



HORIZON CITY

Incorporated 1988

**AGENDA
PUBLIC MEETING
REGULAR PLANNING AND ZONING MEETING
THE TOWN OF HORIZON CITY, TEXAS
Monday, April 19, 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, April 19, 2021 at 6:00 PM** at Virtual Meeting , 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=ma47639d0a5cb61e5ba95998e7caacbc3>

Meeting number: 182 019 8922

Password: !PZApril21

Join by phone :

+1-408-418-9388 United States Toll

Access code:182 019 8922

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:

(This item is to be postponed per applicant's request) 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:

5

On a rezoning application (**#RZ002466-2021**) request to approve a change in zone from a Residential R-4 zone to Commercial C-1 zone for a property legally described as a parcel of land *being Lots 1-10, Block 19, Horizon Country Club Estates Unit 2, El Paso County, Texas* . Application submitted by Casey Mae Investments LLC

C. DISCUSSION AND RECOMMENDATION:

12

On a rezoning application (**#RZ002467-2021**) request to approve a change in zone from a Residential R-2 zone to Commercial C-1 zone for a property legally described as *Lots 7, 8, 9, Block 490, Lot 8, Block 491, Lots 8, 9, 10, & 11, Block 492, Horizon City Unit Sixty-Four, Horizon City, El Paso County, Texas*. Application submitted by James Edge & Angel Beltran Jr.

D. DISCUSSION AND RECOMMENDATION:

23

On a rezoning application (**#RZ002468-2021**) request to approve a change in zone from a Commercial C-2 & R-PD Residential zones to C-2 Commercial zone for a properties legally described as *Lots 1 through 8, Block 1; Lots 1 and 2 Block 2; Lot 1, Block 4; & Section 30 & 31, Block 78, Tuscany Park Village Units 1 & 2, Horizon City Unit Sixty-Four, Horizon City, El Paso County, Texas*. Application submitted by HZ Ventures LLC Series D-Tuscany Ventures

E. DISCUSSION AND RECOMMENDATION:

39

On a replat application (**#RP002469-2021**) for **Tuscany Park Village Replat**, legally described as *being a portion of Section 30, Block 78 TSP 3 Tracts 1B, 8, 10 and a portion of section 31 Block 78, TSP 3 Texas and Pacific Railway Company Surveys, Horizon City, Texas, El Paso, County, Texas*. Application submitted by HZ Ventures LLC Series D-Tuscany Ventures

F. DISCUSSION AND RECOMMENDATION:

55

On a preliminary plat application (**#SUB002470-2021**) for **Horizon Town Center Unit Four**, a property legally described as *being a portion of C.D Stewart Survey No. 321, Town of Horizon City, El Paso County, Texas*. Application submitted by Conde, Inc.

G. DISCUSSION AND RECOMMENDATION:

(This item is to be postponed to the next meeting)

On a rezoning application (**#RZ002471-2021**) request to approve a change in zone from a Residential R-9 and C-2 Commercial zone to Residentail R-2 and Commercial C-2 zone for properties legally described as *being a portion of C.D Stewart Survey No. 321, Town of Horizon City, El Paso County, Texas*. Application submitted by Conde Inc.

H. DISCUSSION AND RECOMMENDATION:

67

On a preliminary plat application (**#SUB002472-2021**) for **Rancho Desierto Bello Unit Fifteen Phase 1**, a property legally described as *being a portion of Leigh Clark Survey No. 297, Town of Horizon City, El Paso County, Texas*. Application submitted by TRE & Associates.

I. DISCUSSION AND RECOMMENDATION:

80

On a preliminary plat application (**#SUB002473-2021**) for **Rancho Desierto Bello Unit Fifteen Phase 2**, a property legally described as *being a portion of Leigh Clark Survey No. 297, Town of Horizon City, El Paso County, Texas*. Application submitted by TRE & Associates.

J. DISCUSSION AND RECOMMENDATION:

93

On a preliminary and final plat applications (**#SUB002474-2021**) for **City Center One**, a property legally described as *Tract 1M, W.J. Rand Survey No. 325, ABST 8814, Town of Horizon City, El Paso County, Texas*. Application submitted by GRV Integrated Engineering Solutions LLC.

5. OTHER BUSINESS

A. DISCUSSION AND ACTION:

102

On the Planning and Zoning meeting minutes for the meeting of March 15, 2021

6. ANNOUNCEMENTS

A. The next regular scheduled meeting: **Monday, May 17, 2021 at 6pm.**

7. DISCUSSION AND RECOMMENDATION:

(This item is to be postponed per applicant's request) 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.

8. DISCUSSION AND RECOMMENDATION:

(This item is to be postponed to the next meeting)

On a rezoning application (**#RZ002471-2021**) request to approve a change in zone from a Residential R-9 and C-2 Commercial zone to Residentail R-2 and Commercial C-2 zone for properties legally described as *being a portion of C.D Stewart Survey No. 321, Town of Horizon City, El Paso County, Texas.* Application submitted by Conde Inc.

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
REVISED

Case No.: RZ-002466-2021
Horizon Country Club Estates -Unit 2

Application Type: **Rezoning**

P&Z Hearing Date: April 19, 2021

Staff Contact: Emily Offer, Planning Staff
 915-238-0691; eooffer@horizoncity.org

Address/Location: East of Darrington Rd, West of Rodman St, and North of Horizon Blvd.

Legal Description: Lots 1 through 10, Block 19, Horizon Country Club Estates Unit 2, El Paso County, Texas

Property Owner: Casey Mae Investments LLC

Applicant: Casey Mae Investments LLC

Nearest Park: Corky Park

Nearest School: Desert Hills Elementary School

SURROUNDING PROPERTIES:

	Zoning	Land Use
N	R-4 (Residential)	Vacant
E	R-4 (Residential)	Vacant
S	C-1 (Commercial)	Vacant
W	C-1 (Commercial)	Vacant

LAND USE AND ZONING:

	Existing	Proposed
Land Use	Vacant	Commercial
Zoning	R-4 Residential	C-1 Commercial

Application Description:

The applicant is requesting to change the zone of a 2.1579 acre parcel of land that is currently vacant and zoned as R-4 Residential to be rezoned as C-1 Commercial. The property is east of Darrington Rd, west of Rodman St, and north of Horizon Blvd.

Notice:

In accordance with Section 211.007 of the Texas Local Government Code, notices of the April 19, 2021 public hearing were sent to the school district of jurisdiction and to those property owners within 200 feet of the subject property on March 25, 2021. In addition, the applicant is required to erect signs notifying the public of the proposed rezoning on the site proposed for rezoning fifteen (15) days prior to the Planning and Zoning Commission public hearing. This requirement has been met.

Vision 2020 – Future Land Use Map Designation:

Horizon City Vision 2020 Strategic Master Plan designates this area as mixed use.

Staff Recommendation:

The Comprehensive plan designates this area for mixed use; therefore, staff recommends **APPROVAL** of the request to rezone to **C-1** as it best suits the comprehensive plan and the surrounding zoning as well.

Planning Division Comments:

The applicant intends to replat the developments proposed to be rezoned prior to beginning any improvements as the current lot sizes do not abide by C-1 Commercial lot size regulations.

Planning and Zoning Commission Options:

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

1. Recommend **approval** of the Applicant's request for change of zone classification as stated and forward a recommendation for approval for the change of zone classification to the City Council.
2. Recommend **denial** of the Applicant's request for change of zone classification due to the lack of compatibility between the proposed zoning and the 2020 Comprehensive plan.

Attachments:

- 1 - Zoning Designation**
- 2 - Aerial**
- 3 - Future Land Use Map (Comp Plan)**
- 4 - Boundary Survey Location Map**
- 5 - Application**

Attachment 1: Zoning Designation



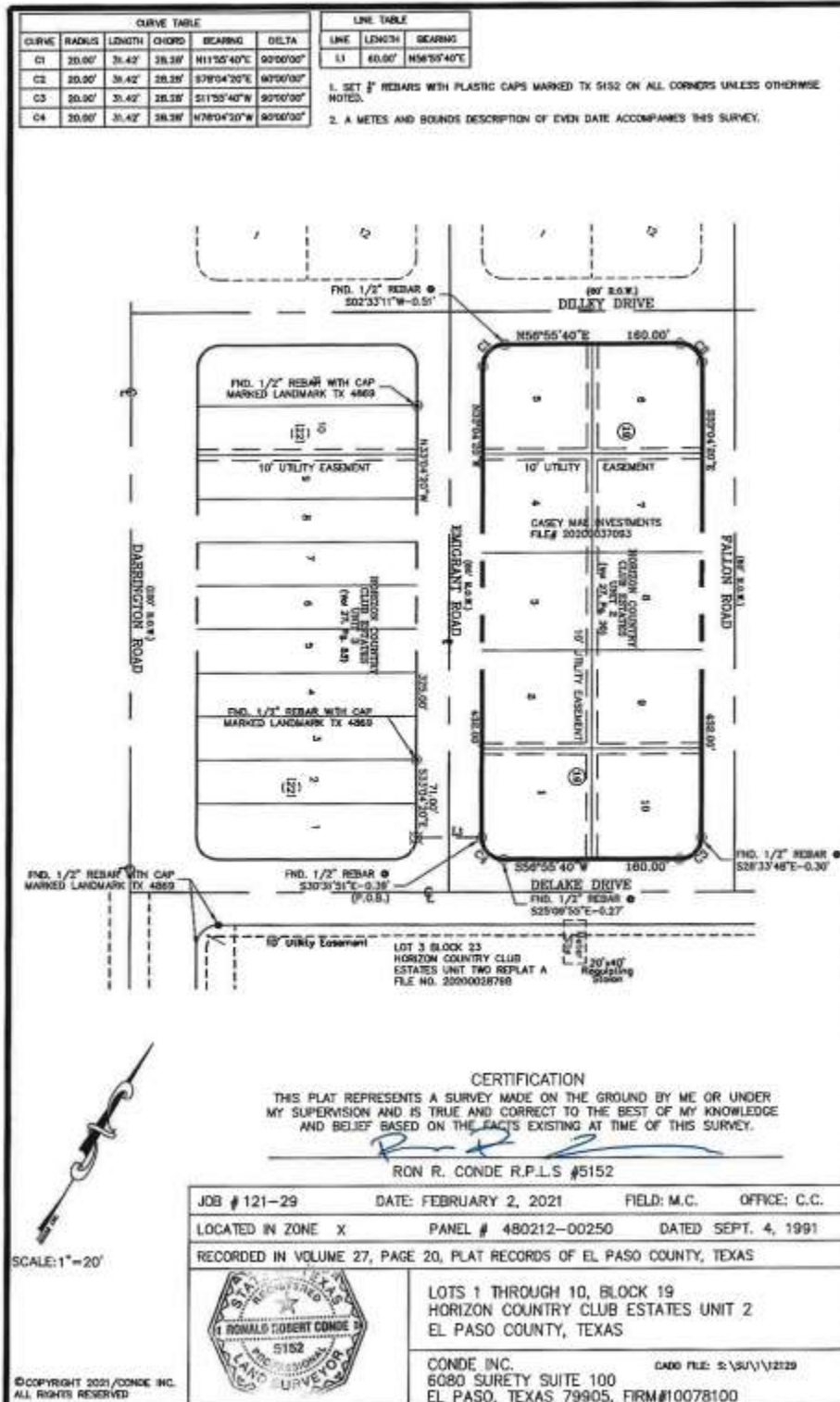
Attachment 2: Aerial



Attachment 3: Future Land Use Map



Attachment 4: Boundary Survey Location Map



Attachment 5: Applications



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

REZONE APPLICATION

RZ-002466-2021

1. Owner of Record: CASEY MAE INVESTMENTS LLC
1117 LOS JARDINES CIRCLE 915 526 3898 jmedgocpa@gmail.com
(ADDRESS) (ZIP) (PHONE) (EMAIL)

2. Applicant CASEY MAE INVESTMENTS LLC Is applicant also the Owner? Yes No
 Contact Person JIM EDGE

1117 LOS JARDINES, EL PASO, TX 79912 915 526 3898 jmedgocpa@gmail.com
(ADDRESS) (ZIP) (PHONE) (EMAIL)

3. PARCEL ONE
 Site Address/Location DARRINGTON ST.
 Legal Description: LOTS 1-10 19 HORIZON COUNTRY CLUB ESTATE UNIT 2
(Lot) (Block) (Subdivision Name)

PARCEL TWO
 Site Address/Location _____
 Legal Description: _____
(Lot) (Block) (Subdivision Name)

If the legal description of the complete tracts or if plat is not available, attached are the required Metes & Bounds Description & survey map(s)? Yes No

4. Briefly explain why you request to rezone? PROPERTY IS MORE SUITABLE AS COMMERCIAL

5. Land's Present Use: VACANT Zone _____
 Land Vacant Lot size 94.222 Structure Structure's size: 0 Last known date the structure was occupied? N/A

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 Development Plans for approval? Yes No

NO PLANNED IMPROVEMENTS AT THIS TIME

NOTICE: Applicant is responsible for all expenses incurred by the City in connection with the Rezone 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 Jim Edge

6. Signatures: Jim Edge, Partner
(OWNER'S SIGNATURE)

CASEY MAE INVESTMENTS LLC
(OWNER'S PRINTED NAME)

Jim Edge, Partner
(APPLICANT'S SIGNATURE)

JIM EDGE
(APPLICANT'S PRINTED NAME)

FEE SCHEDULE: (NON-REFUNDABLE)

\$300 - UP TO 1.0 ACRES	\$450 - 30.1 ACRES TO 50 ACRES
\$350 - 1.1 ACRES TO 10 ACRES	\$500 - 50.1 ACRES TO 75 ACRES
\$400 - 10.1 ACRES TO 30 ACRES	\$600 - 75.1 ACRES AND UP
EL PASO TIMES PUBLISHING FEE APPROXIMATELY \$460	ENGINEERING FEE APPROXIMATELY \$60 PER 1/2 HOUR

Application & Submittals Due Date: _____
 P&Z Scheduled Mtg. Date: _____
 City Council Scheduled Date: _____
 Application Received By: [Signature]
 Date Application Rec'd: _____

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



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

Case No.: RZ-002467-2021
Horizon City #64

Application Type: **Rezoning**

P&Z Hearing Date: April 19, 2021

Staff Contact: Emily Offer, Planning Staff
915-238-0691; eooffer@horizoncity.org

Address/Location: Abutting the south side of Horizon Blvd, across from the High School, between Anderpont and Groveland St.

Legal Description: Lots 7 through 9, Block 490; Approximately 2.4753 Acres
Lot 8, Block 491; Approximately 0.8245 Acres
Lots 8/9 through 11, Block 492, Approximately 2.4992 Acres
Horizon City #64

Property Owner: James Edge and Angel Beltran JR

Applicant: Jim Edge

Nearest Park: Golden Eagle Park

Nearest School: Horizon High School

SURROUNDING PROPERTIES:

	Zoning	Land Use
NW	R-2 (Residential)	Horizon High School
N	R-2 (Residential)	Vacant
E	R-2 (Residential)	Vacant
W	R-2 (Residential)	Holy Spirit Catholic Church
S	R-2 (Residential)	Vacant

LAND USE AND ZONING:

	Existing	Proposed
Land Use	Vacant	Commercial
Zoning	R-4 Residential	C-2 Commercial

Application Description:

The applicant is requesting to change the zone of a 5.799 acre parcel of land that is currently vacant and zoned as R-4 Residential to be rezoned as C-2 Commercial. The property abuts the south side of Horizon Blvd, across from Horizon High School and adjacent to Rifton St., between Anderpont and Groveland St.

Notice:

In accordance with Section 211.007 of the Texas Local Government Code, notices of the April 19, 2021 public hearing were sent to the school district of jurisdiction and to those property owners within 200 feet of the subject property on April 1, 2021. In addition, the applicant is required to erect signs notifying the public of the proposed rezoning on the site proposed for rezoning fifteen (15) days prior to the Planning and Zoning Commission public hearing. This requirement has been met.

Vision 2020 – Future Land Use Map Designation:

Horizon City Vision 2020 Strategic Master Plan designates this area as Multi-Family Residential and Commercial.

Staff Recommendation:

Staff believes that the development of this area will help enhance the surrounding school and neighborhood's walkable resources. Therefore, staff recommends **APPROVAL** of the request to rezone to **C-2** to allow for a mix of uses within walking distance of one another.

Planning Division Comments:

As these properties abut an arterial ROW, across from a high school and existing residential development, providing commercial uses in this area would insinuate and provoke a conveniently walkable environment.

Planning and Zoning Commission Options:

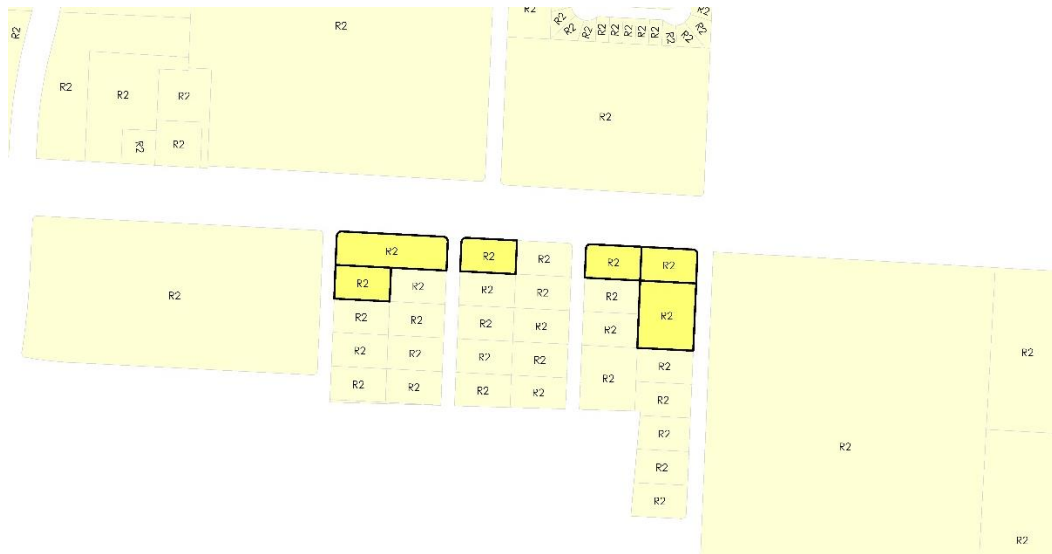
The Planning and Zoning Commission may consider the following options and additional requirements that it may identify when reviewing this rezoning application:

1. Recommend **approval** of the Applicant's request for change of zone classification as stated and forward a recommendation for approval for the change of zone classification to the City Council.

Attachments:

- 1 - Zoning Designation
- 2 – Aerial
- 3 - Future Land Use Map (Comp Plan)
- 4 - Boundary Survey Location Map
- 5 – Application
- 6 – Conceptual Site Plan

Attachment 1: Zoning Designation



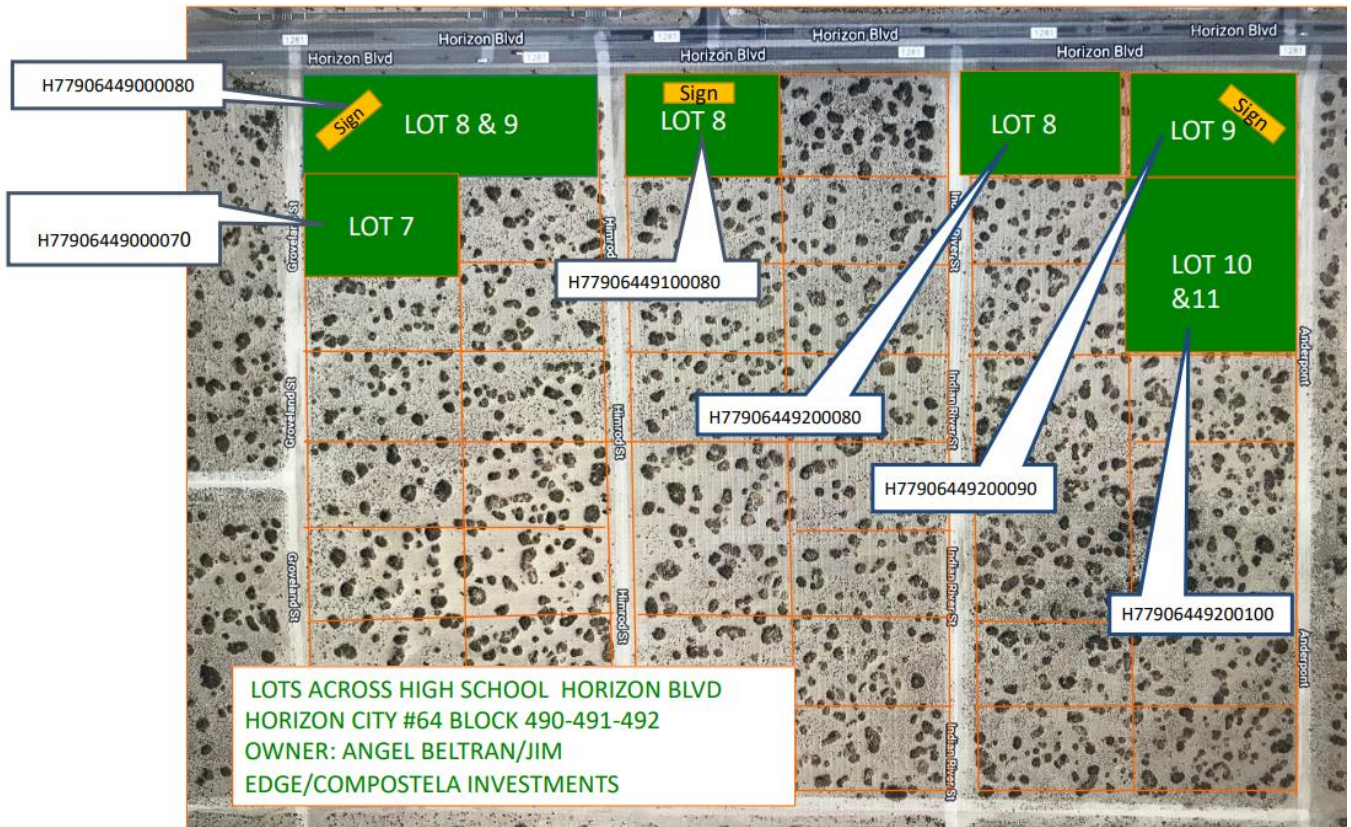
Attachment 2: Aerial



Attachment 3: Future Land Use Map



Attachment 4: Boundary Survey Location Map



Attachment 5: Applications



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

REZONE APPLICATION

RZ 002467-2021

1. Owner of Record: **JAMES EDGE AND ANGEL BELTRAN JR**
 1117 LOS JARDINES, EL PASO, TX 79912 (915)249-5424 elianethmontes@icloud.com

(ADDRESS) (ZIP) (PHONE) (EMAIL)

2. Applicant **JIM EDGE** Is applicant also the Owner? Yes No

Contact Person _____

(ADDRESS) (ZIP) (PHONE) (EMAIL)

3. **PARCEL ONE**

Site Address/Location **GROVELAND. (No street number at this time)**

Legal Description: 7,8,9 490 490 HORIZON CITY # 64

(Block) (Subdivision Name) (Lot)

PARCEL TWO

Site Address/Location **ANDREPOINT ST - INDIAN RIVER SR (No street number at this time)**

Legal Description: 8,9,10 & 11 492 492 HORIZON CITY # 64

(Lot) (Block) (Subdivision Name)

If the legal description of the complete tracts or if plat is not available, attached are the **required** Metes & Bounds Description & survey map(s)? Yes No

4. Briefly explain why you request to Rezone? **TO REPLAT FOR COMERCIAL DEVELOPMENT**

5. Land's Presents Use: **VACANT LOTS** Zone **R-4**

Land Vacant Lot size _____ Structure Structure's size _____ Last known date the structure was occupied? _____

Land's Proposed Use: **COMMERCIAL** Proposed Zone Use **C-2**

Will you be making any improvements to the existing lot or structure? Yes No This request includes *Site Development Plans* for approval? Yes No

NOTICE: Applicant is responsible for all expenses incurred by the City in connection with the Rezone 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 _____

6. Signatures: _____
 (OWNER'S SIGNATURE)

ANGEL BELTRAN JR/JIM EDGE
 (OWNER'S PRINTED NAME)

Jim Edge
 (APPLICANT'S SIGNATURE)

JIM EDGE
 (APPLICANT'S PRINTED NAME)

FEE SCHEDULE: (NON-REFUNDABLE)

\$300 - UP TO 1.0 ACRES	\$450 - 30.1 ACRES TO 50 ACRES
\$350 - 1.1 ACRES TO 10 ACRES	\$500 - 50.1 ACRES TO 75 ACRES
\$400 - 10.1 ACRES TO 30 ACRES	\$600 - 75.1 ACRES AND UP
EL PASO TIMES PUBLISHING FEE APPROXIMATELY \$200	ENGINEERING FEE APPROXIMATELY \$60 PER 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 REZONING application.

