



HORIZON CITY

Incorporated 1988

**AGENDA
PUBLIC MEETING
REGULAR PLANNING AND ZONING MEETING
THE TOWN OF HORIZON CITY, TEXAS
Monday, June 17, 2024, 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, June 17, 2024 at 6:00 PM** at City Council Chambers Room, 15001 Darrington Road, Horizon City, TX 79928, at which time the following will be discussed and considered:

1. CALL TO ORDER; PLEDGE OF ALLEGIANCE; ESTABLISHMENT OF QUORUM:

2. COMMISSION MEMBERS ATTENDANCE:

COMMISSIONERS EXCUSED AND UNEXCUSED:

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

4. PUBLIC HEARINGS

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

A. DISCUSSION AND RECOMMENDATION:

Chief Planner

On the resubmitted Replat application for **Horizon Manor, Unit Three Replat "A" (Case No. RP-002460-2020)**, 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. **(Postponed at the May 20, 2024 P&Z Meeting)**

B. DISCUSSION AND RECOMMENDATION:

Chief Planner

4

On the **Preliminary & Final Subdivision Plat** applications for **Bain Office (Case No. SUC24-0001)**, legally described as Tracts 10 & 10A, Section 43, and Tracts 13A & 13A1, Section 42, Block 78, Township 3, T.&P. R.R. Co. Surveys, and A Portion of Lot 4, Block 2, Texland, Town of Horizon City, El Paso County, Texas. Containing 4.314 acres ±. Application submitted by CIRE3 Architects LLC.

C. DISCUSSION AND RECOMMENDATION: **15**
Chief Planner

On the **Final Subdivision Plat** application for **Rancho Desierto Bello Unit 14 (Case No. SDO24-0001)** to reaffirm approval and allow recording of the plat prior to the completion of all required improvements secured by sufficient bond. The subject property is legally described as a Portion of Leigh Clark Survey No. 297, Town of Horizon City, El Paso County, Texas. Containing 18.708 acres ±. Application submitted by TRE & Associates, LLC.

5. OTHER BUSINESS

A. DISCUSSION AND ACTION: **24**

On the Planning and Zoning meeting minutes for the meeting held on May 20, 2024.

6. ANNOUNCEMENTS

A. The next regular scheduled meeting: **Monday, July 15, 2024, at 6pm.**

Adjournment:

Motion to Adjournment: _____ 2nd _____

Dated this Friday June 14, 2024

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 Friday June 14, 2024 by 5:00 p.m.

Agenda Removed: _____ Time _____ By _____

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

SPEAKER REQUEST FORM

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

Date of Meeting: _____

Your Name: _____

Residence Address: _____

City: _____ Contact Number: _____

IF SPEAKING FOR AN ORGANIZATION:

Name of Organization: _____

Speaker's Official Capacity: _____

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

For (If applicable) Against (if applicable)

OPEN FORUM:

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

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

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

Thank you for your cooperation.

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



TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.: SUC24-0001 Bain Office

Application Type: Preliminary & Final Subdivision Plat Applications
P&Z Hearing Date: June 17, 2024
Staff Contact: Art Rubio, Planner
 915-852-1046, Ext. 407; arubio@horizoncity.org

Address/Location: 14160 Blair Dr., South of Blair Dr. and East of Kenazo Dr.
Property ID Nos.: 156277, 273110 and 46511
Legal Description: Tracts 10 & 10A, Section 43, and Tracts 13A & 13A1, Section 42, Block 78, Township 3, T.&P. R.R., and A Portion of Lot 4, Block 2, Texland, Town of Horizon City, El Paso County, Texas, approximately 4.78523 ±

Property Owner: Bain Investments
Representative: CIRE3 Architects
Nearest Park: Golden Eagle Park
Nearest School: Pete Duarte Head Start/Frank Macias Elementary

SURROUNDING PROPERTIES:		
	Zoning	Land Use
N	M-1 (Light Industrial)	Warehousing/Industrial
E	R-9 (Single-Family Dwelling)/ETJ	Residential/ETJ
S	M-1 (Light Industrial)	Warehousing/Industrial
W	R-2 (Single-Family Dwelling)/COEP ETJ	Residential/COEP ETJ
LAND USE AND ZONING:		
	Existing	Proposed
Land Use	Office Warehousing	Office Expansion
Zoning	M-1 (Light Industrial)	M-1 (Light Industrial)

Application Description:

Preliminary and Final Subdivision:

The applicant requested to subdivide and combine two unplatted lots and a portion of a platted lot into a one lot industrial subdivision for an office expansion. The proposed subdivision includes a total of 4.314-acre lot for warehousing and office development. The applicant proposes an office expansion to the existing development. The subject property includes existing roadway and stormwater drainage improvements. Pursuant to Horizon City Municipal Code, Subdivision Ordinance, no permit may be issued without the submittal and approval of a subdivision plat. The applicant submitted a Land Development Exemption Determination, and the final determination was made that the property did not meet any exemptions from platting and a subdivision plat is required.

In accordance with Chapter 212 of the Texas Local Government Code, public notice on preliminary and final subdivisions is not required. In addition, the applicant is not required to erect signs notifying the public of the proposed subdivision on the subject property.

Staff Recommendation:

Staff recommends approval of the Preliminary and Final Subdivision Plats

Planning Division Comments:

Preliminary Plat:

- 1. ~~Revise application and plat to include the total size of the property.~~
- 2. ~~Include existing access roadway(s) cross section and type adjacent to the subject property.~~
- 3. ~~Include written metes and bounds.~~

Final Plat:

- 1. ~~Revise application and plat to include the total size of the property.~~
- 2. ~~Include written metes and bounds.~~

Public Works Director Comments:

~~BAIN OFFICE SUBDIVISION (Preliminary plat)~~

~~6/5/2024 Review 1~~

- 1. ~~Provide an address.~~
- 2. ~~Show the location of the permanent monument and control points.~~
- 3. ~~Missing metes and bounds description.~~
- 4. ~~Show location of water courses, ravines, and other features pertinent to subdivision.~~
Provide
the total flow for that specific watershed area.
- 5. ~~On note #10, add to note "Industrial Park Central Ponding area project CIP15-002".~~
- 6. ~~All easements pertaining to this parcel must be shown.~~

~~BAIN OFFICE SUBDIVISION (Final plat)~~

~~6/5/2024 Review 1~~

- 1. ~~Provide an address.~~
- 2. ~~Show the location of the permanent monument and control points.~~
- 3. ~~Missing metes and bounds description.~~
- 4. ~~Provide metes and bounds closure.~~
- 5. ~~On note #10, add to note "Industrial Park Central Ponding area project CIP15-002".~~
- 6. ~~All easements pertaining to this parcel must be shown.~~
- 7. ~~El Paso County 9-1-1 District approval is required for the addresses.~~

Town Engineer Comments:

No comments

El Paso 9-1-1 District Comments:

No comments received

TxDOT Comments:

No comments

El Paso Central Appraisal District Comments:

No comments

El Paso Electric Company:

Please add an existing easement to the parcel, we have attached a copy of the filed easement.

Texas Gas:

Texas Gas Service has no comments.

Clint Independent School District:

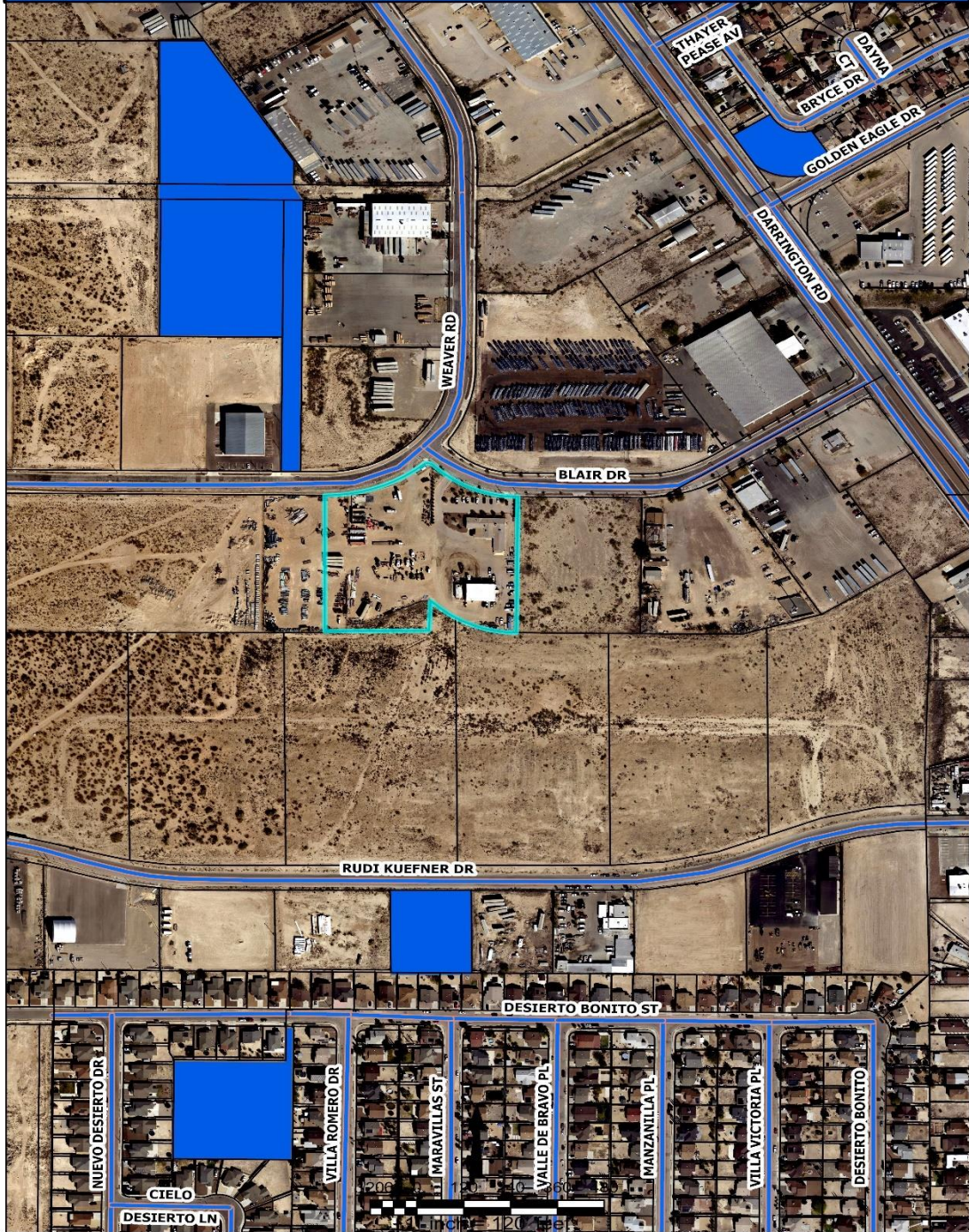
No comments

Attachments:

