Residential)

East: R-9 (Residential)

West: R-2 (Residential)- Clint ISD School

Future Land Use Designation: Single Family Detached Homes

Nearest Park: Golden Eagle Park

Nearest School: Ricardo Estrada Middle School

Application Description:

PRELIMINARY PLAT: The proposed subdivision includes 165 lots for single-family residential development, the smallest lot measuring approximately 6,105 square feet and the largest lot measuring approximately 12,962 square feet in size. The preliminary plat identifies two phases of development and this application includes the final plat for Phase I of the Unit 13 development.

In accordance with Section 2.8.1 of the Subdivision Ordinance, the proposed subdivision will require dedicating a minimum of 1 acre of parkland with Rancho Desierto Bello Unit 13. Parkland fees for the 88 lots over the cumulated lot count amount to \$35,200. Parkland fees shall be paid prior to filing the final plat.

FINAL PLAT PHASE I: The proposed final subdivision includes 82 lots for single-family residential development, the smallest lot measuring approximately 6,105 square feet and the largest lot measuring approximately 12,962 square feet in size.

Staff Recommendation:

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

1. The traffic impact analysis (TIA) is required for the remaining subdivisions within the remaining Rancho Desierto Bello Development (approximately 236 acres). The developer has been asked to coordinate scope of the required TIA with the Town Engineer. The TIA shall be submitted prior to or with the final plat applications for the remaining units of the overall development.
2. The approval of the subdivision plat is contingent upon the approval of the vacation application for a portion of LTV Road by City Council.

Planning Comments:

- Using a table, please list all revised dates on the face of the plat.
- The required park fees shall be paid prior to recordation.

Public Works Director Comments:

On October 23, 2020, the following review comments were received for the final plat phase 1:

1. Address review/approval by the El Paso County 9-1-1 District is required.
2. Provide a copy of the restrictions and covenants to be recorded, if any.

Preliminary Plat was deemed approved as of March 2020.

Town Engineer Comments:

On November 4, 2020 the following review comments were received:

1. Label POC and POB on plat corresponding to metes and bounds description.
2. Provide closure reports for the subdivision and the individual lot to ensure closure.

El Paso County 9-1-1 District:

As of date, the District has not provided review comments.

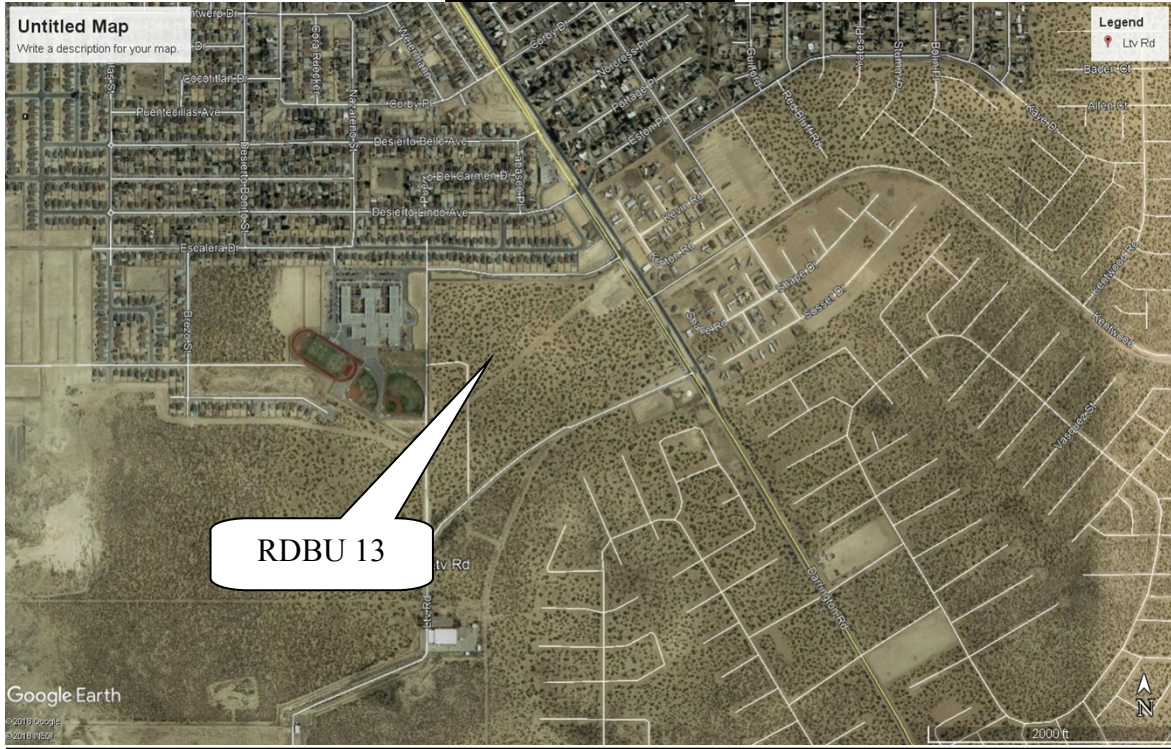
Additional Requirements:

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. (§4.11.2 Subdivision Municode Chapter 10)

