



**HORIZON CITY**

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**AGENDA  
PUBLIC MEETING  
REGULAR PLANNING AND ZONING MEETING  
THE TOWN OF HORIZON CITY, TEXAS  
Monday, December 21, 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, December 21, 2020 at 6:00 PM** at Virtual Meeting, 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 videoconferencing or telephone conference. Members of the public may view the meeting online or by videoconferencing via the following:**

Meeting

link: <https://townofhorizoncity.my.webex.com/townofhorizoncity.my/j.php?MTID=m428ab647903e87f68947264671119a3b>

Meeting number: 126 165 4015

Password: PZDec2020!

Join by phone

+1-408-418-9388 United States Toll

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

**2. COMMISSION MEMBERS ATTENDANCE:**

**COMMISSIONERS EXCUSED AND UNEXCUSED:**

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

Anyone wishing to speak at the meeting is asked to fill out the "Speaker Request" form and email in advance.

**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:** 4

On a final plat application (#SUB002459-2020) for **WEST EASTLAKE ESTATES UNIT 2**, *legally described as being a portion of Section 31, Block 78, Township 3, Texas and Pacific Railroad Survey, Town of Horizon City, El Paso, County, Texas. Containing 19.776 acres +/-* Application submitted by Ithaca Development, LLC

B. **DISCUSSION AND RECOMMENDATION:** *(Applicant has requested item to be postponed.)*

On the resubmitted replat application (#RP-002460-2020) for **Horizon Manor Unit Three Replat "A"**, *legally described as a portion of Lot 19, Block 9, Horizon Manor Unit Three, Town of Horizon City, El Paso County, Texas. Containing 7.9365 ± acres.* Application submitted by CAD Consulting Co.

5. **OTHER BUSINESS**

A. **DISCUSSION AND ACTION:** 12

On the Planning and Zoning meeting minutes for the meeting of November 16, 2020

6. **ANNOUNCEMENTS**

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

*This meeting was not held due to lack of quorum.*

Adjournment:

Motion to Adjournment: \_\_\_\_\_ 2nd \_\_\_\_\_

Dated this

By: \_\_\_\_\_  
Elvia Schuller, City Clerk

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

Agenda Removed: \_\_\_\_\_ Time \_\_\_\_\_ By \_\_\_\_\_

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

# SPEAKER REQUEST FORM

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

Date of Meeting: \_\_\_\_\_

Your Name: \_\_\_\_\_

Residence Address: \_\_\_\_\_

City: \_\_\_\_\_ Contact Number: \_\_\_\_\_

## **IF SPEAKING FOR AN ORGANIZATION:**

Name of Organization: \_\_\_\_\_

Speaker's Official Capacity: \_\_\_\_\_

Agenda Item No.: \_\_\_\_\_ Public Hearing Agenda Item No.: \_\_\_\_\_

For (if applicable)       Against (if applicable)

## **OPEN FORUM:**

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

Thank you for your cooperation.

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



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

**Case No.:** SUB002459-2020-West Eastlake Estates Unit Two  
**Application Type:** Final Plat Subdivision Application  
**P&Z Hearing Date:** December 21, 2020  
**Staff Contact:** Michelle Padilla, Planning Director  
915-852-1046 ext.105; mpadilla@horizoncity.org

**Address/Location:** North of Horizon Blvd. East of N. Kenazo, adjacent to Piemonte Village Unit One & West Eastlakes Estates Unit One

**Legal Description:** Being a portion of section 31, Block 78, Township 3, Texas and Pacific Railroad Survey, Town of Horizon City, El Paso County Texas

**Acreage:** 19.776 ± Acres

**Existing Use:** Vacant

**Existing Zoning:** PUD - Planned Unit Development

**Owner:** Ithaca Development, LLC

**Applicant:** Ithaca Development, LLC

**Surrounding Zoning and Land Use:**

**North:** PUD- Planned Unit Development

**South:** PUD- Piemonte Village Unit One (Current Development)

**East:** R-2 (Residential) -Single Family Units

**West:** A-1 (Apartments) - Apartments

**Future Land Use Designation:** Hight Density-Single Family Homes

**Nearest Park:** Desmond “Corky” Corcoran Park

**Nearest School:** Desert Hills Elementary

**Application History & Description:**

The applicant is proposing a 118-lot subdivision for single family units, a one-acre park and a 32,100 square foot drainage pond within the planned unit development district. The smallest lot measures approximately 4,500 square feet and the largest is 7,099 square feet in size.