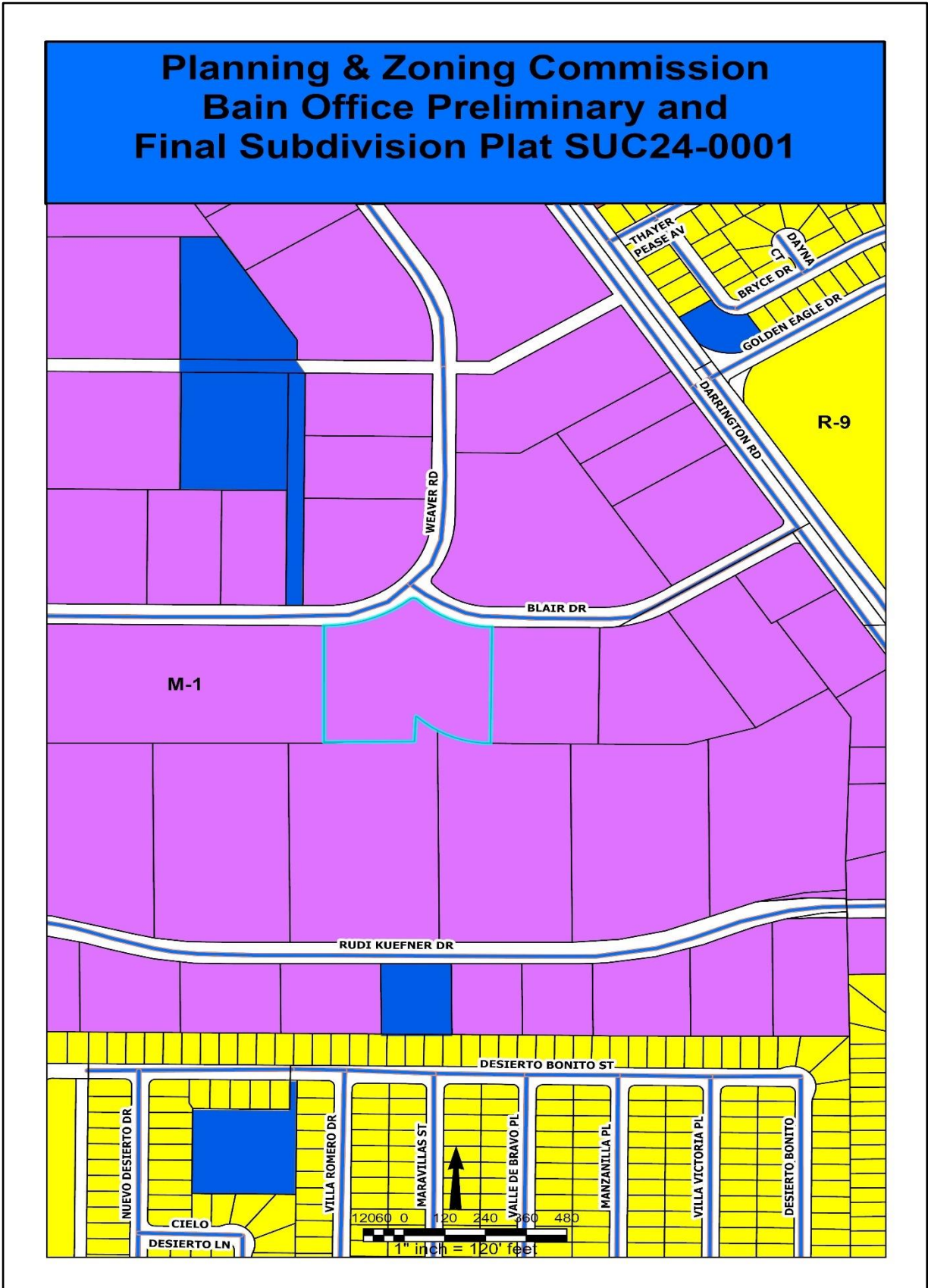
- 1 - Aerial
- 2 – Zoning Designation Map
- 3 - Location Map
- 4 – Preliminary Plat
- 5 – Final Plat
- 6 – Preliminary & Final Plat (Combination) Oline Application

Attachment 1: Aerial Map

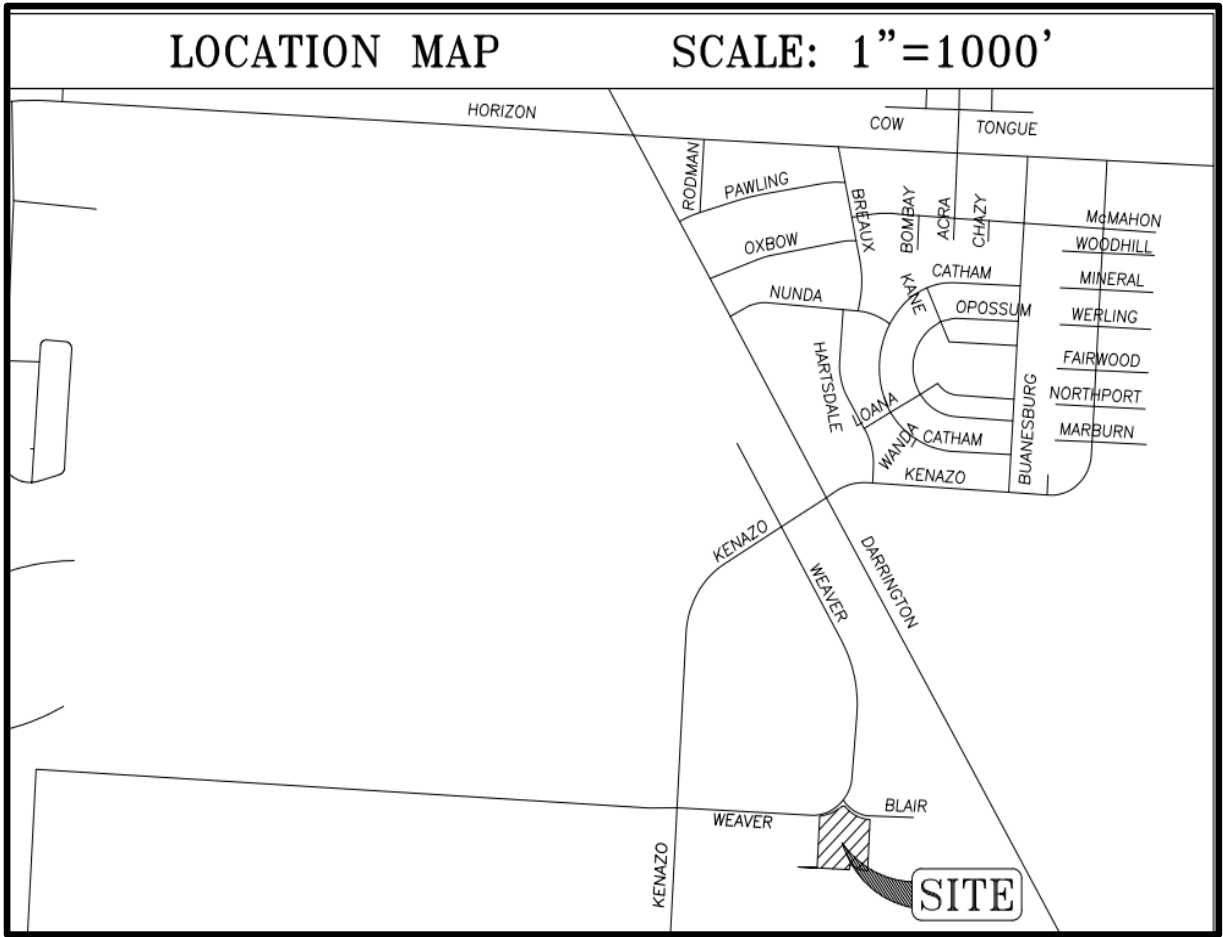
**Planning & Zoning Commission
Bain Office Preliminary and
Final Subdivision Plat SUC24-0001**



