



HORIZON CITY

Incorporated 1988

**AGENDA
PUBLIC MEETING
REGULAR PLANNING AND ZONING MEETING
THE TOWN OF HORIZON CITY, TEXAS
Monday, March 15, 2021, 6:00 PM**

Notice is hereby given that a Regular Planning and Zoning Meeting of the Town of Horizon City, Texas will be held on **Monday, March 15, 2021 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:

Join from the meeting link

<https://townofhorizoncity.my.webex.com/townofhorizoncity.my/j.php?MTID=mc82af488ecaa5c05703ae8e43d72282>

Join by meeting number

Meeting number (access code): 182 499 1999

Meeting password: MarchPZ2021!

1. CALL MEETING TO ORDER & DETERMINATION OF QUORUM

2. COMMISSION MEMBERS ATTENDANCE:

COMMISSIONERS EXCUSED AND UNEXCUSED:

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

4. PUBLIC HEARINGS

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

Commission's motion will state which have not been approved, otherwise, the staff report, with all modifications, exceptions and conditions, is approved and the applicant shall comply with all provisions of the staff report.

A. DISCUSSION AND ACTION:

(Applicant requested that the item continued 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.

B. DISCUSSION AND RECOMMENDATION:

4

On a final plat application (resubmittal) for **Rancho Desierto Bello Unit Thirteen Subdivision** (SUB002464-2021), 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.

5. OTHER BUSINESS

A. DISCUSSION:

Due to lack of quorum, there are no meeting minutes to approve for the December 21, 2020 meeting.

6. ANNOUNCEMENTS

A. The next regular scheduled meeting: **Monday, April 19, 2021 at 6pm.**

Adjournment:

Motion to Adjournment: _____ 2nd _____

Dated this

By: _____
Elvia Schuller, City Clerk

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

Agenda Removed: _____ Time _____ By _____

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

SPEAKER REQUEST FORM

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

Date of Meeting: _____

Your Name: _____

Residence Address: _____

City: _____ Contact Number: _____

IF SPEAKING FOR AN ORGANIZATION:

Name of Organization: _____

Speaker's Official Capacity: _____

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

For (if applicable) Against (if applicable)

OPEN FORUM:

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

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

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

Thank you for your cooperation.

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



TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.: SUB-002464-2021
Rancho Desierto Bello Unit Thirteen (RDBU13)
Application Type: **Final Plat**
P&Z Hearing Date: March 15, 2021
Staff Contact: Emily Offer, Planner/ Project Manager
915-238-0691; eooffer@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 29.598 ± 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:

The preliminary plat identifies two phases of development, this application includes the final plat for Phase I of the Unit 13 development. The first phase of the proposed subdivision includes 82 lots for single-family residential development, the smallest lot measuring approximately 6,050 square feet and the largest lot measuring approximately 17,642 square feet in size.

In accordance with Section 2.8.1 of the Subdivision Ordinance, RDBU13 Phase I (consisting of 82 lots) will require the dedication of at least one (1) acre of parkland plus parkland fees in the amount of \$1,600, based on the cumulative total of lots within Units 12 and 13 Phase I. However, the developer is proposing to dedicate 5.022 acres of parkland with Unit 13 Phase I with additional amenities and it is intended to serve the dedication requirements for the entirety of the remaining Rancho Desierto Bello development (Units 12 to 20). The development will carry a credit of 3.522 acres of parkland to be utilized for future units of the development.

Parkland fees shall be paid prior to filing the final plat. A developer participation agreement is required to be approved by the City Council to allow for the additional parkland and improvements.

Staff Recommendation:

Staff recommends *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 final approval of the vacation application for a portion of LTV Road by City Council. The plat cannot be recorded until the portion of the roadway is vacated.

Planning Comments:

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

Public Works Director Comments:

1. El Paso County's 911 needs to provide a response approving the addresses for the subdivision again since the plat was resubmitted for review.

Town Engineer Comments:

1. Provide metes and bounds on the final plat.

El Paso County 9-1-1 District:

1. The 911 District has the capacity for this development.

El Paso County Electric Utility District:

1. This easement complies with the electric utilities that were installed in this subdivision.

Clint Independent School District:

1. CISD has school capacity for this development.

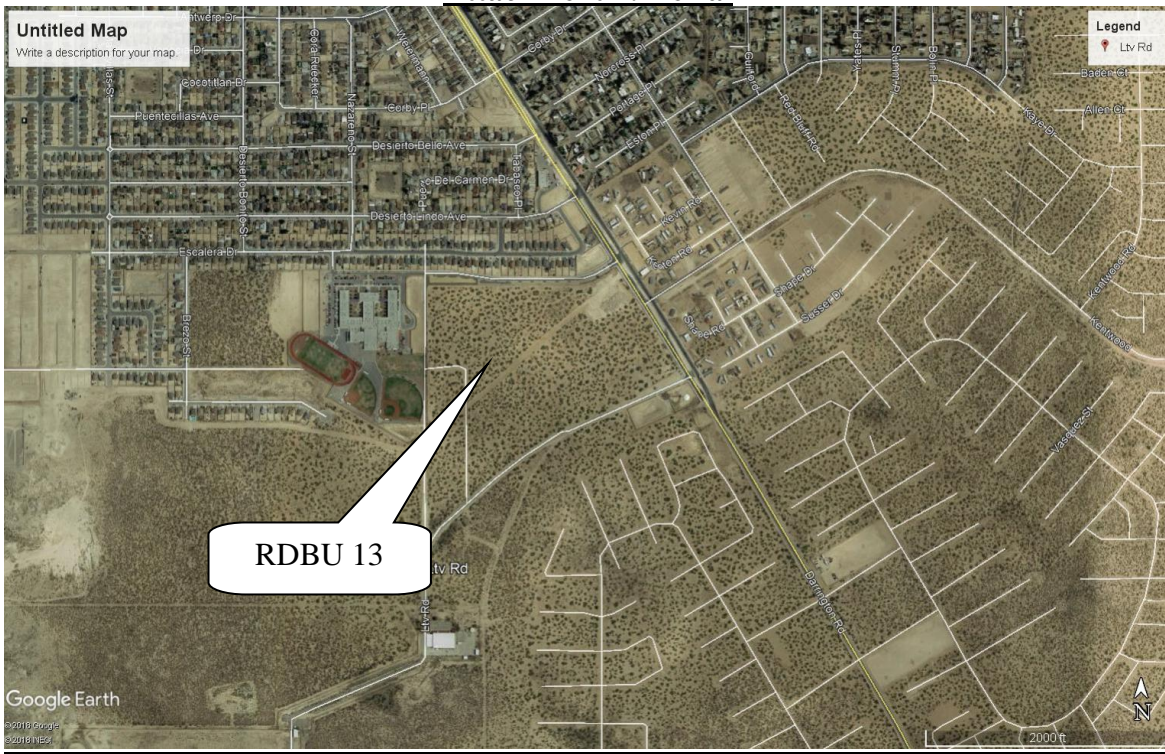
Additional Requirements:

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)

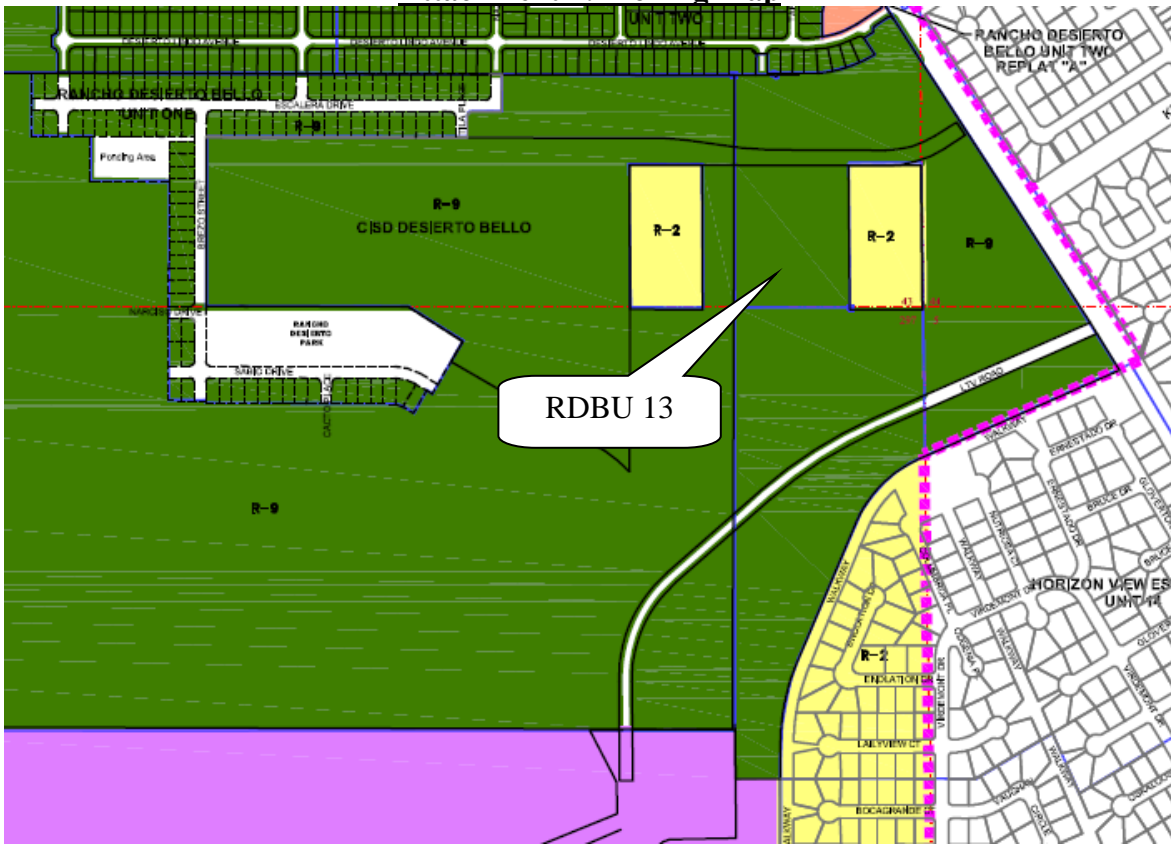
Attachments:

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

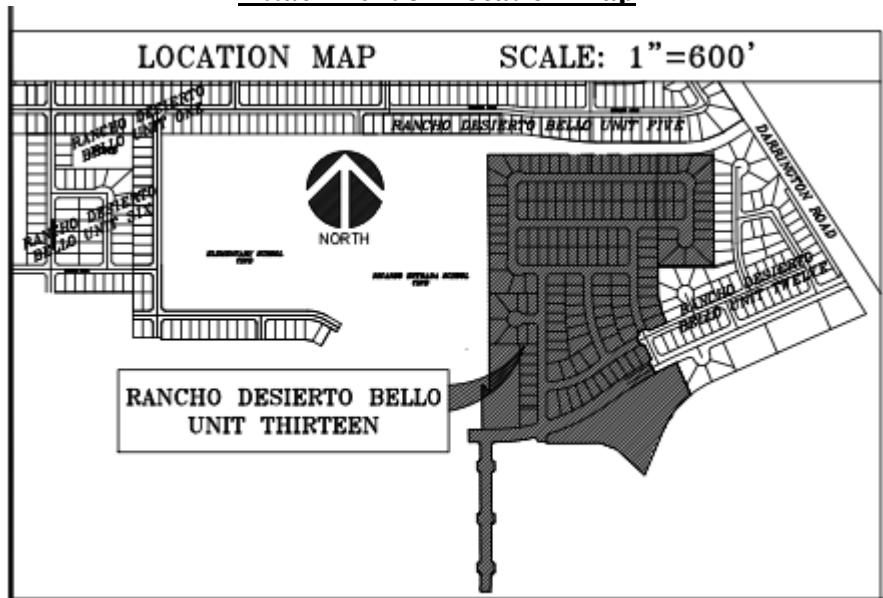
Attachment 1: Aerial



Attachment 2: Zoning Map



Attachment 3- Location Map





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

**MAJOR SUBDIVISION
 FINAL PLAT APPLICATION**

SUB-002464-2021

SUBDIVISION PROPOSED NAME: Rancho Desierto Bello Unit 13 Phase I SUBMITTAL DATE: 02/16/2021

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 +/-.

2. PROPERTY LAND USES:

	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	14.407	82	OFFICE		
DUPLEX			STREET & ALLEY	7.862	
APARTMENT			PONDING & DRAINAGE	2.307	1
MOBILE HOME			INSTITUTIONAL		
P.U.D.			OTHER		
PARK (Min 1 Acre)	5.022	1			
SCHOOL					
COMMERCIAL			TOTAL NO. SITES		84
INDUSTRIAL			TOTAL (GROSS) ACREAGE	29.598	

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 "YES", PLEASE LIST SECTION & 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 (NAME & ADDRESS)	jduran@desertviewhomes.com (EMAIL)	(915) 591-5319 (PHONE)
15. DEVELOPER	SDC Development, LTD (NAME & ADDRESS)	jduran@desertviewhomes.com (EMAIL)	(915) 591-5319 (PHONE)
16. ENGINEER	TRE & Associates, LLC (NAME & ADDRESS)	kbarraza@tr-eng.com (EMAIL)	(915) 852-9093 (PHONE)
17. APPLICANT	TRE & Associates, LLC (NAME & ADDRESS)	kbarraza@tr-eng.com (EMAIL)	(915) 852-9093 (PHONE)
18. REP/POINT OF CONTACT	TRE & Associates, LLC (NAME & ADDRESS)	kbarraza@tr-eng.com (EMAIL)	(915) 852-9093 (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 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