Page 1 of 2
 Revised 02/20/15



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

REZONE APPLICATION

RZ 002467-2021

1. Owner of Record: **JAMES EDGE AND ANGEL BELTRAN JR**
 1117 LOS JARDINES, EL PASO, TX 79912 (915)249-5424 elianethmontes@icloud.com
(ADDRESS) (ZIP) (PHONE) (EMAIL)

2. Applicant **JIM EDGE** Is applicant also the Owner? Yes No
 Contact Person _____

(ADDRESS) (ZIP) (PHONE) (EMAIL)

3. **PARCEL ONE**
 Site Address/Location **HORIZON BLVD. (No street number at this time)**
 Legal Description: 8 491 491 HORIZON CITY # 64
(Block) (Subdivision Name) (Lot)

PARCEL TWO
 Site Address/Location _____
 Legal Description: _____
(Lot) (Block) (Subdivision Name)

If the legal description of the complete tracts or if plat is not available, attached are the **required** Metes & Bounds Description & survey map(s)? Yes No

4. Briefly explain why you request to Rezone? **TO REPLAT FOR COMERCIAL DEVELOPMENT**

5. Land's Presents Use: **VACANT LOTS** Zone **R-4**
 Land Vacant Lotsize _____ Structure Structure's size _____ Last known date the structure was occupied? _____

Land's Proposed Use: **COMMERCIAL** Proposed Zone Use **C-2**

Will you be making any improvements to the existing lot or structure? Yes No This request includes Site Development Plans for approval? Yes No

NOTICE: Applicant is responsible for all expenses incurred by the City in connection with the Rezone 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 _____

6. Signatures:

(OWNER'S SIGNATURE)
Jim Edge

(APPLICANT'S SIGNATURE)

ANGEL BELTRAN JR/JIM EDGE

(OWNER'S PRINTED NAME)
JIM EDGE

(APPLICANT'S PRINTED NAME)

FEE SCHEDULE: (NON-REFUNDABLE)

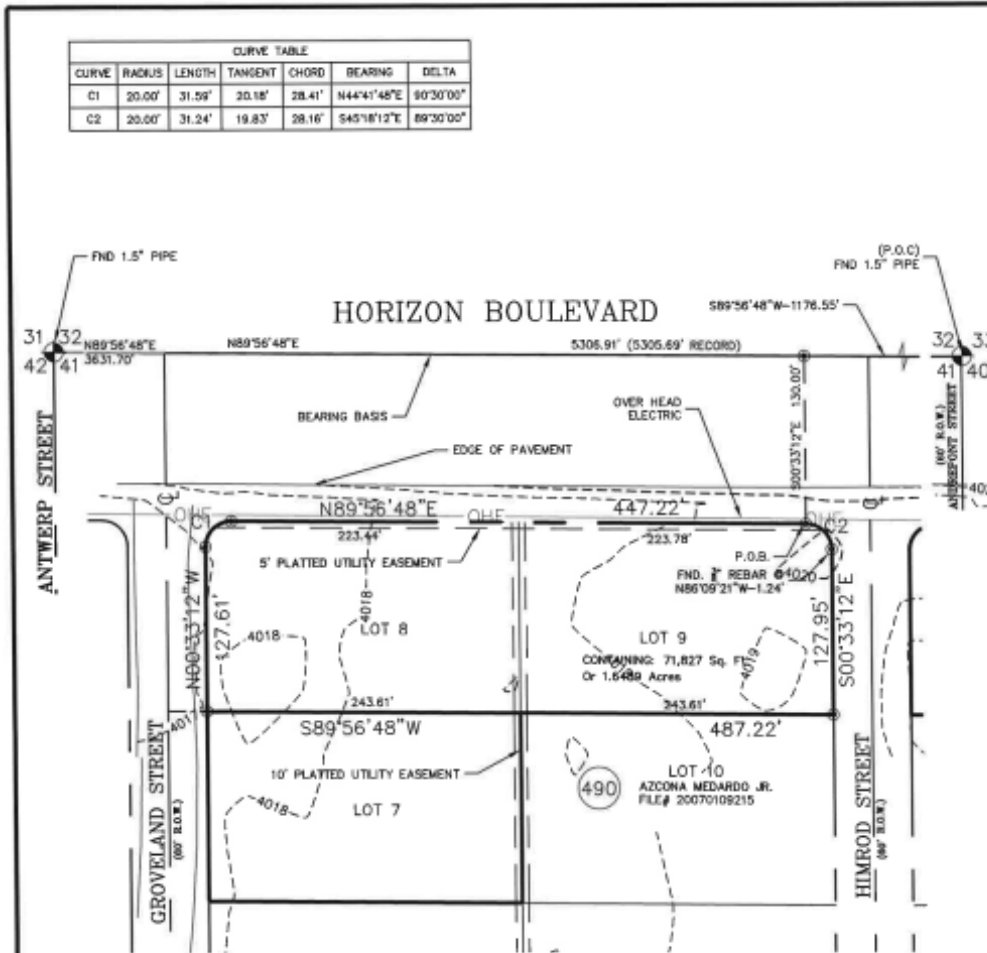
\$300 - UP TO 1.0 ACRES	\$450 - 30.1 ACRES TO 50 ACRES
\$350 - 1.1 ACRES TO 10 ACRES	\$500 - 50.1 ACRES TO 75 ACRES
\$400 - 10.1 ACRES TO 30 ACRES	\$600 - 75.1 ACRES AND UP
EL PASO TIMES PUBLISHING FEE APPROXIMATELY \$200	ENGINEERING FEE APPROXIMATELY \$60 PER 1/2 HOUR

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 REZONING application.

Attachment 6: Conceptual Site Plans

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.00'	31.59'	20.18'	28.41'	N44°41'48"E	90°30'00"
C2	20.00'	31.24'	19.83'	28.16'	S45°18'12"E	89°30'00"



1. SET 2" REBARS ON ALL CORNERS UNLESS OTHERWISE NOTED.
2. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY DRAWING.
3. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS NOT SHOWN.

CERTIFICATION

THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF BASED ON THE FACTS EXISTING AT TIME OF THIS SURVEY.

RON R. CONDE R.P.L.S. #5152

JOB # 319-29	DATE: APRIL 23, 2019	FIELD: M.C.	OFFICE: C.C.
LOCATED IN ZONE X	PANEL # 480212-0250	DATED SEPT. 4, 1991	



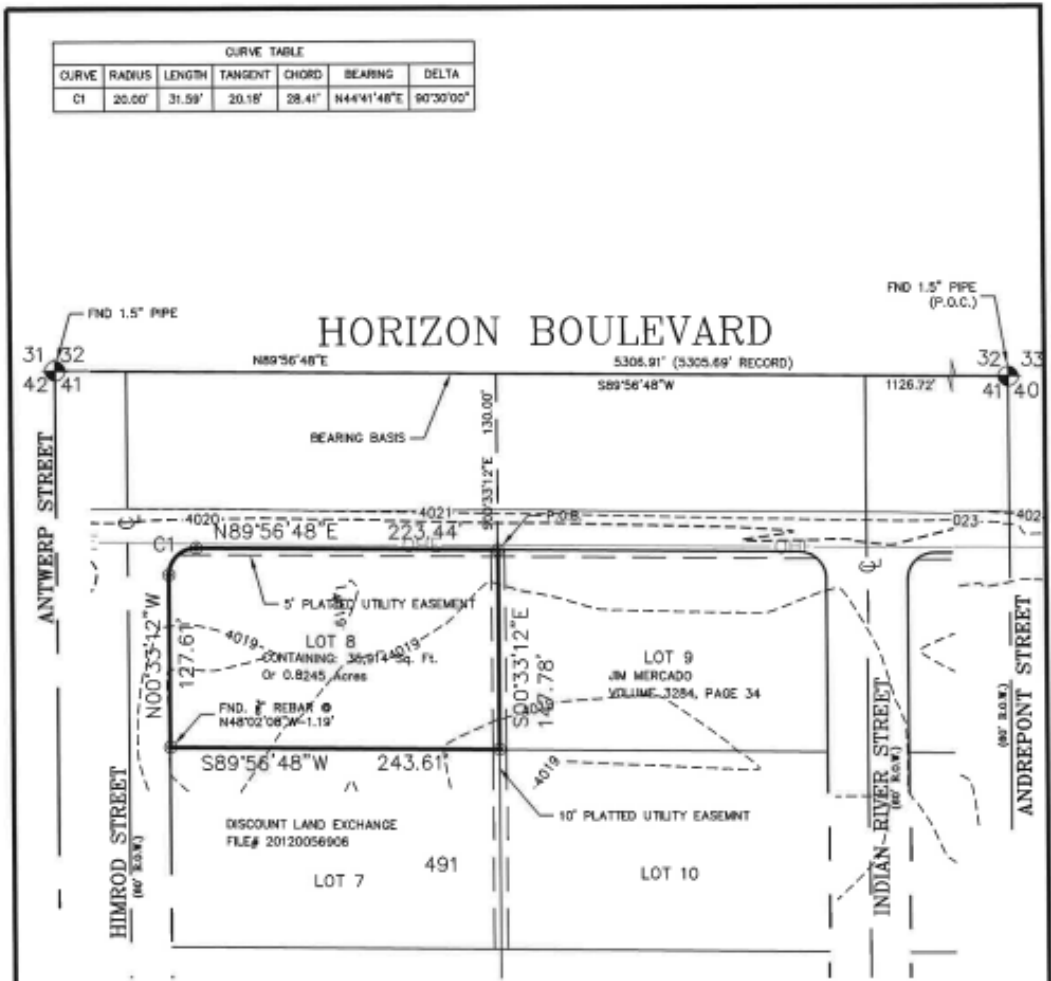
LOTS 8 & 9, BLOCK 490,
HORIZON CITY UNIT SIXTY-FOUR
EL PASO COUNTY, TEXAS

CONDE INC. CADD FILE: S:\SU\3\319-29
6080 SURETY SUITE 100
EL PASO, TEXAS 79905, FIRM#10078100

SCALE: 1"=100'

©COPYRIGHT 2019/CONDE INC.
ALL RIGHTS RESERVED

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.00'	31.59'	20.18'	28.41'	N44°41'48"E	90°30'00"



1. SET 1/2" REBARS ON ALL CORNERS UNLESS OTHERWISE NOTED.
2. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY DRAWING.
3. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS NOT SHOWN.

CERTIFICATION

THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF BASED ON THE FACTS EXISTING AT TIME OF THIS SURVEY.

R R Conde
 RON R. CONDE R.P.L.S #5152



SCALE: 1"=100'

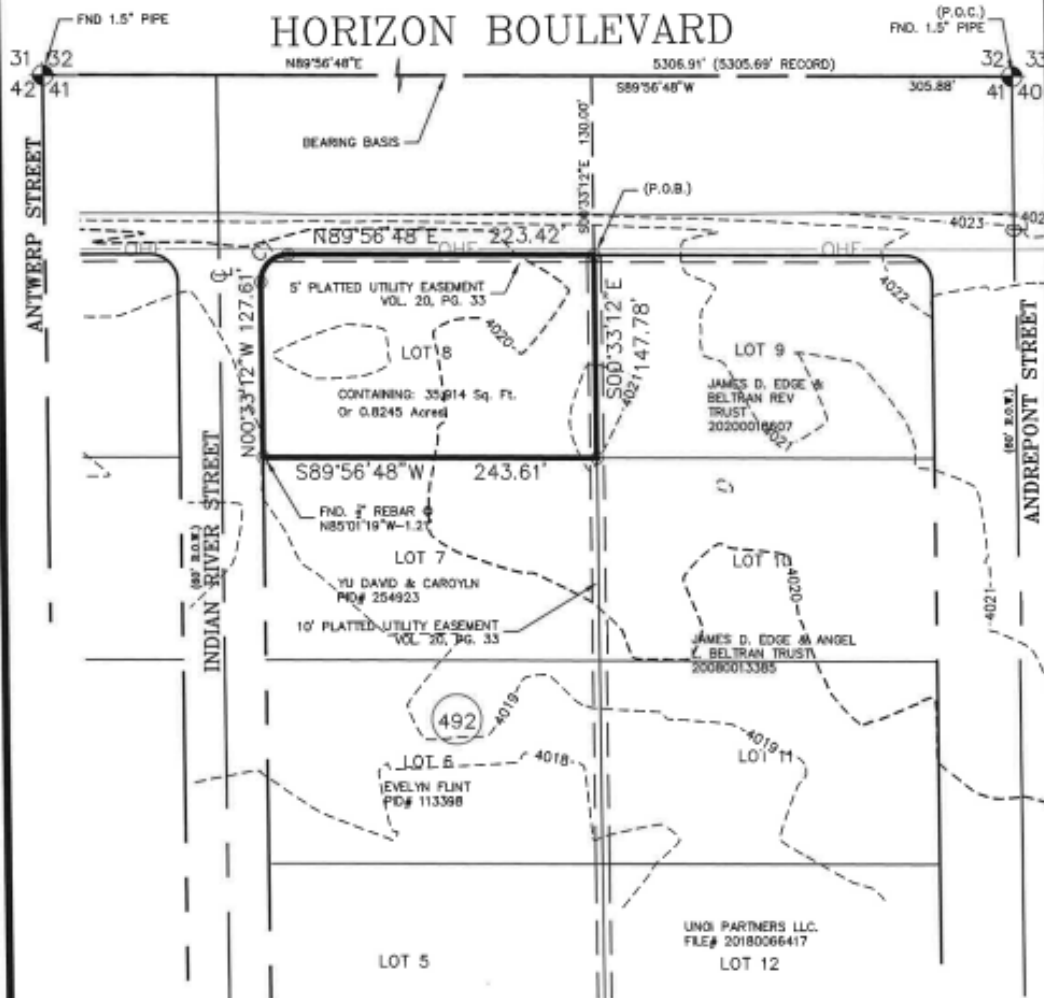
©COPYRIGHT 2019/CONDE INC.
 ALL RIGHTS RESERVED

JOB # 319-29	DATE: APRIL 23, 2019	FIELD: M.C.	OFFICE: C.C.
LOCATED IN ZONE X	PANEL # 480212-0250B	DATED SEPT. 4, 1991	
		LOT 8, BLOCK 491, HORIZON CITY UNIT SIXTY-FOUR EL PASO COUNTY, TEXAS	
CONDE INC. 6080 SURETY SUITE 100 EL PASO, TEXAS 79905, FIRM#10078100		CADD FILE: S:\SU\3\31929	

NOTES:

1. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY DRAWING.
2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS NOT SHOWN.
3. SET 2" REBARS WITH CAPS MARKED TX 5152 ON ALL CORNERS UNLESS OTHERWISE NOTED.

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.00'	31.59'	20.16'	28.41'	S44°41'48"W	90°30'00"



CERTIFICATION

THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF BASED ON THE FACTS EXISTING AT TIME OF THIS SURVEY.

RON R. CONDE R.P.L.S. #5152

JOB # 321-38 DATE: MARCH 30, 2021 FIELD: W.B. OFFICE: C.C.
 LOCATED IN ZONE X PANEL # 480212-0250B DATED SEPT. 4, 1991



LOTS 8, BLOCK 492,
 HORIZON CITY UNIT SIXTY-FOUR
 EL PASO COUNTY, TEXAS

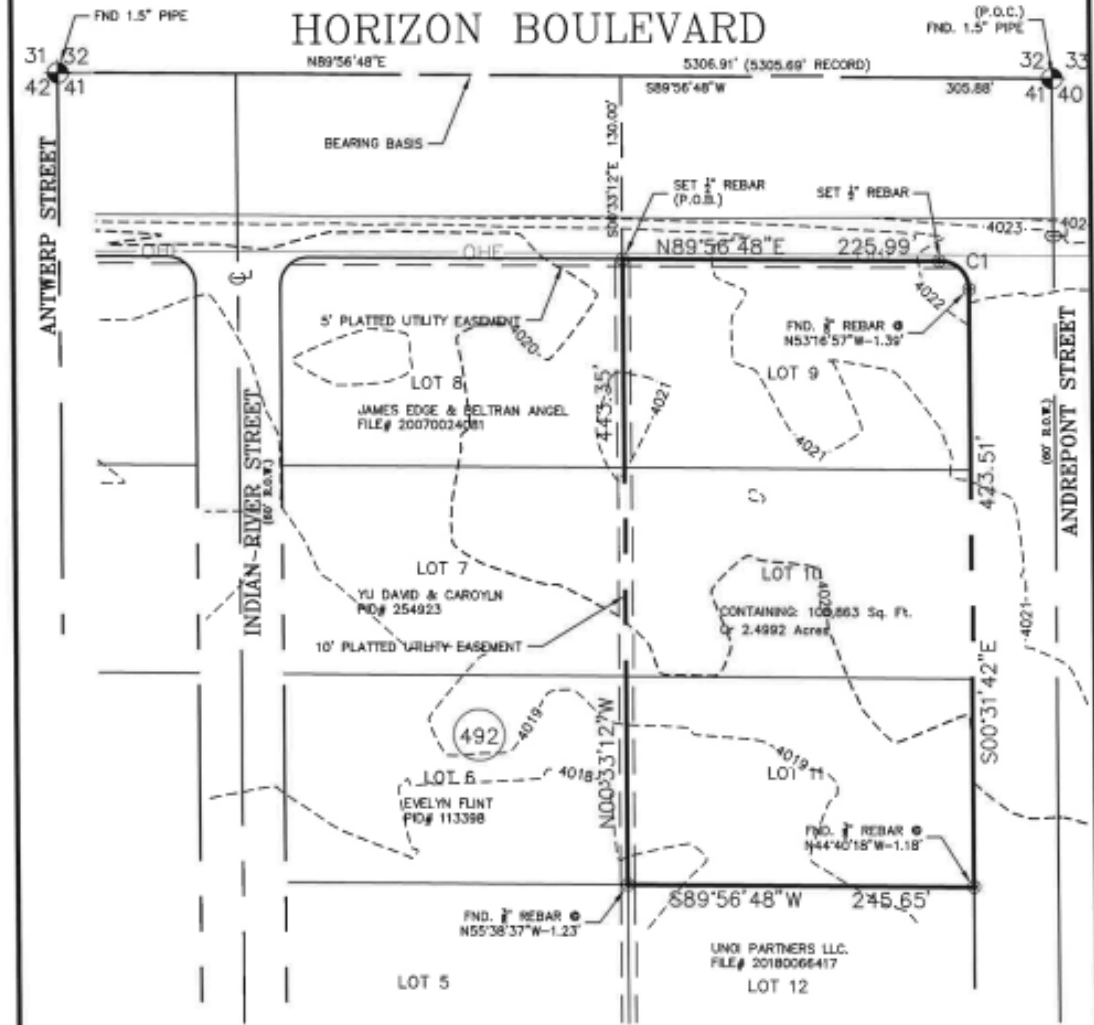
CONDE INC. CADD FILE: S:\321\321
 6080 SURETY SUITE 100
 EL PASO, TEXAS 79905, FIRM#10078100

SCALE: 1"=100'

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CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.00'	31.25'	19.84'	28.17'	S45°17'27"E	89°31'30"

1. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY DRAWING.
2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS NOT SHOWN.



CERTIFICATION
 THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF BASED ON THE FACTS EXISTING AT TIME OF THIS SURVEY.

Ronald Robert Conde
 RON R. CONDE R.P.L.S #5152

JOB # 319-29	DATE: APRIL 23, 2019	FIELD: M.C.	OFFICE: C.C.
LOCATED IN ZONE X	PANEL # 480212-0250B	DATED SEPT. 4, 1991	



LOTS 9, 10, & 11, BLOCK 492
 HORIZON CITY UNIT SIXTY-FOUR
 EL PASO COUNTY, TEXAS

CONDE INC.
 6080 SURETY SUITE 100
 EL PASO, TEXAS 79905, FIRM#10078100
 CADD FILE: S:\SU\3\31929

SCALE: 1"=100'
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TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.: RZ-002468-2021 & RP-002469-2021
Tuscany Park Village Replat

Application Type: **Rezoning and Replat**

P&Z Hearing Date: April 19, 2021

Staff Contact: Emily Offer, Planning Staff
 915-238-0691; eoffer@horizoncity.org

Address/Location: Abutting the Southwest corner of Eastlake Boulevard and N. Kenazo Ave.

Legal Description: *Rezoning:*
 Lots 1 through 8, Block 1;
 Lots 1 and 2, Block 2;
 Lot 1, Block 4;
 Tuscany Park Land and portion of Tuscany Park Circle,
 Tuscany Park Village, El Paso County, Texas.

Replat:
 Being Tuscany Park Village and a portion of
 Section 30, Block 78, Township 3, Tract 1B, 8, 10 and a portion
 of Section 31, Block 78 Township 3,
 Texas and Pacific Railway Company Surveys,
 City of Horizon, El Paso County, Texas

Property Owner: HZ Ventures LLC Series D – Tuscany Ventures

Applicant: HZ Ventures LLC Series D – Tuscany Ventures

Nearest Park: Horizon Mesa Park

Nearest School: Horizon Middle School

SURROUNDING PROPERTIES:

		Zoning	Land Use
NE	C-1 (Commercial)		Shopping Center – TinTan; O'Reillys; Dollar General
SE	R-PD (Residential Planned Development)		Vacant
S	R-4 (Residential)		Residential – Single Family Homes
W	R-4 (Residential)		Residential – Single Family Homes

LAND USE AND ZONING:

		Existing	Proposed
Land Use	Vacant		C-2 Commercial
Zoning	C-2C Commercial and R-PD Residential		C-2 Commercial and R-PD Residential

Application Description:

Rezone:

The applicant is requesting rezone approximately 14.62 acres of land that is currently vacant and zoned as C-2C (Commercial) and R-PD (Residential) to be rezoned as C-2

(Commercial). The property abuts the Southwest corner of Eastlake Boulevard and N. Kenazo Ave. The zoning conditions on the property are as follows:

- Ordinance No. 0148 *Please see the staff report's **Zoning Conditions** attachment for more information.*

Replat:

The following land uses are proposed: R-PD (Residential) (16.17 ACRES), C-2 (Commercial) (14.62 ACRES), and Ponding/ Drainage (1.69 ACRES). The intent behind this replat is to clean-up the lot lines for the commercial development, in accordance with the proposed rezoning and prepare the residential portion of the original plat for a future replat.

Notice:

In accordance with Section 211.007 of the Texas Local Government Code, notices of the April 19, 2021 public hearing were sent to the school district of jurisdiction and to those property owners within 200 feet of the subject property on April 1, 2021. In addition, the applicant is required to erect signs notifying the public of the proposed rezoning on the site proposed for rezoning fifteen (15) days prior to the Planning and Zoning Commission public hearing. This requirement has been met.

Vision 2020 – Future Land Use Map Designation:

Horizon City Vision 2020 Strategic Master Plan designates this area as Commercial and Multi-Family Residential.

Staff Recommendation:

This development coincides with the Comprehensive plan, with commercial developments abutting Eastlake Blvd. and N Kenazo Ave., staff believes that the development of this area will aid in the enhancement of surrounding developments. Staff is also understanding of the need to replat and rezone this development to provide organization and convenience to attract new development. Staff recommends **APPROVAL** of the request to rezone to **C-2 Commercial** and **APPROVAL** of the replat with the condition that all staff comments are addressed prior to City Council action.

Planning and Zoning Commission Options:

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

1. Recommend **approval** of the Applicant's request for change of zone classification as stated and forward a recommendation for approval for the change of zone classification to the City Council.
2. Recommend **denial** of the Applicant's request for change of zone classification and forward a recommendation for denial of the requested rezoning to the City Council.

Planning Division Comments:

A drainage easement to the ponding area must be provided and documented on the surveys provided.

Final Replat:

- Include signature blocks for the following people/ positions:
 1. Mayor, Ruben Mendoza
 2. City Clerk, Elvia Schuller
 3. City Engineer, Isabel Vasquez, P.E.
- Provide enough lines for all of the tax certifications related to this property.

Preliminary Replat:

This survey suggests Hernandez Pierre and Norma P is an owner; deeds were provided ensuring HZ Ventures LLC is the sole owner of the entirety of this property. The survey will be corrected prior to recording the plat.

Public Works Director Comments:

Preliminary Plat Review:

1. On all lots provide utility easements.
2. Missing bearing and distance information at north and east side of pond.
3. Provide Benchmark (TO INCLUDE DATUM) information.
4. On note#6 add a note stating all commercial lots are subject to onsite ponding.
5. Both streets abutting N. Kenazo Ave. will need to be constructed as part of this development. Provide street sections AND names.
6. Sidewalks at backside of lots will need to be built by the developer or add a note stating the sidewalks will need to be built by the lot owner.
7. Provide a note stating a driveway will or will not be allowed both streets abutting N. Kenazo .
8. At subdivision north and northwest sides, wording information is overlapping/not legible.
9. Provide location of any existing utilities with the size of sewer or water mains if they exist with in the area as per Ordinance No.0035 (4.2.2.5 letter d).
10. Provide drainage flow arrows along with watershed area and calculations for the entire parcel and abutting streets.

Final Plat Review:

1. On all lots provide utility easements.
2. Missing bearing information at north and east side of pond.
3. Provide Benchmark (TO INCLUDE DATUM) information.
4. On note#6 add a note stating all commercial lots are subject to onsite ponding.
5. Both streets abutting N. Kenazo Ave. will need to be constructed as part of this development. Provide street sections AND names.
6. Sidewalks at backside of lots will need to be built by the developer or add a note stating the sidewalks will need to be built by the lot owner.
7. Provide a note stating a driveway will or will not be allowed both streets abutting N. Kenazo.
8. Missing address, no review.
9. El Paso County 9-1-1 District approval is required for the addresses.
10. Provide Closure with metes and bounds description.
11. Provide a list of the proposed street names and number of lots on the final plat

Town Engineer Comments:

Recommended Conditions for Preliminary Plat Approval:

1. Revise plat name to Tuscany Park Village Unit 1 Replat A.
2. Add utility easement for each proposed lot.
3. Provide metes and bounds for property.
4. Provide bearing and distance information for north and east side of pond.
5. Provide contact information for the Owner.
6. Revise ETJ statement, the property is located in within the City Limits of Town of Horizon City.
7. Revise legend to state City Monument.
8. Provide Datum information including elevation.
9. Revise legal description to state Town of Horizon City, not City of El Paso.
10. Provide drainage flow arrows.
11. What is the purpose of the spaces between Block 1, Lot 4 and Block 2, Lot 1; and Block 2, Lot 3 and Block 3, Lot 1.

12. Provide Lot numbers for pond and open space.
13. Legal description should match on the preliminary and final plat. Revise legal description on face of plat.

Recommended Conditions for Final Plat Approval:

1. Revise plat name to Tuscany Park Village Unit 1 Replat A.
2. Add utility easement for each proposed lot.
3. Provide metes and bounds for property.
4. Provide bearing and distance information for north and east side of pond.
5. Provide contact information for the Owner.
6. Revise ETJ statement, the property is located in within the City Limits of Town of Horizon City.
7. Revise legend to state City Monument.
8. Provide Datum information including elevation.
9. Revise legal description to state Town of Horizon City, not City of El Paso.
10. Provide drainage flow arrows.
11. What is the purpose of the spaces between Block 1, Lot 4 and Block 2, Lot 1; and Block 2, Lot 3 and Block 3, Lot 1.
12. Provide Lot numbers for pond and open space.
13. Dedication statements states drainage easements will be dedicated to the Town of Horizon City, indicate on plat the location of the drainage easements.
14. Per City Ordinance, commercial lots are to be maintained on-site. Is the proposed pond to remain private, maintained by the Developer?
15. Legal description should match on the preliminary and final plat. Revise legal description on face of plat.
16. Revise Town of Horizon City Council signatures as shown below.

Improvement Plan Comments:

General comments:

1. Address all corrections and or red lines on all sheets.
2. Provide evidence that the plans have been submitted to the Fire Marshall's office for review and approval.
3. Provide evidence that plans comply with TAS and ADA requirements

Comments to plans include:

Sheet: Cover

- Provide Engineer of Record information, firm information and firm number on cover sheet.
- Cover should be sealed and signed.

Sheet: Preliminary and Final Plats

- Address comments provided on plats.

Sheet 1 of 7

- Remove line work in red, if not pertinent to the proposed improvements.
- Clearly label drainage areas.
- Identify size of the proposed drainage area to correspond to the drainage calculations table.
- Pond capacity needs to include a 10-year silting volume.
- Per Town of Horizon City ordinance, commercial properties are required to retain their runoff on-site.
- Add a table with contact numbers for utilities in the area.

Sheet 2 of 7

- Is the pond to be dedicated to the Town for maintenance? Commercial water should be maintained on-site or in a private pond maintained by Owner.

Sheet 3-4 of 7

- Provide a Geotechnical Report for the development that shows soil stability for side slopes and suitability for the percolation at the pond site.
- Chain link fence is not permitted around ponds.
- Town of Horizon does not maintain ponds for commercial facilities.

Sheet 6 of 7

- Remove line work in red.
- Use different line type for silt fence, difficult to identify on plan sheet.
- Show where proposed construction entrance is to be located.
- Provide a note that Contractor to rinse out any concrete into a concrete washout area.
- Provide a detail for the concrete washout area.

Addressing these comments would be required before permitting the development of these improvements. Please do not hesitate to call us at 587-4339 if we can be of further assistance.