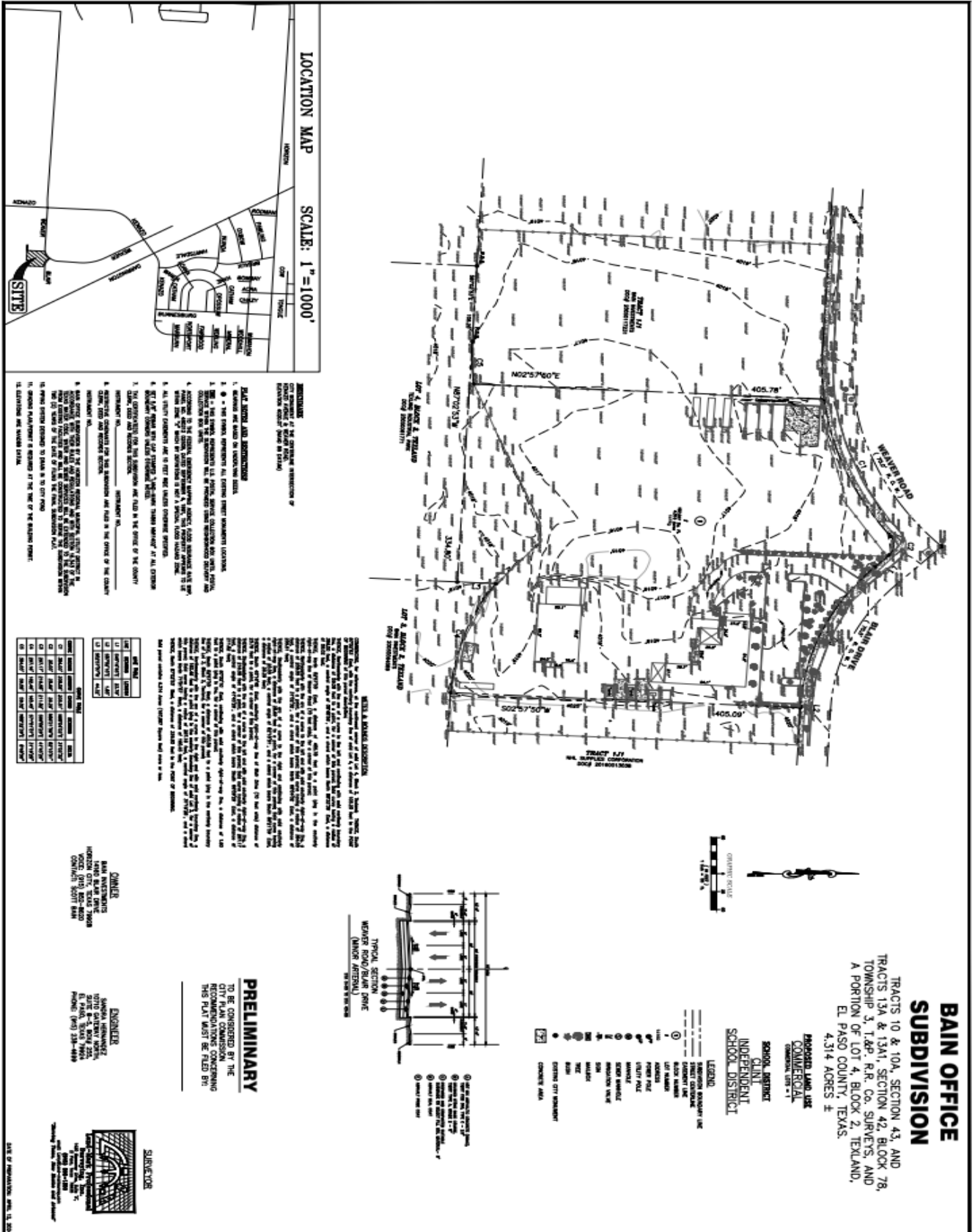
Attachment 1: Zoning Designation Map



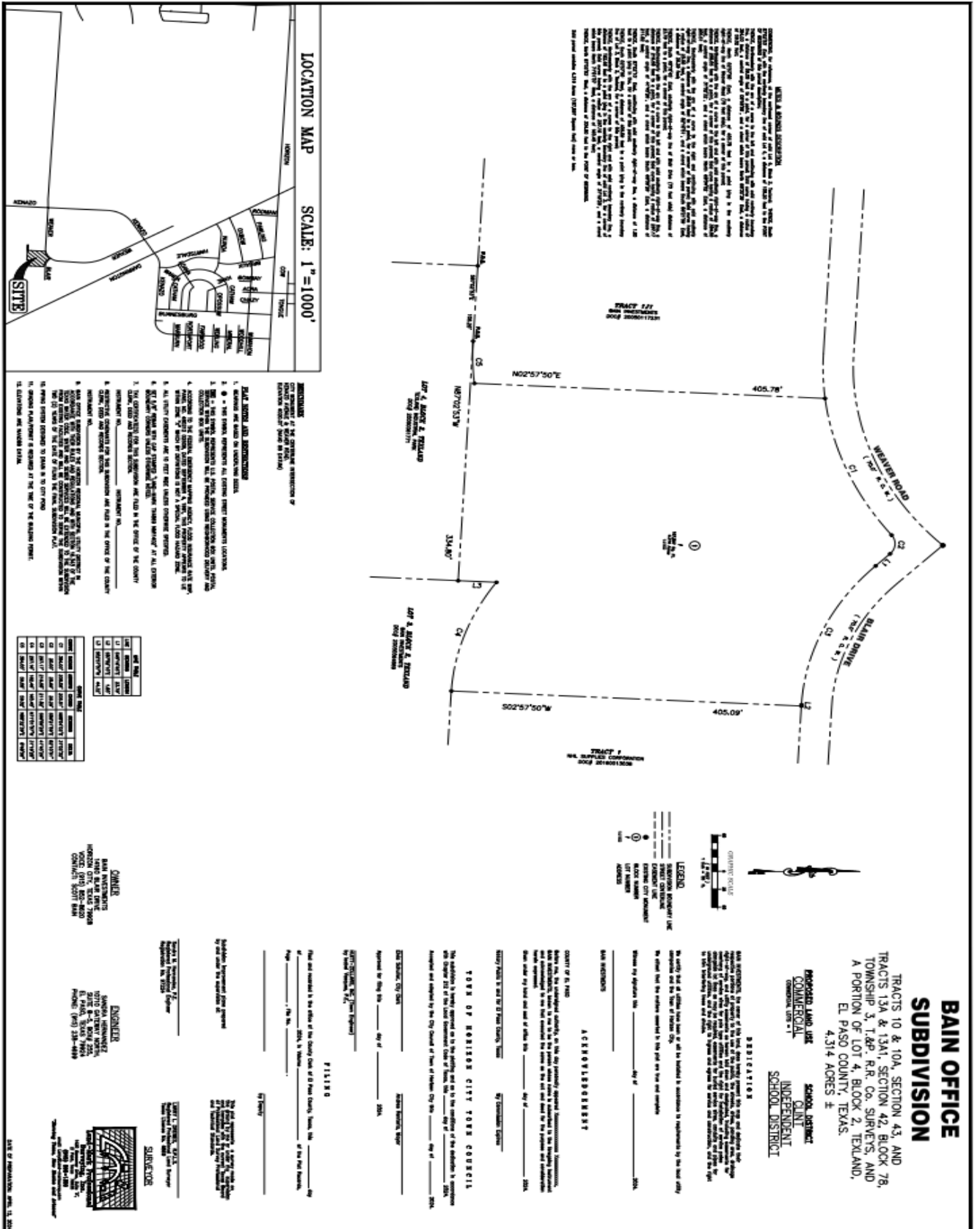
Attachment 3: Location Map



Attachment 4: Preliminary Subdivision Plat



Attachment 5: Final Subdivision Plat



Attachment 6: Preliminary & Final Plat (Combination) Online Application



Town of Horizon City, TX
Town of Horizon City Hall

14999 Darrington Road
 Horizon City, TX 79928
 915-852-1046
<https://www.horizoncity.org/>

PERMIT

SUC24-0001	SUBDIVISION COMBO (SUB/REPLAT- BOTH PRELIM/FINAL)
SITE ADDRESS: 14160 BLAIR DR HORIZON CITY	ISSUED:
PRIMARY PARCEL: X57800034301267	EXPIRES:
PROJECT NAME:	

APPLICANT: CIRE3
 2601 East Yandell
 El Paso, TX 79903
 9152250635

OWNER: BAIN SCOTT
 14160 BLAIR DR
 HORIZON CITY, TX 79928-7683

Detail Name	Detail Value
Engineering Plan Review Invoice Amount #1	500
Please select the Land Use here:	Industrial
Please provide the Specific Use here - e.g. <input type="checkbox"/> Residential: single-family/duplex. <input type="checkbox"/> Commercial: retail/office. <input type="checkbox"/> Industrial: manufacturing/assembly. <input type="checkbox"/> Institutional: church/hospital. <input type="checkbox"/> Civic: library/park/government	Construction Yard/Office
Number of Units:	2
Acreage:	4.004
If single-family or duplex development is proposed: enter the average floor area of houses	174,414.24 ft.
Are special improvements proposed in connection with the development?	No
Is a modification of any portion of the subdivision ordinance proposed?	No
If answer is "Yes", please explain the nature of the modification or enter N/A	N/A
What type of landscaping is proposed?	Other
If answered "Other", please describe the landscaping type proposed or enter N/A	Existing within lot
Remarks and/or explanation of special circumstances	Second lot PID No. X57800034301280
Will plat be recorded prior to subdivision improvements being completed & approved?	No
If answered "Yes" to plat recorded before completion of subdivision improvements, have Required Guarantee OR Improvement Cost Estimates & Construction Agreement been submitted?	No
Will any Restrictions and Covenants be recorded with plat?	No
If the project will have improvements dedicated to the City, have the plans been approved?	N

Printed by : Art Rubio arc: 05/23/2024 11:00 AM

Page 1 of 2

BAIN OFFICE SUBDIVISION

TRACTS 10 & 10A, SECTION 43, AND
TRACTS 13A & 13A1, SECTION 42, BLOCK 78,
TOWNSHIP 3, T.&P. R.R. Co. SURVEYS, AND
A PORTION OF LOT 4, BLOCK 2, TEXLAND,
EL PASO COUNTY, TEXAS.
4.314 ACRES ±

PROPOSED LAND USE
COMMERCIAL
COMMERCIAL LOTS = 1

SCHOOL DISTRICT
CLINT
INDEPENDENT
SCHOOL DISTRICT

DEDICATION

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

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

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

Witness my signature this _____ day of _____ 2024.

BAIN INVESTMENTS

ACKNOWLEDGEMENT

COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared XXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXX, BAIN INVESTMENTS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that executed the same as the act and deed for the purpose and consideration herein expressed.

Given under my hand and seal of office this _____ day of _____ 2024.

Notary Public in and for El Paso County, Texas

My Commission Expires _____

TOWN OF HORIZON CITY TOWN COUNCIL

This subdivision is hereby approved as to the platting and as to the conditions of the dedication in accordance with Chapter 212 of the Local Government Code of Texas, this _____ day of _____ 2024.

Accepted and adopted by the City Council of Town of Horizon City this _____ day of _____ 2024.

Elvia Schuller, City Clerk

Andres Renteria, Mayor

Approved for filing this _____ day of _____ 2024.

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

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this _____ day of _____ 2024, in Volume _____ of the Plat Records,
Page _____, File No. _____.

