



**HORIZON CITY**

**Incorporated 1988**

**AGENDA  
PUBLIC MEETING  
REGULAR CITY COUNCIL MEETING  
THE TOWN OF HORIZON CITY, TEXAS  
Tuesday, May 11, 2021, 6:00 PM**

Notice is hereby given that a Regular City Council Meeting of the Town of Horizon City, Texas will be held on **Tuesday, May 11, 2021 at 6:00 PM** at Virtual Meeting , at which time the following will be discussed and considered:

**\*\* OPEN MEETINGS DURING COVID-19 EMERGENCY DISASTER PERIOD \*\***

After declaring a state emergency on March 16, 2020, Governor Greg Abbott temporarily suspended certain requirements of the Texas Open Meetings Act that require governmental officials and the public to be physically present at the public meeting location in order to reduce face-to-face contact and mitigate the spread of COVID-19.

Participation by members of the public is welcome. To participate in public comment, interested members of the public **MUST** sign up prior to the meeting by emailing [citycouncilmeetings@horizoncity.org](mailto:citycouncilmeetings@horizoncity.org) or calling (915) 852-1046, EXT #106, or submit their comment or question by emailing [citycouncilmeetings@horizoncity.org](mailto:citycouncilmeetings@horizoncity.org) and the comments will be read during the Open Forum or the appropriate agenda item.

An electronic copy of the meeting agenda materials will be posted on our City Website at the following link:  
<https://v3.boardbook.org/Public/PublicHome.aspx?ak=1001244>.

The Town Council and 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:

To watch by videoconferencing:

<https://townofhorizoncity.my.webex.com/townofhorizoncity.my/j.php?MTID=m66bc7fb38b11a0eeb4428a1a60925015>

Meeting number (access code): 142 983 1530

Meeting password: cWyxQRsA538

To Join by Phone

1-408-418-9388

1. **Call to order; Pledge of Allegiance; Establishment of Quorum**
2. **Open Forum:**

**CONSENT AGENDA**

*All matters listed under the CONSENT AGENDA are considered routine and will be enacted in one motion. There will be no separate discussion of these items unless a member(s) of the City Council requests one or*

*more items be removed from the CONSENT AGENDA to the REGULAR AGENDA for separate discussion and action prior to the City Council's vote to adopt the CONSENT AGENDA.*

**3. Approval of Minutes from:** **5**  
4/26/21 Special City Council Meeting.

**4. Discussion and Action:** **7**  
Mayor/CIP Manager  
On an update on the Capital Improvement Program.

**5. Request to Excuse Absent Council Members:**  
**REGULAR AGENDA**

**6. Discussion and Action:**  
Mayor/Asst. City Atty  
On the Collective Bargaining Agreement between the Town of Horizon City, Texas and the Horizon City Police Officers Association.

**7. Discussion and Action:**  
Mayor/Chief McConnell  
On an update regarding the annual 4th of July celebration.

**8. Discussion and Action:** **38**  
Mayor/Planning Director  
On a request from the Centennial Lion's Club for Council's approval for the Town to offer in-kind services for the annual Christmas Tree Lighting Ceremony on Friday, December 3, 2021 and the Annual Christmas Parade on Saturday, December 4, 2021 in order to provide security and allow the use of city streets and a city park for the events.

**9. Discussion:** **40**  
Mayor/Planning Director  
**1st Reading of Ordinance \_\_\_\_:** An Ordinance adopting a zoning change within the municipal limits of the Town of Horizon City, Texas; rezoning ten parcels from R-4, residential, to C-1, commercial, for commercial use, containing approximately 2.1592 acres; being lots 1 through 10, block 19, Horizon Country Club Estates Unit 2, El Paso County, Texas; located north and east of the intersection of Horizon Boulevard and Darrington Road; and authorizing the notation of the change on the official zoning map of the Town; providing for the following: findings of fact; repealer; severability; and proper notice and hearing.

**10. Discussion:** **54**  
Mayor/Planning Director  
**1st Reading of Ordinance \_\_\_\_:** An Ordinance adopting a zoning change within the municipal limits of the Town of Horizon City, Texas; rezoning eight parcels from R-2, residential, to C-2, commercial, for commercial use, containing approximately 6.6235 acres; being lots 7 through 9, block 490, lot 8, block 491, lots 8 through 11, block 492, Horizon City Unit Sixty-Four, El Paso County, Texas; located south and east of the intersection of Horizon Boulevard and Eastlake Boulevard; and authorizing the notation of the change on the official zoning map of the Town; providing for the following: findings of fact; repealer; severability; and proper notice and hearing.

**11. Discussion:** **80**  
Mayor/Planning Director  
**1st Reading of Ordinance \_\_\_\_:** An Ordinance adopting a zoning change within the municipal limits of the Town of Horizon City, Texas; rezoning eleven parcels from R-PD, residential, and C-2c, commercial with conditions, to C-2, commercial, for commercial use, containing approximately 14.6220 acres; being lots 1 through 7, block 1, lots 1 and 2, block 2, lot 1, block 4, Tuscany Park Lane and a portion of Tuscany Park Circle, Tuscany Park Village, El Paso County, Texas; located south and west of the intersection of Eastlake Boulevard and Kenazo Avenue; and repealing Ordinance No. 0148 imposing certain conditions; and authorizing the notation of the change on the official zoning map of the Town; providing for the following: findings of fact; repealer; severability; and proper notice and hearing.

**12. Public Hearing:** **101**  
Mayor/Planning Director

On a replat application (#RP002469-2021) for Tuscan 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-Tuscan Ventures.

**13. Discussion and Action:**

Mayor/Planning Director

On a replat application (#RP002469-2021) for Tuscan 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-Tuscan Ventures.