El Paso 9-1-1 District Comments:

The 911 district has no adverse comments for this plat.

School District Comments:

CISD has the capacity for the additional students expected with this development.

El Paso Central Appraisal District Comments:

The EPCAD approves this development.

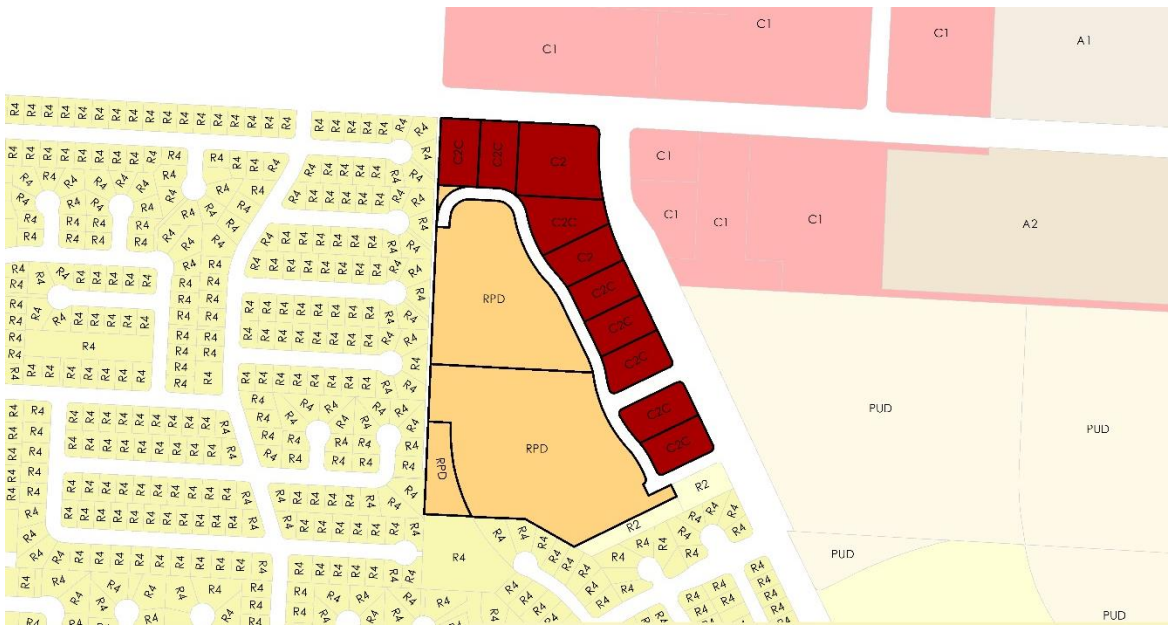
El Paso Electric Company Comments:

The El Paso Electric Company approves this development.

Attachments:

- 1 - Zoning Designation**
- 2 - Aerial**
- 3 - Future Land Use Map (Comp Plan)**
- 4 - Location Map**
- 5 - Applications**
- 6 - Replat**
- 7 - Boundary Survey for Rezoning**
- 8 - Zoning Conditions**

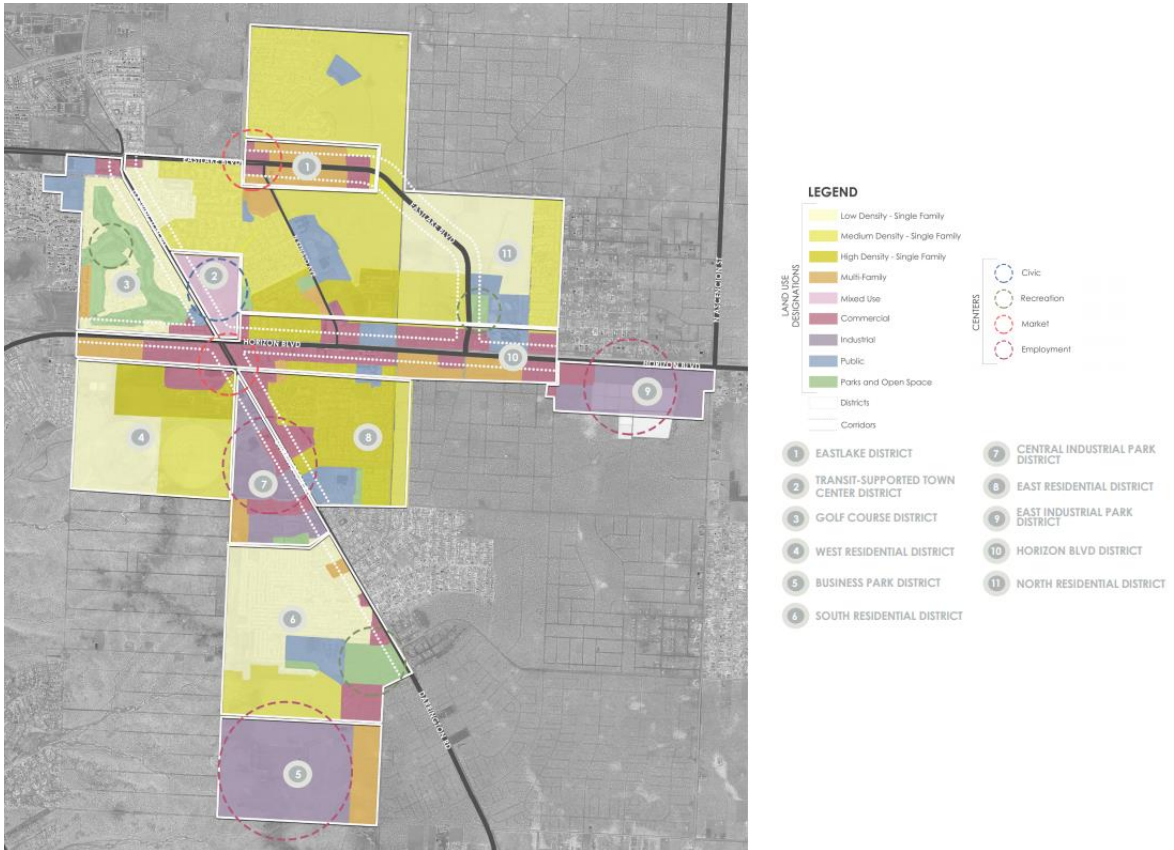
Attachment 1: Zoning Designation



Attachment 2: Aerial



Attachment 3: Future Land Use Map



Attachment 4: Location Map

LOCATION MAP

SCALE: 1" = 600'



LOCATION MAP AND ETJ STATUS

TUSCANY PARK VILLAGE is located in the El Paso County limits, more specifically located approximately one quarter mile in a northerly direction from the intersection of Eastlake Blvd And North Kenazo Ave. The in municipalities is Horizon City, Texas. According to the 2004 U.S. Census Bureau records The Horizon City, has a population 16,735 and the City of El Paso has a population 592,099.

Attachment 5: Applications



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

REZONE APPLICATION

RZ-002468-2021

1. Owner of Record: HZ VENTURES LLC SERIES D - TUSCANY VENTURES

421 FREDERICK ROAD 79905 9154716011 diego@drselpaso.net
 (ADDRESS) (ZIP) (PHONE) (EMAIL)

2. Applicant HZ VENTURES LLC SERIES D - TUSCANY VENTURES Is applicant also the Owner? Yes No

Contact Person DIEGO VAZQUEZ

241 FREDERICK ROAD 79905 9154716011 diego@drselpaso.net
 (ADDRESS) (ZIP) (PHONE) (EMAIL)

3. PARCEL ONE

Site Address/Location EASTLAKE BLVD AND NORTH KENAZO HORIZON CITY, TX 79928

Legal Description: 1,2,3,4,5,6,7,8,9,10,11 1,2,3,4 TUSCANY PARK VILLAGE UNIT ONE
 (Lot) (Block) (Subdivision Name)

PARCEL TWO

Site Address/Location EASTLAKE BLVD AND NORTH KENAZO HORIZON CITY, TX 79928

Legal Description: SECTION 30.31 78, TSP 3 TUSCANY PARK VILLAGE UNIT TWO
 (Lot) (Block) (Subdivision Name)

If the legal description of the complete tracts or if plat is not available, attached are the **required** Metes & Bounds Description & survey map(s)? Yes No

4. Briefly explain why you request to rezone? REPLAT OF A TUSCANY PARK VILLAGE UNIT ONE

5. Land's Presents Use: C-2 R-PD COMMERCIAL AND RESIDENTIAL Zone C-2 R-PD
 Land Vacant Lot size Structure Structure's size Last known date the structure was occupied?

Land's Proposed Use: C-2 COMMERCIAL Proposed Zone Use C-2

Will you be making any improvements to the existing lot or structure? Yes No This request includes Site Development Plans for approval? Yes No

NOTICE: Applicant is responsible for all expenses incurred by the City in connection with the Rezone 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 *Diego Vazquez*

6. Signatures:
 (OWNER'S SIGNATURE) *Diego Vazquez*
 (APPLICANT'S SIGNATURE) *Diego Vazquez*

HZ VENTURES LLC SERIES D - TUSCANY VENTURES
 (OWNER'S PRINTED NAME)
 HZ VENTURES LLC SERIES D - TUSCANY VENTURES
 (APPLICANT'S PRINTED NAME)

FEE SCHEDULE: (NON-REFUNDABLE)

\$300 - UP TO 1.0 ACRES	\$450 - 30.1 ACRES TO 50 ACRES
\$350 - 1.1 ACRES TO 10 ACRES	\$500 - 50.1 ACRES TO 75 ACRES
\$400 - 10.1 ACRES TO 30 ACRES	\$600 - 75.1 ACRES AND UP
EL PASO TIMES PUBLISHING FEE APPROXIMATELY \$460	ENGINEERING FEE APPROXIMATELY \$60 PER 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 REZONING application.



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

REPLAT APPLICATION

RP-002469-2021

SUBDIVISION PROPOSED NAME: TUSCANY PARK VILLAGE REPLAT SUBMITTAL DATE: 12/21/2020

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.) TUSCANY PARK VILLAGE BEING A PORTION OF SECTION 30 BLOCK 78 TSP 3 TRACTS 1B, 8, 10 AND A PORTION OF 31 BLOCK 78, TSP 3, T&P R.R SURVEYS EL PASO COUNTY, TEXAS

2. PROPERTY LAND USES:

	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	<u>16.17</u>	<u>1</u>	OFFICE	_____	_____
DUPLEX	_____	_____	STREET & ALLEY	_____	_____
APARTMENT	_____	_____	PONDING & DRAINAGE	<u>1.69</u>	<u>1</u>
MOBILE HOME	_____	_____	INSTITUTIONAL	_____	_____
P.U.D.	_____	_____	OTHER	_____	_____
PARK	_____	_____	_____	_____	_____
SCHOOL	_____	_____	_____	_____	_____
COMMERCIAL	<u>14.62</u>	<u>3</u>	TOTAL NO. SITES	_____	_____
INDUSTRIAL	_____	_____	TOTAL (GROSS) ACREAGE	_____	_____

3. WHAT IS THE EXISTING ZONING OF THE ABOVE DESCRIBED PROPERTY? C-2 - R-PD PROPOSED ZONING C-2 - R-PD

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) PONDING AREA

7. IF SINGLE-FAMILY OR DUPLEX DEVELOPMENT IS PROPOSED: AVERAGE FLOOR AREA OF HOUSES R-PD 1500 SQ FT

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

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

IF ANSWER IS "YES", PLEASE EXPLAIN THE NATURE OF THE MODIFICATION. REPLAT OF A TUSCANY PARK VILLAGE UNIT ONE

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

11. REMARKS AND/OR EXPLANATION OF SPECIAL CIRCUMSTANCES:

12. WILL PLAT BE RECORDED PRIOR TO SUBDIVISION IMPROVEMENTS BEING COMPLETED & APPROVED? YES NO N/A INITIALS _____

IF YES, submit REQUIRED GUARANTEE (SECTION 4.10.3 & 8.1.7, Municode Chapter 10) OR Improvement Cost Estimates & Construction Agreement

15. DEVELOPER HZ VENTURES LLC SERIES D - TUSCANY VENTURES diego@drselpaso.net 915-471-6011

(NAME & ADDRESS) (EMAIL) (PHONE)

16. ENGINEER G3ENGINEERING, LLC 1901 ARIZONA STE 205 Luis@g-3ng.com 9152747605

(NAME & ADDRESS) EL PASO TX 79902 (EMAIL) (PHONE)

17. APPLICANT HZ VENTURES LLC SERIES D - TUSCANY VENTURES diego@drselpaso.net 915-471-6011

(NAME & ADDRESS) 421 FREDERICK ROAD 79905 (EMAIL) (PHONE)

18. REP/POINT OF CONTACT DIEGO VAZQUEZ diego@drselpaso.net 915-471-6011

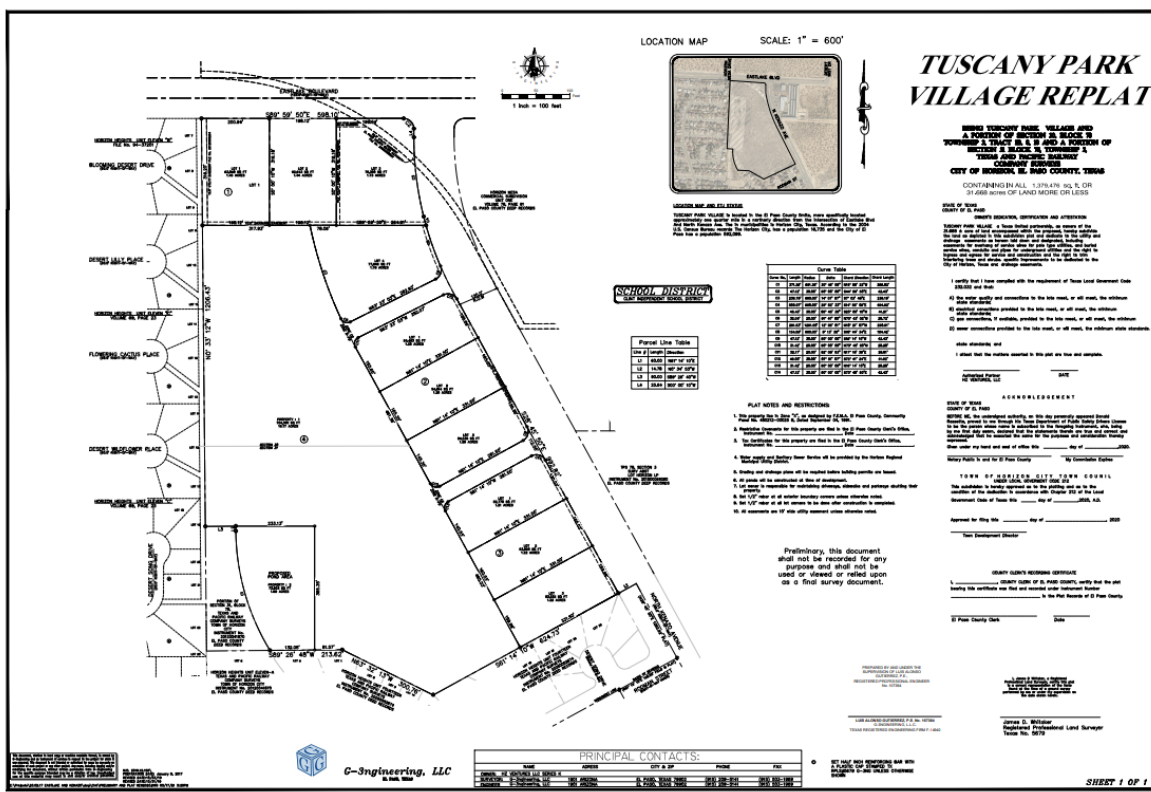
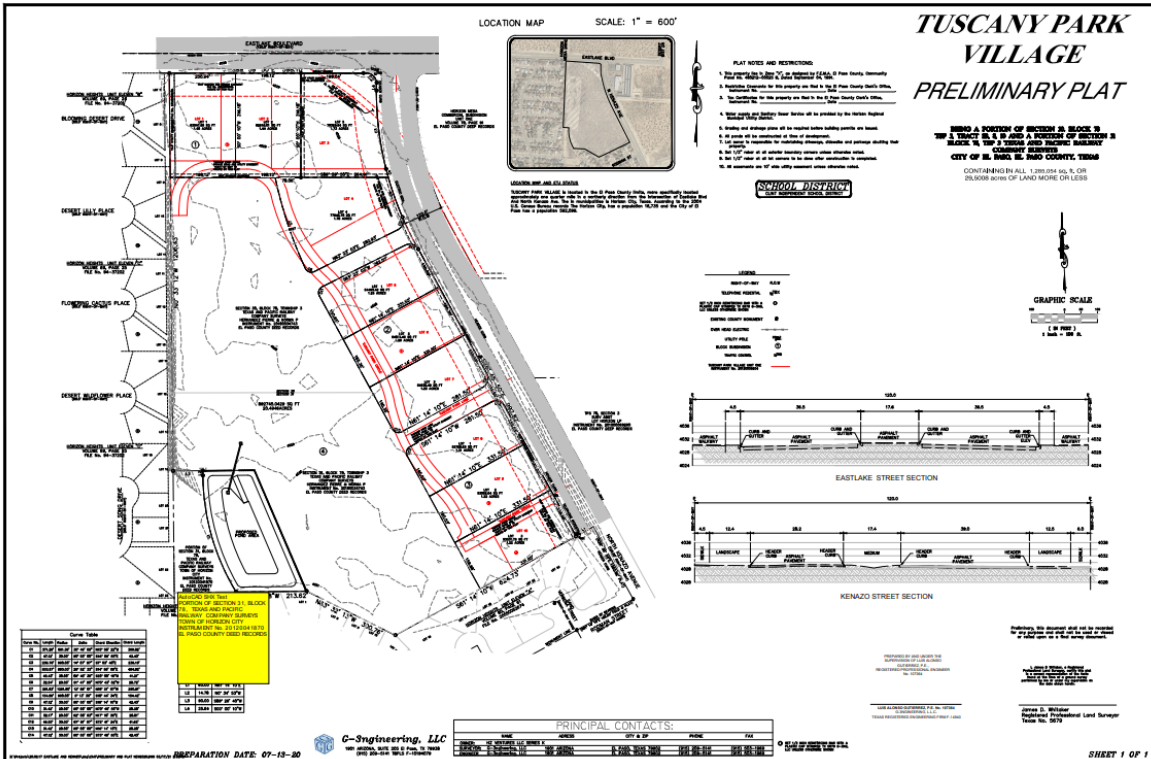
(NAME & ADDRESS) (EMAIL) (PHONE)

Applicant Signature *Diego Vazquez* EMAIL diego@drselpaso.net

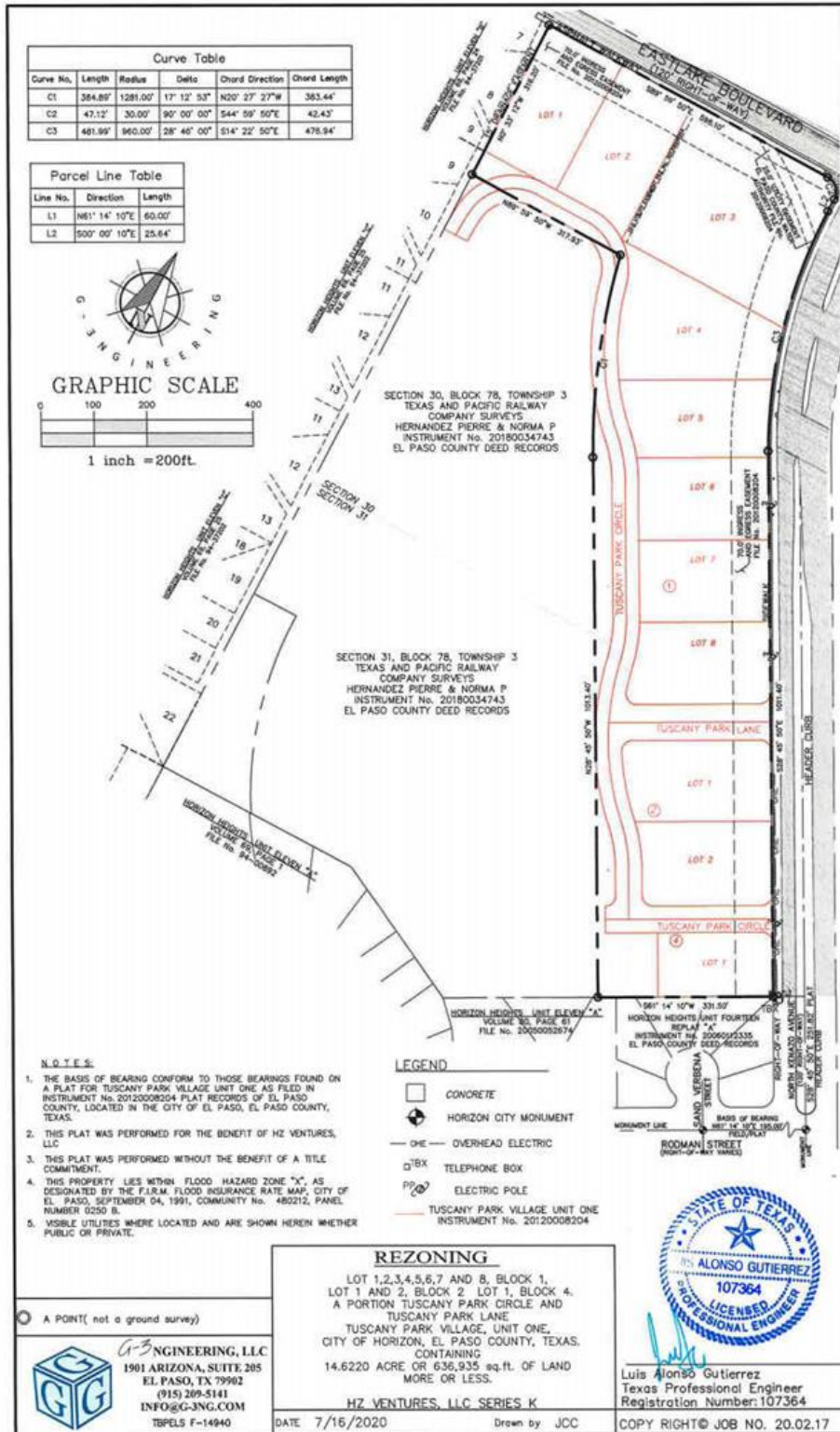
NOTE: Applicant is responsible for all expenses incurred by the City in connection with the Replat approval request, including but not limited to attorney's fees, engineering fees and publication. Charges exceeding deposit will be invoiced separately. Initials dv

APPLICATION MUST BE COMPLETE & VALIDATED PRIOR TO SUBDIVISION PROCESSING
 Acceptance of fee does not grant acceptance of application.
 Non Refundable Deposit \$500 | Application Fees: \$100 | Publishing Fee Deposit (if applicable): \$260

Attachment 6: Replat



Attachment 7: Boundary Survey for Rezoning



Attachment 7: Zoning Conditions

ORDINANCE NO. 0148

AN ORDINANCE CHANGING THE ZONING OF PORTIONS OF SECTIONS 30 AND 31, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILROAD SURVEYS, EL PASO COUNTY, TEXAS FROM R-2 (RESIDENTIAL) TO C-2 (HEAVY COMMERCIAL) AND IMPOSING CERTAIN CONDITIONS THEREON.

Whereas, an application was made to change a designated zone within the municipal limits of the Town of Horizon City; and,

Whereas, said application was forwarded to and considered by the Horizon City Planning and Zoning Commission; and,

Whereas, the Horizon City Planning and Zoning Commission has complied with all state and local laws affecting the changing of zones and held public hearings to obtain public comments; now therefore,

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF HORIZON CITY, TEXAS:

I.

That the zoning be changed from R-2 (Single-family Residential) to C-2 (Heavy Commercial), within the meaning of the Zoning Ordinance, for portions of Sections 30 and 31, Block 78, Township 3, Texas and Pacific Railroad Surveys, El Paso County, Texas, as more particularly described by metes and bounds attached hereto.

II.

That the property be subject to the following conditions which are necessitated by and attributable to the increased intensity of use generated by the change of zoning from R-2 (Residential) to C-2 (Heavy Commercial), and are desirable to integrate subsequent development on the subject parcel with adjoining single-family residential developments, and to properly relate the proposed commercial development with adjoining thoroughfares, both considerations of which are necessary in order to protect the health, safety and welfare of adjacent property owners and the residents of this city:

1. Uses permitted in the subject property shall be restricted to those otherwise allowable in the C-1 district, except that a shopping center on a site of 10-acres or more will be allowed.
2. The owner of the subject property shall cause a subdivision plat of the property to be prepared providing for the on-site detention of stormwater. The city shall allow the owner to position a drainage ponding area within property adjacent to, but not being rezoned by this Ordinance, but otherwise under the control of the owner.

3. The owner of the subject property shall cause a detailed site development plan to be prepared and shall submit the same to the Director of Public Works of the Town of Horizon City for review and approval. The detailed site development plan shall reflect the following:
 - The owner shall provide new or rebuilt median openings in both Eastlake Boulevard and North Kenazo Avenue, the design of which shall be subject to the review and approval of the Director of Public Works, and the locations of which are to be coordinated with surrounding developments.
 - The owner shall be responsible for constructing concrete curbing at the edges of the existing pavement of both Eastlake Boulevard and North Kenazo Avenue so as to protect the pavement from deterioration.
 - The owner shall be responsible for landscaping those portions of the medians in North Kenazo and Eastlake Boulevard where the subject property has frontage; said landscaping shall use low-water use xeriscaping compatible with the existing landscaped median in Eastlake Boulevard immediately east of its intersection with North Kenazo Avenue.
 - The owner shall provide a landscaped strip, not less than five-feet in width, between the street right-of-way and any parking lot within the subject property; such landscaping shall employ low-water use xeriscaping.
 - The owner shall provide a landscaped 'buffer' between that portion of the commercial development that abuts Lots 7 through 9, Block 11, Horizon Heights Unit 11B, and Lot 9, Block 10, Horizon Heights Unit 11C, to visually 'screen' the commercial development from said residential properties.
 - The owner shall design lighting, in terms of the height, lumen output, placement, and fixture design, for that portion of the commercial development adjoining residentially-zoned properties, to minimize glare.
4. All improvements shown on the detailed site development plan shall be completed prior to the occupancy of the property by any use requiring commercial zoning.

III.

That these conditions run with the land, are a charge and servitude thereon, and bind the current property owner and any successors in title. The Town of Horizon City may enforce these conditions by injunction, by rescission of the zoning, which is made appropriate as a result of these conditions, or by any other legal or equitable remedy. The Town Council of Horizon City may amend or release the above conditions in its discretion without the consent of any third person that may be benefited thereby, and without affecting the validity of this ordinance.

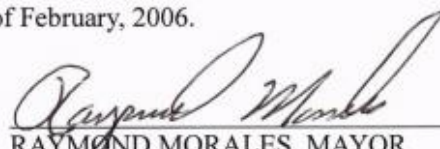
IV.

That the Zoning Map for the Town of Horizon City be revised to include the zoning changes directed by this ordinance.

v.