_____ by Deputy

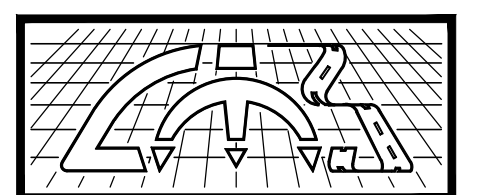
Subdivision improvement plans prepared by and under the supervision of:

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

Sandra M. Hernandez, P.E.
Registered Professional Engineer
Registration No. 97224

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

SURVEYOR



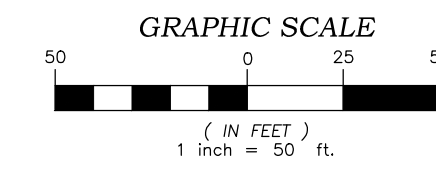
Land-Mark Professional Surveying, Inc.
1420 Bessemer Drive, Suite 'A',
El Paso, Texas 79935
(915) 598-1300
email: Larry@land-marksurvey.com
"Serving Texas, New Mexico and Arizona"

OWNER

BAIN INVESTMENTS
14160 BLAIR DRIVE
HORIZON CITY, TEXAS 79928
VOICE: (915) 852-8620
CONTACT: SCOTT BAIN

ENGINEER

SANDRA HERNANDEZ
10710 GATEWAY NORTH,
SUITE B-5, BOX# 255,
EL PASO, TEXAS 79924
PHONE: (915) 238-4699



LEGEND

- SUBDIVISION BOUNDARY LINE
- STREET CENTERLINE
- EASEMENT LINE
- ⊙ EXISTING CITY MONUMENT
- ⊙ BLOCK NUMBER
- ⊙ LOT NUMBER
- ⊙ ADDRESS

METES & BOUNDS DESCRIPTION

COMMENCING, for reference, at the northwest corner of said Lot 4, Block 2, Texland; THENCE, South 87°02'53" East, with the northerly boundary line of said Lot 4, a distance of 105.20 feet to the POINT OF BEGINNING of this parcel description;

THENCE, Northeastly with the arc of a curve to the left and continuing with said northerly boundary line, a distance of 59.08 feet to a point, for a corner of this parcel; Said curve having a radius of 384.00 feet, a central angle of 08°48'56", and a chord which bears North 88°32'39" East, a distance of 59.02 feet;

THENCE, North 02°57'50" East, a distance of 405.78 feet to a point lying in the southerly right-of-way line of Weaver Road (70 feet wide), for a corner of this parcel;

THENCE, Northeastly with the arc of a curve to the left and with said southerly right-of-way line, a distance of 208.05 feet to a point, for a corner of this parcel; Said curve having a radius of 384.00 feet, a central angle of 31°02'32", and a chord which bears North 68°04'02" East, a distance of 205.51 feet;

THENCE, Southeastly with the arc of a curve to the right and continuing with said southerly right-of-way line, a distance of 28.69 feet to a point, for a corner of this parcel; Said curve having a radius of 20.00 feet, a central angle of 82°10'51", and a chord which bears South 86°21'59" East, a distance of 28.29 feet;

THENCE, South 45°16'45" East, southerly right-of-way line of Blair Drive (70 feet wide) distance of 23.79 feet to a point, for a corner of this parcel;

THENCE, Southeastly with the arc of a curve to the left and with said southerly right-of-way line, a distance of 216.58 feet to a point, for a corner of this parcel; Said curve having a radius of 297.17 feet, a central angle of 41°45'26", and a chord which bears South 66°09'29" East, a distance of 211.82 feet;

THENCE, South 87°02'10" East, continuing with said southerly right-of-way line, a distance of 1.80 feet to a point lying in the, for a corner of this parcel;

THENCE, South 02°57'50" West, a distance of 405.09 feet to a point lying in the northerly boundary line of Lot 3, Block 2, Texland, for a corner of this parcel;

THENCE, Northwestly with the arc of a curve to the right and with said northerly boundary line, a distance of 162.46 feet to a point lying in the westerly boundary line of said Lot 3, for a corner of this parcel; Said curve having a radius of 297.16 feet, a central angle of 31°19'28", and a chord which bears North 71°01'07" West, a distance of 160.45 feet;

THENCE, North 87°02'53" West, a distance of 334.80 feet to the POINT OF BEGINNING.

Said parcel contains 4.314 Acres (187,897 Square feet) more or less.

TRACT 1, J1
BAIN INVESTMENTS
DOC# 200650117231

TRACT 1
NHL SURVEYS CORPORATION
DOC# 20160013008

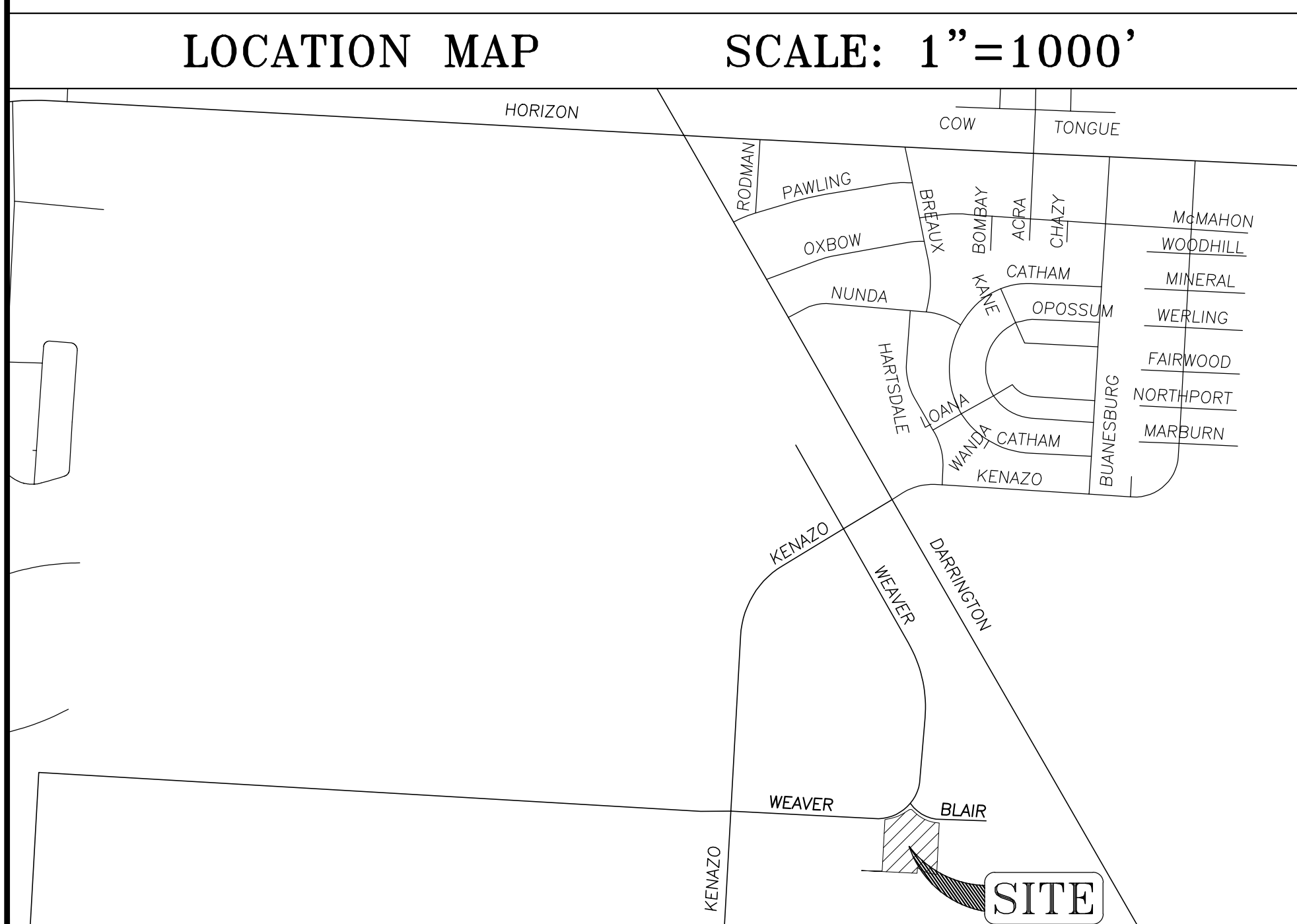
1
187,897 Sq. Ft.
4.314 Acres
14160

LOT 4, BLOCK 2, TEXLAND
TEXLAND INDUSTRIAL PARK
DOC# 20050061771

LOT 3, BLOCK 2, TEXLAND
BAIN INVESTMENTS
DOC# 20050064589

LOCATION MAP

SCALE: 1"=1000'



BENCHMARK

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF KENAZO AVENUE & WEAVER ROAD, ELEVATION 4020.01' (NAVD 88 DATUM)

PLAT NOTES AND RESTRICTIONS

- BEARINGS ARE BASED ON UNDERLYING DEEDS.
- ⊙ = THIS SYMBOL REPRESENTS ALL EXISTING STREET MONUMENTS LOCATIONS.
- ⊙ = THIS SYMBOL REPRESENTS U.S. POSTAL SERVICE COLLECTION BOX UNITS. POSTAL SERVICE WITHIN THE SUBDIVISION WILL BE PROVIDED USING NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
- ACCORDING TO THE FEDERAL EMERGENCY MAPPING AGENCY, FLOOD INSURANCE RATE MAP, PANEL NO. 480212 0250B, DATED SEPTEMBER 4, 1991, THIS PROPERTY APPEARS TO LIE WITHIN ZONE "X" WHICH BY DEFINITION IS NOT A SPECIAL FLOOD HAZARD ZONE.
- ALL UTILITY EASEMENTS ARE 10 FEET WIDE UNLESS OTHERWISE SPECIFIED.
- SET 5/8" REBAR WITH CAP STAMPED "LAND-MARK TX4869 NM11402" AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
- TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT NO. _____ INSTRUMENT NO. _____
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT NO. _____
- BAIN OFFICE SUBDIVISION FOR THE HORIZON REGIONAL MUNICIPAL UTILITY DISTRICT IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE. WATER AND SEWER SERVICES WILL BE EXTENDED TO THE SUBDIVISION FROM EXISTING FACILITIES AND WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION WITHIN TWO (2) YEARS OF THE DATE OF FILING THE FINAL SUBDIVISION PLAT.
- PIPING SYSTEM DESIGNED TO DRAIN IN TO CITY POND
- GRADING PLAN/PERMIT IS REQUIRED AT THE TIME OF THE BUILDING PERMIT.
- ELEVATIONS ARE NAVD88 DATUM.

LINE	BEARING	LENGTH
L1	S45°16'45"E	23.79'
L2	S87°02'10"E	1.80'
L3	S02°57'07"W	44.32'

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	384.00'	208.05'	205.51'	N88°04'02"E	31°02'32"
C2	20.00'	28.69'	26.29'	S86°21'59"E	82°10'51"
C3	297.17'	216.58'	211.82'	S66°09'29"E	41°45'26"
C4	297.16'	162.46'	160.45'	N71°01'07"W	31°19'28"
C5	384.00'	59.08'	59.02'	N88°32'39"E	8°48'56"



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

Case No.: SDO24-0001
Rancho Desierto Bello Unit Fourteen (RDBU14)

Application Type: **Final Plat/Recording Prior to Completion of All Req. Improvements**

P&Z Hearing Date: June 17, 2024

Staff Contact: Art Rubio, Planner
 915-852-1046 ext. 407 arubio@horizoncity.org

Address/Location: Located west of Darrington Road and northwest of Claret Cup Road.