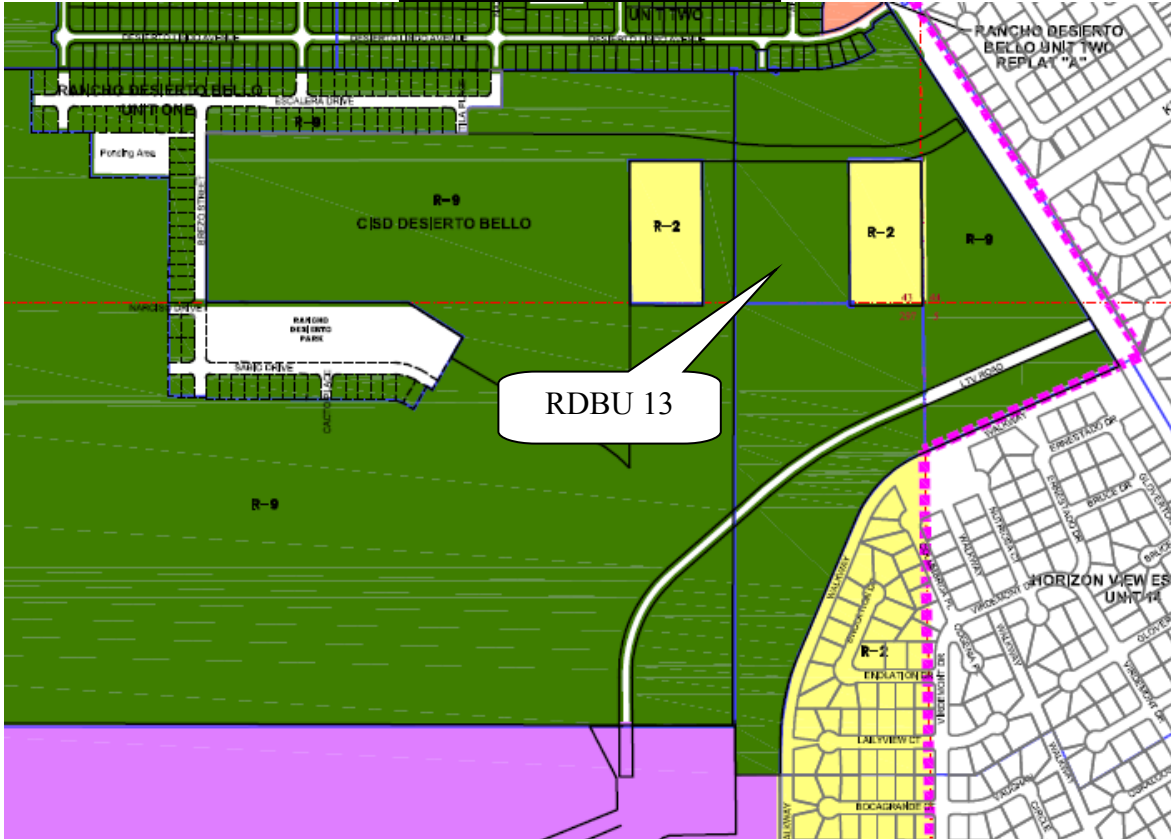
Attachments:

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

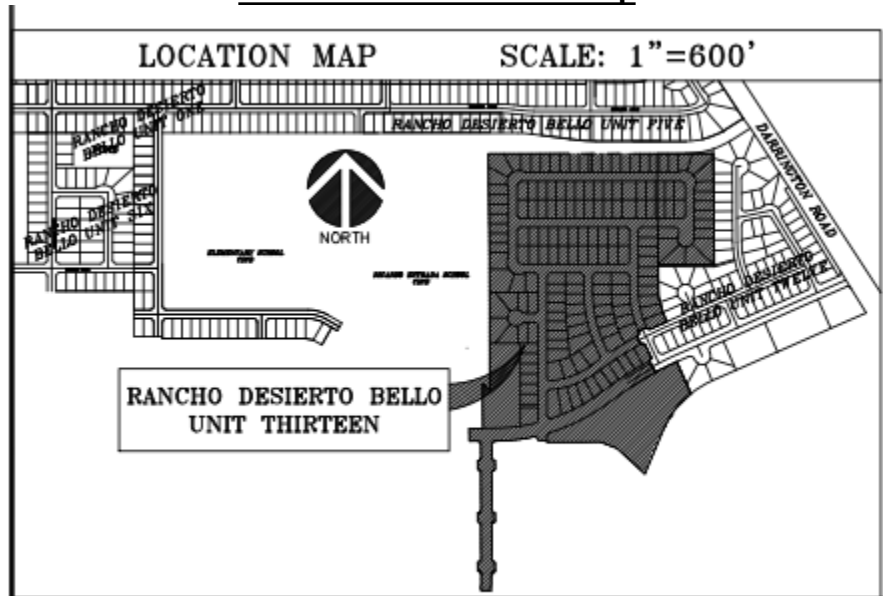
Attachment 1: Aerial



Attachment 2: Zoning Map



Attachment 3- Location Map



Attachment 6 - Applications

SUB002456 2020



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: Rancho Desierto Bello Unit 13 SUBMITTAL DATE: 10/07/2020

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)
A PORTION OF LEIGH CLARK SURVEY No. 297, AND SECTION 43, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAIROAD COMPANY, TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS, CONTAINING 47.164 ACRES +/-.

2. PROPERTY LAND USES:

	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	<u>28.276</u>	<u>165</u>	OFFICE	_____	_____
DUPLEX	_____	_____	STREET & ALLEY	<u>11.558</u>	_____
APARTMENT	_____	_____	PONDING & DRAINAGE	<u>2.307</u>	<u>1</u>
MOBILE HOME	_____	_____	INSTITUTIONAL	_____	_____
P.U.D.	_____	_____	OTHER	_____	_____
PARK (Min 1 acre)	<u>5.022</u>	<u>1</u>	_____	_____	_____
SCHOOL	_____	_____	_____	_____	_____
COMMERCIAL	_____	_____	TOTAL NO. SITES	_____	<u>167</u>
INDUSTRIAL	_____	_____	TOTAL (GROSS) ACREAGE	<u>47.164</u>	_____

3. WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? R-9, R-2 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
5. WHAT TYPE OF UTILITY EASEMENTS ARE PROPOSED? UNDERGROUND OVERHEAD COMBINATION
6. WHAT TYPE OF DRAINAGE IS PROPOSED? (IF APPLICABLE LIST MORE THAN ONE) Underground storm sewer system to Retention Pond.
7. IF SINGLE-FAMILY OR DUPLEX DEVELOPMENT IS PROPOSED: AVERAGE FLOOR AREA OF HOUSES N/A
8. ARE SPECIAL IMPROVEMENTS PROPOSED IN CONNECTION WITH THE DEVELOPMENT? YES NO
9. IS A MODIFICATION OF ANY PORTION OF THE SUBDIVISION ORDINANCE PROPOSED? YES NO
 IF ANSWER IS "YES", PLEASE EXPLAIN THE NATURE OF THE MODIFICATION _____
10. WHAT TYPE OF LANDSCAPING IS PROPOSED? PARKWAY MEDIANS OTHER N/A
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 KB
 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 KB IF YES, PLEASE SUBMIT COPY.
14. OWNER OF RECORD SDC Development, LTD 7910 Gateway Blvd E. Suite 102, El Paso, Tx 79915 jduran@desertviewhomes.com (915) 591-5319
(NAME & ADDRESS) (EMAIL) (PHONE)
15. DEVELOPER SDC Development, LTD 7910 Gateway Blvd E. Suite 102, El Paso, Tx 79915 jduran@desertviewhomes.com (915) 591-5319
(NAME & ADDRESS) (EMAIL) (PHONE)
16. ENGINEER TRE & Associates, LLC 110 Mesa Park Drive Suite 200 kbarraza@tr-eng.com (915) 852-9093
(NAME & ADDRESS) (EMAIL) (PHONE)
17. APPLICANT TRE & Associates, LLC 110 Mesa Park Drive Suite 200 kbarraza@tr-eng.com (915) 852-9093
(NAME & ADDRESS) (EMAIL) (PHONE)
18. REP/POINT OF CONTACT Karen Barraza/ TRE & Associates, LLC 110 Mesa Park Drive Suite 200 kbarraza@tr-eng.com (915) 852-9093
(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 KB