This area is being developed in accordance with the Planned Unit Development (PUD) requirements of the Zoning Ordinance and the development plan that was approved as part of the rezoning of this area to PUD. The development plan includes an overall parks and open space plan, incorporating a park within this subdivision. In order to meet this requirement, the applicant is proposing to improve and dedicate a one-acre park.

**Staff Recommendation:**

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

**Planning Comments:**

1. Steve Joyce Way is 1,127.5' long and runs east/west; the suffix "way" is reserved for diagonal streets less than 1000' and is used to represent diagonal streets; please revise to include "Avenue" or "Parkway" as the suffix.
2. Bill Lazor Drive is a street that runs east/ west, "drive" is reserved for curving and diagonal streets; suffixes "Avenue" or "Parkway"; please revise to include "Avenue" or "Parkway" as the suffix.
3. Chris Zingo Lane is 1,127.5' long and runs east/ west; the suffix "way" is reserved for diagonal streets less than 1000' and is used to represent diagonal streets; please revise to include "Avenue" or "Parkway" as the suffix.
4. Chad Levitt Way is 250' long and runs north/south; the suffix "way" is reserved for diagonal streets less than 1000' and is used to represent diagonal streets; please revise to include "Avenue" or "Parkway" as the suffix.
5. Please provide the curve data for lots 1 and 10, block 12 and lot 1, block 13.
6. Please confirm that the parkland acreage does not include the proposed 20' utility easement as that area will not count towards the acreage requirement. If it is included, please revised the acreage to reflect only the parkland outside of the utility easement.

## Public Works Review Comments:

Review comments received on 12/14/2020



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### Public Works Department

#### West Eastlake Estates U-2 (Final Plat)

REVIEW#3 12/14/2020

1. ~~Provide Bearing at centerline of Chad Levitt Way. Bearing shown is located outside subdivision boundary line.~~
2. ~~Lot 36, Block 8 and Lot 22, Block 14 are missing the distance at front and back.~~
3. ~~Street abbreviations on this plat are inconsistent (see WAY, DRIVE, LANE).~~
4. ~~Curve Data and Line Data table numbers must follow chronological order.~~
5. ~~Missing L49, L50 on table.~~
6. ~~Provide the total acreage for each lot below the lot number.~~
7. ~~Provide Closure with metes and bounds description on the final plat.~~
8. ~~Missing Benchmark and Datum information.~~
9. Provide legal description for the adjacent subdivision located at the south side (WEEU-1).
10. ~~Provide the total number of lots.~~
12. ~~Provide a list for the proposed streets on the plat.~~
13. ~~Provide a note on the plat prohibiting direct access through Orsini Blvd.~~
14. ~~Missing addresses.~~ El Paso County 9-1-1 District approval is required for the addresses on the final plat.

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14999 Darrington Road \* Horizon City, Texas 79928 \* (915)852-1875 \* Fax (915)852-1005

**City Engineer Review Comments:**

Comments received on 12/14/2020

**West Eastlake Estates, Unit II**

**Summary of Recommended Conditions for Final Plat Approval:**

The Town Engineer recommends the following:

1. Update and correct the “ACKNOWLEDGEMENT” to take place in the STATE OF TEXAS, COUNTY OF EL PASO and using the current year.
2. Provide a legal description for West Eastlake Estates Unit 1
3. Provide a metes and bounds description for the plat.
4. Provide a closure report for the subdivision and the lots.
5. Coordinate with the Town of Horizon City with regard to any additional comments they may have.

**911 District Comments:**

On November 25, 2020 the following comments were received:

“Please change the addressing on Bill Lazor Dr. and Steve Joyce Way so addressing begins at 14300 and 14301. It is not necessary to maintain two blocks of addressing on these streets. I see why it’s happening on Toby Davis, Seth Payne, and Chris Zingo but it is not necessary for these other streets. Thank you.”