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

Owner: SDC Development, LTD.

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

Nearest Park: RDB 2 Park

Nearest School: Ricardo Estrada 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:

The RDB-U14 Preliminary Subdivision Plat application was approved July 11, 2023, and the Final Subdivision Plat on January 16, 2024. The applicant is now requesting reaffirmed approval of RDB-U14 on a Final Subdivision Plat basis for recording prior to the completion of all required improvements. The applicant is requesting a partial early construction of 10 single-family units with required partial improvements prior to the completion of all required improvements and has submitted a good and sufficient bond as reviewed by Engineering to secure all required improvements and maintenance pursuant to Subdivision Recording requirements of the Horizon City Municipal Code. The proposed RDB-U14 Final Subdivision Plat 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. The applicant proposes a 52' ROW Residential Subcollector Street and a 76' ROW Minor Arterial Street to serve all the lots in the subdivision.

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 current cumulative lot total for Units 12-20 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. RDB Unit 14 requires cumulative parkland of 0.5 acres for the proposed 68 lots and \$1,600 parkland fees due. After Unit 14 the developer will carry 2.022 acres of parkland credit that is eligible to apply to the remaining units of the development and the remaining credits expired 9/21/2023, that were not used with the exception of RDB U-16, which was submitted prior to 9/21/2023.

Staff Recommendation:

Staff recommends approval of RDB U-14 Subdivision on a Final Plat basis. There are no additional changes other than the request to record prior to the completion of all required improvements by securing all improvements and maintenance through sufficient bond as they would like to start construction of 10 single-family homes.

Planning Comments:

No additional comments.

Public Works Director Comments:

No additional comments

Town Engineer Comments:

Rancho Desierto Bello Unit 14

Summary of Recommended Conditions for Final Plat Approval:

The Town Engineer recommends the following:

- ~~1. Provide closure reports for the subdivision and the individual lot to ensure closure.~~
- ~~2. "Saguaro Place" not on Street Table. Update Street Table to include.~~
- ~~3. "Ferro Cactus Place" spelling different on face of plat and Table. Correct spelling on face of plat.~~
- ~~4. Verify spelling of "Ferocactus Place" in note 10. Ensure that spelling is consist in plat text and face of plat.~~
- ~~5. See Town of Horizon for additional comments.~~

School District Comments:

No objections

El Paso County 9-1-1 District:

The 911 District has no comments/concerns regarding this subdivision.

El Paso Electric:

We have no comments for the Rancho Desierto Bello Unit 14.

Texas Gas:

In reference to this proposed Subdivision, Rancho Desierto Bello Unit 14, Texas Gas Service does not have any objections.

Additional Standard Requirements:

Within twelve (12) months of the approval of the final plats by the Town Council, a recording 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)

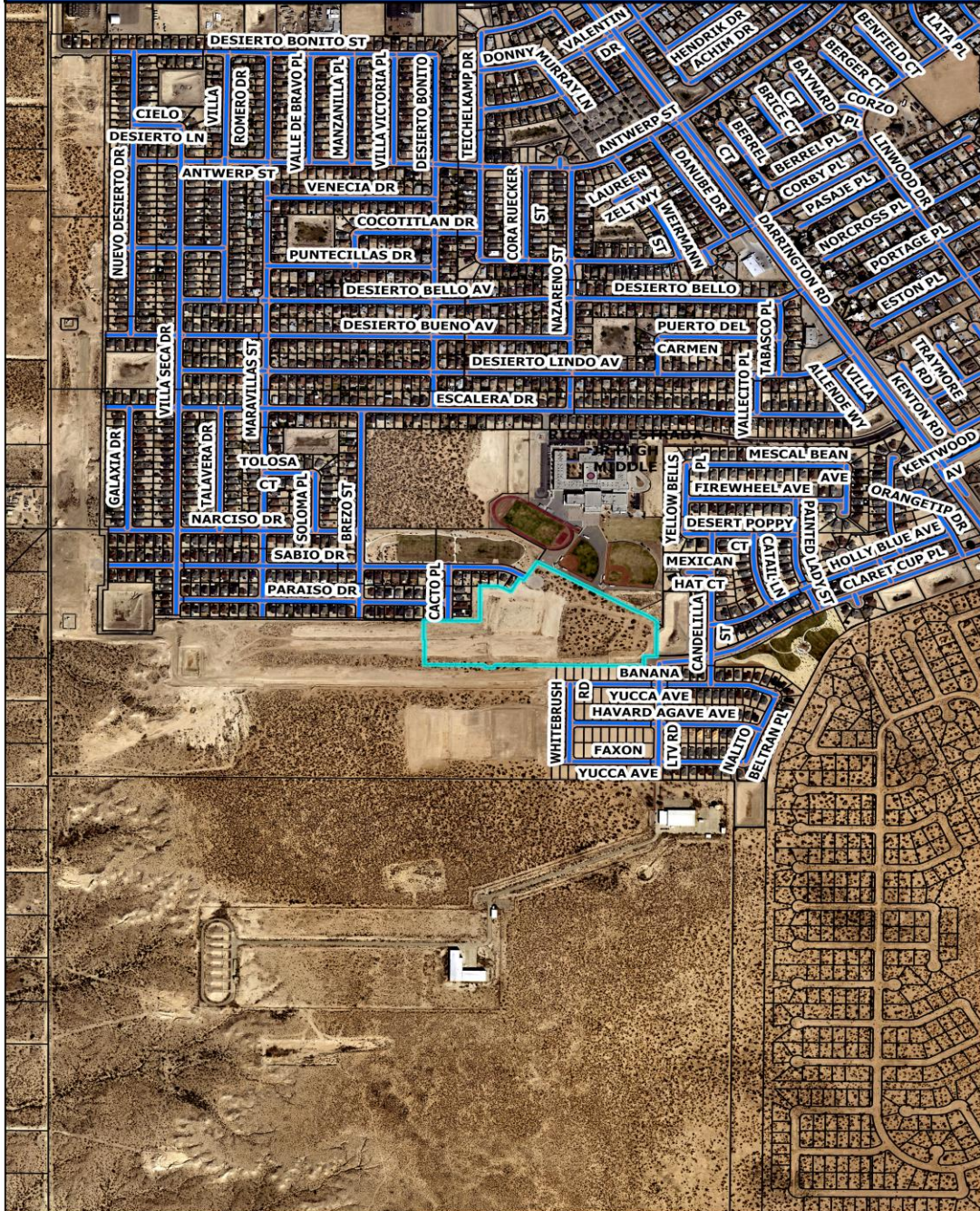
Any required parks fees shall be paid prior to the recordation of the plat (If applicable).

Attachments:

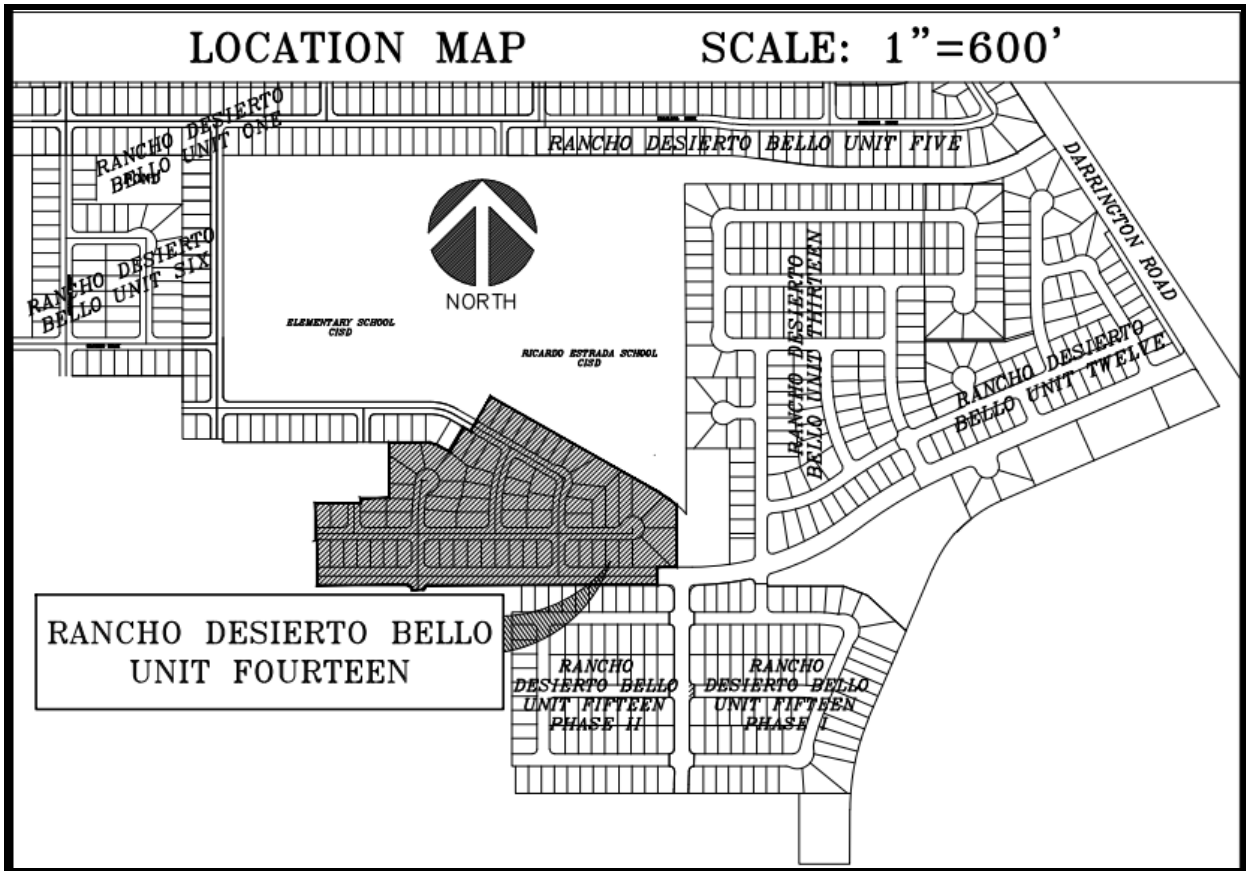
- 1 - Aerial**
- 2 - Zoning Map**
- 3 - Location Map**
- 4 – Final Subdivision Plat**
- 5 – Final Subdivision Plat Application**