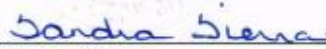
That this ordinance was duly enacted with all requisites and formalities incident thereto the enactment of ordinance, and such is evidenced by the signatures below.

PASSED AND APPROVED this 14th day of February, 2006.



RAYMOND MORALES, MAYOR

ATTEST:

Sandra Sierra
Town Clerk

APPROVED AS TO FORM:



Robert A. Duran
Town Attorney

First Reading: 01/10/06
Second Reading: 02/14/06
Approved: 02/14/06



TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.: RZ-002468-2021 & RP-002469-2021
Tuscany Park Village Replat

Application Type: **Rezoning and Replat**

P&Z Hearing Date: April 19, 2021

Staff Contact: Emily Offer, Planning Staff
 915-238-0691; eoffer@horizoncity.org

Address/Location: Abutting the Southwest corner of Eastlake Boulevard and N. Kenazo Ave.

Legal Description: *Rezoning:*
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Replat:
 Being Tuscany Park Village and a portion of
 Section 30, Block 78, Township 3, Tract 1B, 8, 10 and a portion
 of Section 31, Block 78 Township 3,
 Texas and Pacific Railway Company Surveys,
 City of Horizon, El Paso County, Texas

Property Owner: HZ Ventures LLC Series D – Tuscany Ventures

Applicant: HZ Ventures LLC Series D – Tuscany Ventures

Nearest Park: Horizon Mesa Park

Nearest School: Horizon Middle School

SURROUNDING PROPERTIES:

	Zoning	Land Use
NE	C-1 (Commercial)	Shopping Center – TinTan; O’Reillys; Dollar General
SE	R-PD (Residential Planned Development)	Vacant
S	R-4 (Residential)	Residential – Single Family Homes
W	R-4 (Residential)	Residential – Single Family Homes

LAND USE AND ZONING:

	Existing	Proposed
Land Use	Vacant	C-2 Commercial
Zoning	C-2C Commercial and R-PD Residential	C-2 Commercial and R-PD Residential

Application Description:

Rezone:

The applicant is requesting rezone approximately 14.62 acres of land that is currently vacant and zoned as C-2C (Commercial) and R-PD (Residential) to be rezoned as C-2

(Commercial). The property abuts the Southwest corner of Eastlake Boulevard and N. Kenazo Ave. The zoning conditions on the property are as follows:

- Ordinance No. 0148 *Please see the staff report's **Zoning Conditions** attachment for more information.*

Replat:

The following land uses are proposed: R-PD (Residential) (16.17 ACRES), C-2 (Commercial) (14.62 ACRES), and Ponding/ Drainage (1.69 ACRES). The intent behind this replat is to clean-up the lot lines for the commercial development, in accordance with the proposed rezoning and prepare the residential portion of the original plat for a future replat.

Notice:

In accordance with Section 211.007 of the Texas Local Government Code, notices of the April 19, 2021 public hearing were sent to the school district of jurisdiction and to those property owners within 200 feet of the subject property on April 1, 2021. In addition, the applicant is required to erect signs notifying the public of the proposed rezoning on the site proposed for rezoning fifteen (15) days prior to the Planning and Zoning Commission public hearing. This requirement has been met.

Vision 2020 – Future Land Use Map Designation:

Horizon City Vision 2020 Strategic Master Plan designates this area as Commercial and Multi-Family Residential.

Staff Recommendation:

This development coincides with the Comprehensive plan, with commercial developments abutting Eastlake Blvd. and N Kenazo Ave., staff believes that the development of this area will aid in the enhancement of surrounding developments. Staff is also understanding of the need to replat and rezone this development to provide organization and convenience to attract new development. Staff recommends **APPROVAL** of the request to rezone to **C-2 Commercial** and **APPROVAL** of the replat with the condition that all staff comments are addressed prior to City Council action.

Planning and Zoning Commission Options:

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

1. Recommend **approval** of the Applicant's request for change of zone classification as stated and forward a recommendation for approval for the change of zone classification to the City Council.
2. Recommend **denial** of the Applicant's request for change of zone classification and forward a recommendation for denial of the requested rezoning to the City Council.

Planning Division Comments:

A drainage easement to the ponding area must be provided and documented on the surveys provided.

Final Replat:

- Include signature blocks for the following people/ positions:
 1. Mayor, Ruben Mendoza
 2. City Clerk, Elvia Schuller
 3. City Engineer, Isabel Vasquez, P.E.
- Provide enough lines for all of the tax certifications related to this property.

Preliminary Replat:

This survey suggests Hernandez Pierre and Norma P is an owner; deeds were provided ensuring HZ Ventures LLC is the sole owner of the entirety of this property. The survey will be corrected prior to recording the plat.

Public Works Director Comments:

Preliminary Plat Review:

1. On all lots provide utility easements.
2. Missing bearing and distance information at north and east side of pond.
3. Provide Benchmark (TO INCLUDE DATUM) information.
4. On note#6 add a note stating all commercial lots are subject to onsite ponding.
5. Both streets abutting N. Kenazo Ave. will need to be constructed as part of this development. Provide street sections AND names.
6. Sidewalks at backside of lots will need to be built by the developer or add a note stating the sidewalks will need to be built by the lot owner.
7. Provide a note stating a driveway will or will not be allowed both streets abutting N. Kenazo .
8. At subdivision north and northwest sides, wording information is overlapping/not legible.
9. Provide location of any existing utilities with the size of sewer or water mains if they exist with in the area as per Ordinance No.0035 (4.2.2.5 letter d).
10. Provide drainage flow arrows along with watershed area and calculations for the entire parcel and abutting streets.

Final Plat Review:

1. On all lots provide utility easements.
2. Missing bearing information at north and east side of pond.
3. Provide Benchmark (TO INCLUDE DATUM) information.
4. On note#6 add a note stating all commercial lots are subject to onsite ponding.
5. Both streets abutting N. Kenazo Ave. will need to be constructed as part of this development. Provide street sections AND names.
6. Sidewalks at backside of lots will need to be built by the developer or add a note stating the sidewalks will need to be built by the lot owner.
7. Provide a note stating a driveway will or will not be allowed both streets abutting N. Kenazo.
8. Missing address, no review.
9. El Paso County 9-1-1 District approval is required for the addresses.
10. Provide Closure with metes and bounds description.
11. Provide a list of the proposed street names and number of lots on the final plat

Town Engineer Comments:

Recommended Conditions for Preliminary Plat Approval:

1. Revise plat name to Tuscany Park Village Unit 1 Replat A.
2. Add utility easement for each proposed lot.
3. Provide metes and bounds for property.
4. Provide bearing and distance information for north and east side of pond.
5. Provide contact information for the Owner.
6. Revise ETJ statement, the property is located in within the City Limits of Town of Horizon City.
7. Revise legend to state City Monument.
8. Provide Datum information including elevation.
9. Revise legal description to state Town of Horizon City, not City of El Paso.
10. Provide drainage flow arrows.
11. What is the purpose of the spaces between Block 1, Lot 4 and Block 2, Lot 1; and Block 2, Lot 3 and Block 3, Lot 1.

12. Provide Lot numbers for pond and open space.
13. Legal description should match on the preliminary and final plat. Revise legal description on face of plat.

Recommended Conditions for Final Plat Approval:

1. Revise plat name to Tuscany Park Village Unit 1 Replat A.
2. Add utility easement for each proposed lot.
3. Provide metes and bounds for property.
4. Provide bearing and distance information for north and east side of pond.
5. Provide contact information for the Owner.
6. Revise ETJ statement, the property is located in within the City Limits of Town of Horizon City.
7. Revise legend to state City Monument.
8. Provide Datum information including elevation.
9. Revise legal description to state Town of Horizon City, not City of El Paso.
10. Provide drainage flow arrows.
11. What is the purpose of the spaces between Block 1, Lot 4 and Block 2, Lot 1; and Block 2, Lot 3 and Block 3, Lot 1.
12. Provide Lot numbers for pond and open space.
13. Dedication statements states drainage easements will be dedicated to the Town of Horizon City, indicate on plat the location of the drainage easements.
14. Per City Ordinance, commercial lots are to be maintained on-site. Is the proposed pond to remain private, maintained by the Developer?
15. Legal description should match on the preliminary and final plat. Revise legal description on face of plat.
16. Revise Town of Horizon City Council signatures as shown below.

Improvement Plan Comments:

General comments:

1. Address all corrections and or red lines on all sheets.
2. Provide evidence that the plans have been submitted to the Fire Marshall's office for review and approval.
3. Provide evidence that plans comply with TAS and ADA requirements

Comments to plans include:

Sheet: Cover

- Provide Engineer of Record information, firm information and firm number on cover sheet.
- Cover should be sealed and signed.

Sheet: Preliminary and Final Plats

- Address comments provided on plats.

Sheet 1 of 7

- Remove line work in red, if not pertinent to the proposed improvements.
- Clearly label drainage areas.
- Identify size of the proposed drainage area to correspond to the drainage calculations table.
- Pond capacity needs to include a 10-year silting volume.
- Per Town of Horizon City ordinance, commercial properties are required to retain their runoff on-site.
- Add a table with contact numbers for utilities in the area.

Sheet 2 of 7

- Is the pond to be dedicated to the Town for maintenance? Commercial water should be maintained on-site or in a private pond maintained by Owner.

Sheet 3-4 of 7

- Provide a Geotechnical Report for the development that shows soil stability for side slopes and suitability for the percolation at the pond site.
- Chain link fence is not permitted around ponds.
- Town of Horizon does not maintain ponds for commercial facilities.

Sheet 6 of 7

- Remove line work in red.
- Use different line type for silt fence, difficult to identify on plan sheet.
- Show where proposed construction entrance is to be located.
- Provide a note that Contractor to rinse out any concrete into a concrete washout area.
- Provide a detail for the concrete washout area.

Addressing these comments would be required before permitting the development of these improvements. Please do not hesitate to call us at 587-4339 if we can be of further assistance.

El Paso 9-1-1 District Comments:

The 911 district has no adverse comments for this plat.

School District Comments:

CISD has the capacity for the additional students expected with this development.

El Paso Central Appraisal District Comments:

The EPCAD approves this development.

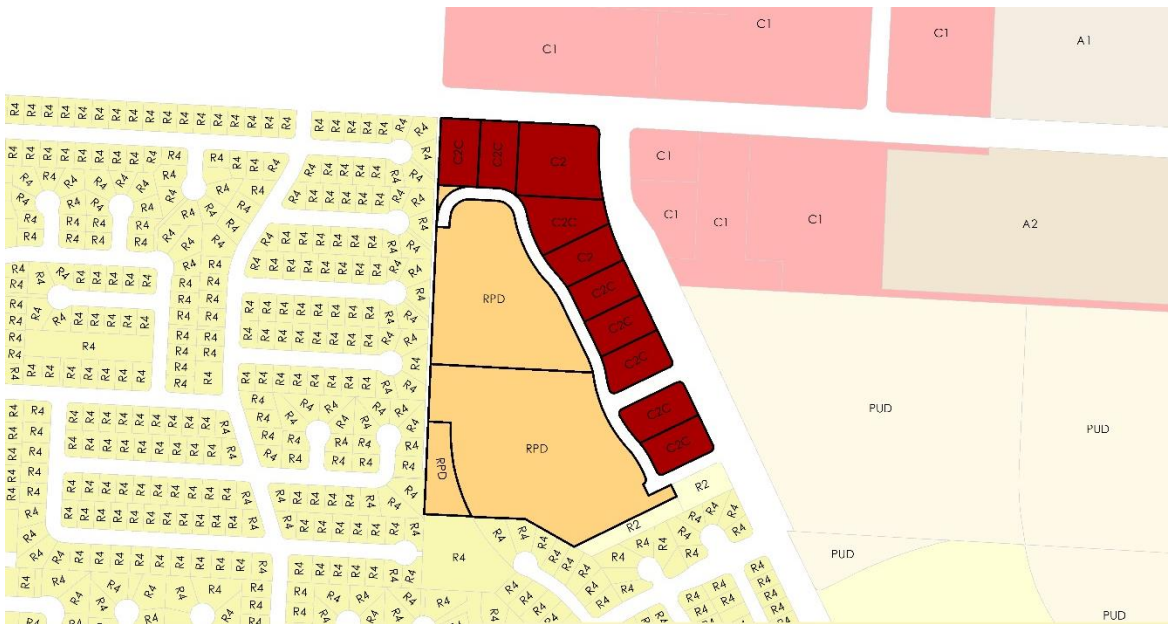
El Paso Electric Company Comments:

The El Paso Electric Company approves this development.

Attachments:

- 1 - Zoning Designation**
- 2 - Aerial**
- 3 - Future Land Use Map (Comp Plan)**
- 4 - Location Map**
- 5 - Applications**
- 6 - Replat**
- 7 - Boundary Survey for Rezoning**
- 8 - Zoning Conditions**

Attachment 1: Zoning Designation



Attachment 2: Aerial



Attachment 3: Future Land Use Map



Attachment 4: Location Map

LOCATION MAP

SCALE: 1" = 600'



LOCATION MAP AND ETJ STATUS

TUSCANY PARK VILLAGE is located in the El Paso County limits, more specifically located approximately one quarter mile in a northerly direction from the intersection of Eastlake Blvd And North Kenazo Ave. The in municipalities is Horizon City, Texas. According to the 2004 U.S. Census Bureau records The Horizon City, has a population 16,735 and the City of El Paso has a population 592,099.

Attachment 5: Applications



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

REZONE APPLICATION

RZ-002468-2021

1. Owner of Record: HZ VENTURES LLC SERIES D - TUSCANY VENTURES

421 FREDERICK ROAD 79905 9154716011 diego@drselpaso.net
 (ADDRESS) (ZIP) (PHONE) (EMAIL)

2. Applicant HZ VENTURES LLC SERIES D - TUSCANY VENTURES Is applicant also the Owner? Yes No

Contact Person DIEGO VAZQUEZ

241 FREDERICK ROAD 79905 9154716011 diego@drselpaso.net
 (ADDRESS) (ZIP) (PHONE) (EMAIL)

3. PARCEL ONE

Site Address/Location EASTLAKE BLVD AND NORTH KENAZO HORIZON CITY, TX 79928

Legal Description: 1,2,3,4,5,6,7,8,9,10,11 1,2,3,4 TUSCANY PARK VILLAGE UNIT ONE
 (Lot) (Block) (Subdivision Name)

PARCEL TWO

Site Address/Location EASTLAKE BLVD AND NORTH KENAZO HORIZON CITY, TX 79928

Legal Description: SECTION 30.31 78, TSP 3 TUSCANY PARK VILLAGE UNIT TWO
 (Lot) (Block) (Subdivision Name)

If the legal description of the complete tracts or if plat is not available, attached are the **required** Metes & Bounds Description & survey map(s)? Yes No

4. Briefly explain why you request to rezone? REPLAT OF A TUSCANY PARK VILLAGE UNIT ONE

5. Land's Presents Use: C-2 R-PD COMMERCIAL AND RESIDENTIAL Zone C-2 R-PD
 Land Vacant Lot size Structure Structure's size Last known date the structure was occupied?

Land's Proposed Use: C-2 COMMERCIAL Proposed Zone Use C-2

Will you be making any improvements to the existing lot or structure? Yes No This request includes Site Development Plans for approval? Yes No

NOTICE: Applicant is responsible for all expenses incurred by the City in connection with the Rezone 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 *Diego Vazquez*

6. Signatures: *Diego Vazquez*
 (OWNER'S SIGNATURE)

HZ VENTURES LLC SERIES D - TUSCANY VENTURES
 (OWNER'S PRINTED NAME)

Diego Vazquez
 (APPLICANT'S SIGNATURE)

HZ VENTURES LLC SERIES D - TUSCANY VENTURES
 (APPLICANT'S PRINTED NAME)

FEE SCHEDULE: (NON-REFUNDABLE)

\$300 - UP TO 1.0 ACRES	\$450 - 30.1 ACRES TO 50 ACRES
\$350 - 1.1 ACRES TO 10 ACRES	\$500 - 50.1 ACRES TO 75 ACRES
\$400 - 10.1 ACRES TO 30 ACRES	\$600 - 75.1 ACRES AND UP
EL PASO TIMES PUBLISHING FEE APPROXIMATELY \$460	ENGINEERING FEE APPROXIMATELY \$60 PER 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 REZONING application.



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

REPLAT APPLICATION

RP-002469-2021

SUBDIVISION PROPOSED NAME: TUSCANY PARK VILLAGE REPLAT SUBMITTAL DATE: 12/21/2020

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.) TUSCANY PARK VILLAGE BEING A PORTION OF SECTION 30 BLOCK 78 TSP 3 TRACTS 1B, 8, 10 AND A PORTION OF 31 BLOCK 78, TSP 3, T&P R.R SURVEYS EL PASO COUNTY, TEXAS

2. PROPERTY LAND USES:

	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	<u>16.17</u>	<u>1</u>	OFFICE	_____	_____
DUPLEX	_____	_____	STREET & ALLEY	_____	_____
APARTMENT	_____	_____	PONDING & DRAINAGE	<u>1.69</u>	<u>1</u>
MOBILE HOME	_____	_____	INSTITUTIONAL	_____	_____
P.U.D.	_____	_____	OTHER	_____	_____
PARK	_____	_____	_____	_____	_____
SCHOOL	_____	_____	_____	_____	_____
COMMERCIAL	<u>14.62</u>	<u>3</u>	TOTAL NO. SITES	_____	_____
INDUSTRIAL	_____	_____	TOTAL (GROSS) ACREAGE	_____	_____

3. WHAT IS THE EXISTING ZONING OF THE ABOVE DESCRIBED PROPERTY? C-2 - R-PD PROPOSED ZONING C-2 - R-PD

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) PONDING AREA

7. IF SINGLE-FAMILY OR DUPLEX DEVELOPMENT IS PROPOSED: AVERAGE FLOOR AREA OF HOUSES R-PD 1500 SQ FT

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

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

IF ANSWER IS "YES", PLEASE EXPLAIN THE NATURE OF THE MODIFICATION. REPLAT OF A TUSCANY PARK VILLAGE UNIT ONE

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

11. REMARKS AND/OR EXPLANATION OF SPECIAL CIRCUMSTANCES:

12. WILL PLAT BE RECORDED PRIOR TO SUBDIVISION IMPROVEMENTS BEING COMPLETED & APPROVED? YES NO N/A INITIALS _____

IF YES, submit REQUIRED GUARANTEE (SECTION 4.10.3 & 8.1.7, Municode Chapter 10) OR Improvement Cost Estimates & Construction Agreement

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

14. OWNER OF RECORD HZ VENTURES LLC SERIES D - TUSCANY VENTURES diego@drselpaso.net 915-471-6011

(NAME & ADDRESS) 421 FREDERICK ROAD 79905 (EMAIL) (PHONE)

15. DEVELOPER HZ VENTURES LLC SERIES D - TUSCANY VENTURES diego@drselpaso.net 915-471-6011

(NAME & ADDRESS) (EMAIL) (PHONE)

16. ENGINEER G3ENGINEERING, LLC 1901 ARIZONA STE 205 Luis@g-3ng.com 9152747605

(NAME & ADDRESS) EL PASO TX 79902 (EMAIL) (PHONE)

17. APPLICANT HZ VENTURES LLC SERIES D - TUSCANY VENTURES diego@drselpaso.net 915-471-6011

(NAME & ADDRESS) 421 FREDERICK ROAD 79905 (EMAIL) (PHONE)

18. REP/POINT OF CONTACT DIEGO VAZQUEZ diego@drselpaso.net 915-471-6011

(NAME & ADDRESS) (EMAIL) (PHONE)

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

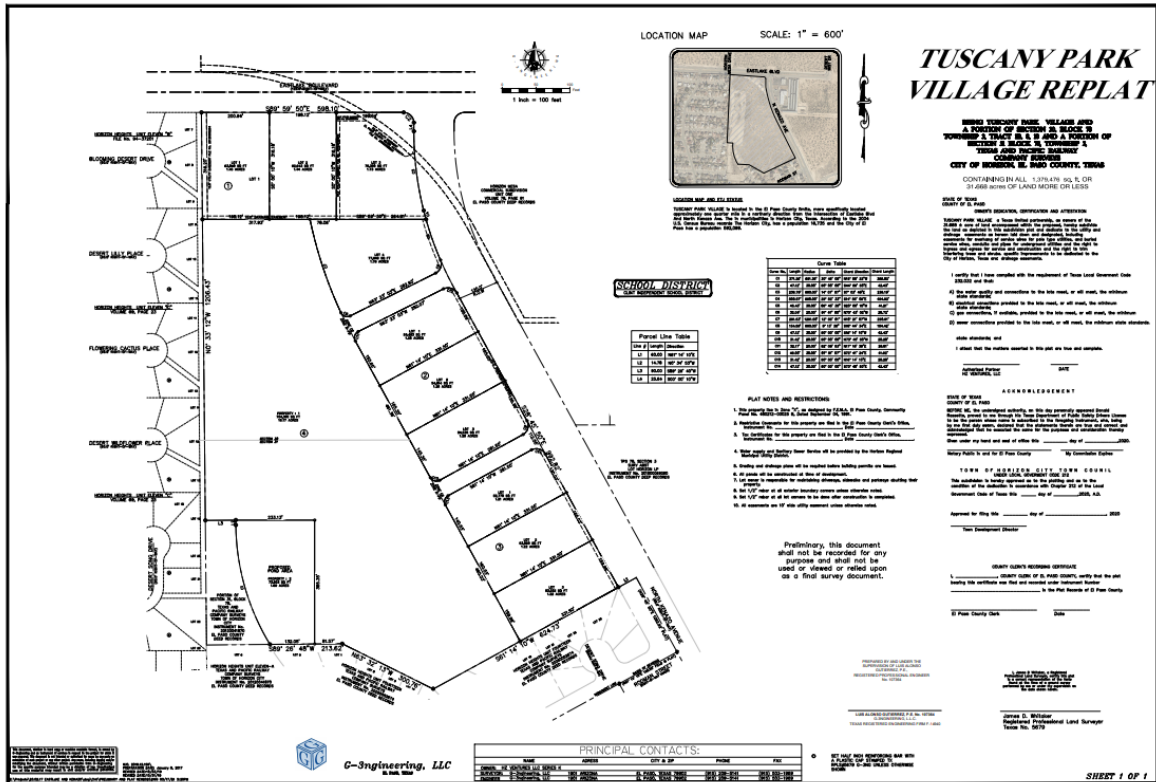
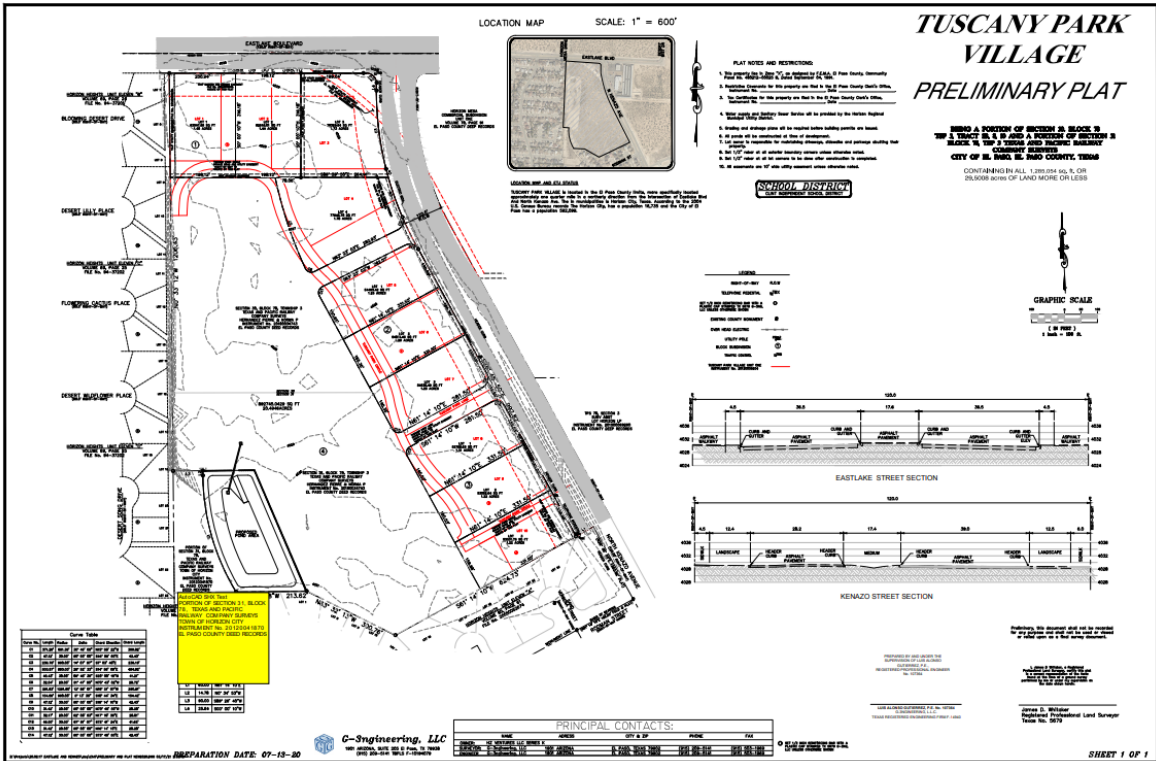
Applicant Signature [Signature] EMAIL diego@drselpaso.net

APPLICATION MUST BE COMPLETE & VALIDATED PRIOR TO SUBDIVISION PROCESSING

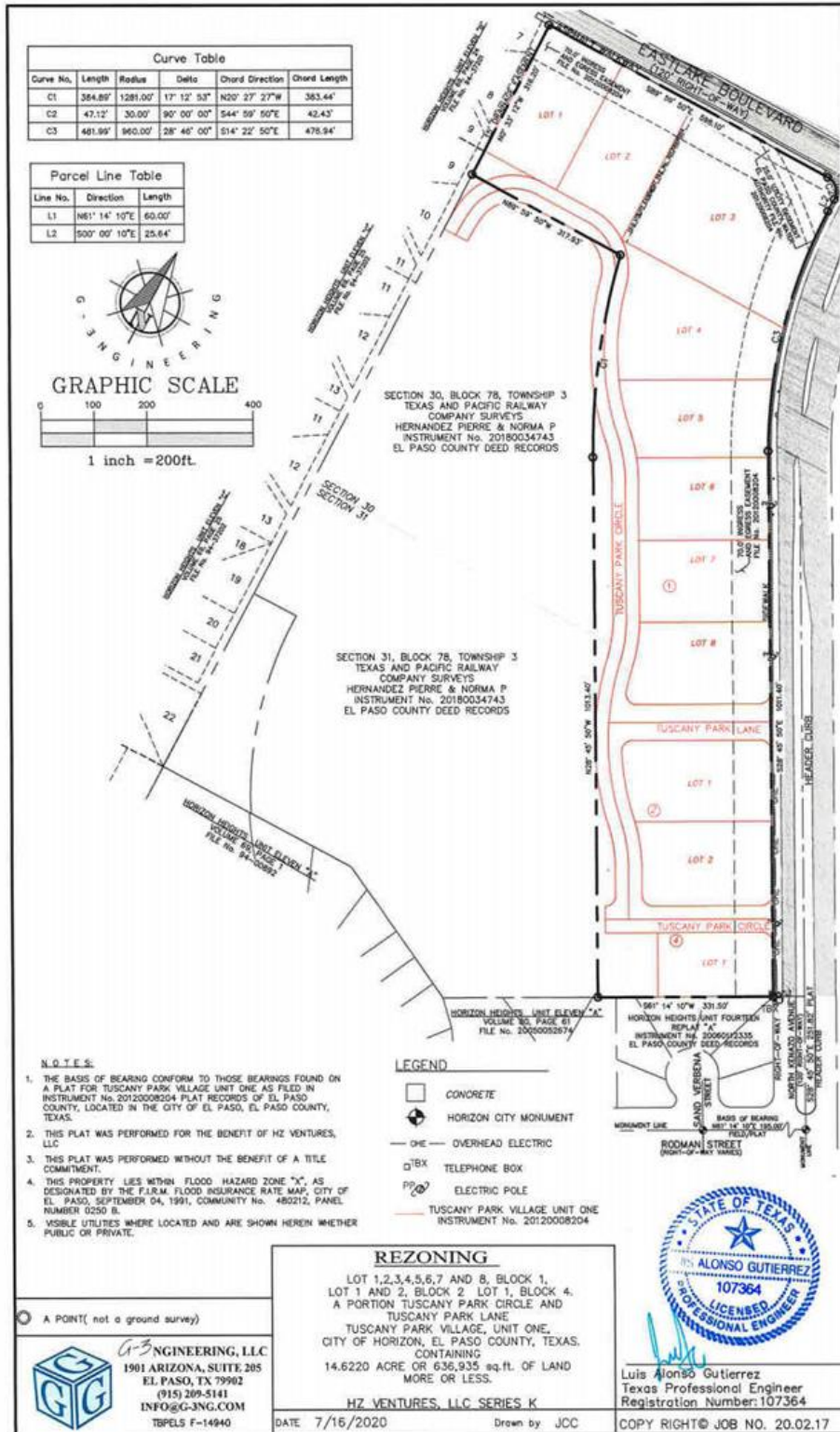
Acceptance of fee does not grant acceptance of application.