Applicant Signature [Signature] EMAIL kbarraza@tr-eng.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

Planning Department
 Date Recd. 10/22/2020
 BY [Signature]

SUB002456-2020



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: Rancho Desierto Bello Unit 13 Phase I SUBMITTAL DATE: 10/07/2020

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)
A PORTION OF LEIGH CLARK SURVEY No. 297, AND SECTION 43, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILROAD COMPANY, TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS, CONTAINING 29.598 ACRES +/-.

Table with 4 columns: PROPERTY LAND USES, ACRES, SITES, ACRES, SITES. Rows include SINGLE-FAMILY, DUPLEX, APARTMENT, MOBILE HOME, P.U.D., PARK (Min 1 Acre), SCHOOL, COMMERCIAL, INDUSTRIAL, OFFICE, STREET & ALLEY, PONDING & DRAINAGE, INSTITUTIONAL, OTHER, and TOTAL NO. SITES / TOTAL (GROSS) ACREAGE.

- 3. WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? R-9, R-2 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
5. WHAT TYPE OF UTILITY EASEMENTS ARE PROPOSED? UNDERGROUND OVERHEAD COMBINATION
6. WHAT TYPE OF DRAINAGE IS PROPOSED? (IF APPLICABLE LIST MORE THAN ONE) Underground storm sewer system to Retention Pond.
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 N/A

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 KB
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 KB IF YES, PLEASE SUBMIT COPY.
14. OWNER OF RECORD SDC Development, LTD iduran@desertviewhomes.com (915) 591-5319
15. DEVELOPER SDC Development, LTD iduran@desertviewhomes.com (915) 591-5319
16. ENGINEER TRE & Associates, LLC kbarraza@tr-eng.com (915) 852-9093
17. APPLICANT TRE & Associates, LLC kbarraza@tr-eng.com (915) 852-9093
18. REP/POINT OF CONTACT TRE & Associates, LLC kbarraza@tr-eng.com (915) 852-9093

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 KB
Applicant Signature [Signature] EMAIL kbarraza@tr-eng.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

Planning Department
Date Rec'd: 10/06/2020
By: [Signature]



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

Case No.: SUP002458-2020
Application Type: Specific Use Permit (SUP)
P&Z Hearing Date: November 16, 2020
Staff Contact: Michelle Padilla, Planning Director
915-852-1046 ext.105; mpadilla@horizoncity.org

Address/Location: 591 S. Darrington Rd., Horizon City, TX 79928
Legal Description: Lot 3, Block 8, Desert Palms Unit Three, an addition in El Paso County
Acreage: Approximately .078 acres±
Existing Use: Vacant Building
Existing Zoning: M-1 (Industrial)
Request: SUP for a C-1 use in an M-1 zone to allow for a grocery store use
Owner: Contreras, Alejandro & Ana
Applicant: Sallam Abdo Hafeed

Surrounding Zoning and Land Use:

North: M-1 (Light Industrial) – Vacant
South: M-1 (Light Industrial) – Commercial and Industrial Development
East: County of El Paso-Residential
West: M-1 (Light Industrial) – Vacant

Future Land Use Designation: Light Industrial/Warehouse
Nearest Park: Golden Eagle Park (approximately 1/2 mile)
Nearest School: Frank Macias Elementary School (approximately 1/2 mile)

Application Description:

The applicant is requesting a Specific Use Permit to allow for a grocery store on a property that is zoned M-1 (Light Industrial). The use as proposed is considered a commercial use in the City's Municipal Code's Zoning Ordinance (Section 603.2 O). As a result, the applicant is requesting a Specific Use Permit to allow for C-1 (Commercial) use on a property that is zoned M-1 (Industrial).

Notice:

In accordance with Section 211.007 of the Texas Local Government Code, notices of the November 16, 2020 public hearing were mailed to those property owners within 200 feet of the subject property on October 23, 2020.

Staff Recommendation:

Staff recommends **approval** of the request for a Specific Use Permit for a grocery store, a C-1 use in an M-1 zone, with the condition that both the lot and structure be brought up to a conformance as outlined in the Zoning Ordinance for M-1 Zones and any requirements listed in the International Building Codes.

Section 703.2 allows for C-1 and C-2 businesses to be located in an M-1 zone with a specific use permit for consideration by the Planning and Zoning Commission and approval by the City Council. Although this area is designated as M-1 (Light Industrial) on the future land use map, the commercial land uses along Darrington Road show that this corridor is transitioning into a commercial corridor.

Planning Comments:

Staff recommends approval of the request for a *Specific Use Permit* for the grocery store, subject to the condition requiring that the structure and lot be brought up to compliance as outlined in the Industrial District of the Zoning Ordinance (Exhibit A of Chapter 14 of the Municipal Code), as follows:

1. The site shall conform to all standards set forth in Chapter 7 of the Zoning Ordinance and all other pertinent ordinances, to include access, paved areas, landscaping, fencing, storage, and drainage. Such improvements shall be shown on the site plan submitted with the plans submitted for building permits and shall require approval from the Town Engineer and Building Official.
2. Signs, if any, shall conform to the requirements set forth in Chapter 10 of the Zoning Ordinance.
3. Property owner or developer shall submit site development plans for approval prior to a building permit being issued for any portion of the project. Provisions for proper drainage shall be stated in the site development plans. Such plans must include depiction of access to and from Darrington Road and/or other streets.
4. The Building Official and Public Works Director may require additional improvements, plans, and facilities to ensure code adherence.
5. Prior to the issuance of a Certificate of Completion/Occupancy, the Emergency Service District #1 shall inspect building for compliance to applicable codes.