Attachment 1: Aerial

**Planning & Zoning Commission
RDB U-14 Final Plat Affirmation/Recording
Prior to Completion of Improvements
SDO24-0001**



Attachment 3- Location Map



Attachment 5 – Application Final Subdivision Plat



Town of Horizon City, TX

Town of Horizon City Hall

14999 Darrington Road
Horizon City, TX 79928
915-852-1046
<https://www.horizoncity.org/>

PERMIT

SDO24-0001

SUBDIVISION (OTHER)

SITE ADDRESS: 0 UNKNOWN HORIZON CITY
PRIMARY PARCEL: X29700000000080
PROJECT NAME:

ISSUED:

EXPIRES:

APPLICANT: TRE & Associates, L.L.C
110 Mesa Park
El Paso, TX 79912
9158529093

OWNER: Greg DiDonna
11427 Rojas Dr.
EL PASO, TX 79936

Detail Name	Detail Value
Engineering Plan Review Invoice Amount #1	500
Please select the Land Use here:	Residential
Please provide the Specific Use here - e.g. Residential: single-family/duplex, Commercial: retail/office, Industrial: manufacturing/assembly, Institutional: church/hospital, Civic: library/park/government	Single-Family
Number of Units:	20
Is a modification of any portion of the subdivision ordinance proposed?	Yes
If answer is "Yes", please explain the nature of the modification or enter N/A	Record Prior to Completing all Improvements
What type of landscaping is proposed?	Parkway
Will plat be recorded prior to subdivision improvements being completed & approved?	No
If answered "Yes" to plat recorded before completion of subdivision improvements, have Required Guarantee OR Improvement Cost Estimates & Construction Agreement been submitted?	Yes
Will any Restrictions and Covenants be recorded with plat?	Yes, if yes please attach copy
If the project will have improvements dedicated to the City, have the plans been approved?	N
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.	I acknowledge
Comments due date	6/06/2024
Planning and Zoning Commission review date	N/A
City Council date	06/11/2024

RANCHO DESIERTO BELLO UNIT FOURTEEN

A PORTION OF LEIGH CLARK SURVEY No. 297,
TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS.
CONTAINING 18.708 ACRES ±

PROPOSED LAND USE

RESIDENTIAL

RESIDENTIAL LOTS = 68

SCHOOL DISTRICT

CLINT INDEPENDENT SCHOOL DISTRICT

DEDICATION

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

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

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

Witness my signature this _____ day of _____ 2024.

Greg DiDonna, President
VIVA LAND VENTURES, LP

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Greg DiDonna, President, VIVA LAND VENTURES, LP, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed for the purpose and consideration herein expressed.

Given under my hand and seal of office this _____ day of _____ 2024.

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

TOWN OF HORIZON CITY TOWN COUNCIL

This subdivision is hereby approved as to the platting and as to the conditions of the dedication in accordance with Chapter 212 of the Local Government Code of Texas, this _____ day of _____ 2024.

Accepted and adopted by the City Council of Town of Horizon City this _____ day of _____ 2024.

Elvia Schuller, City Clerk Andres Renteria, Mayor

Approved for filing this _____ day of _____ 2024.

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

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this _____ day of _____ 2024, in Volume _____ of the Plat Records,
Page _____, File No. _____.

County Clerk _____ by Deputy _____

Subdivision Improvement Plans prepared by and under the supervision of TRE & Associates, LLC

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

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

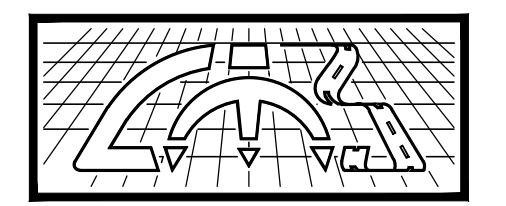
OWNER

VIVA LAND VENTURES, LP
11427 ROJAS DRIVE
EL PASO, TEXAS 79936
(915)859-8900
CONTACT: GREG DIDONNA



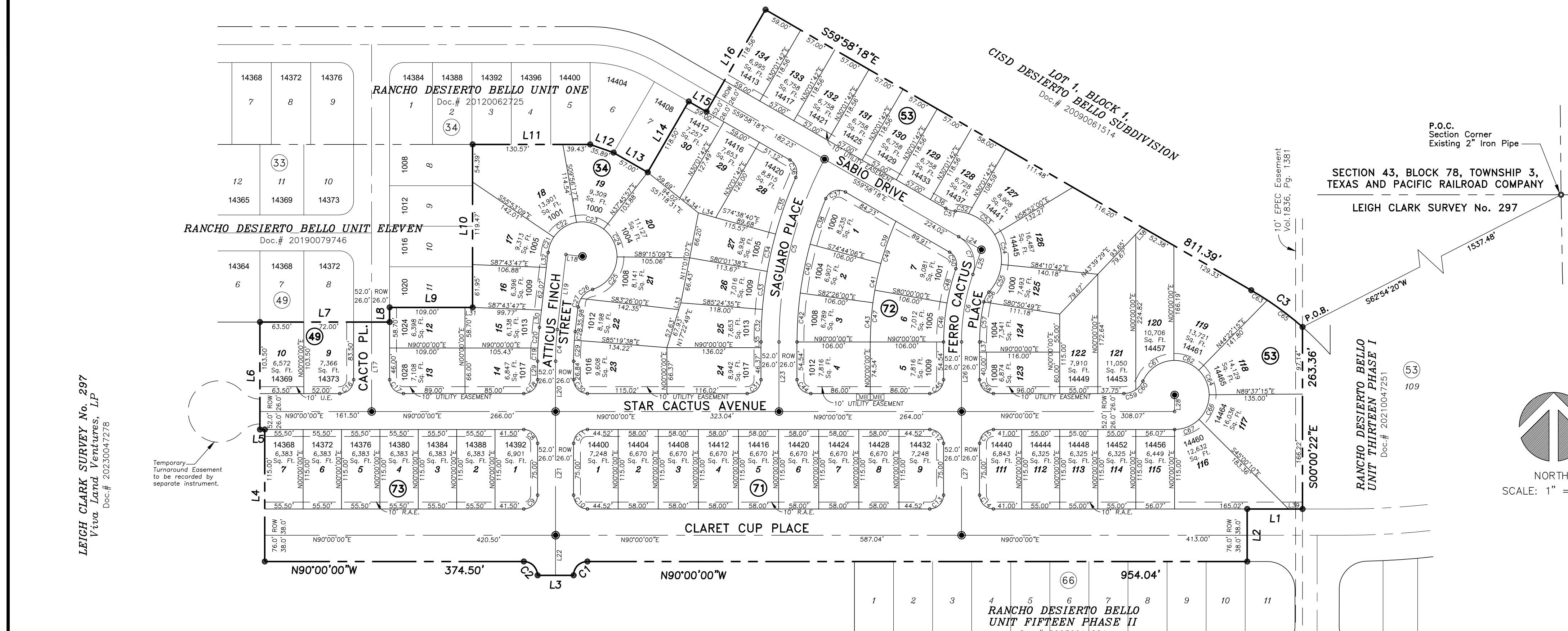
Engineering Solutions
TBE FIRM NO. 15867
110 Mesa Park Drive, Suite 200
El Paso, Texas 79913
Office: (915) 852-9003
Fax: (915) 629-8506

SURVEYOR

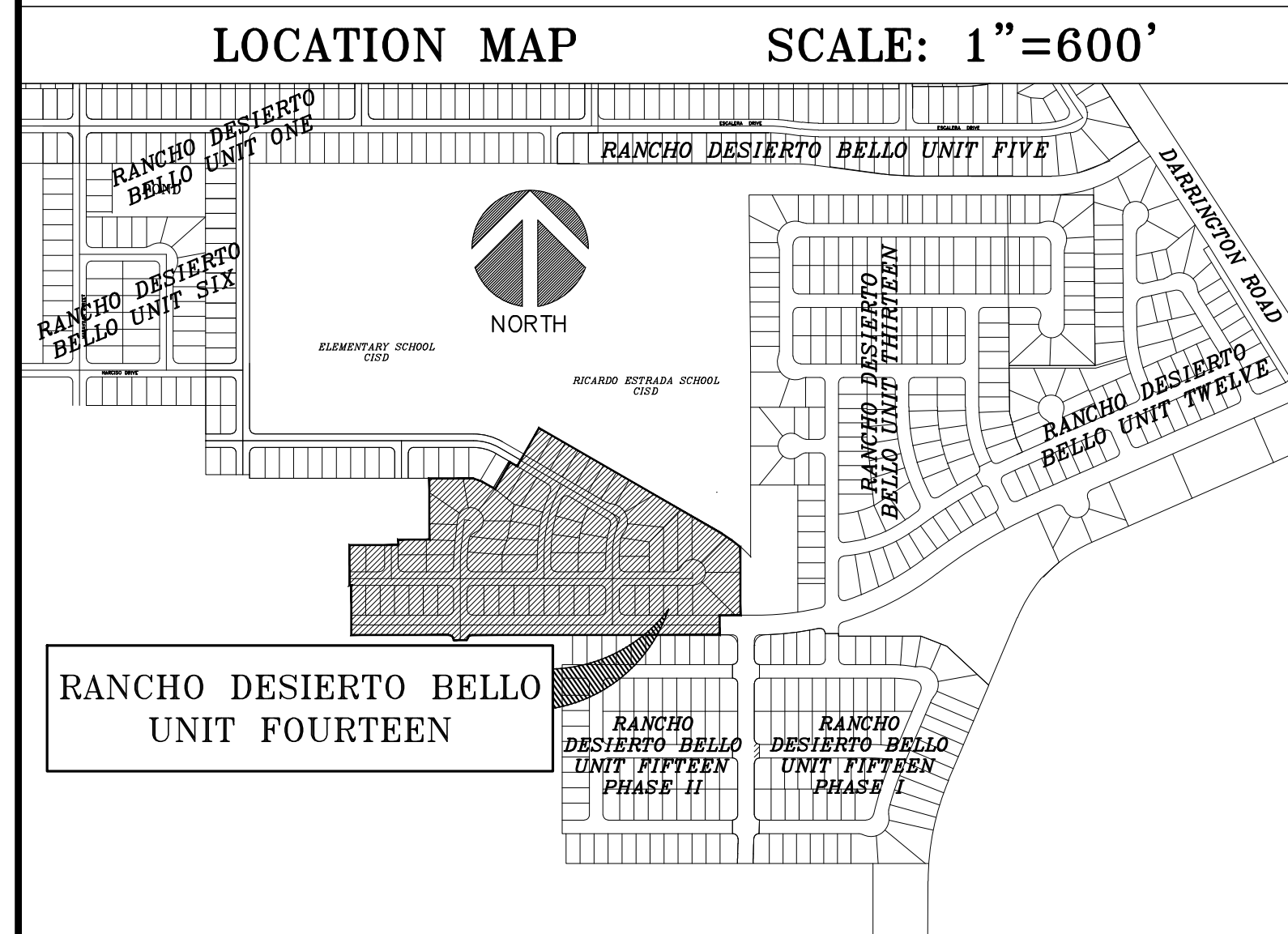


1420 Bessemer Drive, Suite 'A',
El Paso, Texas 79935
(915) 598-1300
email: Larry@land-marksurvey.com
"Serving Texas, New Mexico and Arizona"