Non Refundable Deposit \$500 | Application Fees: \$100 | Publishing Fee Deposit (if applicable): \$260

Attachment 6: Replat



Attachment 7: Boundary Survey for Rezoning



Attachment 7: Zoning Conditions

ORDINANCE NO. 0148

AN ORDINANCE CHANGING THE ZONING OF PORTIONS OF SECTIONS 30 AND 31, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILROAD SURVEYS, EL PASO COUNTY, TEXAS FROM R-2 (RESIDENTIAL) TO C-2 (HEAVY COMMERCIAL) AND IMPOSING CERTAIN CONDITIONS THEREON.

Whereas, an application was made to change a designated zone within the municipal limits of the Town of Horizon City; and,

Whereas, said application was forwarded to and considered by the Horizon City Planning and Zoning Commission; and,

Whereas, the Horizon City Planning and Zoning Commission has complied with all state and local laws affecting the changing of zones and held public hearings to obtain public comments; now therefore,

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF HORIZON CITY, TEXAS:

I.

That the zoning be changed from R-2 (Single-family Residential) to C-2 (Heavy Commercial), within the meaning of the Zoning Ordinance, for portions of Sections 30 and 31, Block 78, Township 3, Texas and Pacific Railroad Surveys, El Paso County, Texas, as more particularly described by metes and bounds attached hereto.

II.

That the property be subject to the following conditions which are necessitated by and attributable to the increased intensity of use generated by the change of zoning from R-2 (Residential) to C-2 (Heavy Commercial), and are desirable to integrate subsequent development on the subject parcel with adjoining single-family residential developments, and to properly relate the proposed commercial development with adjoining thoroughfares, both considerations of which are necessary in order to protect the health, safety and welfare of adjacent property owners and the residents of this city:

1. Uses permitted in the subject property shall be restricted to those otherwise allowable in the C-1 district, except that a shopping center on a site of 10-acres or more will be allowed.
2. The owner of the subject property shall cause a subdivision plat of the property to be prepared providing for the on-site detention of stormwater. The city shall allow the owner to position a drainage ponding area within property adjacent to, but not being rezoned by this Ordinance, but otherwise under the control of the owner.

3. The owner of the subject property shall cause a detailed site development plan to be prepared and shall submit the same to the Director of Public Works of the Town of Horizon City for review and approval. The detailed site development plan shall reflect the following:
 - The owner shall provide new or rebuilt median openings in both Eastlake Boulevard and North Kenazo Avenue, the design of which shall be subject to the review and approval of the Director of Public Works, and the locations of which are to be coordinated with surrounding developments.
 - The owner shall be responsible for constructing concrete curbing at the edges of the existing pavement of both Eastlake Boulevard and North Kenazo Avenue so as to protect the pavement from deterioration.
 - The owner shall be responsible for landscaping those portions of the medians in North Kenazo and Eastlake Boulevard where the subject property has frontage; said landscaping shall use low-water use xeriscaping compatible with the existing landscaped median in Eastlake Boulevard immediately east of its intersection with North Kenazo Avenue.
 - The owner shall provide a landscaped strip, not less than five-feet in width, between the street right-of-way and any parking lot within the subject property; such landscaping shall employ low-water use xeriscaping.
 - The owner shall provide a landscaped 'buffer' between that portion of the commercial development that abuts Lots 7 through 9, Block 11, Horizon Heights Unit 11B, and Lot 9, Block 10, Horizon Heights Unit 11C, to visually 'screen' the commercial development from said residential properties.
 - The owner shall design lighting, in terms of the height, lumen output, placement, and fixture design, for that portion of the commercial development adjoining residentially-zoned properties, to minimize glare.
4. All improvements shown on the detailed site development plan shall be completed prior to the occupancy of the property by any use requiring commercial zoning.

III.

That these conditions run with the land, are a charge and servitude thereon, and bind the current property owner and any successors in title. The Town of Horizon City may enforce these conditions by injunction, by rescission of the zoning, which is made appropriate as a result of these conditions, or by any other legal or equitable remedy. The Town Council of Horizon City may amend or release the above conditions in its discretion without the consent of any third person that may be benefited thereby, and without affecting the validity of this ordinance.

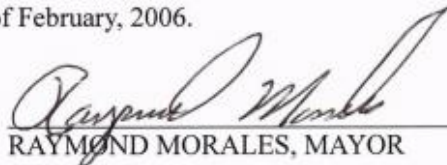
IV.

That the Zoning Map for the Town of Horizon City be revised to include the zoning changes directed by this ordinance.



v.

That this ordinance was duly enacted with all requisites and formalities incident thereto the enactment of ordinance, and such is evidenced by the signatures below.

PASSED AND APPROVED this 14th day of February, 2006.


RAYMOND MORALES, MAYOR

ATTEST:



Sandra Sierra
Town Clerk

APPROVED AS TO FORM:


Robert A. Duran
Town Attorney

First Reading: 01/10/06
Second Reading: 02/14/06
Approved: 02/14/06



TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.: SUB002470-2021 & RZ-002471-2021
Horizon Town Center -Unit 4

Application Type: **Preliminary Subdivision**

P&Z Hearing Date: April 19, 2021

Staff Contact: Emily Offer, Planning Staff
 915-238-0691; eoffer@horizoncity.org

Address/Location: Abutting the North East corner of Town Center Dr. and Horizon Crossing St.

Legal Description: Horizon Town Center Unit 4 –
 A portion of C D STEWART SURVEY #321 (36.3857 AC)
 El Paso County, Horizon City, Texas

Property Owner: Ranchos Real XV, LLC

Applicant: Conde, Inc.

Nearest Park: Corky Park

Nearest School: Frank Macias Elementary School

SURROUNDING PROPERTIES:

	Zoning	Land Use
N	C-2 (Commercial)	Vacant
E	C-2 (Commercial)	Walmart
S	R- (Residential)	Single Family Residential and Vacant
SW	R-9 (Residential)	Vacant
NW	C-2 (Commercial)	Hospital of Providence

LAND USE AND ZONING:

	Existing	Proposed
Land Use	Vacant	Residential and Commercial
Zoning	R-9/Conditional Overlay (CO) Residential and C-2 Commercial	R-2 Residential and C-2 Commercial

Application Description:

Rezone:

The applicant is requesting to rezone approximately 17.933 acres of land that is currently vacant and zoned as R-9/CO (residential) and C-2 (commercial) to be rezoned as R-2 (residential) and C-2 (commercial). The property abuts the northeast corner of Town Center Dr. and Horizon Crossing St. The proposed rezoning is as follows (please refer to the attached zoning plan):

- Parcel I – from C-2 to R-2
- Parcel II – from R-9/CO to R-2
- Parcel III – from R-9/CO to C-2

Preliminary Subdivision:

The applicant is also requesting to subdivide approximately 10.736 acres of the area proposed to be rezoned to incorporate a residential subdivision. The proposed subdivision includes 39 lots for single-family residential development, the smallest lot measuring approximately 6,694 square feet and the largest lot measuring approximately 16,973 square feet in size. In accordance with Section 2.8.1 of the Subdivision Ordinance, the developer is required to pay \$10,800.00 (\$400 per residential unit) in parkland fees. This unit will utilize the parkland credit carried over from Units 1 and 2, as approved by City Council, leaving the developer with a remaining credit of 0.053 acres for any future units within the development.

Notice:

In accordance with Section 211.007 of the Texas Local Government Code, notices of the April 19, 2021 public hearing for the rezoning request were sent to the school district of jurisdiction and to those property owners within 200 feet of the subject property on April 1, 2021. In addition, the applicant is required to erect signs notifying the public of the proposed rezoning on the site proposed for rezoning fifteen (15) days prior to the Planning and Zoning Commission public hearing. The sign that was installed does not meet the minimum notification requirements; therefore, staff and the applicant are requesting that the rezoning application be postponed to the next available meeting.

Vision 2020 – Future Land Use Map Designation:

Horizon City Vision 2020 Strategic Master Plan designates this area as High-Density Single Family. This land use designation includes residential development including approximately 12 to 15 dwellings per acre.

Staff Recommendation:

Although the Comprehensive plan designates this area for High-Density Single-Family development, staff believes that the development of this area will help enhance the surrounding properties. Due to their transition from Single Family housing units to commercial development, the proposed development is consistent with the single-family unit neighborhood south of HTC Unit 4 and the commercial development northwest and east of the subdivision; staff recommends **APPROVAL** of the preliminary plat with the condition that all staff comments shall be addressed prior to City Council action. Additionally, the approval of the plat is contingent upon the approval of the rezoning request by the City Council.

At this time, staff requests that the Planning and Zoning Commission postpone the rezoning request until such time that the notice on the property is corrected to include the current and requested zoning.

Planning Division Comments:

Preliminary Plat:

- Horizon Town Center -Unit 4 revised their plat to address planning division comments made. (09APR21)

Public Works Director Comments:

1. Show location of water courses, ravines, present structures, and other features pertinent to subdivision. Provide the total flow for that specific watershed area.
2. Provide Benchmark with Datum information.
3. Provide the total acreage of each lot below the lot number/square footage.
4. El Paso County 9-1-1 District approval is required for the addresses.
5. All lots with curves are missing curve data.
6. Line Table shows L3-L5. Metes and Bounds description does not include this information. Verify if this information belongs to Unit 1. If so, delete.

7. Quadrant in Metes and Bounds description #3 and in the curve table C2 do not match.
8. Verify Metes and Bounds description sequence as it stops in number 5.
9. Verify block number sequence for this subdivision as it increases from Block 1 to Block 27.

NOTE: Traffic study will need to be updated to account for the school and this development.

Town Engineer Comments:

Recommended Conditions for Preliminary Plat Approval:

1. Provide certification that all utilities have approved locations of easements and that service will be provided to development.
2. Show the sizes of all utilities shown on plat.
3. Provide Closure report for subdivision and lots.
4. Verify bearing in Note 3 of Metes and Bounds, does not match bearing on curve table.
5. Verify drainage on Mar Vista, Master Drainage Plan shows runoff toward proposed in Unit 4. Plat show flow onto Town Center Dr.
6. Provide curve information for the lots in the cul-de-sacs and heels.
7. Provide revision date on plat.

El Paso 9-1-1 District Comments:

The 911 District has no adverse comments regarding this plat.

School District Comments:

The Socorro Independent School District has reviewed Horizon Town Center Unit Four. This subdivision will be serviced by Horizon Heights Elementary, Colonel John Ensor Middle, and Eastlake High.

Clint Independent School District has no comments, this subdivision is not within Clint ISD's jurisdiction.

TxDOT Comments:

TxDOT has no comments since proposed unit is not abutting TxDOT right of way.

City staff response: A traffic impact analysis for the overall development has been reviewed and approved by TxDOT. A traffic signal at Horizon Crossing Street and Horizon Boulevard is warranted and the City continues to work with TxDOT towards ensuring that the signal gets installed.

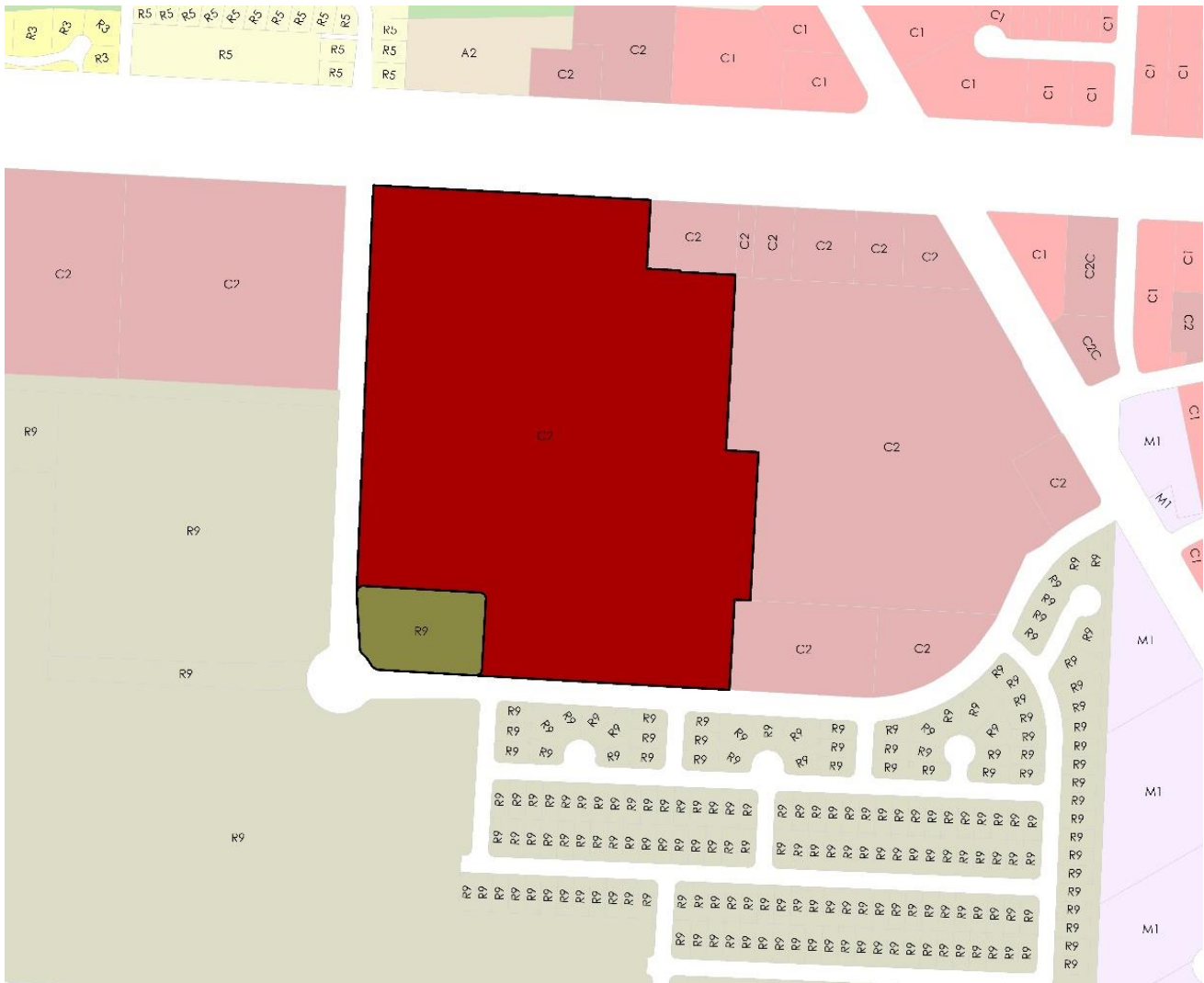
El Paso Central Appraisal District Comments:

The EPCAD approves this development.

Attachments:

- 1 - Zoning Designation**
- 2 - Aerial**
- 3 - Future Land Use Map (Comp Plan)**
- 4 - Location Map**
- 5 - Applications**
- 6 - Zoning Plan**
- 7 - Preliminary Plat**

Attachment 1: Zoning Designation

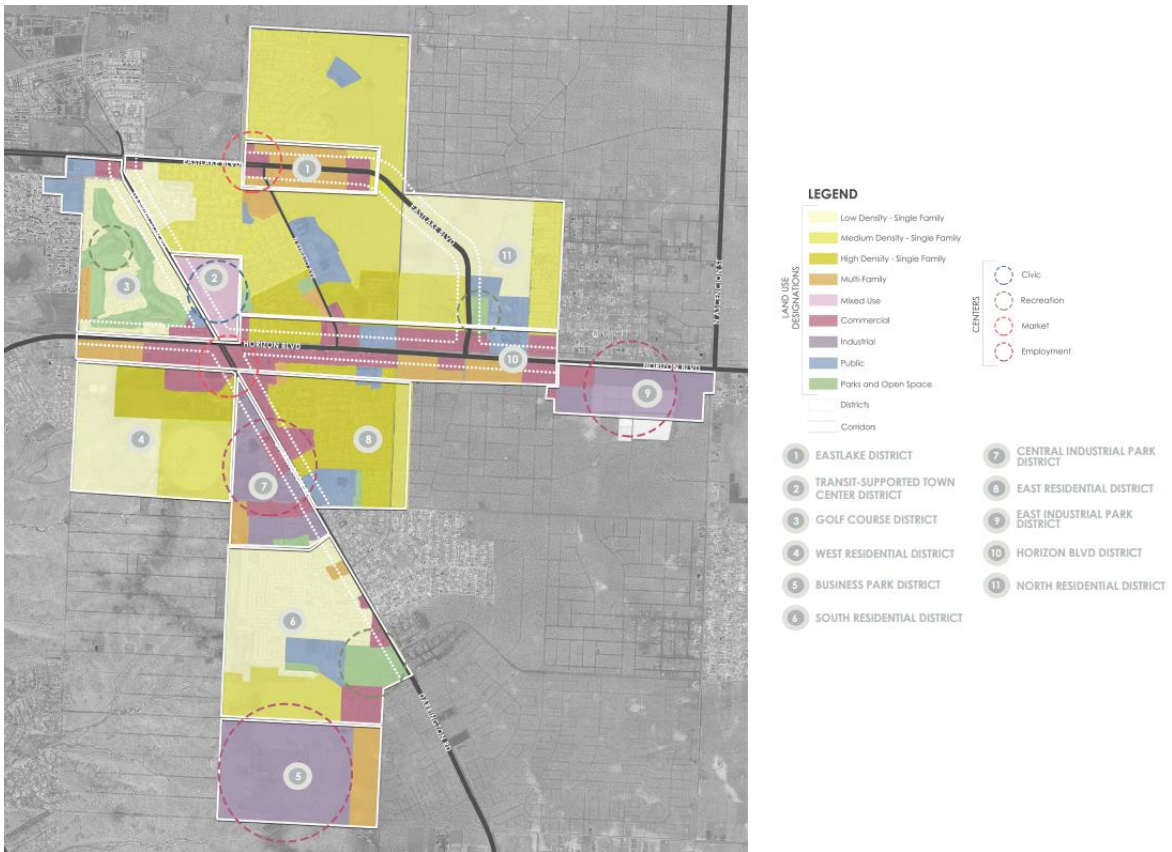


Attachment 2: Aerial

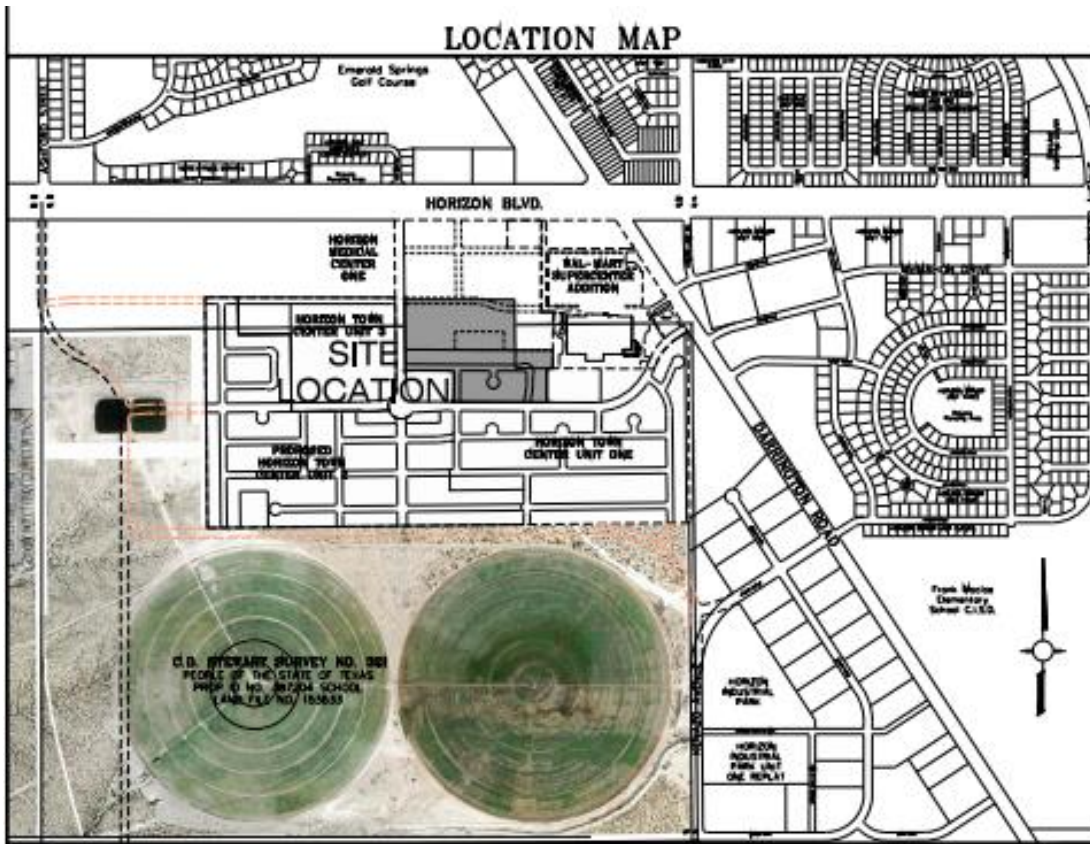


Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Attachment 3: Future Land Use Map



Attachment 4: Location Map



Attachment 5: Applications

1 of 2



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

REZONE APPLICATION

1. Owner of Record: Ranchos Real XV, LLC
6080 Surety Dr., Ste. El Paso, TX 79905 915-592-0890 dschwartz@swld.net
(ADDRESS) (ZIP) (PHONE) (EMAIL)

2. Applicant Conde, Inc. Is applicant also the Owner? Yes No
 Contact Person Conrad Conde
6080 Surety Dr., Ste. 100 El Paso, TX 79905 915-5920283 cconde@condeinc.com
(ADDRESS) (ZIP) (PHONE) (EMAIL)

3. **PARCEL ONE**
 Site Address/Location Being a Portion of C. D. Stewart Survey No. 321, Town of Horizon City, El Paso County,
 Legal Description: Texas, 1.062 acres Horizon Town Center Unit Four
(Lot) (Block) (Subdivision Name)

PARCEL TWO
 Site Address/Location Being a Portion of C. D. Stewart Survey No. 321, Town of Horizon City, El Paso County,
 Legal Description: Texas, 8.254 acres Horizon Town Center Unit Four
(Lot) (Block) (Subdivision Name)

If the legal description of the complete tracts or if plat is not available, attached are the **required** Metes & Bounds Description & survey map(s)? Yes No

4. Briefly explain why you request to rezone? Clean up Rezoning

5. Land's Presents Use: _____ Zone _____
 Land Vacant Lot size n/a Structure Structure's size n/a Last known date the structure was occupied? n/a
 Land's Proposed Use: Residential and Commercial Proposed Zone Use R-2 and C-2

Will you be making any improvements to the existing lot or structure? Yes No This request includes *Site Development Plans* for approval? Yes No

NOTICE: Applicant is responsible for all expenses incurred by the City in connection with the Rezone 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 _____

6. Signatures:
_____ Douglas A. Schwartz
(OWNER'S SIGNATURE) (OWNER'S PRINTED NAME)

_____ Conrad Conde
(APPLICANT'S SIGNATURE) (APPLICANT'S PRINTED NAME)

FEE SCHEDULE: (NON-REFUNDABLE)		
\$300 - UP TO 1.0 ACRES	\$450 - 30.1 ACRES TO 50 ACRES	Application & Submittals Due Date: _____ P&Z Scheduled Mtg. Date: _____ City Council Scheduled Date: _____ Application Received By: _____ Date Application Rec'd: _____
\$350 - 1.1 ACRES TO 10 ACRES	\$500 - 50.1 ACRES TO 75 ACRES	
\$400 - 10.1 ACRES TO 30 ACRES	\$600 - 75.1 ACRES AND UP	
EL PASO TIMES PUBLISHING FEE APPROXIMATELY \$460	ENGINEERING FEE APPROXIMATELY \$60 PER 1/2 HOUR	

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



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

REZONE APPLICATION

1. Owner of Record: Ranchos Real XV, LLC
6080 Surety Dr., Ste. El Paso, TX 79905 915-592-0890 dschwartz@swld.net
(ADDRESS) (ZIP) (PHONE) (EMAIL)

2. Applicant Conde, Inc. Is applicant also the Owner? [] Yes [X] No
Contact Person Conrad Conde

6080 Surety Dr., Ste. 100 El Paso, TX 79905 915-5920283 cconde@condeinc.com
(ADDRESS) (ZIP) (PHONE) (EMAIL)

3. PARCEL ONE THREE

Site Address/Location Being a Portion of C. D. Stewart Survey No. 321, Town of Horizon City, El Paso County,

Legal Description: Texas, 8.617 acres Horizon Town Center Unit Four
(Lot) (Block) (Subdivision Name)

PARCEL TWO

Site Address/Location

Legal Description: (Lot) (Block) (Subdivision Name)

If the legal description of the complete tracts or if plat is not available, attached are the required Metes & Bounds Description & survey map(s)? [] Yes [] No

4. Briefly explain why you request to rezone? Clean up Rezoning

5. Land's Presents Use: Zone
Land Vacant [X] Lot size n/a Structure [] Structure's size n/a Last known date the structure was occupied? n/a

Land's Proposed Use: Residential and Commercial Proposed Zone Use R-2 and C-2

Will you be making any improvements to the existing lot or structure? [] Yes [] No This request includes Site Development Plans for approval? [] Yes [] No

NOTICE: Applicant is responsible for all expenses incurred by the City in connection with the Rezone 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

6. Signatures:

(OWNER'S SIGNATURE)

(APPLICANT'S SIGNATURE)

Douglas A. Schwartz
(OWNER'S PRINTED NAME)

Conrad Conde
(APPLICANT'S PRINTED NAME)

FEE SCHEDULE: (NON-REFUNDABLE)

Table with fee schedule: \$300 - UP TO 1.0 ACRES, \$350 - 1.1 ACRES TO 10 ACRES, \$400 - 10.1 ACRES TO 30 ACRES, EL PASO TIMES PUBLISHING FEE APPROXIMATELY \$460, \$450 - 30.1 ACRES TO 50 ACRES, \$500 - 50.1 ACRES TO 75 ACRES, \$600 - 75.1 ACRES AND UP, ENGINEERING FEE APPROXIMATELY \$60 PER 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 REZONING application.