Vision 2030 – Future Land Use Map Designation:

The Future Land Use Map designates this area as Central Industrial Park. The area expresses aspirations for a blend between Light Industrial and Heavy Commercial. Uses are described as warehouses, research and development, the manufacturing and/or assembly of goods to be sold off-site, and related accessory and ancillary uses included in this land use designation.

Options available to the Planning and Zoning Commission:

The Planning and Zoning Commission may consider the following options and additional requirements that it identifies when reviewing this Specific Use Permit application:

1. Recommend approval of the request for Specific Use Permit in an M-1 Zoning District as stated.
2. Recommend approval of the request for Specific Use Permit in an M-1 Zoning District as stated, including any modifications to bring the Specific Use Permit into conformance with the Zoning Ordinance and the Vision 2020: Comprehensive and Strategic Plan.
3. Recommend denial of the Applicant's request for Specific Use Permit finding that it is not in conformance with the Zoning Ordinance and/or the Vision 2020: Comprehensive and Strategic Plan.

Attachments:

Attachment 1 – Zoning Map

Attachment 2 – Aerial

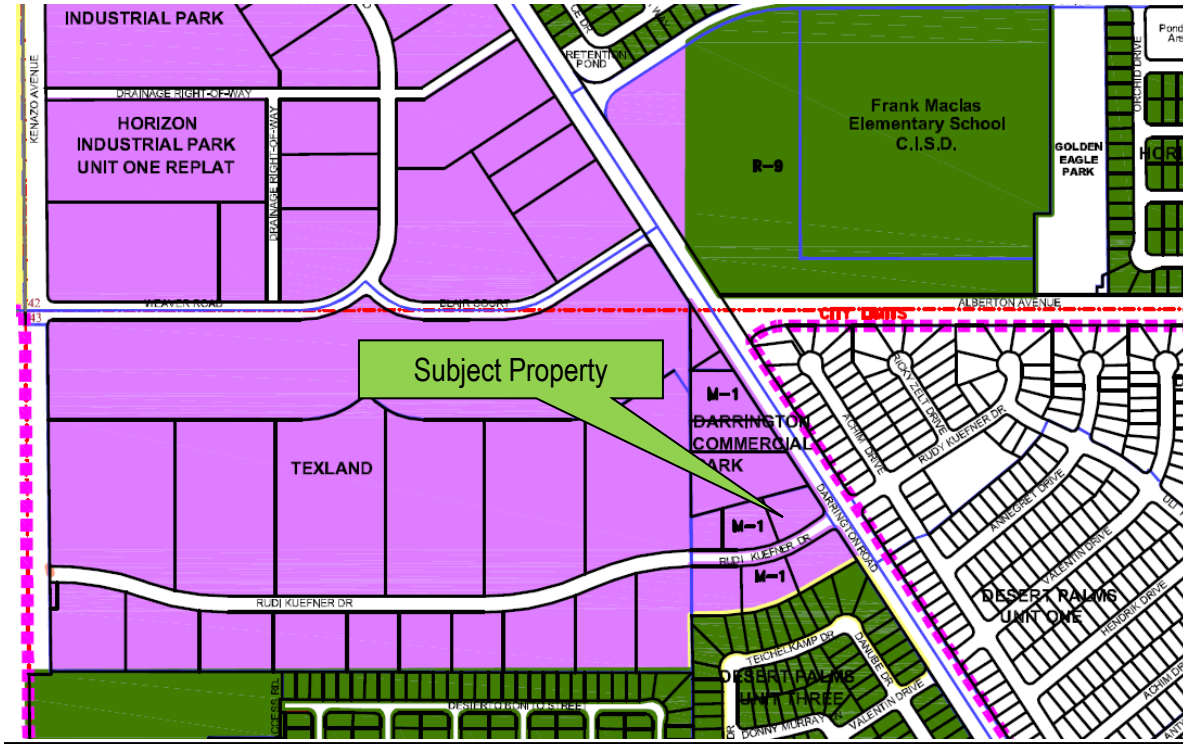
Attachment 3 – Site Plan

Attachment 4 - Plat of Survey

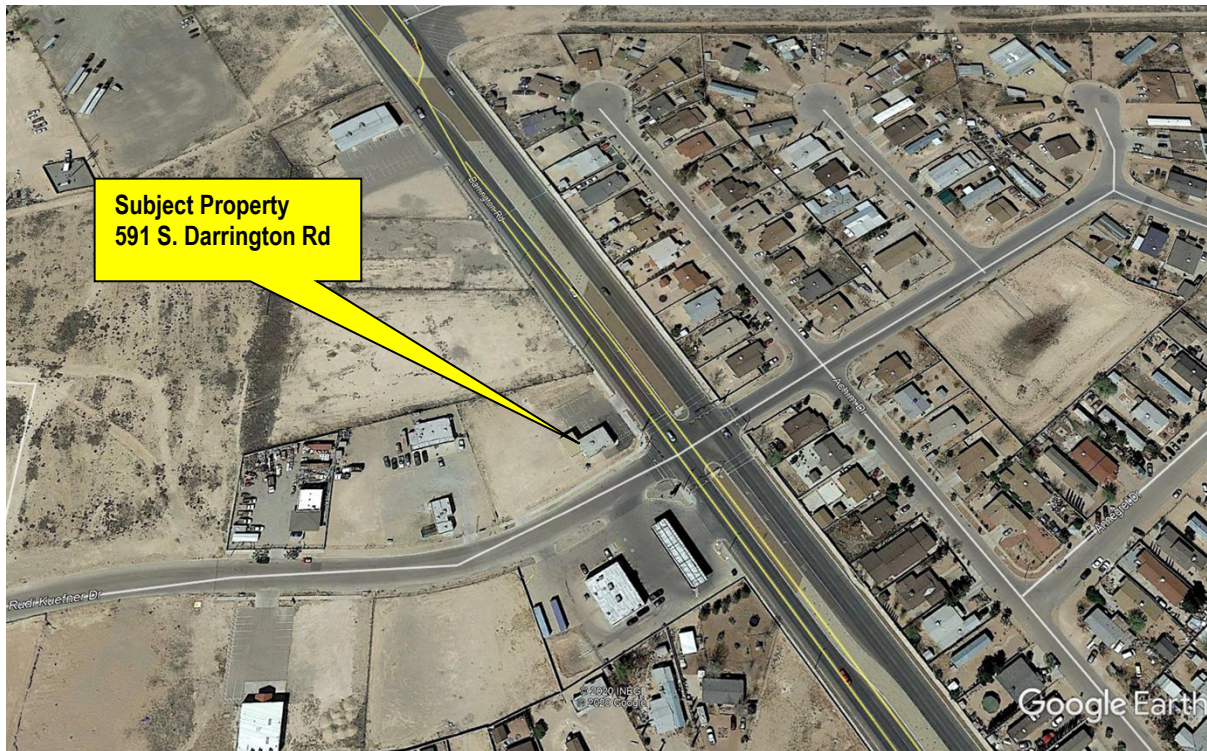
Attachment 5 – Letter to Board

Attachment 6 – Application

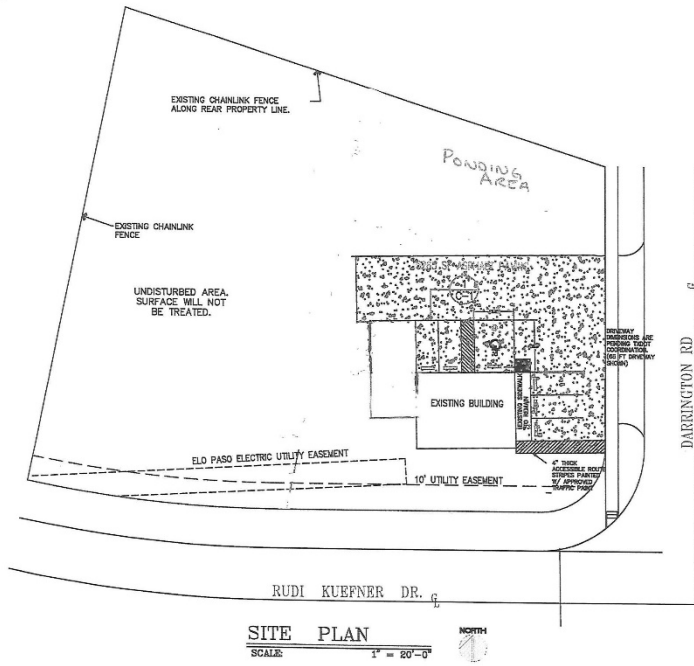
Attachment 1: Zoning Map



Attachment 2: Aerial

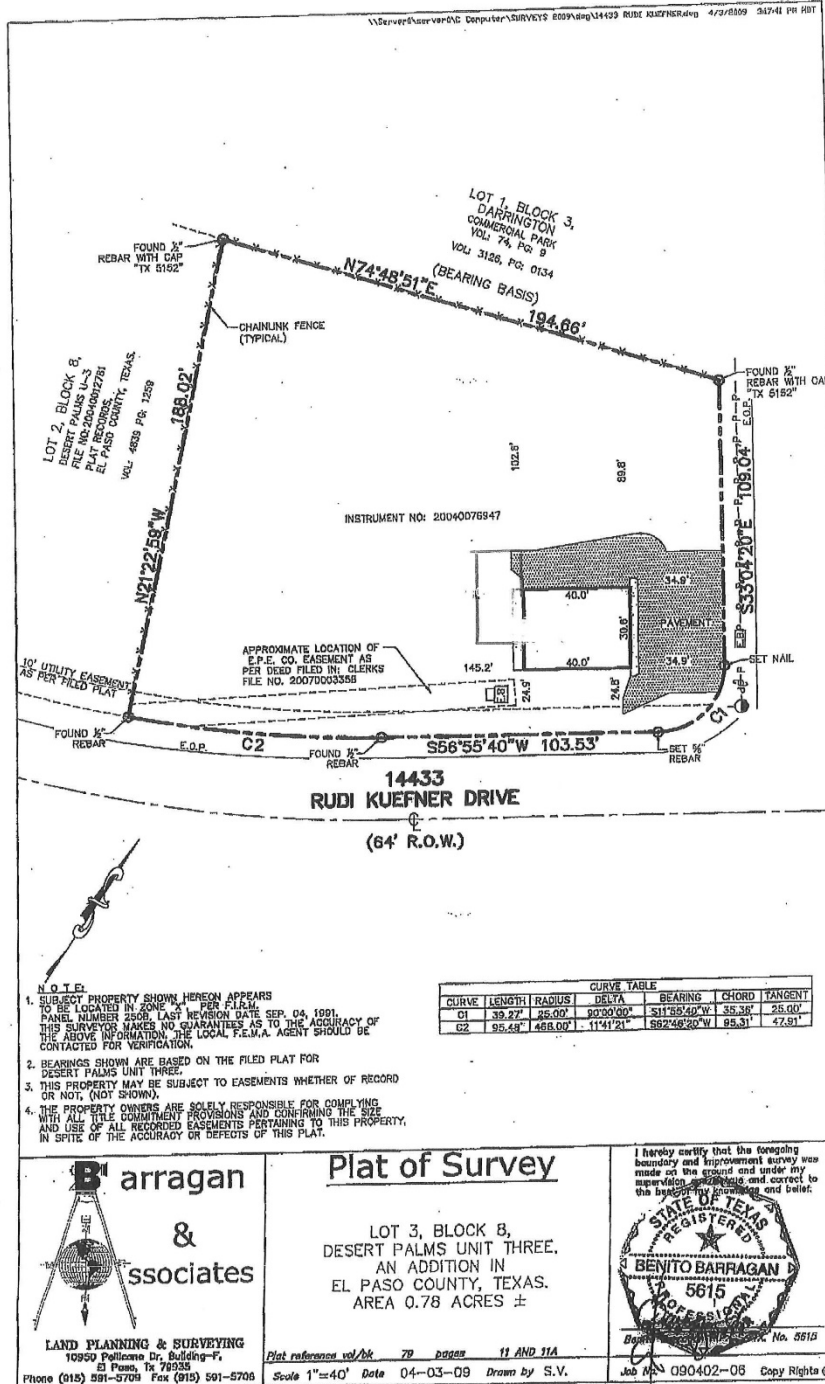


Attachment 3 - Site Plan



1:2

Attachment 4: Plat of Survey



Attachment 5: Letter to Board

ANA E. BOJORQUEZ
12388 Joe Gómez,
El Paso, TX 79928

RE: 591 Darrington Road

HORIZON CITY
P&Z Commission
TO WHOM IT MAY CONCERN
Horizon City, TX

October 23, 2020

Dear Sir or Madam;

This is to request a special use permit for the above reference property. The purpose is to open a grocery and tobacco store that falls under Zoning C-1

Mr. Sallam Abdo Hafeed will be leasing this property with the option to buy in two years. He will be the tenant and responsible for the process of the special use permit.