DATE OF PREPARATION: JUNE 7, 2022
DATE OF LAST REVISION: MARCH 19, 2024



- ### PLAT NOTES AND RESTRICTIONS
- BEARINGS ARE BASED ON UNDERLYING DEEDS.
 - = THIS SYMBOL REPRESENTS ALL PROPOSED STREET MONUMENTS LOCATIONS.
 - ☒ = THIS SYMBOL REPRESENTS U.S. POSTAL SERVICE COLLECTION BOX UNITS, POSTAL SERVICE WITHIN THE SUBDIVISION WILL BE PROVIDED USING NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
 - ACCORDING TO THE FEDERAL EMERGENCY MAPPING AGENCY, FLOOD INSURANCE RATE MAP, PANEL NO. 480212 0250B, DATED SEPTEMBER 4, 1991, THIS PROPERTY APPEARS TO LIE WITHIN ZONE "X" WHICH BY DEFINITIONS IS NOT A SPECIAL FLOOD HAZARD ZONE.
 - ALL UTILITY EASEMENTS ARE 10 FEET WIDE UNLESS OTHERWISE SPECIFIED.
 - SET 5/8" REBAR WITH CAP STAMPED "LAND-MARK TX 4869 NM11402" AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
 - TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT NO. _____ INSTRUMENT NO. _____
 - RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT NO. _____
 - THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO RANCHO DESIERTO BELLO UNIT FOURTEEN BY THE HORIZON REGIONAL MUNICIPAL UTILITY DISTRICT IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE. WATER AND SEWER SERVICES WILL BE EXTENDED TO THE SUBDIVISION FROM EXISTING FACILITIES AND WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION WITHIN TWO (2) YEARS OF THE DATE OF FILING THE FINAL SUBDIVISION PLAT.
 - ACCESS TO LOTS 1-7, BLOCK 73, LOTS 1-9, BLOCK 71, LOTS 111-117, BLOCK 53, ABUTTING CLARET CUP PLACE, LOT 1, BLOCK 73, LOT 1, BLOCK 74, ABUTTING ATTICUS FINCH STREET; LOT 9, BLOCK 71, LOT 111, BLOCK 53 ABUTTING FERRO CACTUS PLACE; LOTS 13, 14, 23, 24, BLOCK 34, LOTS 4 AND 5, BLOCK 72, LOT 123, BLOCK 53 ABUTTING STAR CACTUS AVENUE; AND LOT 9, BLOCK 49 ABUTTING CACTO PLACE SHALL BE FROM OTHER DEDICATED STREETS ONLY.



METES & BOUNDS DESCRIPTION

COMMENCING, for reference, at an existing 2-inch iron pipe located at the common east corner of Section 43, Block 78, Township 3, Texas and Pacific Railroad Company Surveys and Leigh Clark Survey No. 297; THENCE, South 62°54'20" West, a distance of 1537.48 feet to a point lying in the westerly boundary line of Rancho Desierto Bello Unit Thirteen, for a corner of this parcel and the POINT OF BEGINNING of this parcel description;

THENCE, South 07°00'22" East, with said westerly boundary line of Rancho Desierto Bello Unit Thirteen, a distance of 263.36 feet to a point, for a corner of this parcel;

THENCE, North 90°00'00" West, continuing with said westerly boundary line of Rancho Desierto Bello Unit Thirteen, a distance of 80.09 feet to a point, for a corner of this parcel;

THENCE, South 07°00'00" East, continuing with said westerly boundary line of Rancho Desierto Bello Unit Thirteen, a distance of 80.09 feet to a point, for a corner of this parcel;

THENCE, North 90°00'00" West, departing said westerly boundary line of Rancho Desierto Bello Unit Thirteen, a distance of 95.04 feet to a point, for a corner of this parcel;

THENCE, Southwesterly with the arc of a curve of the left, a distance of 31.42 feet to a point for a corner of this parcel; Said curve having a radius of 20.00 feet, a central angle of 90°00'00", and a chord which bears South 45°00'00" West, a distance of 28.28 feet;

THENCE, North 90°00'00" West, a distance of 52.00 feet to a point, for a corner of this parcel;

THENCE, Northwesterly with the arc of a curve to the left, a distance of 31.42 feet to a point, for a corner of this parcel; Said curve having a radius of 20.00 feet, a central angle of 90°00'00", and a chord which bears North 45°00'00" West, a distance of 28.28 feet;

THENCE, North 90°00'00" West, a distance of 374.50 feet to a point, for a corner of this parcel;

THENCE, North 07°00'00" East, a distance of 191.00 feet to a point, for a corner of this parcel;

THENCE, North 90°00'00" West, a distance of 7.00 feet to a point, for a corner of this parcel;

THENCE, North 90°00'00" East, a distance of 153.50 feet to a point lying in the southerly boundary line of Rancho Desierto Bello Unit Eleven, for a corner of this parcel;

THENCE, North 90°00'00" East, with said southerly boundary line of Rancho Desierto Bello Unit Eleven, a distance of 187.50 feet to a point, for a corner of this parcel;

THENCE, North 07°00'00" East, continuing with said southerly boundary line of Rancho Desierto Bello Unit Eleven, a distance of 21.20 feet to a point, for a corner of this parcel;

THENCE, North 90°00'00" East, continuing with said southerly boundary line of Rancho Desierto Bello Unit Eleven, a distance of 120.00 feet to a point lying in the southeasterly corner of Rancho Desierto Bello Unit Eleven, for a corner of this parcel;

THENCE, North 07°00'00" East, with the easterly boundary line of Rancho Desierto Bello Unit Eleven, a distance of 118.50 feet to a point, for a corner of this parcel;

THENCE, North 07°00'00" East, with the southerly boundary line of Rancho Desierto Bello Unit One, a distance of 170.00 feet to a point, for a corner of this parcel;

THENCE, South 70°37'29" East, continuing with the southerly boundary line of Rancho Desierto Bello Unit One, a distance of 35.89 feet to a point, for a corner of this parcel;

THENCE, South 59°58'18" East, continuing with the southerly boundary line of Rancho Desierto Bello Unit One, a distance of 57.00 feet to a point lying at the southeasterly corner of Rancho Desierto Bello Unit One, for a corner of this parcel;

THENCE, North 30°14'42" East, with the easterly boundary line of Rancho Desierto Bello Unit One, a distance of 118.50 feet to a point, for a corner of this parcel;

THENCE, South 59°58'18" East, continuing with said easterly boundary line of Rancho Desierto Bello Unit One, a distance of 29.64 feet to a point lying in the southerly boundary line of CISO Desierto Bello Subdivision, for a corner of this parcel;

THENCE, North 30°14'42" East, with the southerly boundary line of CISO Desierto Bello Subdivision, a distance of 170.50 feet to a point, for a corner of this parcel;

THENCE, South 59°58'18" East, continuing with said southerly boundary line of CISO Desierto Bello Subdivision, a distance of 811.39 feet to a point, for a corner of this parcel;

THENCE, Southwesterly with the arc of a curve to the right and continuing with said southerly boundary line of CISO Desierto Bello Subdivision, a distance of 91.30 feet to the POINT OF BEGINNING; Said curve having a radius of 467.33 feet, a central angle of 111°13'36", and a chord which bears South 54°22'30" East, a distance of 91.15 feet.

Said parcel contains 18.708 Acres (814,942 Square feet) more or less.