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: Horizon Town Center Unit Four SUBMITTAL DATE: March 18, 2021

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

PROPERTY LAND USES:	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	<u>8.589</u>	<u>39</u>	OFFICE		
DUPLEX			STREET & ALLEY	<u>2.147</u>	<u>1</u>
APARTMENT			PONDING & DRAINAGE		
MOBILE HOME			INSTITUTIONAL		
P.U.D.			OTHER		
PARK (Min 1 acre)					
SCHOOL					
COMMERCIAL			TOTAL NO. SITES		<u>40</u>
INDUSTRIAL			TOTAL (GROSS) ACREAGE	<u>10.736</u>	

3. WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? C-2/R-9 PROPOSED ZONING R-2

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

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

6. WHAT TYPE OF DRAINAGE IS PROPOSED? (IF APPLICABLE LIST MORE THAN ONE) Lots to streets to drainage structures

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

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

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

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

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

14. OWNER OF RECORD Ranchos Real XV, LLC 6080 Surety Dr., Ste. 300 El Paso, TX 79905 915-592-0290
(NAME & ADDRESS) (EMAIL) (PHONE)

15. DEVELOPER Ranchos Real XV, LLC 6080 Surety Dr., Ste. 300 El Paso, TX 79905 915-592-0290
(NAME & ADDRESS) (EMAIL) (PHONE)

16. ENGINEER Conde, Inc. 6080 Surety Dr., Ste. 100 El Paso, TX 79905 915-592-0283
(NAME & ADDRESS) (EMAIL) (PHONE)

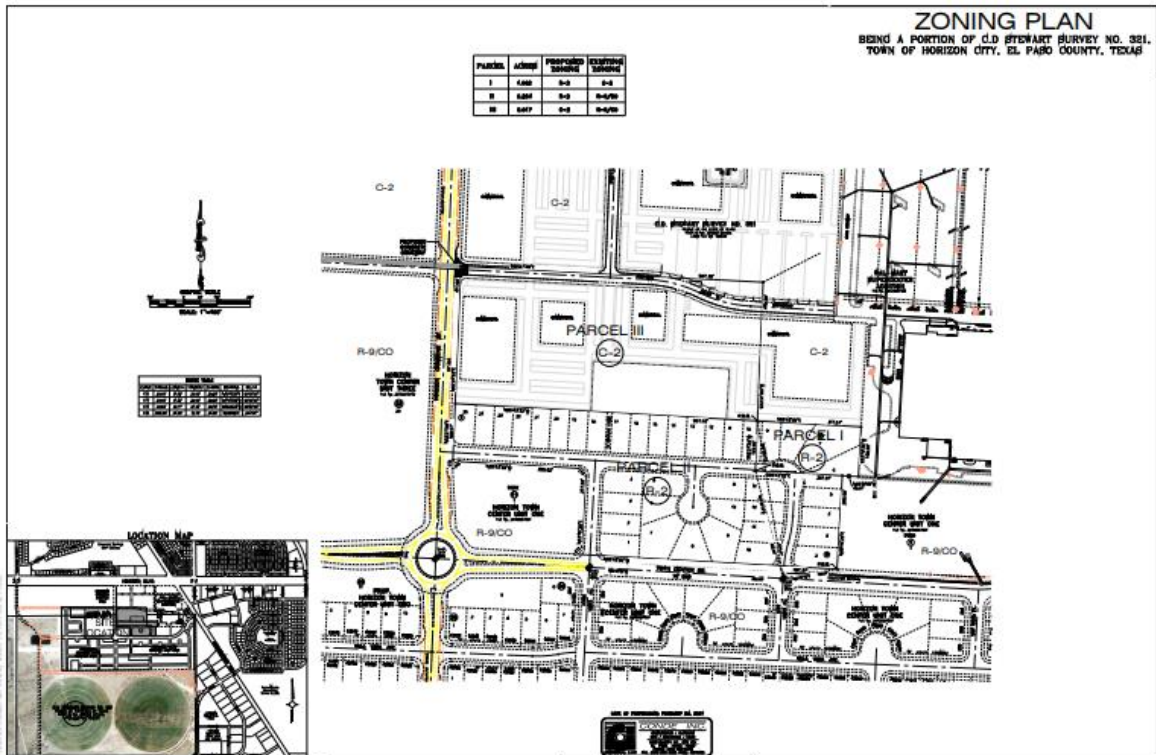
17. APPLICANT Ranchos Real XV, LLC 6080 Surety Dr., Ste. 300 El Paso, TX 79905 915-592-0290
(NAME & ADDRESS) (EMAIL) (PHONE)

18. REP/POINT OF CONTACT Conde, Inc. 6080 Surety Dr., Ste. 100 El Paso, TX 79905 915-592-0283
(NAME & ADDRESS) (EMAIL) (PHONE)

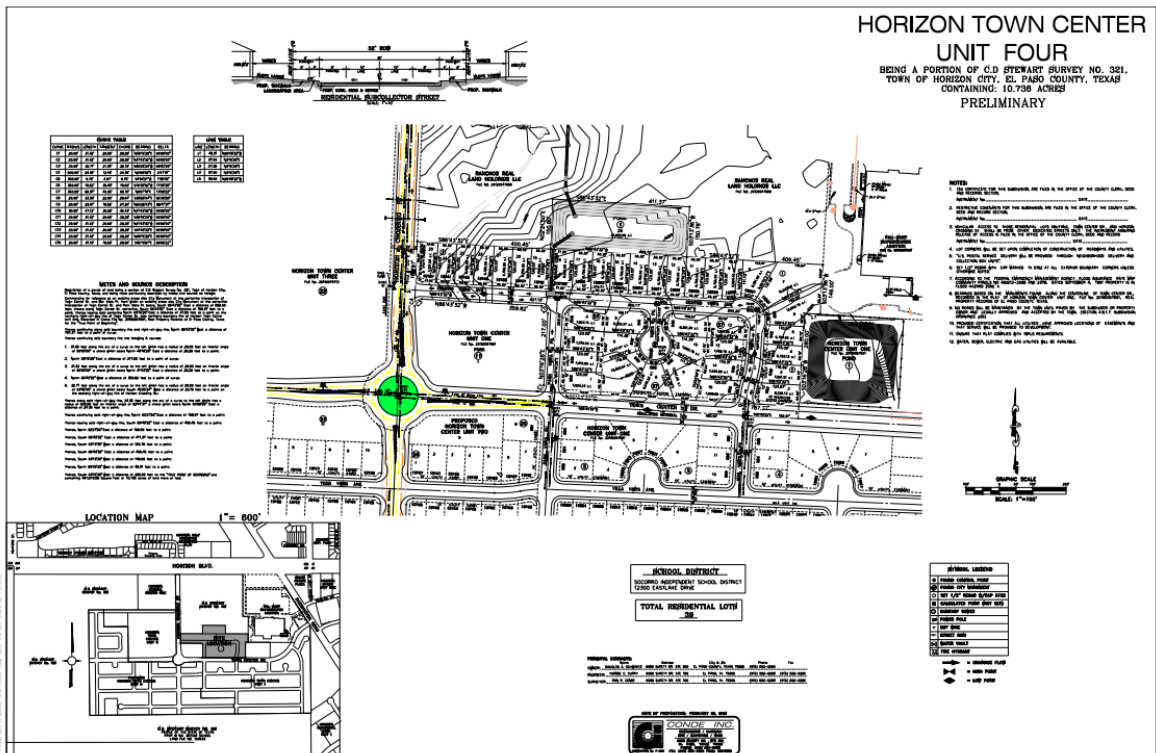
NOTE:
 Applicant is responsible for all expenses incurred by the City in connection with the Preliminary Plat approval request, including but not limited to attorney's fees, engineering fees and publication. Charges exceeding deposit will be invoiced separately. Initials WA
 Applicant Signature [Signature] EMAIL DOUGLAS@SWLBS.NET

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

Attachment 6: Zoning Plan



Attachment 7: Preliminary Plat





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

Case No.: SUB-002472-2021 & SUB-002473-2021
*Rancho Desierto Bello Unit Fifteen (RDBU15)
 Phase One and Phase Two*

Application Type: **Preliminary Plat**

P&Z Hearing Date: April 19, 2021

Staff Contact: Emily Offer, Planning Staff
 915-238-0691; eoffer@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

Phase I Acreage: Approximately 17.052± Acres

Phase II Acreage: Approximately 13.449 ± Acres

Owner: SDC Development, LTD.

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

Nearest Park: Horizon Mesa Park

Nearest School: Horizon Middle School

SURROUNDING PROPERTIES:

	Zoning	Land Use
N	R-9 (Residential)	Vacant
E	R-2 (Residential)	Vacant
S	M-1 (Industrial)	Industrial
W	R-9 (Residential)	Vacant

LAND USE AND ZONING:

	Existing
Land Use	Vacant
Zoning	R-9 Residential

Application Description:

Phase I:

The proposed subdivision includes 81 lots for single-family residential development, the smallest lot measuring approximately 5,888 square feet and the largest lot measuring approximately 9,713 square feet in size.

Phase II:

The proposed subdivision includes 68 lots for single-family residential development, the smallest lot measuring approximately 6,186 square feet and the largest lot measuring approximately 8,769 square feet in size.

Cumulative Parkland Dedication:

The developer has proposed to dedicate 5.022 acres of parkland with Unit 13 to account for the entirety of the remaining Rancho Desierto Bello development, Units 12-20. The total number of units for both phases of Unit 15 is 149 lots, putting the existing cumulative lot total for all of Rancho Desierto Bello at 386 lots. In accordance with Section 2.8.1 of the Subdivision Ordinance, this results in 2.5 acres of required parkland and \$4,400 parkland fees due. After Unit 15, the developer will carry 2.522 acres of parkland credit that is eligible to apply to the remaining units of the development.

Staff Recommendation:

Staff recommends **denial** of the proposed preliminary plat for Phase I due its nonconformance with the Municipal Code and **approval** of Phase II 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.
 - a. A revised TIA has not been received. (GRV comments were sent in DEC20')
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.
3. All staff comments shall be addressed prior to City Council action. Developer shall submit a revised plat by April 23, 2021.

Planning Comments:

Phase I:

- The minimum lot dimensions of zone R-9 are 6,000 SF per lot, a lot width of 50 FT, and a lot depth of 100 FT. The following do not abide by the previously mentioned dimensions:
 - Block 63, Lot 2 at 5,888 SF.
- Identify the current delineation of LTV Road with a note that it is to be vacated.
- Using a table, please list all revised dates on the face of the plat.

Phase II:

- Lots 1-11, block 66 shall not have access from Claret Cup Road.
- Using a table, please list all revised dates on the face of the plat

Public Works Director Comments:

Phase I:

1. On Note 11, verify the lot number information.
2. LTV Road, where is the water draining to? High points are not shown.
3. Delineate inlets and drainage pipes.
4. Provide the location of any existing utilities with the size of sewer or water mains within the area.
5. Add a note stating sidewalk to be constructed by developer in areas abutting pond.
6. Provide instrument documentation for the Easement to be located on Block 64.
7. Provide the total number of lots.
8. Blocks 57 (EAST AND WEST SIDE), lots 15-26 address numbers shall be 3 DIGITS (see section 107.090 ORDINANCE 00107)

NOTE: Address review/approval by the El Paso County 9-1-1 District is required (on final plat).

Phase II:

1. Block 66 north side, provide description for R.A.E.
2. LTV Road, where is the water draining to? High points are not shown.
3. Provide the location of any existing utilities with the size of sewer or water mains within the area.
4. Provide the total number of lots.
5. Blocks 70 (EAST AND WEST SIDE), lots 1-9 address numbers shall be 3 DIGITS (see section 107.090 ORDINANCE 00107)

NOTE: Address review/approval by the El Paso County 9-1-1 District is required (on final plat)

Town Engineer Comments:

Huitt-Zollars, Inc., acting on behalf of the Town of Horizon City in the capacity of the Town Engineer, has reviewed the improvement plans for the Rancho Desierto Bello Unit-15 Phase 2 in Horizon City, Texas. Based on our review, we recommend the following:

Phase I:

Summary of Recommended Conditions for Preliminary Plat Approval:

1. Label POC and POB on plat corresponding to metes and bounds description.
2. Review metes and bounds, bearings do not match curve table on face of plat.
3. See redline on plat and verify abutting subdivision noted.
4. Lot 2 of Block 63 does not meet minimum square footage for residential lots.
5. Show size and location of existing utilities on plat.
6. Provide closure reports for the subdivision and the individual lot to ensure closure.

General comments:

1. Address all corrections and or red lines on all sheets.
2. Verify that all street names are consistent in the plans and the plat.
3. Provide evidence that the plans have been submitted to the Fire Marshall's office for review and approval.

Comments to plans include:

Sheet: Preliminary Plat

- Make sure the line table and curve table reflect comments from the previous Phase 1 plans.

Sheet 3 of 23

- Add a period to Note 1 of Grading Specifications.

Sheet 4 of 23

- Add transition symbol to legend.

Sheet 6 of 23

- Provide directional ramps as shown on plans. At least one corner to cross Nalito Beltran.
- Verify that only one inlet on Banana Yucca Ave and Harvard Agave Ave is needed. The flow arrows indicate a crowned cross-section. Verify drainage patterns. Add inlet, as necessary.
- Check drainage calculations for rounding errors.

Sheet 7 of 23

- Adjust call outs to avoid overlaps.

Sheets 8 of 23

- Verify slope on for south profile, call out on profile shows 0.00% slope. Will the crown on the roadway cause ponding issues due to only one inlet?

Sheet 10 of 23

- Show Street Names in plan sheet.

- Add note that sidewalk and driveway at the access to pond are to be provided by Developer.

Sheet 11 of 23

- Show street name on sheet.

Sheet 12 of 23

- Street name cut off. Adjust street name.
- Add to callout that "...driveway and sidewalk by Developer"

Sheet 13-16 of 23

- Adjust callout.
- Show street names on all sheets.
- Verify that street names match names in proposed plat.

Sheet 22 of 23

- Verify street names match proposed plat.
- Provide silt fence along Claret Cup and LTV Rd.
- Show flow arrows on SWPPP Plan.

Phase II:

General comments:

1. Address all corrections and or red lines on all sheets.
2. Verify that all street names are consistent in the plans and the plat.
3. Provide evidence that the plans have been submitted to the Fire Marshall's office for review and approval.

Comments to plans include:

Sheet: Preliminary Plat

- Make sure the line table and curve table reflect comments from the previous Phase 1 plans.

Sheet 1 of 21

- Check sheet list. Sheets 14-19 not correctly named.

Sheet 6 of 21

- Check calculations for rounding errors.
- Provide directional ramps as shown on plans. At least one corner to cross Faxon Yucca, Whitebrush Rd, and Banana Yucca.

Sheet 7 of 21

- Avoid overlapping text on profiles.

Sheet 8 of 21

- Provide directional ramps as shown on plans. At least one corner to cross Whitebrush Rd.

Sheet 9 of 21

- Provide directional ramps as shown on plans. At least one corner to cross Faxon Yucca Ave.
- Avoid overlapping text on profiles.

Sheets 10 of 21

- Provide directional ramps as shown on plans. At least one corner to cross Faxon Yucca, Whitebrush Rd, and Banana Yucca.

Sheets 20 of 21

- Any silt fence or rockwalls on the north or east of the proposed development. If so, provide call out for silt fence or rock wall along LTV Blvd and on the north side.

Addressing these comments would be required before permitting the development of these improvements. Please do not hesitate to call us at 587-4339 if we can be of further assistance.

School District Comments:

CISD has the capacity for the additional students expected with this development.

El Paso Electric Comments:

Developer is to coordinate with EPE's Operation Departments (Distribution) to discuss/perform construction.

Developer is to provide Engineering plans (construction drawings) to EPE for review and comment.

Phase I:

- Plat shows a 10ft RAE, a 10ft utility easement needs to be provided and the easement needs to be visible on the plat.
- Please provide a plat without contours.
- Will there be a 10ft utility easement around ponding area?

Phase II:

- Please provide a plat without contours.

El Paso County 9-1-1 District:

The property must establish the assigned address on the plat.

Additional Requirements:

Within six (6) months of the approval of the preliminary plats by the Town Council, a final plat application will need to be submitted for City Council approval.

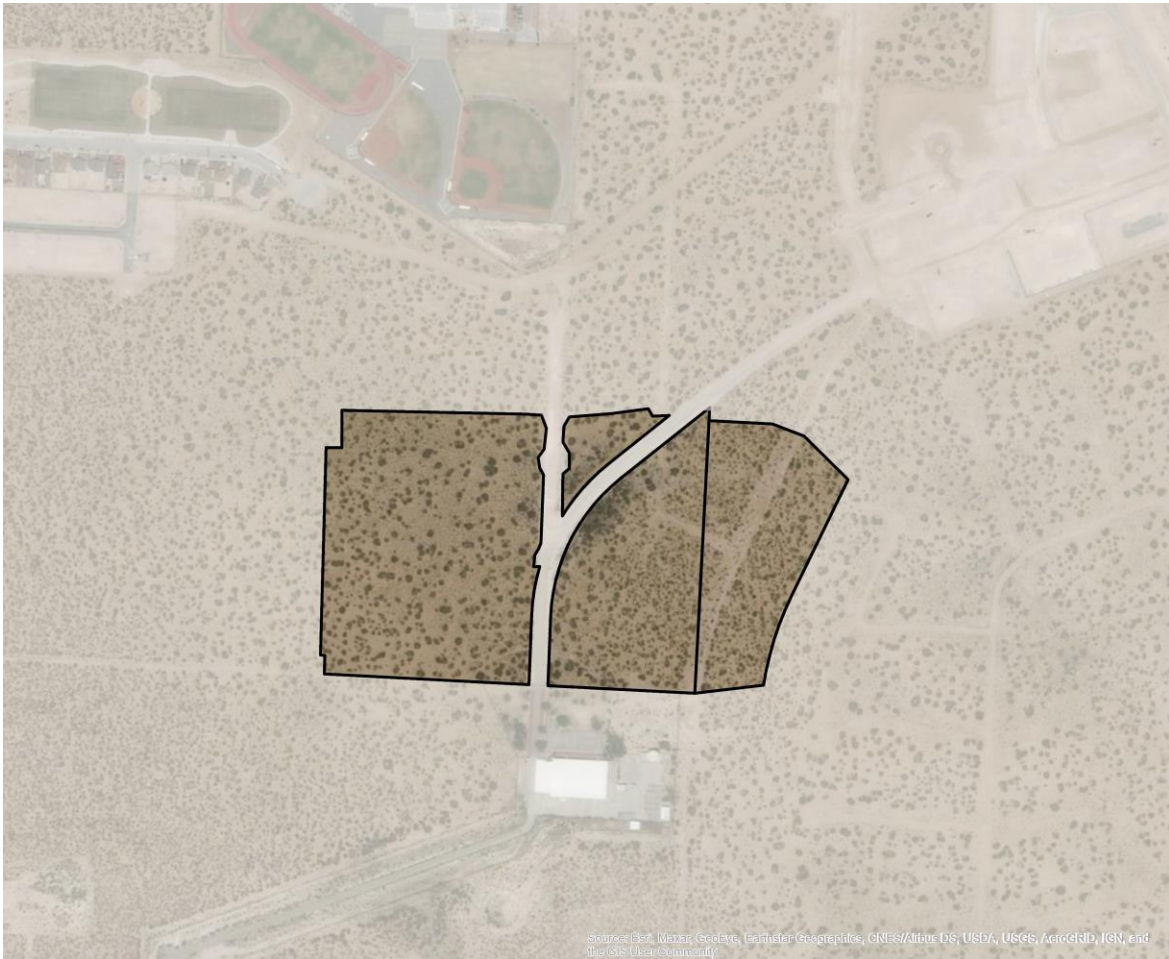
Failure of the subdivider to submit a recording plat within twelve (12) months of approval of the final plat by the City Council will nullify the approval of the final plat and obligate the subdivider to reapply for preliminary plat approval should the subdivider wish to pursue the subdivision. (§4.11.2 Subdivision Municode Chapter 10)

- Any required parks fees shall be paid prior to the recordation of the plat.

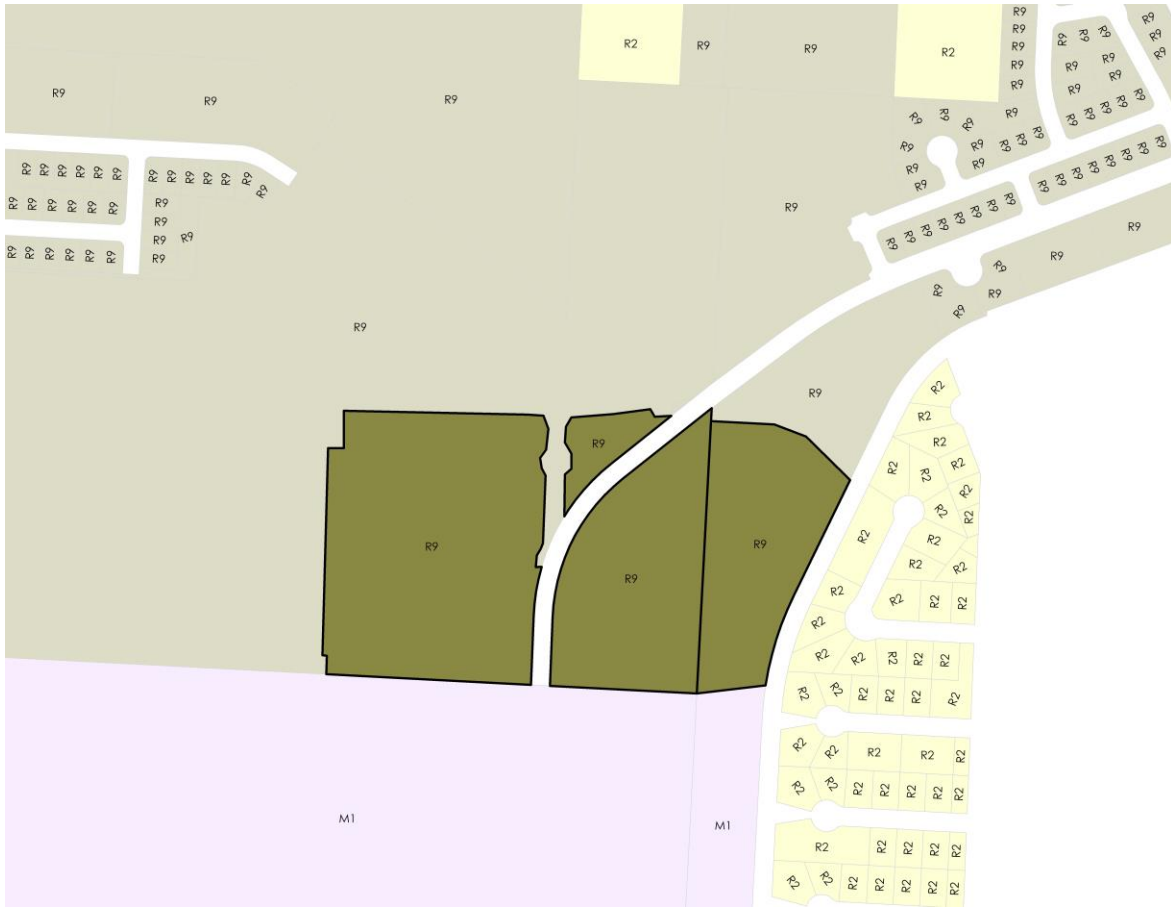
Attachments:

- 1 Aerial**
- 2 Zoning Map**
- 3 Location Map**
- 4 Preliminary Plats**
- 5 Preliminary Plat Applications**