If you have any questions, please do not hesitate to direct them to me during the P&Z Commission meeting.

Best Regards,



Ana E. Bojorquez
Property Owner.

Attachment 4: Application

SUP 002458-2020



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

**SPECIFIC USE PERMIT
 APPLICATION**

1. Property Owner of Record: ANA ELSA BOJORQUEZ
 12388 JOE GOMEZ AVE. 79928 (915) 355-9544 anaelsarealtor@yahoo.com
 (ADDRESS) (ZIP) (PHONE) (EMAIL)

2. Applicant SALAM ABDO HAFEED Is applicant also the Owner? Yes No
 Contact Person ANA ELSA BOJORQUEZ Is applicant also the Contractor? Yes No
 12388 JOE GOMEZ AVE. 79928 (915) 355-9544 anaelsarealtor@yahoo.com
 (ADDRESS) (ZIP) (PHONE) (EMAIL)

3. Contractor N/A
 (ADDRESS) (ZIP) (PHONE) (EMAIL)

4. Site Address/Location 591 DARRINGTON ROAD, HORIZON CITY, TX 79928
 Legal Description: 3 8 DESERT PALMS #3
 (Lot) (Block) (Subdivision Name)
 If the legal description of the complete tracts or if plat is not available, the required Metes & Bounds Description with a survey map is attached? Yes No

5. Briefly explain why you request a Specific Use Permit? SEE LETTER

6. Land's Presents Use: VACANT BUILDING Zone M1
 Land Vacant Lot size _____ Structure Structure's size 1280 Last known date the structure was occupied? AUGUST 30, 2020
 Land's Proposed Use: COMMERCIAL Proposed Zone Use C-1
 Will you be making any improvements to the existing lot or structure? Yes No This request includes Site Improvements for approval? Yes No

Building Official Findings & Pre Licensing Consultation for Non-Conforming Use & Site Improvements

7. Non-Conforming use of a lot, uses, land & structures, uses of structures, premises & characteristics of use or site improvements, necessitates that the applicant and/or contractor consult with the Town's Building Official on the proposed project & Business to discuss any requirements for this request.

A field inspection on (date) _____ determined the lot is: Not Applicable Legal Non-Conforming Non-Conforming and Requires the following: _____

 Building Official Signature Date

NOTICE: Applicant is responsible for all expenses incurred by the City in connection with the Specific Use Permit 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 Salam Hafeed

8. Signatures: ASBY ANA ELSA BOJORQUEZ
 (OWNER'S SIGNATURE) (OWNER'S PRINTED NAME)

Salam Hafeed SALAM ABDO HAFEED
 (APPLICANT'S SIGNATURE) (APPLICANT'S PRINTED NAME)

FEES: \$300

EL PASO TIMES PUBLISHING FEE	APPROXIMATELY \$280
ENGINEER FEES	\$60 PER EACH 1/2 HOUR

Application & Submittals Due Date: 10/19 TO 10/23/2020
 P&Z Scheduled Mtg. Date: NOV 2020 5th Monday
 City Council Scheduled Date: Dec 2020 2nd Tues.
 Application Received By: _____
 Date Application Rec'd: 10/23/2020

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

Revised 04May2020

Schedule appointment with Building Official



TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.: SUP-002457-2020
Application Type: Specific Use Permit
P&Z Hearing Date: November 16, 2020
Staff Contact: Michelle Padilla, Planning Director
[915-852-1046 ext.105](tel:915-852-1046); mpadilla@horizoncity.org

Address/Location: 14100 Horizon Blvd., Horizon City, Texas 79928
Legal Description: 12 Horizon Manor #1 Replat WLY PT OF BLK
Property ID: 230349
Acreage: 2.56 acres
Existing Use: HRMUD's Administration Building/Offices
Existing Zoning: C-1 Commercial Use
Request: Specific Use Permit to allow a use not listed in the Municipal Code.
Owner: Horizon Regional Municipal Utility District (District)
Applicant: TRE & Associates, Nadia Ganser

Surrounding Zoning and Land Use:

North: R-2 (Residential)-Single Family Units
South: A-1 (Apartments) – Apartment Complex
East: C-1 (Commercial) - Church
West: C-1 (Commercial) – Commercial Development

Future Land Use Designation: Commercial Use
Nearest Park: David Ortiz Park
Nearest School: Horizon High School

Application Description:

The applicant is requesting a Specific Use Permit to erect, manage and operate a 1.5-million-gallon elevated storage tank for potable water, measuring approximately 170 feet in height, within a fenced area adjacent to the existing HRMUD Administration building currently zoned C-1 (Commercial). The use is not specifically listed in the zoning municipal code of ordinances. Section 603.4- Prohibited Uses of Chapter 14 in the Zoning Ordinance (Exhibit A of Chapter 14 Zoning) in the Municipal Code prohibits all uses other than permitted uses and permitted accessory uses unless presented to and approved by the City Council as a Specific Use Permit (SUP). If the SUP is approved, the developer will need to submit for all applicable permits and ensure that the site and structures comply with all standards, to include zoning regulations.

Notice:

In accordance with Section 211.007 of the Texas Local Government Code, notices of the November 16, 2020 public hearing were sent to those property owners within 200 feet of the subject property on October 23, 2020. Any responses received by staff, will be presented to the Commission at the Planning and Zoning meeting.

Staff Recommendation:

Staff recommends **approval** of the request for a Specific Use Permit for elevated storage tank in a commercial zone, with the condition that the property and structure be developed in conformance with all zoning and any other applicable requirements.

Planning Comments:

If approved, the storage tank and site will need to be improved to meet all applicable requirements.

Shaping Our Horizon 2030 – Future Land Use Map Designation:

The Future Land Use Map designates this area as Commercial, the land use classification includes retail, offices, business, personal and professional services, restaurants, banks and financial institutions, doctor, dentist and other medical offices, and related accessory and ancillary uses.