**Fire Department:**

No comments received.

**Additional Requirements:**

1. Within twelve (12) months of the approval of the final plat by the City Council, a recording application will need to be submitted for approval.
2. Submit Covenants, Conditions, and Restrictions for review.
3. Submit Original Tax Certificates

**Parkland Fees Calculation:**

4. \$47,200: SFU Count as indicated on plat is 118 (118 \* 400 = \$47,200)

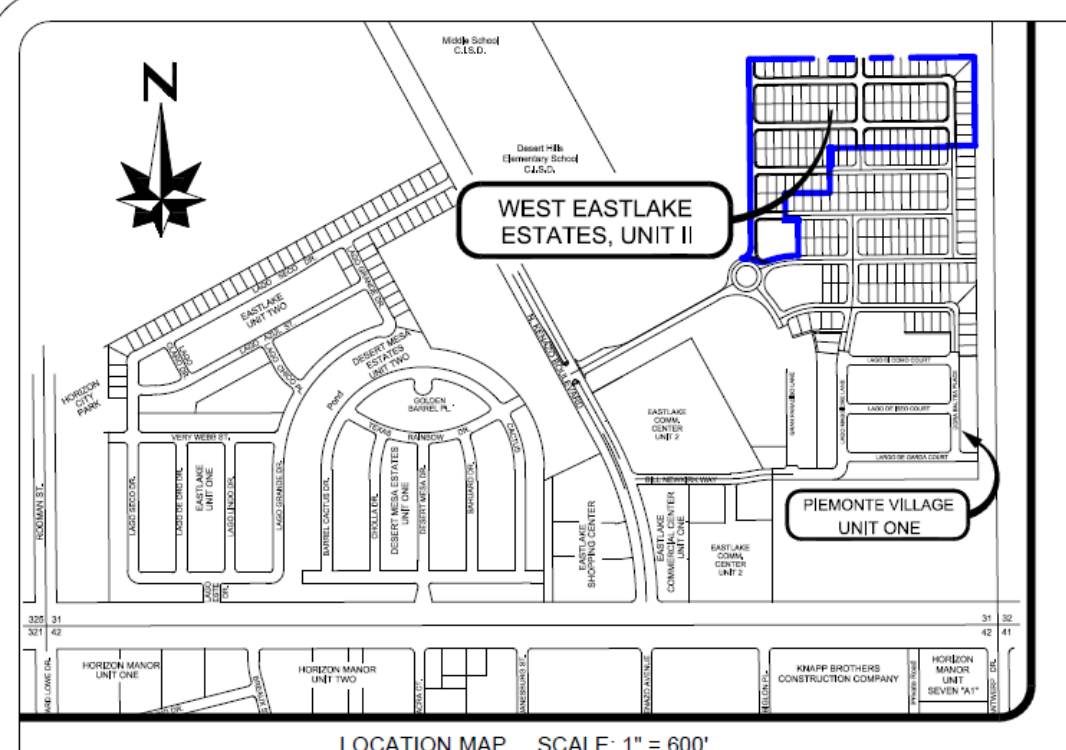
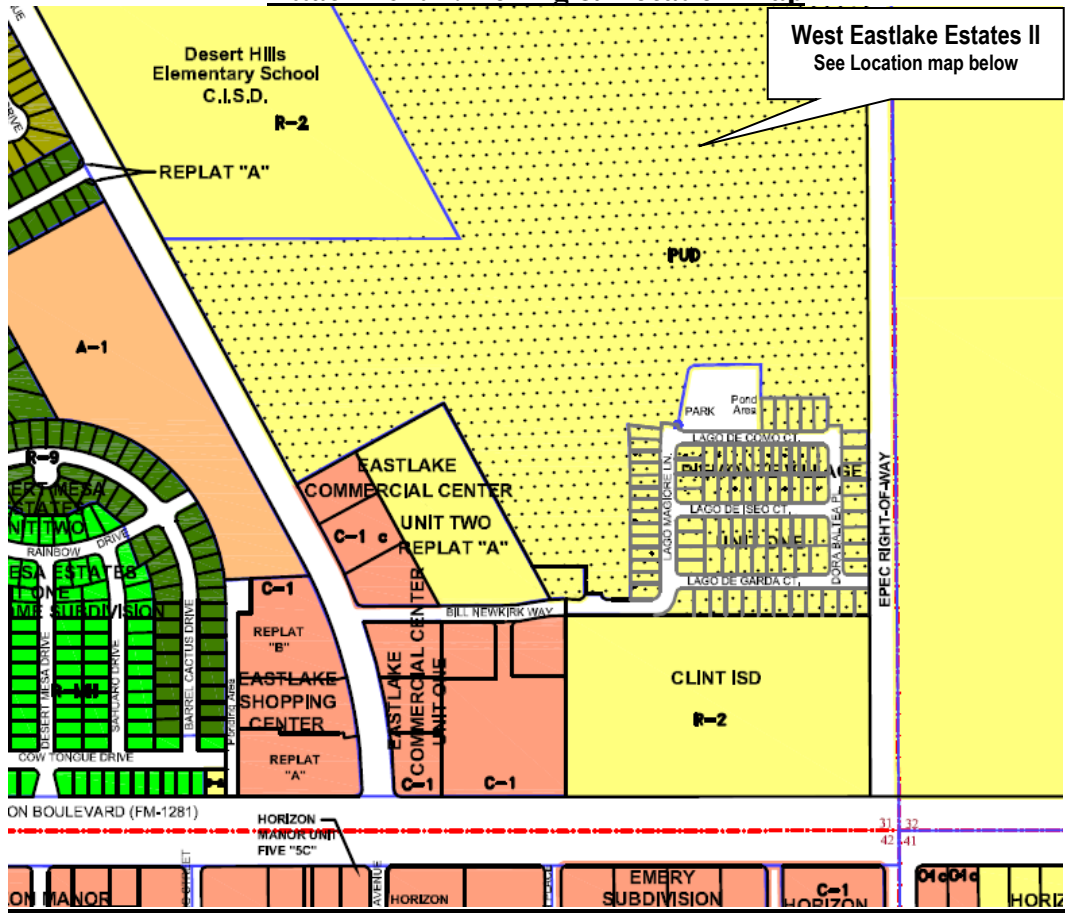
**Attachments:**