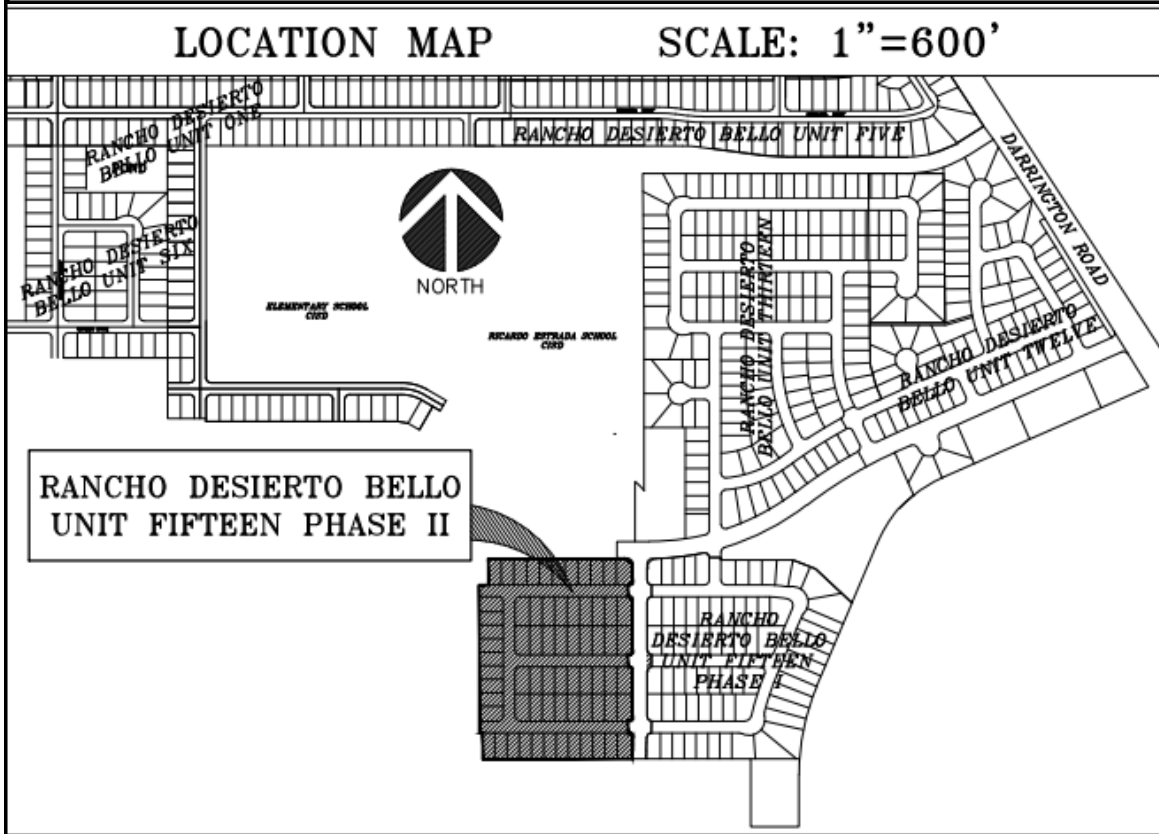
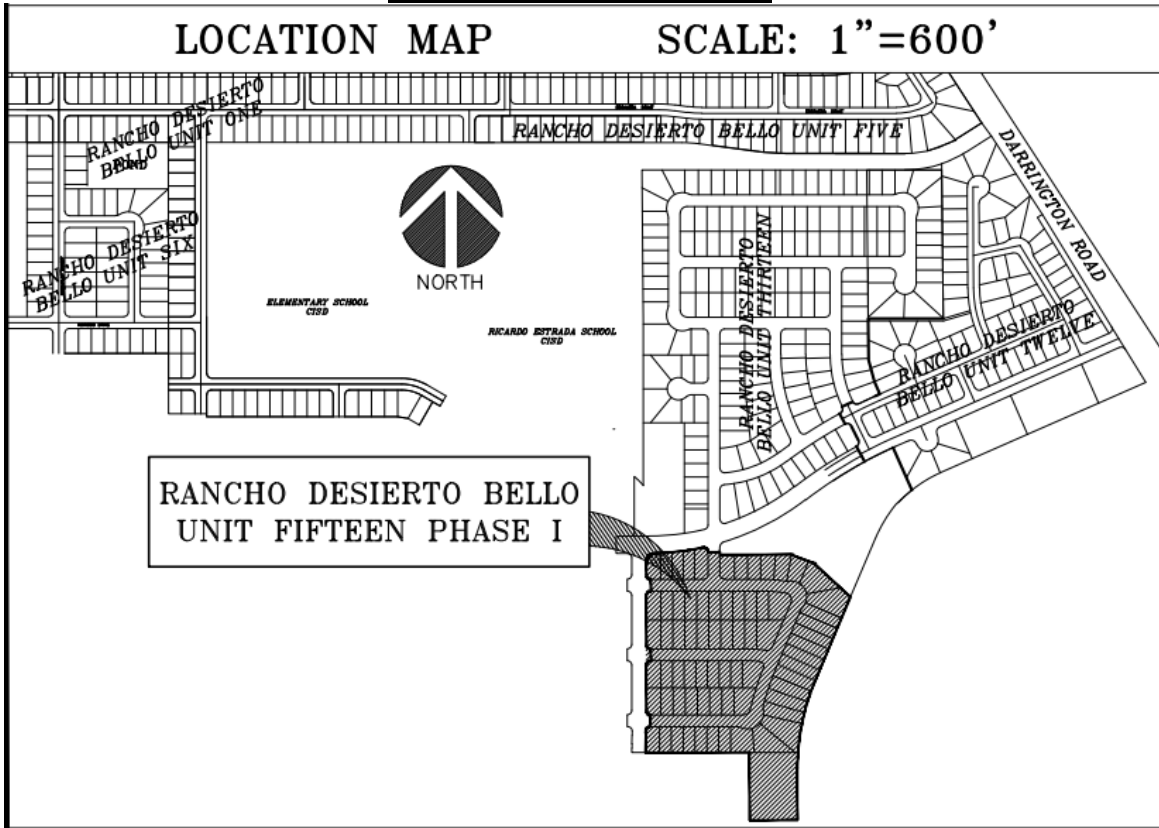
Attachment 1: Aerial



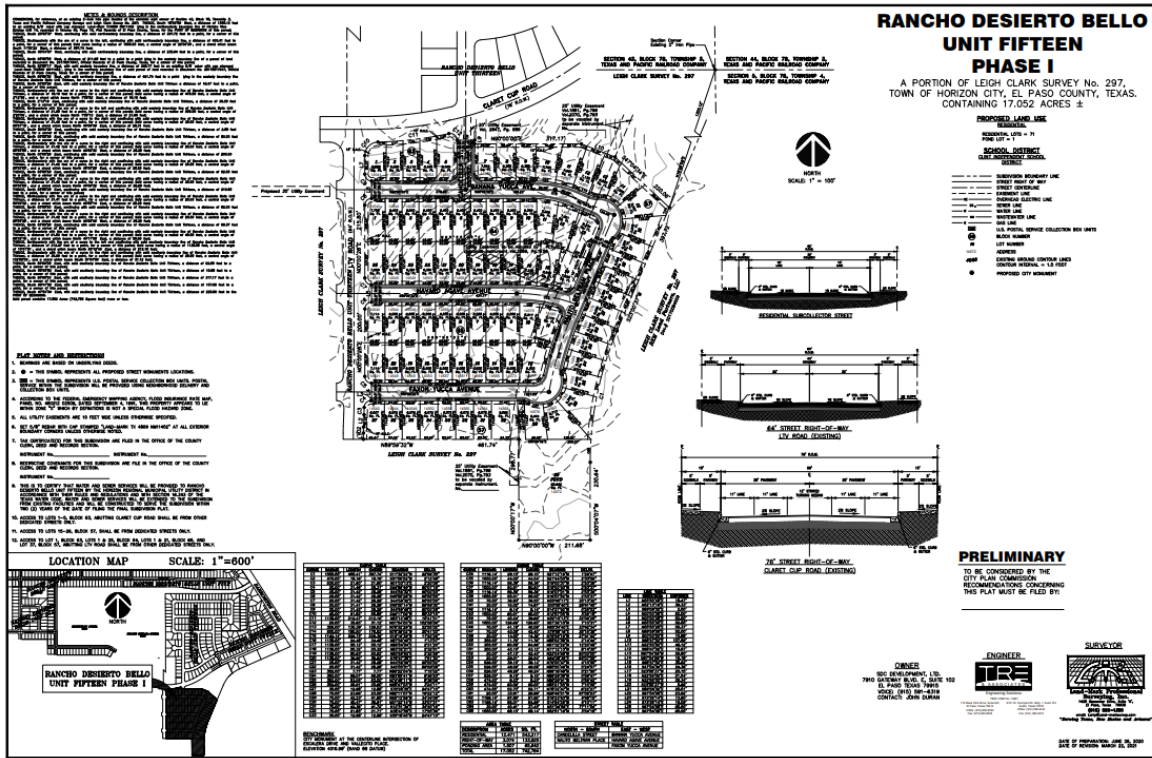
Attachment 2: Zoning Map



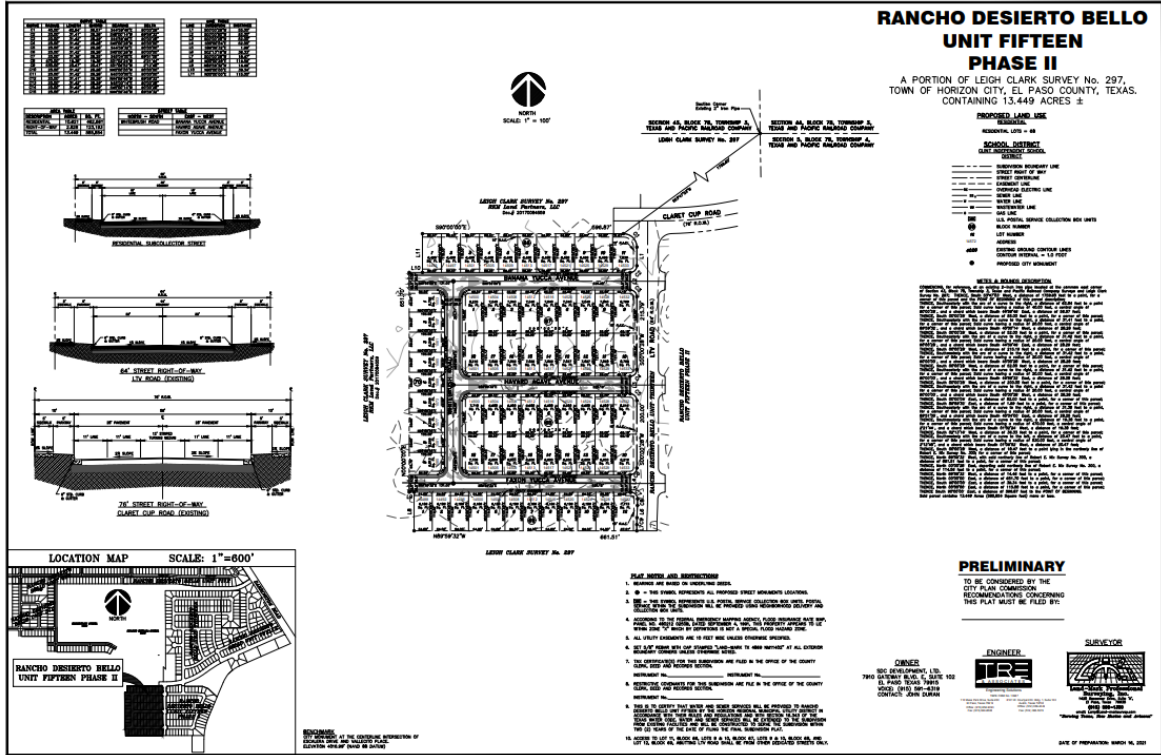
Attachment 3- Location Maps



Attachment 4- Preliminary Plat Phase One



Attachment 4- Preliminary Plat Phase Two



Attachment 5 – Application Phase One



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

**MAJOR SUBDIVISION
 PRELIMINARY APPLICATION**

SUB-002472-2021

SUBDIVISION PROPOSED NAME: Rancho Desierto Bello Unit 15 Phase I

SUBMITTAL DATE: 3/25/2021

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)
A PORTION OF LEIGH CLARK SURVEY NO. 297, TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS CONTAINING 17.052 ACRES +/-.

2. PROPERTY LAND USES:

	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	<u>12.471</u>	<u>81</u>	OFFICE	_____	_____
DUPLEX	_____	_____	STREET & ALLEY	<u>3.074</u>	_____
APARTMENT	_____	_____	PONDING & DRAINAGE	<u>1.507</u>	<u>1</u>
MOBILE HOME	_____	_____	INSTITUTIONAL	_____	_____
P.U.D.	_____	_____	OTHER	_____	_____
PARK (Min 1 acre)	_____	_____	_____	_____	_____
SCHOOL	_____	_____	_____	_____	_____
COMMERCIAL	_____	_____	TOTAL NO. SITES	_____	_____
INDUSTRIAL	_____	_____	TOTAL (GROSS) ACREAGE	<u>17.052 +/-</u>	_____

3. WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? R-9 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 915-591-5319
 (NAME & ADDRESS) (EMAIL) (PHONE)

15. DEVELOPER SDC Development, LTD 7910 Gateway Blvd E, Suite 102, El Paso, Tx 79915 915-591-5319
 (NAME & ADDRESS) (EMAIL) (PHONE)

16. ENGINEER TRE & Associates, LLC 110 Mesa Park Dr, Suite 200, El Paso, Tx 79912 915-852-9093
 (NAME & ADDRESS) (EMAIL) (PHONE)

17. APPLICANT TRE & Associates, LLC 110 Mesa Park Dr, Suite 200, El Paso, Tx 79912 915-852-9093
 (NAME & ADDRESS) (EMAIL) (PHONE)

18. REP/POINT OF CONTACT Karen Barraza 110 Mesa Park Dr, Suite 200, El Paso, Tx 79912 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

Attachment 5 – Application Phase Two

SUB 002472-2021



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 Fifteen Phase II SUBMITTAL DATE: 3/25/2021

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)
A PORTION OF LEIGH CLARK SURVEY No. 297, TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS, CONTAINING 13.449 ACRES +/-.

2. PROPERTY LAND USES:

	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	<u>10.621</u>	<u>68</u>	OFFICE	_____	_____
DUPLEX	_____	_____	STREET & ALLEY	<u>2.828</u>	_____
APARTMENT	_____	_____	PONDING & DRAINAGE	_____	_____
MOBILE HOME	_____	_____	INSTITUTIONAL	_____	_____
P.U.D.	_____	_____	OTHER	_____	_____
PARK (Min 1 acre)	_____	_____	_____	_____	_____
SCHOOL	_____	_____	_____	_____	_____
COMMERCIAL	_____	_____	TOTAL NO. SITES	<u>13.449 +/-</u>	_____
INDUSTRIAL	_____	_____	TOTAL (GROSS) ACREAGE	_____	_____

3. WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? R-9 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 915-591-5319
(NAME & ADDRESS) (EMAIL) (PHONE)
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Applicant Signature [Signature] EMAIL kbarraza@tr-eng.com

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 Non Refundable Deposit \$500.00 | Application Fee: \$100



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

Case No.: SUB-002472-2021 & SUB-002473-2021
*Rancho Desierto Bello Unit Fifteen (RDBU15)
 Phase One and Phase Two*

Application Type: **Preliminary Plat**

P&Z Hearing Date: April 19, 2021

Staff Contact: Emily Offer, Planning Staff
 915-238-0691; eoffer@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

Phase I Acreage: Approximately 17.052± Acres

Phase II Acreage: Approximately 13.449 ± Acres

Owner: SDC Development, LTD.

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

Nearest Park: Horizon Mesa Park

Nearest School: Horizon Middle School

SURROUNDING PROPERTIES:

	Zoning	Land Use
N	R-9 (Residential)	Vacant
E	R-2 (Residential)	Vacant
S	M-1 (Industrial)	Industrial
W	R-9 (Residential)	Vacant

LAND USE AND ZONING:

Existing	
Land Use	Vacant
Zoning	R-9 Residential

Application Description:

Phase I:

The proposed subdivision includes 81 lots for single-family residential development, the smallest lot measuring approximately 5,888 square feet and the largest lot measuring approximately 9,713 square feet in size.

Phase II:

The proposed subdivision includes 68 lots for single-family residential development, the smallest lot measuring approximately 6,186 square feet and the largest lot measuring approximately 8,769 square feet in size.

Cumulative Parkland Dedication:

The developer has proposed to dedicate 5.022 acres of parkland with Unit 13 to account for the entirety of the remaining Rancho Desierto Bello development, Units 12-20. The total number of units for both phases of Unit 15 is 149 lots, putting the existing cumulative lot total for all of Rancho Desierto Bello at 386 lots. In accordance with Section 2.8.1 of the Subdivision Ordinance, this results in 2.5 acres of required parkland and \$4,400 parkland fees due. After Unit 15, the developer will carry 2.522 acres of parkland credit that is eligible to apply to the remaining units of the development.

Staff Recommendation:

Staff recommends **denial** of the proposed preliminary plat for Phase I due its nonconformance with the Municipal Code and **approval** of Phase II 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.
 - a. A revised TIA has not been received. (GRV comments were sent in DEC20')
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.
3. All staff comments shall be addressed prior to City Council action. Developer shall submit a revised plat by April 23, 2021.

Planning Comments:

Phase I:

- The minimum lot dimensions of zone R-9 are 6,000 SF per lot, a lot width of 50 FT, and a lot depth of 100 FT. The following do not abide by the previously mentioned dimensions:
 - Block 63, Lot 2 at 5,888 SF.
- Identify the current delineation of LTV Road with a note that it is to be vacated.
- Using a table, please list all revised dates on the face of the plat.

Phase II:

- Lots 1-11, block 66 shall not have access from Claret Cup Road.
- Using a table, please list all revised dates on the face of the plat

Public Works Director Comments:

Phase I:

1. On Note 11, verify the lot number information.
2. LTV Road, where is the water draining to? High points are not shown.
3. Delineate inlets and drainage pipes.
4. Provide the location of any existing utilities with the size of sewer or water mains within the area.
5. Add a note stating sidewalk to be constructed by developer in areas abutting pond.
6. Provide instrument documentation for the Easement to be located on Block 64.
7. Provide the total number of lots.
8. Blocks 57 (EAST AND WEST SIDE), lots 15-26 address numbers shall be 3 DIGITS (see section 107.090 ORDINANCE 00107)

NOTE: Address review/approval by the El Paso County 9-1-1 District is required (on final plat).

Phase II:

1. Block 66 north side, provide description for R.A.E.
2. LTV Road, where is the water draining to? High points are not shown.
3. Provide the location of any existing utilities with the size of sewer or water mains within the area.
4. Provide the total number of lots.
5. Blocks 70 (EAST AND WEST SIDE), lots 1-9 address numbers shall be 3 DIGITS (see section 107.090 ORDINANCE 00107)

NOTE: Address review/approval by the El Paso County 9-1-1 District is required (on final plat)

Town Engineer Comments:

Huitt-Zollars, Inc., acting on behalf of the Town of Horizon City in the capacity of the Town Engineer, has reviewed the improvement plans for the Rancho Desierto Bello Unit-15 Phase 2 in Horizon City, Texas. Based on our review, we recommend the following:

Phase I:

Summary of Recommended Conditions for Preliminary Plat Approval:

1. Label POC and POB on plat corresponding to metes and bounds description.
2. Review metes and bounds, bearings do not match curve table on face of plat.
3. See redline on plat and verify abutting subdivision noted.
4. Lot 2 of Block 63 does not meet minimum square footage for residential lots.
5. Show size and location of existing utilities on plat.
6. Provide closure reports for the subdivision and the individual lot to ensure closure.

General comments:

1. Address all corrections and or red lines on all sheets.
2. Verify that all street names are consistent in the plans and the plat.
3. Provide evidence that the plans have been submitted to the Fire Marshall's office for review and approval.

Comments to plans include:

Sheet: Preliminary Plat

- Make sure the line table and curve table reflect comments from the previous Phase 1 plans.

Sheet 3 of 23

- Add a period to Note 1 of Grading Specifications.

Sheet 4 of 23

- Add transition symbol to legend.

Sheet 6 of 23

- Provide directional ramps as shown on plans. At least one corner to cross Nalito Beltran.
- Verify that only one inlet on Banana Yucca Ave and Harvard Agave Ave is needed. The flow arrows indicate a crowned cross-section. Verify drainage patterns. Add inlet, as necessary.
- Check drainage calculations for rounding errors.

Sheet 7 of 23

- Adjust call outs to avoid overlaps.

Sheets 8 of 23

- Verify slope on for south profile, call out on profile shows 0.00% slope. Will the crown on the roadway cause ponding issues due to only one inlet?

Sheet 10 of 23

- Show Street Names in plan sheet.

- Add note that sidewalk and driveway at the access to pond are to be provided by Developer.

Sheet 11 of 23

- Show street name on sheet.

Sheet 12 of 23

- Street name cut off. Adjust street name.
- Add to callout that "...driveway and sidewalk by Developer"

Sheet 13-16 of 23

- Adjust callout.
- Show street names on all sheets.
- Verify that street names match names in proposed plat.

Sheet 22 of 23

- Verify street names match proposed plat.
- Provide silt fence along Claret Cup and LTV Rd.
- Show flow arrows on SWPPP Plan.

Phase II:

General comments:

1. Address all corrections and or red lines on all sheets.
2. Verify that all street names are consistent in the plans and the plat.
3. Provide evidence that the plans have been submitted to the Fire Marshall's office for review and approval.

Comments to plans include:

Sheet: Preliminary Plat

- Make sure the line table and curve table reflect comments from the previous Phase 1 plans.

Sheet 1 of 21

- Check sheet list. Sheets 14-19 not correctly named.

Sheet 6 of 21

- Check calculations for rounding errors.
- Provide directional ramps as shown on plans. At least one corner to cross Faxon Yucca, Whitebrush Rd, and Banana Yucca.

Sheet 7 of 21

- Avoid overlapping text on profiles.

Sheet 8 of 21

- Provide directional ramps as shown on plans. At least one corner to cross Whitebrush Rd.

Sheet 9 of 21

- Provide directional ramps as shown on plans. At least one corner to cross Faxon Yucca Ave.
- Avoid overlapping text on profiles.

Sheets 10 of 21

- Provide directional ramps as shown on plans. At least one corner to cross Faxon Yucca, Whitebrush Rd, and Banana Yucca.

Sheets 20 of 21

- Any silt fence or rockwalls on the north or east of the proposed development. If so, provide call out for silt fence or rock wall along LTV Blvd and on the north side.

Addressing these comments would be required before permitting the development of these improvements. Please do not hesitate to call us at 587-4339 if we can be of further assistance.

School District Comments:

CISD has the capacity for the additional students expected with this development.

El Paso Electric Comments:

Developer is to coordinate with EPE's Operation Departments (Distribution) to discuss/perform construction.

Developer is to provide Engineering plans (construction drawings) to EPE for review and comment.

Phase I:

- Plat shows a 10ft RAE, a 10ft utility easement needs to be provided and the easement needs to be visible on the plat.
- Please provide a plat without contours.
- Will there be a 10ft utility easement around ponding area?

Phase II:

- Please provide a plat without contours.

El Paso County 9-1-1 District:

The property must establish the assigned address on the plat.

Additional Requirements:

Within six (6) months of the approval of the preliminary plats by the Town Council, a final plat application will need to be submitted for City Council approval.

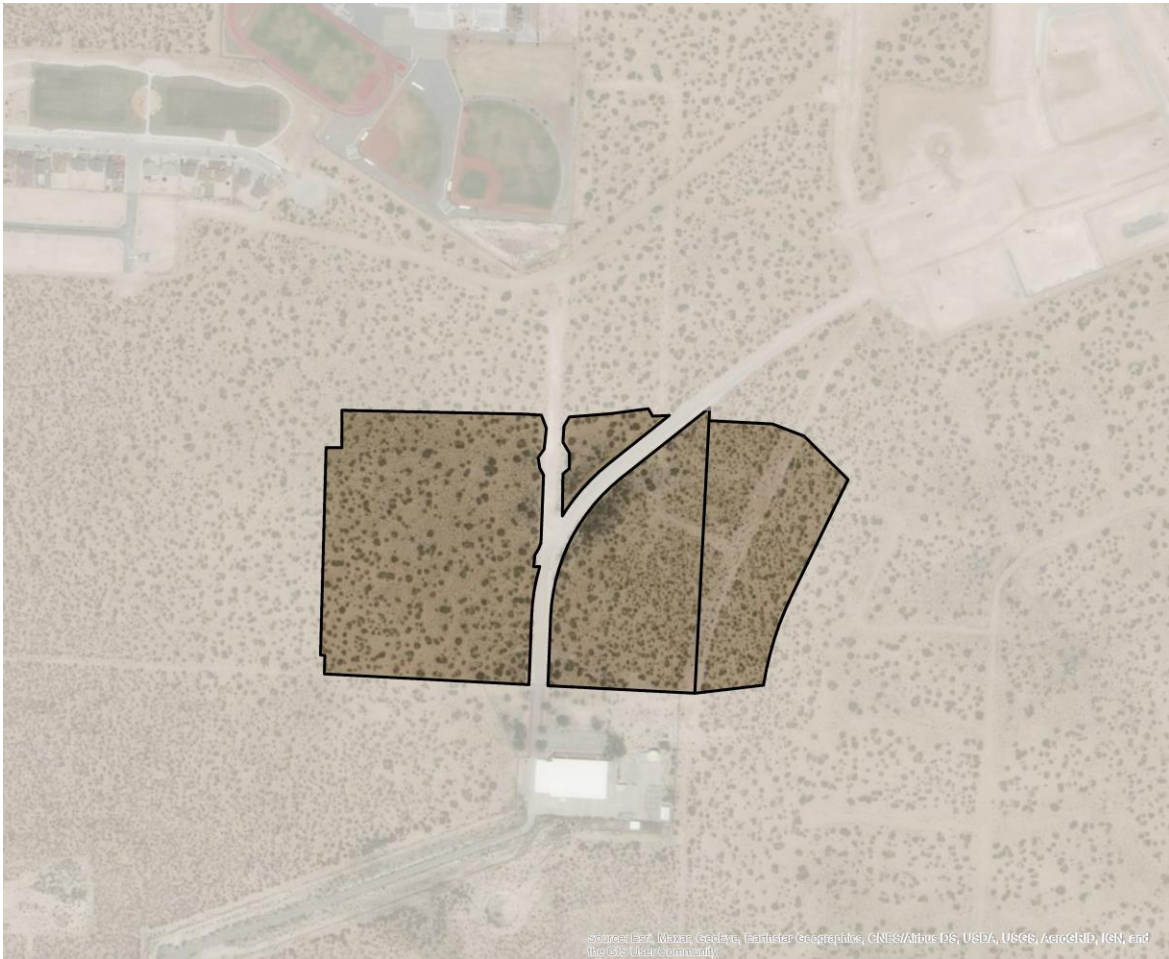
Failure of the subdivider to submit a recording plat within twelve (12) months of approval of the final plat by the City Council will nullify the approval of the final plat and obligate the subdivider to reapply for preliminary plat approval should the subdivider wish to pursue the subdivision. (§4.11.2 Subdivision Municode Chapter 10)

- Any required parks fees shall be paid prior to the recordation of the plat.