Options available to the Planning and Zoning Commission:

The Planning and Zoning Commission may consider the following options and additional requirements that it identifies when reviewing this rezoning application:

1. Recommend approval of the request for Specific Use Permit in a C-1 Zoning District as stated.
2. Recommend approval of the request for Specific Use Permit in a C-1 Zoning District as stated, including any modifications to bring the Specific Use Permit into conformance with the Horizon City Municipal Code and Shaping Our Horizon 2030: Comprehensive and Strategic Plan.
3. Recommend denial of the Applicant’s request for Specific Use Permit finding that it is not in conformance with the Horizon City Municipal Code and/or Shaping Our Horizon 2030: Comprehensive and Strategic Plan.

Attachments:

Attachment 1 – Zoning Designation

Attachment 2 – Aerial View

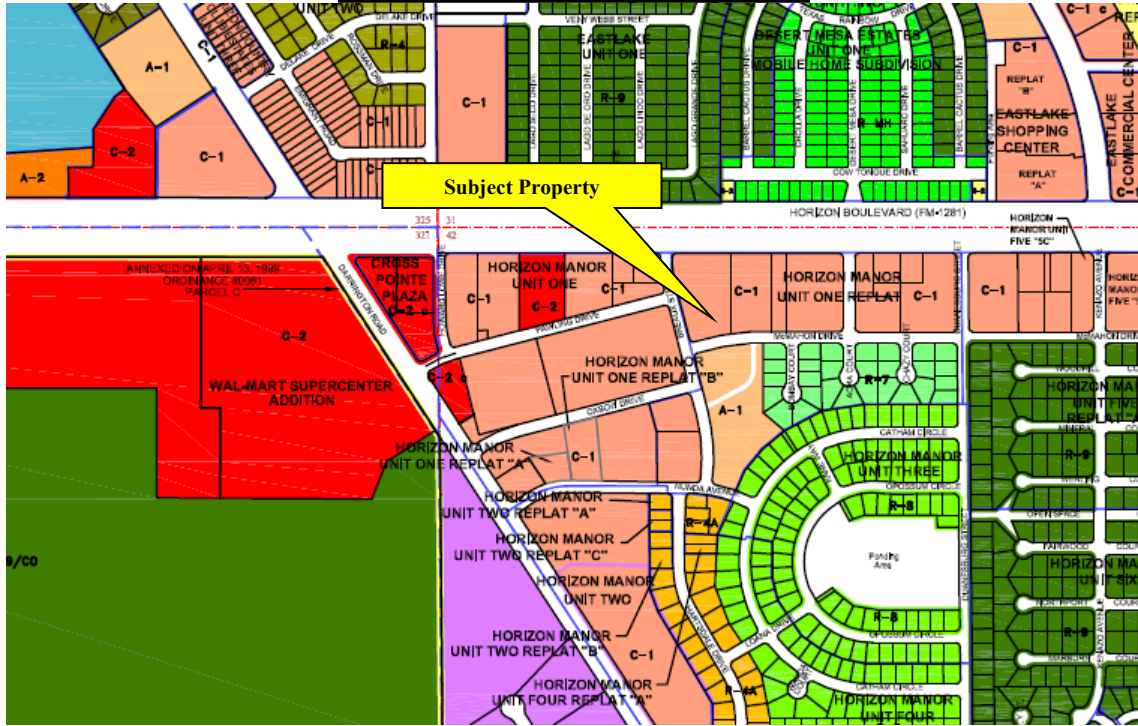
Attachment 3 – Location Map

Attachment 4 – Site Plan

Attachment 5 – Letter from Applicant

Attachment 6 – Application

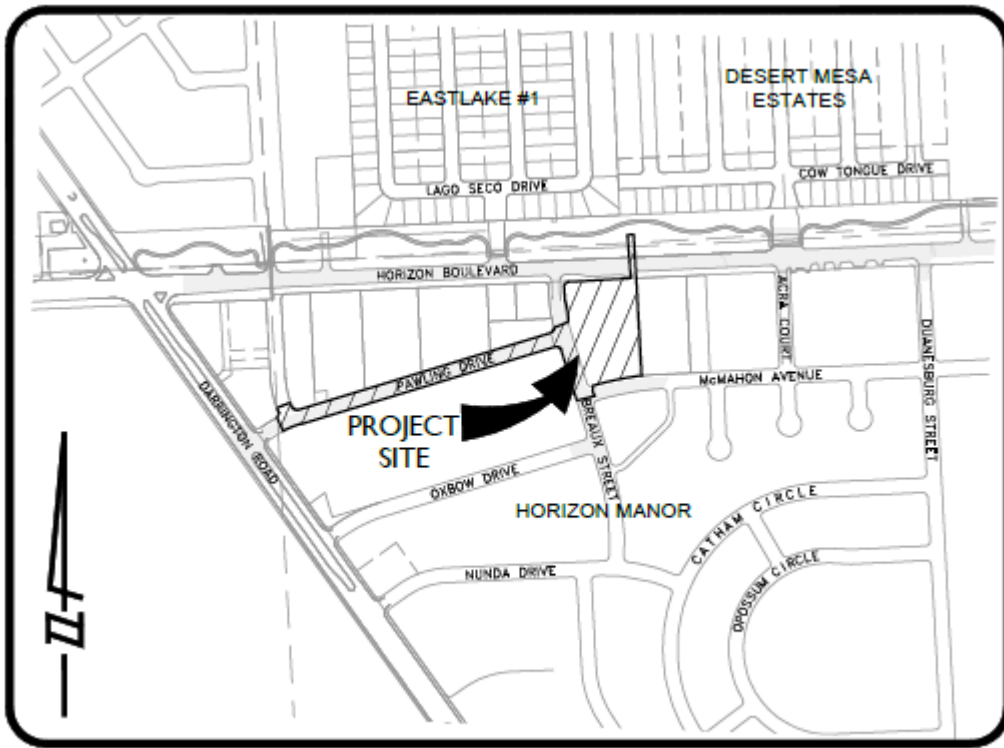
Attachment 1: Zoning Designation



Attachment 2: Aerial



Attachment 3- Location Map



LOCATION MAP
1" = 500'

Attachment 4: Applicant's Letter



Engineering Solutions

October 27, 2020

Email

Ms. Michelle Padilla
Planning Director
Town of Horizon City
14999 Darrington Road
Horizon City, Texas 79928

**Re: Special use Permit – Use Description
Elevated Storage Tank No. 5
TRE No.: 1277-11718-32**

Dear Ms. Padilla:

Horizon Regional Municipal Utility District (HRMUD), the property owner of 14100 Horizon Boulevard, Horizon City, Texas, is respectfully requesting the ability to construct, manage and operate a 1.5 million gallon elevated storage tank for potable water within the fenced area adjacent to the existing HRMUD administration building.