BENCHMARK

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

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	20.00'	31.42'	28.28'	S45°00'00"W	90°00'00"
C2	20.00'	31.42'	28.28'	N45°00'00"W	90°00'00"
C3	467.33'	91.30'	91.15'	S54°22'30"W	111°13'36"
C4	400.00'	45.84'	45.82'	S03°17'00"W	6°34'00"
C5	564.00'	275.42'	272.69'	S13°59'23"W	27°58'46"
C6	300.00'	99.51'	99.05'	S59°30'08"W	18°00'15"
C7	48.00'	63.41'	58.50'	N07°29'02"E	78°58'33"
C8	20.00'	31.42'	28.28'	N45°00'00"E	90°00'00"
C9	20.00'	31.42'	28.28'	N45°00'00"E	90°00'00"
C10	20.00'	31.42'	28.28'	N45°00'00"E	90°00'00"
C11	20.00'	31.42'	28.28'	N45°00'00"E	90°00'00"
C12	20.00'	31.42'	28.28'	N45°00'00"E	90°00'00"
C13	20.00'	31.42'	28.28'	N45°00'00"E	90°00'00"
C14	20.00'	31.42'	28.28'	N45°00'00"E	90°00'00"
C15	20.00'	31.42'	28.28'	N45°00'00"E	90°00'00"
C16	20.00'	31.42'	28.28'	N45°00'00"E	90°00'00"
C17	20.00'	31.42'	28.28'	N45°00'00"E	90°00'00"
C18	20.00'	31.42'	28.28'	N45°00'00"E	90°00'00"
C19	426.00'	18.17'	18.17'	S01°17'20"W	2°34'40"
C20	426.00'	29.66'	29.66'	S04°34'20"W	9°59'20"
C21	50.00'	24.04'	23.81'	S20°20'26"W	27°32'50"
C22	50.00'	40.10'	39.03'	S37°05'17"W	45°56'53"
C23	50.00'	41.63'	40.44'	N76°05'10"W	47°42'14"
C24	50.00'	46.24'	44.61'	N25°44'36"W	52°58'54"
C25	50.00'	63.04'	58.95'	N36°52'05"E	72°14'28"
C26	30.00'	21.87'	21.20'	S52°17'58"W	41°22'41"
C27	30.00'	13.11'	13.01'	S19°08'19"W	22°02'37"
C28	374.00'	12.36'	12.36'	S05°37'11"W	1°53'38"
C29	374.00'	30.50'	30.49'	S02°20'11"W	4°40'22"
C30	20.00'	31.42'	28.28'	N45°00'00"E	90°00'00"
C31	20.00'	31.42'	28.28'	N45°00'00"E	90°00'00"
C32	590.00'	47.27'	47.26'	S07°14'37"W	4°35'25"
C33	590.00'	55.43'	55.41'	S07°16'54"W	5°22'52"
C34	590.00'	86.97'	86.89'	S19°34'43"W	6°26'46"
C35	20.00'	29.24'	26.71'	N05°05'06"W	63°46'25"
C36	20.00'	33.98'	30.04'	S71°21'53"W	7°41'54"
C37	20.00'	33.98'	30.04'	S71°21'53"W	7°41'54"
C38	538.00'	69.72'	69.67'	S18°58'39"W	7°23'30"
C39	432.00'	65.06'	65.00'	S19°24'46"W	6°37'45"
C40	538.00'	72.29'	72.24'	N07°29'02"E	7°41'54"
C41	432.00'	58.04'	58.00'	S11°24'57"W	7°41'54"
C42	538.00'	71.05'	71.00'	S03°47'00"W	7°34'00"
C43	432.00'	57.05'	57.01'	S03°47'00"W	7°34'00"
C44	20.00'	31.42'	28.28'	N45°00'00"E	90°00'00"
C45	20.00'	31.42'	28.28'	N45°00'00"E	90°00'00"
C46	326.00'	56.90'	56.83'	S55°00'00"E	10°00'00"
C47	432.00'	75.40'	75.30'	S05°00'00"E	10°00'00"
C48	326.00'	51.23'	51.18'	S14°30'08"W	9°00'15"
C49	432.00'	104.76'	104.50'	S16°56'49"W	13°33'38"
C50	20.00'	22.57'	22.44'	N07°29'02"E	7°41'54"
C51	30.00'	14.44'	14.30'	S73°45'50"E	27°35'02"
C52	70.00'	19.69'	19.63'	N79°29'44"W	16°07'13"
C53	70.00'	49.24'	48.91'	N61°17'04"W	40°18'08"
C54	70.00'	45.15'	44.37'	N12°39'21"W	36°57'18"
C55	70.00'	44.89'	44.12'	N24°11'30"E	36°44'25"
C56	30.00'	15.87'	15.69'	S22°24'23"W	30°18'38"
C57	274.00'	58.59'	58.48'	S06°07'32"W	12°15'04"
C58	20.00'	31.42'	28.28'	N45°00'00"E	90°00'00"
C59	30.00'	16.37'	16.09'	N12°27'14"E	35°05'33"
C60	30.00'	16.40'	16.40'	N16°42'34"E	31°19'46"
C61	50.00'	56.89'	53.87'	S56°10'25"W	65°11'22"
C62	50.00'	39.80'	38.75'	N68°25'49"W	45°36'07"
C63	467.33'	27.31'	27.31'	N58°17'51"W	32°55'55"
C64	50.00'	39.49'	38.47'	N23°00'15"W	45°15'00"
C65	467.33'	63.99'	63.94'	N52°42'03"W	7°50'41"
C66	50.00'	39.60'	38.57'	N22°18'15"W	42°27'36"
C67	50.00'	39.27'	38.27'	N67°28'55"E	45°00'10"

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N90°00'00"W	80.09'
L2	S90°00'00"E	78.60'
L3	N90°00'00"W	52.00'
L4	N00°00'00"E	191.00'
L5	N90°00'00"E	7.00'
L6	N00°00'00"W	155.50'
L7	N90°00'00"E	187.50'
L8	N00°00'00"E	21.20'
L9	N90°00'00"E	120.00'
L10	N00°00'00"E	235.80'
L11	N90°00'00"E	170.00'
L12	S70°37'29"E	35.89'
L13	S59°58'18"E	57.00'
L14	N30°14'42"E	118.50'
L15	S59°58'18"E	29.64'
L16	N30°14'42"E	170.56'
L17	N00°00'00"E	129.38'
L18	S83°26'00"E	24.00'
L19	N06°34'00"E	109.31'
L20	N00°00'00"E	72.84'
L21	N00°00'00"E	179.00'
L22	N00°00'00"E	58.00'
L23	N00°00'00"E	100.54'
L24	S59°58'18"E	37.80'
L25	N00°00'00"E	37.80'
L26	N00°00'00"E	100.54'
L27	N00°00'00"E	179.00'
L28	N00°00'00"E	24.00'
L29	S00°00'00"E	26.84'
L30	S06°34'00"W	25.36'
L31	N90°00'00"E	11.00'
L32	N00°00'00"E	21.88'
L33	S17°24'49"W	10.30'
L34	N74°38'40"W	25.88'
L35	N00°00'00"E	8.17'
L36	S59°58'18"W	25.60'
L37	N00°00'00"E	14.54'
L38	N43°39'22"E	13.98'
L39	N90°00'00"W	20.00'

AREA TABLE

DESCRIPTION	ACRES	SQ. FT.
RESIDENTIAL	12.484	543,795
RIGHT-OF-WAY	6.225	271,147
TOTAL	18.708	814,942

STREET TABLE

NORTH - SOUTH	EAST - WEST
CACTO PLACE	CLARET CUP PLACE
ATTICUS FINCH STREET	STAR CACTUS AVENUE
SAGURO PLACE	SABIGO DRIVE
FERRO CACTUS PLACE	



1. CALL MEETING TO ORDER & DETERMINATION OF QUORUM-PLEDGE OF ALLIGIEANCE

Quorum established and meeting called to order at 6:00 pm.

**2. COMMISSION MEMBERS ATTENDANCE:
COMMISSIONERS EXCUSED AND UNEXCUSED:**

ACTION: Motion made by **CORRAL** , 2nd by **DURAN** to excuse absent Planning & Zoning Commission members.
AYES: **AVILA, CORRAL, RODRIGUEZ, DURAN, AND MELENDEZ**
ABSTAIN:
MOTION CARRIED

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.

Nonone signed up to speak.

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.

4A. DISCUSSION AND RECOMMENDATION:

Chief Planner

On the **resubmitted Replat** application for **Horizon Manor Unit Three Replat "A" (Case No. RP-002460-2020)**, 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. (**Postponed at the May 20, 2024 P&Z Meeting**)
Planner

ACTION: Motion made by **CORRAL** , 2nd by **RODRIGUEZ** to postpone Replat request to June 17, 2024 Planning and Zoning Meeting.

AYES: **AVILA, CORRAL, BERRY, RODRIGUEZ, DURAN, AND MELENDEZ.**
ABSTAIN:
MOTION CARRIED



4B. DISCUSSION AND RECOMMENDATION:

Chief Planner

On a **Rezoning** application request (**Case No. ZRZ24-0001**) to approve a change in zone for two parcels of land from A-1 (Apartments) to C-1 (General Commercial) zoning district for commercial development. These parcels are located North of Horizon Blvd. and West of Kenazo Ave. and are legally described as A Parcel of Land Out Of Section 31, Block 78, Township 3, Texas and Pacific Railway Company Surveys and A Portion of Section 31, Block 78, Township 3, Texas and Pacific Railway Company Surveys, Town of Horizon City, County of El Paso, Texas, Texas. Containing a total of 3.9686-acres. Application submitted by Applicant/Representative Karam Development. (Postponed from the April 15, 2024, P&Z Meeting)

ACTION: Motion to made by **RODRIGUEZ** , 2nd by **CORRAL** to recommend approval of the rezoning request Case No. ZRZ24-0001 from A-1 to C-1 as noted on P&Z Option 1: approve as stated.

AYES: AVILA, CORRAL, RODRIGUEZ, DURAN, AND MELENDEZ.

ABSTAIN

MOTION CARRIED

4C. DISCUSSION AND RECOMMENDATION:

Chief Planner

On an Ordinance Amending the Municipal Code of the Town of Horizon City, Texas, Chapter 14 (Zoning), Exhibit A (Zoning Ordinance), to Revise and Amend the Following: Chapter 2 (Definitions), Section 202 (General Definitions) to Add New Definitions; Chapter 4 (Residential Districts), Section 405 (Bulk Regulations) to Add Reference to Subdivision Density Calculation for Parkland Requirements; Chapter 6 (General Commercial Districts), Section 602.3 (General Regulations) to Revise Access Standards; Chapter 8 (General Provisions), Section 802 (Wall Standards) to Increase Rock and Mortar Allowance; Chapter 13 (Planned Unit Development), Section 1311 (Bulk Regulations) to Add Reference to Subdivision Density Calculation for Parkland Requirements; Chapter 14 (Open Space/Parks), Section 1405 (Bulk Standards) to Amend the Bulk Standards in the Open Space/Parks S-1 Zoning District; Proper Notice; and Effective Date; the Penalty Being as Provided in Section 810 of the Zoning Ordinance (No. 0102) of the Town of Horizon City, Texas, Creating a Misdemeanor Punishable by a Fine not to Exceed \$2,000.

ACTION: Motion made for approval by **AVILA**, 2nd by **CORRAL** to recommend approval of the Ordinance Amendment to Chapter 14 (Zoning), Exhibit A (Zoning Ordinance) and additional changes as recommended by staff.

AYES: AVILA, CORRAL, RODRIGUEZ, DURAN, AND MELENDEZ.

ABSTAIN

MOTION CARRIED

5. OTHER BUSINESS

5A. DISCUSSION AND ACTION:

On the Planning and Zoning meeting minutes for the special meeting held on Monday, March 18, 2024.

ACTION: Motion made by **CORRAL** , 2nd by **RODRIGUEZ** to approve meeting minutes with a correction.

AYES: AVILA, CORRAL, RODRIGUEZ, DURAN, AND MELENDEZ.

ABSTAIN:

MOTION CARRIED



6. ANNOUNCEMENTS

6A. The next regular scheduled meeting: **Monday, June 17, 2024 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 6:39 pm.

ACTION: ADJOURNMENT

AYES: AVILA, CORRAL, RODRIGUEZ, DURAN, AND MELENDEZ.

MOTION CARRIED

Roberto Avila – Chair

(Date)

ATTEST:

Arturo Rubio, AICP, CNU-A
Chief Planner

DISTRIBUTION OF MINUTES:

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