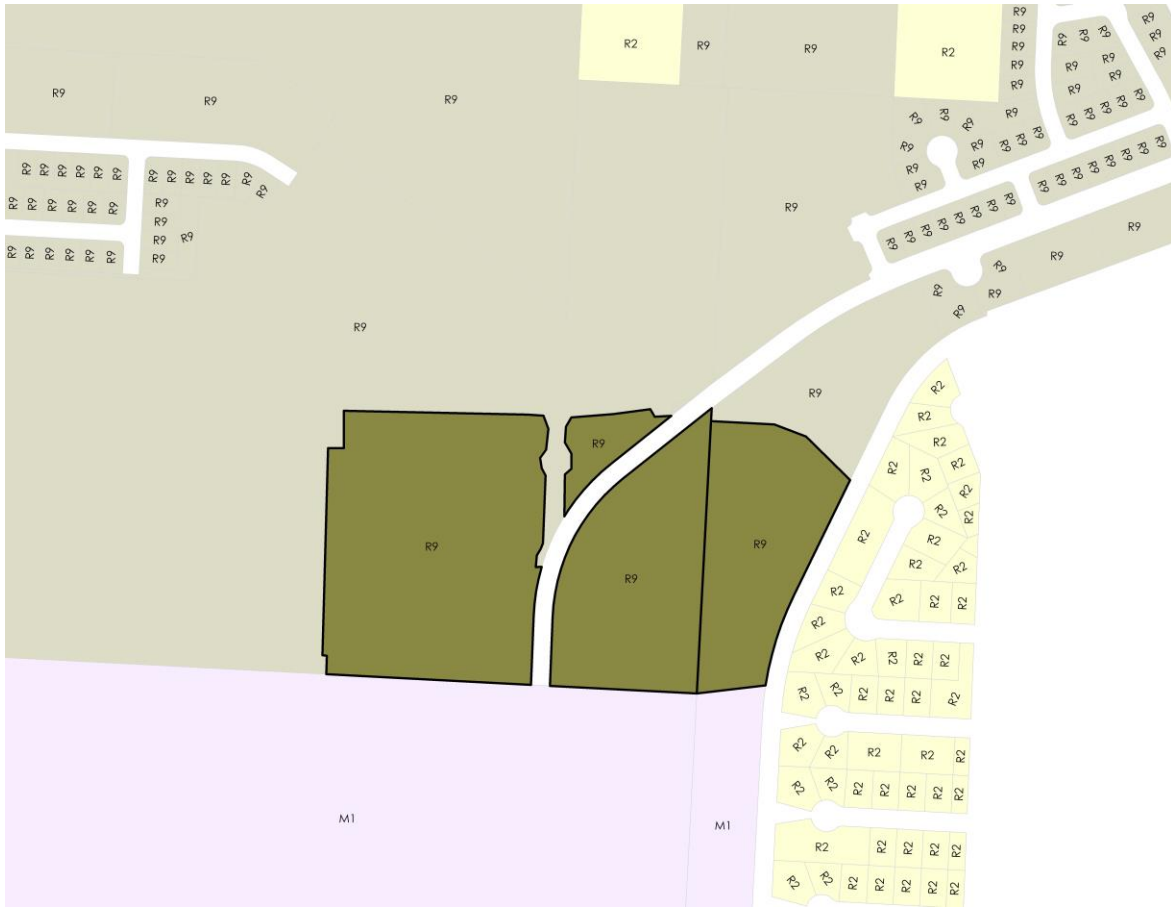
Attachments:

- 1 Aerial**
- 2 Zoning Map**
- 3 Location Map**
- 4 Preliminary Plats**
- 5 Preliminary Plat Applications**

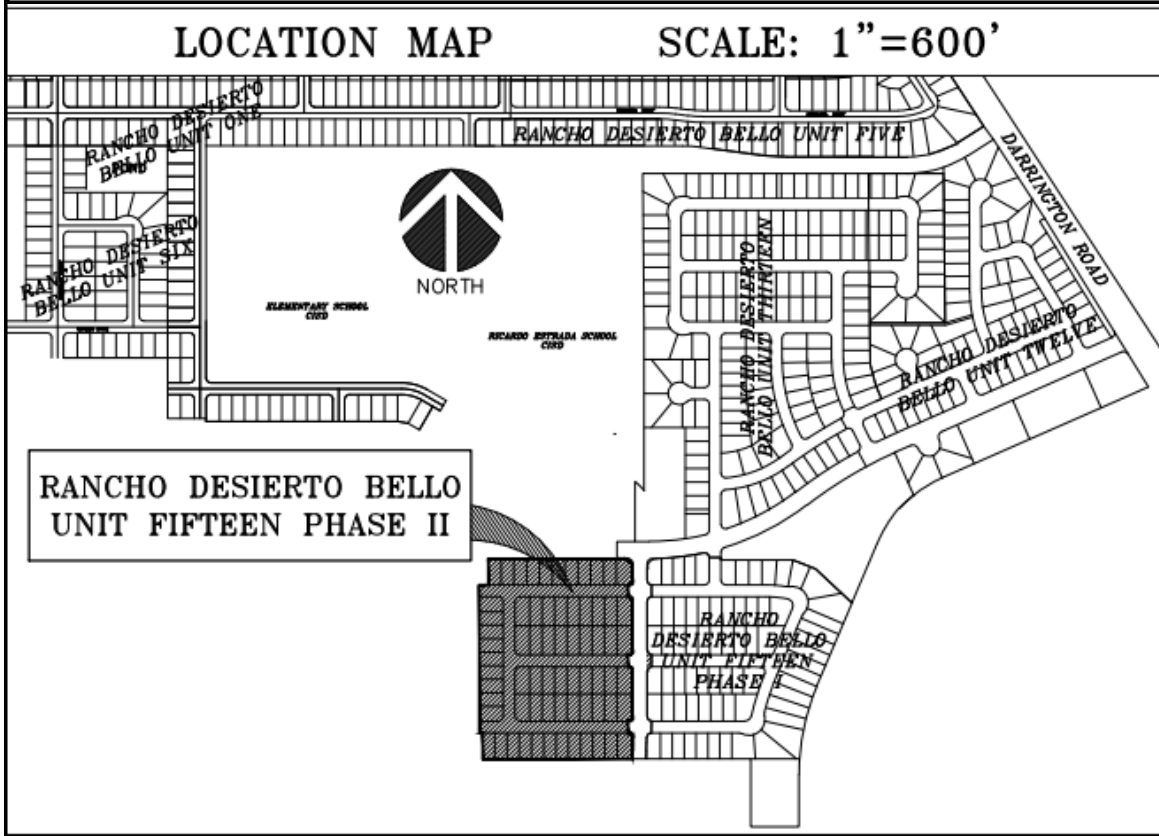
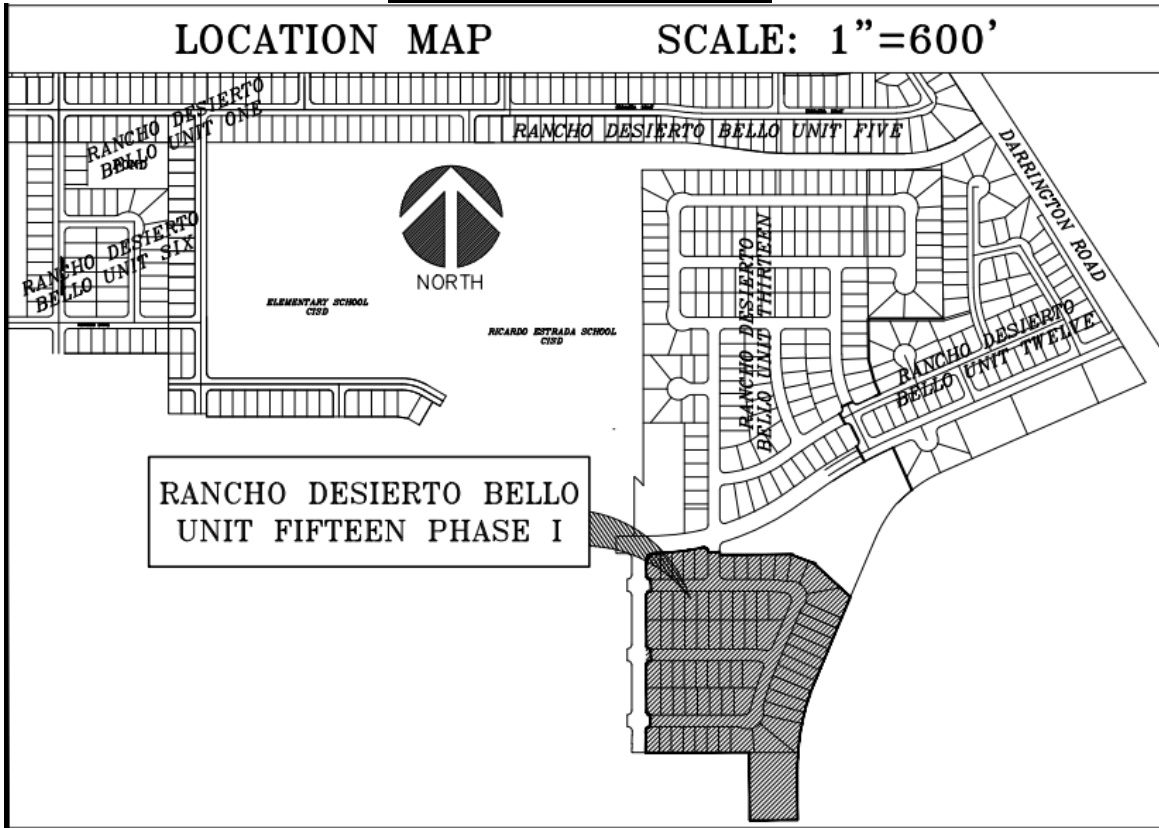
Attachment 1: Aerial



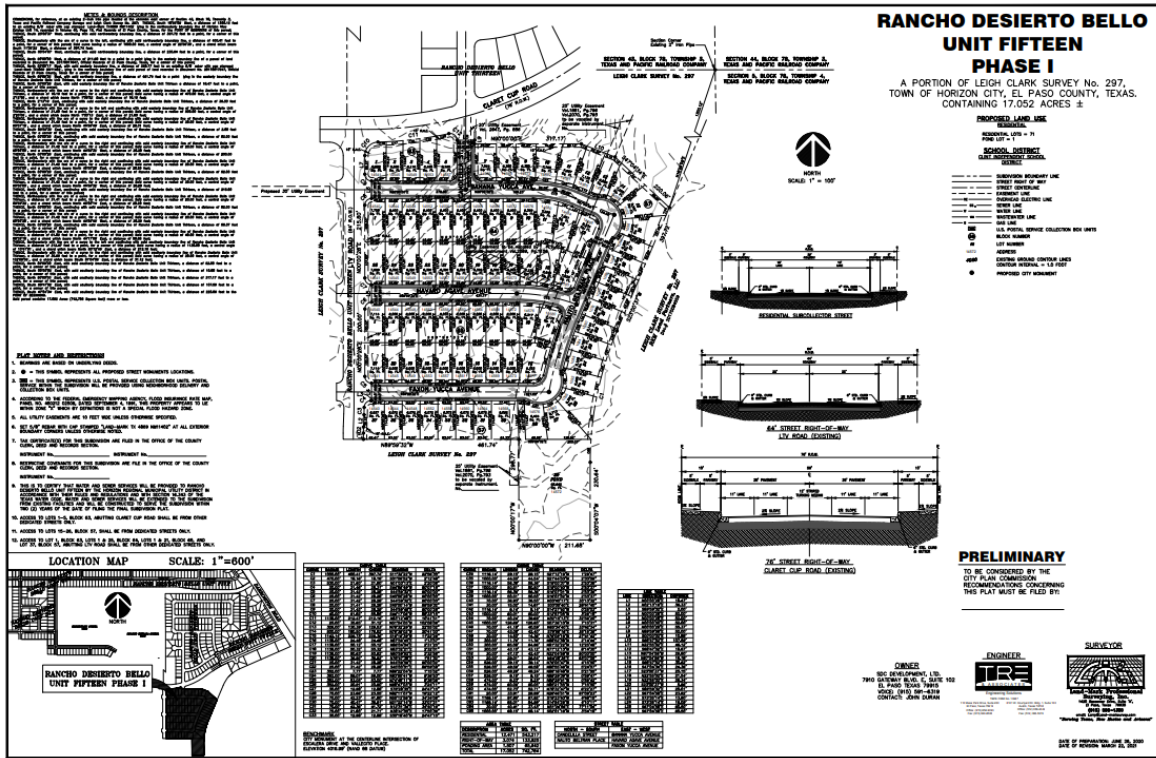
Attachment 2: Zoning Map



Attachment 3- Location Maps



Attachment 4- Preliminary Plat Phase One



Attachment 4- Preliminary Plat Phase Two



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

**MAJOR SUBDIVISION
 PRELIMINARY APPLICATION**

SUB-002472-2021

SUBDIVISION PROPOSED NAME: Rancho Desierto Bello Unit 15 Phase I

SUBMITTAL DATE: 3/25/2021

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)
A PORTION OF LEIGH CLARK SURVEY NO. 297, TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS CONTAINING 17.052 ACRES +/-.

2. PROPERTY LAND USES:

	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	<u>12.471</u>	<u>81</u>	OFFICE		
DUPLEX			STREET & ALLEY	<u>3.074</u>	
APARTMENT			PONDING & DRAINAGE	<u>1.507</u>	<u>1</u>
MOBILE HOME			INSTITUTIONAL		
P.U.D.			OTHER		
PARK (Min 1 acre)					
SCHOOL					
COMMERCIAL			TOTAL NO. SITES		
INDUSTRIAL			TOTAL (GROSS) ACREAGE	<u>17.052 +/-</u>	

3. WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? R-9 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.

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 (NAME & ADDRESS) (EMAIL) (PHONE)

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Attachment 5 – Application Phase Two

SUB 002472-2021



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 Fifteen Phase II SUBMITTAL DATE: 3/25/2021

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)
A PORTION OF LEIGH CLARK SURVEY No. 297, TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS, CONTAINING 13.449 ACRES +/-.

2. PROPERTY LAND USES:

	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	<u>10.621</u>	<u>68</u>	OFFICE	_____	_____
DUPLEX	_____	_____	STREET & ALLEY	<u>2.828</u>	_____
APARTMENT	_____	_____	PONDING & DRAINAGE	_____	_____
MOBILE HOME	_____	_____	INSTITUTIONAL	_____	_____
P.U.D.	_____	_____	OTHER	_____	_____
PARK (Min 1 acre)	_____	_____	_____	_____	_____
SCHOOL	_____	_____	_____	_____	_____
COMMERCIAL	_____	_____	TOTAL NO. SITES	<u>13.449 +/-</u>	_____
INDUSTRIAL	_____	_____	TOTAL (GROSS) ACREAGE	_____	_____

3. WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? R-9 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
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**TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report**

Case No.: SUB-002474-2021
City Center One
Application Type: **Preliminary and Final Plat**
P&Z Hearing Date: April 19, 2021
Staff Contact: Emily Offer, Planning Staff
 915-238-0691; eoffer@horizoncity.org

Address/Location: Abutting N. Darrington Dr., just North of Horizon Blvd.
Legal Description: TRACT M1, W.J. Rand Survey No. 325, ABST 88514
 Town of Horizon City, El Paso County, Texas
Acreage: Approximately 5.4916 ± Acres
Owner: Town of Horizon City
Applicant: Town of Horizon City
Nearest Park: Corky Park
Nearest School: Desert Hills Elementary School

SURROUNDING PROPERTIES:

	Zoning	Land Use
N	R-1 (Residential)	Single Family (SF) Homes
NE	R-4 (Residential)	Vacant
E	C-1 (Commercial)	Vacant
S	C-1 (Commercial)	City Hall and Horizon Police Dept.
SW	C-2 (Commercial)	Shopping Centers
NW	S-1 (Green Space)	Golf Course

LAND USE AND ZONING:

	Existing
Land Use	Vacant
Zoning	A-1 (Apartments)

Application Description:

The proposed development is approximately 5.4916 acres, zoned A-1 (apartments), and includes one site intended for a new municipal building that will house the Police, Public Works, and Courts departments and will provide a new meeting space for City Council and Court. On-site ponding will be provided once the site is developed.

Staff Recommendation:

Staff recommends **approval** of the proposed preliminary and final plats.

Planning Comments:

The subject plat is in conformance with the Municipal Code.

Public Works Director Comments:

Preliminary Plat Review:

1. Missing Address (El Paso County 9-1-1 District approval is required).
2. Need clarification on the 5' utility easements since the property line is located in the middle. Is this a 10ft. utility easement with 5ft. U.E. on each side? OR is this a 5' utility easement with 2.5' U.E. on each side?
3. Verify the if the easement on the north side also belongs to E.P.E.C. as there is an overhead utility line.
4. Verify if the easement on the west and north sides also belongs to TX Gas services as there is a 2'' gas line as per N. Darrington Drainage improvements Record Drawings sheets C-5 and C-12.
5. Provide square footage of lot below the acreage.
6. Missing the location of any existing utilities with the size of sewer or water mains if they exist with in the area.

Final Plat Review:

1. Missing Address (El Paso County 9-1-1 District approval is required).
2. Need clarification on the 5' utility easements since the property line is located in the middle. Is this a 10ft. utility easement with 5ft. U.E. on each side? OR is this a 5' utility easement with 2.5' U.E. on each side?
3. Verify the if the easement on the north side also belongs to E.P.E.C. as there is an overhead utility line.
4. Verify the if the easement on the west and north sides also belongs to TX Gas services as there is a 2'' gas line as per N. Darrington Drainage improvements Record Drawings sheets C-5 and C-12.
5. Provide square footage of lot below the acreage

Town Engineer Comments:

Recommended Conditions for Preliminary Plat Approval:

1. Show size and location of existing utilities.
2. See plat comments

THENCE, South 33° 04' 20" East, with the southwesterly right-of-way line of Darrington Road, a distance of 674.82 feet to a 1/2" rebar set, set in the northerly boundary line of **Horizon Star Commercial Center Unit 1 Block 1, conveyed to Jerry Oxner in Document No. 20050023532**, Official Public Records of El Paso County, Texas, for a corner of this parcel;

Property not shown on plat.

THENCE, South 56° 55' 40" West, with said northerly boundary line, a distance of 174.15 feet to a 1/2" rebar set for a corner of this parcel;

THENCE, North 89° 56' 57" West, continuing with said northerly boundary line, a distance of 244.51 feet to a 1/2" rebar set, set in the easterly boundary line of East Placitas Subdivision Block 1, for a corner of this parcel;

THENCE, North 00° 03' 03" East, with said easterly boundary line, a distance of 53.19 feet to a 1/2" rebar set, set in the northerly boundary line of said East Placitas Subdivision Block 1, for a corner of this parcel;

THENCE, North 89° 56' 57" West, with said northerly boundary line, a distance of 30.00 feet to a 1/2" rebar set, set in the northeasterly boundary line of **Golf Course Tract 1Fl, W.J. Rand Survey No. 325**, for a corner of this parcel;

Property not shown on plat at this point.

3. The set monuments should have a cap that is traceable to the licensed surveyor or the company, per Texas minimum standards.

Recommended Conditions for Final Plat Approval:

1. The metes and bounds description reference properties that have not been labeled on the plat. The property calls really do not follow descriptions. See comments for preliminary plat.

2. The set monuments should have a cap that is traceable to the licensed surveyor or the company, per Texas minimum standards.
3. Coordinate with the Town of Horizon City with regard to any additional comments they may have.

El Paso Electric Comments:

Developer is to coordinate with EPE's Operation Departments (Distribution) to discuss/perform construction.

Developer is to provide Engineering plans (construction drawings) to EPE for review and comment.

School District Comments:

Center One is within SISD jurisdiction and this development will be served by the Horizon Heights Elementary, Colonel John Ensor Middle and Eastlake High attendance areas.

This development is not within CISD's jurisdiction; therefore, they are providing no comments.

El Paso County 9-1-1 District Comments:

The property must establish and provide the assigned address on the plat.

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:

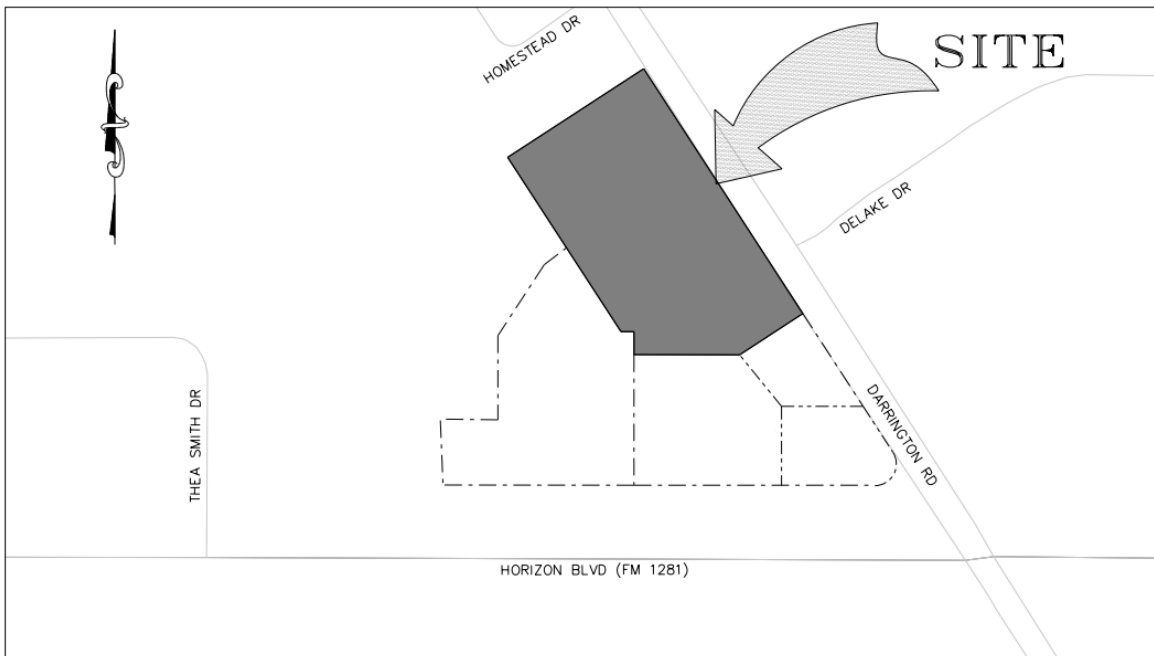
- 1 **Aerial**
- 2 **Zoning Map**
- 3 **Location Map**
- 4 **Preliminary Plat**
- 5 **Final Plat**
- 6 **Plat Applications**

Attachment 1: Aerial



Sources: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Attachment 3- Location Map



LOCATION MAP

SCALE: 1" = 600'

Attachment 5 – Applications



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: CITY CENTER ONE SUBMITTAL DATE: MARCH 24, 2021

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)
TRACT 1M, W.J. RAND SURVEY No. 325, ABST 8814 TOWN OF HORIZON CITY EL PASO COUNTY, TEXAS

2. PROPERTY LAND USES:

	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	_____	_____	OFFICE	_____	_____
DUPLEX	_____	_____	STREET & ALLEY	_____	_____
APARTMENT	_____	_____	PONDING & DRAINAGE	_____	_____
MOBILE HOME	_____	_____	INSTITUTIONAL	_____	_____
P.U.D.	_____	_____	OTHER	_____	_____
PARK (Min 1 acre)	_____	_____	HORIZON MUNICIPAL FACILITIES	5.4916	_____
SCHOOL	_____	_____		_____	_____
COMMERCIAL	_____	_____	TOTAL NO. SITES	1 SITE	_____
INDUSTRIAL	_____	_____	TOTAL (GROSS) ACREAGE	5.4916 ACRES	_____

3. WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? A1 PROPOSED ZONING NOT APPLICABLE

4. WILL THE RESIDENTIAL SITES, AS PROPOSED, PERMIT DEVELOPMENT IN FULL COMPLIANCE WITH ALL ZONING REQUIREMENTS OF THE EXISTING RESIDENTIAL ZONE(S)? YES NO NOT APPLICABLE

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

6. WHAT TYPE OF DRAINAGE IS PROPOSED? (IF APPLICABLE LIST MORE THAN ONE) ON-SITE PONDING

7. IF SINGLE-FAMILY OR DUPLEX DEVELOPMENT IS PROPOSED: AVERAGE FLOOR AREA OF HOUSES NOT APPLICABLE

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 ON-SITE LANDSCAPING

11. REMARKS AND/OR EXPLANATION OF SPECIAL CIRCUMSTANCES: EXPANSION OF TOWN OF HORIZON CITY MUNICIPAL FACILITIES

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 Town Of Horizon City 14999 Darrington Road, Horizon City, Texas 79928 @horizoncity.org (915) 852-1046
 (NAME & ADDRESS) (EMAIL) (PHONE)

15. DEVELOPER Town Of Horizon City 14999 Darrington Road, Horizon City, Texas 79928 @horizoncity.org (915) 852-1046
 (NAME & ADDRESS) (EMAIL) (PHONE)

16. ENGINEER GRV Integrated Engineering Solutions LLC (GRV) 11385 James Watt Drive, Suite B-13, El Paso, Texas 79936 mgomez@grvies.com (915) 351-6701
 (NAME & ADDRESS) (EMAIL) (PHONE)

17. APPLICANT Town Of Horizon City 14999 Darrington Road, Horizon City, Texas 79928 @horizoncity.org (915) 852-1046
 (NAME & ADDRESS) (EMAIL) (PHONE)

18. REP/POINT OF CONTACT Marvin Gomez P.E. (GRV) 11385 James Watt Drive, Suite B-13, El Paso, Texas 79936 mgomez@grvies.com (915) 351-6701
 (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 PM
 Applicant Signature [Signature] EMAIL _____

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



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: CITY CENTER ONE SUBMITTAL DATE: MARCH 24, 2021

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)
TRACT 1M, W.J. RAND SURVEY No. 325, ABST 8814 TOWN OF HORIZON CITY EL PASO COUNTY, TEXAS

PROPERTY LAND USES:	ACRES	SITES	ACRES	SITES
SINGLE-FAMILY	_____	_____	_____	_____
DUPLEX	_____	_____	_____	_____
APARTMENT	_____	_____	_____	_____
MOBILE HOME	_____	_____	_____	_____
P.U.D.	_____	_____	_____	_____
PARK (Min 1 Acre)	_____	_____	_____	_____
SCHOOL	_____	_____	_____	_____
COMMERCIAL	_____	_____	_____	_____
INDUSTRIAL	_____	_____	_____	_____
OFFICE	_____	_____	_____	_____
STREET & ALLEY	_____	_____	_____	_____
PONDING & DRAINAGE	_____	_____	_____	_____
INSTITUTIONAL	_____	_____	_____	_____
OTHER	_____	_____	_____	_____
HORIZON MUNICIPAL FACILITIES	_____	_____	5.4916	_____
TOTAL NO. SITES	_____	_____	_____	1 SITE
TOTAL (GROSS) ACREAGE	_____	_____	5.4916 ACRES	_____

3. WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? A1 PROPOSED ZONING NOT APPLICABLE

4. WILL THE RESIDENTIAL SITES, AS PROPOSED, PERMIT DEVELOPMENT IN FULL COMPLIANCE WITH ALL ZONING REQUIREMENTS OF THE EXISTING RESIDENTIAL ZONE(S)? YES NO NOT APPLICABLE

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

6. WHAT TYPE OF DRAINAGE IS PROPOSED? (IF APPLICABLE LIST MORE THAN ONE) ON-SITE PONDING

7. IF SINGLE-FAMILY OR DUPLEX DEVELOPMENT IS PROPOSED: AVERAGE FLOOR AREA OF HOUSES NOT APPLICABLE

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 ON-SITE LANDSCAPING

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 (NAME & ADDRESS) (EMAIL) (PHONE)

15. DEVELOPER Town Of Horizon City 14999 Darrington Road, Horizon City, Texas 79928 @horizocity.org (915) 852-1046
 (NAME & ADDRESS) (EMAIL) (PHONE)

16. ENGINEER GRV Integrated Engineering Solutions LLC (GRV) 11385 James Watt Drive, Suite B-13, El Paso, Texas 79936 mgomez@grvies.com (915) 351-6701
 (NAME & ADDRESS) (EMAIL) (PHONE)

17. APPLICANT Town Of Horizon City 14999 Darrington Road, Horizon City, Texas 79928 @horizocity.org (915) 852-1046
 (NAME & ADDRESS) (EMAIL) (PHONE)

18. REP/POINT OF CONTACT Mervin Gomez P.E. (GRV) 11385 James Watt Drive, Suite B-13, El Paso, Texas 79936 mgomez@grvies.com (915) 351-6701
 (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 RM
 Applicant Signature [Signature] EMAIL _____

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: Kelly Duran **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.

ACTION: Motion made by **GARDEA**, 2ND by **ARMSTRONG** to postpone item.

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

MOTION CARRIED

B. **DISCUSSION AND RECOMMENDATION:**

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.

ACTION: Motion made by **GARDEA**, 2ND by **FLORES** to recommend approval with condition as per staff comments

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

MOTION CARRIED

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.**

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
Secretary to the Boards

DISTRIBUTION OF MINUTES:

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