This property is a 2.5592 acre tract of land legally described as Lot 1, Block 12 of Horizon Manor #1. Should you have any questions or desire additional information, please contact me at 512-358-4049 or at nganser@tr-eng.com or Karen Barraza at 915-852-9093.

Sincerely,

TRE & Associates, LLC

A handwritten signature in blue ink that reads 'Nadia E. Ganser'.

Nadia E. Ganser, P.E.
Project Manager

NG:kb

Cc: Ms. Karen Barraza; TRE & Associates, LLC

Attachment 5: Application



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

SPECIFIC USE PERMIT APPLICATION

1. Property Owner of Record: Horizon Regional Municipal Utility District
14100 Horizon Blvd Horizon City, TX 79928
 (ADDRESS) (ZIP) (PHONE) (EMAIL)

2. Applicant: TRE & Associates, LLC Is applicant also the Owner? Yes No
 Contact Person Nadia Ganser Is applicant also the Contractor? Yes No
110 Mesa Park Dr. Suite 200 El Paso, TX 79912 (512) 358-4049 nganser@gmail.com
 (ADDRESS) (ZIP) (PHONE) (EMAIL)

3. Contractor: TBD
 (ADDRESS) (ZIP) (PHONE) (EMAIL)

4. Site Address/Location: 14100 Horizon Blvd
Legal Description: 1 12 Horizon Manor #1
 (Lot) (Block) (Subdivision Name)
 If the legal description of the complete tracts or if plat is not available, the **required** Metes & Bounds Description with a survey map is attached? Yes No

5. Briefly explain why you request a Specific Use Permit? Elevated Water Storage Tank

6. Land's Presents Use: offices, ponding Zone _____
 Land Vacant Lot size _____ Structure Structure's size _____ Last known date the structure was occupied? N/A
Land's Proposed Use: ponding, elevated water storage tank Proposed Zone Use N/A
 Will you be making any improvements to the existing lot or structure? Yes No This request includes *Site Improvements* for approval? Yes No

Building Official Findings & Pre Licensing Consultation for Non-Conforming Use & Site Improvements

7. Non-Conforming use of a lot, uses, land & structures, uses of structures, premises & characteristics of use or site improvements, necessitates that the applicant and/or contractor consult with the Town's Building Official on the proposed project & Business to discuss any requirements for this request.

A field inspection on (date) _____ determined the lot is: Not Applicable Legal Non-Conforming Non-Conforming and Requires the following: _____

Building Official Signature Date

Schedule appointment with Building Official

NOTICE: Applicant is responsible for all expenses incurred by the City in connection with the Specific Use Permit 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: Nadia E. Ganser

8. Signatures:

 (OWNER'S SIGNATURE)

 (APPLICANT'S SIGNATURE)

Gls Jarvis
 (OWNER'S PRINTED NAME)
Nadia E. Ganser
 (APPLICANT'S PRINTED NAME)

FEES:

EL PASO TIMES PUBLISHING FEE	APPROXIMATELY \$280
ENGINEER FEES	\$60 PER EACH 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 SUP application.

Revised 04May2020



1. CALL MEETING TO ORDER & DETERMINATION OF QUORUM

2. COMMISSION MEMBERS ATTENDANCE:

COMMISSIONERS EXCUSED: Charles Berry **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:

On a Specific Use Permit application (**SUP#002450-2020**) request to allow a self-storage facility on a property zoned C-1 (Commercial) located at **500 Horizon Mesa Dr., Horizon City, Texas, 79928** and legally described as *Lot 1, Block 2, Horizon Mesa Commercial Unit Two, Horizon City, El Paso County, Texas. 8 acres approximately.* Application submitted by Riverbend Development LLC

ACTION: Motion made by **AVILA**, 2ND by **FLORES** to recommend approval as per staff comments.

AYES: **FLORES, MELENDEZ, ARMSTRONG, AVILA and DURAN.**

NAYS: **GARDEA**

MOTION CARRIED

B. DISCUSSION AND RECOMMENDATION

On a Specific Use Permit application (**SUP#002451-2020**) request to allow for a service station/mechanic shop, a C-2 (Commercial) use in an M-1 (Industrial) zone, at a property located at **441 S. Darrington Rd. Horizon City, Texas, 79928**, legally described *2 Horizon Industrial Park RPL #1, PT of 8 BEG 273.55 FT S of NEC (127.76' ON ST - 400' ON S - 127.76' ON W - 400' ON N) (1.17 AC).* Application submitted by Adame Property Investments.

ACTION: Motion made by **AVILA**, 2ND by **ARMSTRONG** to recommend approval as per staff comments.

AYES: **FLORES, MELENDEZ, ARMSTRONG, AVILA, DURAN and GARDEA**

MOTION CARRIED



5. OTHER BUSINESS

A. DISCUSSION AND ACTION:

To elect the Planning and Zoning Commission's Chair and Vice Chair

ACTION TO MOVE ITEM UP: Upon request by the Planning Director, a motion by Commissioner **FLORES** was made for this item to be moved up for discussion & action before the Public Hearings. Motioned 2nd by **DURAN**
ALL MEMBERS IN AGREEMENT. MOTION CARRIED.

ACTION FOR CHAIR: Motion made by **ROBERT AVILA** to nominate himself as P&Z Chair. Motioned 2nd by **DURAN**
ALL MEMBERS IN AGREEMENT. MOTION CARRIED.

ACTION FOR VICE CHAIR: Motion made by **MATHEW GARDEA** to nominate himself as vice chair. Motioned 2nd by **AVILA**
ALL MEMBERS IN AGREEMENT. MOTION CARRIED.

B. DISCUSSION AND ACTION:

On the Planning and Zoning meeting minutes for the Special Meeting of September 14, 2020

ACTION: Motion made by **GARDEA**, 2ND by **FLORES** to approve meeting minutes.
ALL MEMBERS IN AGREEMENT.
MOTION CARRIED

6. ANNOUNCEMENTS

A. The next regular scheduled meeting: **Monday, November 16, 2020 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 **6:30** pm.

Robert Avila Jr. – Chair

(Date)

ATTEST:

Elizabeth S. Luna
Board Secretary

DISTRIBUTION OF MINUTES:

Original: Horizon City Administrative File
Copy: Planning and Zoning Commission
Posted: Internet Website: www.horizoncity.org