- 1 - Aerial View
- 2 - Zoning & Location Map
- 3 - Final Plat Map
- 4 - Application

**Attachment 1: Aerial View**



## Attachment 2: Zoning & Location Map





# Attachment 4: Final Plat Subdivision Application

SUB002459-2020



**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: West Eastlake Estates, Unit II SUBMITTAL DATE: 11-25-2020

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)  
A 19.776 acre subdivision located in the town of Horizon City, El Paso County, Texas, being a portion of section 31, block 78, township 3, Texas and Pacific Railroad survey, El Paso County, Texas

2. PROPERTY LAND USES:

	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	<u>12.661</u>	_____	OFFICE	_____	_____
DUPLEX	_____	_____	STREET & ALLEY	<u>5.375</u>	_____
APARTMENT	_____	_____	PONDING & DRAINAGE	<u>0.736</u>	_____
MOBILE HOME	_____	_____	INSTITUTIONAL	_____	_____
P.U.D.	_____	_____	OTHER	_____	_____
PARK (Min 1 Acre)	<u>1.004</u>	_____	_____	_____	_____
SCHOOL	_____	_____	_____	_____	_____
COMMERCIAL	_____	_____	TOTAL NO. SITES	_____	_____
INDUSTRIAL	_____	_____	TOTAL (GROSS) ACREAGE	<u>19.776</u>	_____

3. WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? P.U.D PROPOSED ZONING \_\_\_\_\_

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

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

6. WHAT TYPE OF DRAINAGE IS PROPOSED? (IF APPLICABLE LIST MORE THAN ONE) STREET AND UNDERGROUND STORM TO PONDS

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

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  TO BE DETERMINED

11. REMARKS AND/OR EXPLANATION OF SPECIAL CIRCUMSTANCES: N/A

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

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

14. OWNER OF RECORD Ithaca Development, LLC nick@mycasasdeleon.com (915) 584-5050  
(NAME & ADDRESS) (EMAIL) (PHONE)

15. DEVELOPER Ithaca Development, LLC nick@mycasasdeleon.com (915) 584-5050  
(NAME & ADDRESS) (EMAIL) (PHONE)

16. ENGINEER ESSCO International, Inc. ahernandez@esscogroup.org (915) 533-1102  
(NAME & ADDRESS) (EMAIL) (PHONE)

17. APPLICANT Ithaca Development, LLC nick@mycasasdeleon.com (915) 584-5050  
(NAME & ADDRESS) (EMAIL) (PHONE)

18. REP/POINT OF CONTACT ESSCO International, Inc. ahernandez@esscogroup.org (915) 533-1102  
(NAME & ADDRESS) (EMAIL) (PHONE)

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

Applicant Signature

Margy Maher EMAIL nick@mycasasdeleon.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



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

2. **COMMISSION MEMBERS ATTENDANCE:**

**COMMISSIONERS EXCUSED : J. Flores**

**UNEXCUSED: K. Duran**

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**

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A. **DISCUSSION AND RECOMMENDATION:**

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.

**ACTION:** Motion made by **GARDEA**, 2<sup>ND</sup> by **MELENDEZ** to recommend approval as per staff comments/conditions.

**AYES: BERRY, MELENDEZ, ARMSTRONG, AVILA and GARDEA.**

**MOTION CARRIED**

B. **DISCUSSION AND RECOMMENDATION:**

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.

**ACTION:** Motion made by **GARDEA**, 2<sup>ND</sup> by **AVILA** to recommend approval as per staff comments/conditions.

**AYES: BERRY, MELENDEZ, ARMSTRONG, AVILA and GARDEA.**

**MOTION CARRIED**

C. **DISCUSSION AND RECOMMENDATION:**

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

**ACTION:** Motion made by **GARDEA** to recommend disapproval. Motion failed with no 2<sup>ND</sup>.



**ACTION:** Motion made by **MELENDEZ**, 2<sup>ND</sup> by **AVILA** to recommend approval as per staff comments.

**AYES:** **BERRY, MELENDEZ, ARMSTRONG, and AVILA.**

**NAYS:** **GARDEA**

**MOTION CARRIED**

**D. DISCUSSION AND RECOMMENDATION:**

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

**ACTION:** Motion made by **GARDEA**, 2<sup>ND</sup> by **MELENDEZ** to recommend approval as per staff comments/conditions.

**AYES:** **BERRY, MELENDEZ, ARMSTRONG, AVILA and GARDEA**

**MOTION CARRIED**

**5. OTHER BUSINESS**

**A. DISCUSSION AND ACTION:**

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

**ACTION:** Motion made by **GARDEA**, 2<sup>ND</sup> by **MELENDEZ** to recommend approval as per staff comments/conditions.

**AYES:** **BERRY, MELENDEZ, ARMSTRONG, AVILA and GARDEA**

**MOTION CARRIED**

**6. ANNOUNCEMENTS**

A. The next regular scheduled meeting: **Monday, December 21, 2020 at 6pm.**

Ms. Padilla request to make additional announcements to the Commission as follows:

- Ms. Norma Cruz has resigned from the P&Z Commission. Ms. Padilla thanked Ms. Cruz for her many years of service to the Town of Horizon as a P&Z Commissioner.
- Ms. Emily Offer; Planner for the City was introduced to the Planning and Zoning Commission. All members welcomed Ms. Offer on board.

**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 6:48 pm.

\_\_\_\_\_  
Robert Avila Jr. – Chair

\_\_\_\_\_  
(Date)



**MINUTES - REGULAR MEETING  
OF THE PLANNING AND ZONING COMMISSION  
HELD ON MONDAY, NOVEMBER 16, 2020 @ 6:00 PM  
15001 DARRINGTON RD., HORIZON CITY, TEXAS 79928**

**ATTEST:**

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Elizabeth S. Luna  
Secretary to the Boards

**DISTRIBUTION OF MINUTES:**

Original: Horizon City Administrative File  
Copy: Planning and Zoning Commission  
Posted: Internet Website: [www.horizoncity.org](http://www.horizoncity.org)