**14. Discussion and Action:**

**117**

Mayor/Planning Director

On a preliminary plat application (#SUB002470-2021) for Horizon Town Center Unit Four, 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.

**15. Discussion and Action:**

**131**

Mayor/Planning Director

On a preliminary plat application (#SUB002472-2021) for Rancho Desierto Bello Unit Fifteen Phase 1, 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.

**16. Discussion and Action:**

**146**

Mayor/Planning Director

On a preliminary plat application (#SUB002473-2021) for Rancho Desierto Bello Unit Fifteen Phase 2, 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.

**17. Discussion and Action:**

**161**

Mayor/Planning Director

On a preliminary and final plat applications (#SUB002474-2021) for City Center One, 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.

**18. Executive Session**

The City Council 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; 551.073 – Deliberation Regarding Gifts and Donations; 551.074 – Personnel Matters; 551.076 – Deliberation Regarding Security Devices and 551.087 – Deliberation Regarding Economic Development Negotiations.

Adjournment:

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

Dated this Friday, 5/7/21

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

I, the undersigned authority, hereby certify that the above notice of the Regular City Council 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, 5/7/21 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.

**MINUTES  
AGENDA  
PUBLIC MEETING  
SPECIAL CITY COUNCIL MEETING  
THE TOWN OF HORIZON CITY, TEXAS  
Monday, April 26, 2021, 6:00 PM**

Notice is hereby given that a Special City Council Meeting of the Town of Horizon City, Texas was held on **Monday, April 26, 2021 at 6:00 PM**, at Virtual Meeting, at which time the following was discussed and considered:

*The Town Council and staff participated in this meeting via videoconferencing or telephone conference.*

**1. Call to order; Pledge of Allegiance; Establishment of Quorum**

Alderman Renteria was absent. Quorum Established.

**2. Open Forum:**

No one signed up to speak.

**CONSENT AGENDA**

*All matters listed under the CONSENT AGENDA are considered routine and will be enacted in one motion. There will be no separate discussion of these items unless a member(s) of the City Council requests one or more items be removed from the CONSENT AGENDA to the REGULAR AGENDA for separate discussion and action prior to the City Council's vote to adopt the CONSENT AGENDA.*

**3. Approval of Minutes from:**

April 13, 2021 Regular City Council Meeting

**4. Request to Excuse Absent Council Members:**

A motion was made by Alderman Garcia and seconded by Alderman Duran to excuse absent Council Member Renteria and approve the remainder of the Consent Agenda. The CITY CLERK polled the Council: MILLER - Aye; GARCIA – Aye; ORTEGA – Aye; RENTERIA – Absent; DURAN – Aye; PADILLA – Aye; CORRAL – Not Present. Motion passed.

**REGULAR AGENDA**

**5. Discussion and Action:**

Mayor/CIP Manager

On a Resolution authorizing the Mayor to sign an Interlocal Agreement between the Town of Horizon City and Reinvestment Zone Number One Town of Horizon City regarding the City's Participation, Cost Allocation and Reimbursement for Reinvestment Zone.

CIP Manager, Terry Quezada spoke regarding this item.

A motion was made by Alderman Duran and seconded by Alderman Ortega to approve the Resolution authorizing the Mayor to sign an Interlocal Agreement between the Town of Horizon City and Reinvestment Zone Number One Town of Horizon City regarding the City's Participation, Cost Allocation and Reimbursement for Reinvestment Zone. The CITY CLERK polled the Council: MILLER – Not Present; GARCIA – Aye; ORTEGA – Aye; RENTERIA – Absent; DURAN – Aye; PADILLA – Aye; CORRAL – Not Present. Motion passed.

6. **Discussion and Action:**

Mayor/Planning Director

On the award of Solicitation No. 2021-006PW Parks and Grounds Maintenance for May and June 2021, to Abescape Landscaping, LLC, as the lowest responsive, responsible bidder, in the amount of \$48,800.00. As part of this award, upon review of the City Attorney, the Mayor be authorized to sign any and all documents necessary for execution of this award.

Planning Director, Michelle Padilla spoke regarding this item.

A motion was made by Alderman Padilla and seconded by Alderman Ortega to approve the award of Solicitation No. 2021-006PW Parks and Grounds Maintenance for May and June 2021, to Abescape Landscaping, LLC, as the lowest responsive, responsible bidder, in the amount of \$48,800.00. As part of this award, upon review of the City Attorney, the Mayor be authorized to sign any and all documents necessary for execution of this award. The CITY CLERK polled the Council: MILLER - Abstain; GARCIA – Aye; ORTEGA – Aye; RENTERIA – Absent; DURAN – Aye; PADILLA – Aye; CORRAL – Abstain. Motion passed.

7. **Executive Session**

The City Council 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; 551.073 – Deliberation Regarding Gifts and Donations; 551.074 – Personnel Matters; 551.076 – Deliberation Regarding Security Devices and 551.087 – Deliberation Regarding Economic Development Negotiations.

**ADJOURNMENT**

A motion was made by Alderman Duran and seconded by Alderman Ortega to adjourn at 6:11 PM.

Approved this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**Attest:**

\_\_\_\_\_  
Elvia Schuller, City Clerk

\_\_\_\_\_  
Ruben Mendoza, Mayor

# Town of Horizon City Capital Improvement Program

Council Meeting  
May 11, 2021

# Oxbow & Pawling Street Improvements

- Have begun coordinating with HRMUD's water line projects on Breaux and Oxbow
- Project will likely follow HRMUD project for improvements on Horizon Blvd., Breaux and Oxbow<sup>8</sup>
- Reviewing plans

# Ryderwood Extension

## Next steps

- Verify completion for acceptance
  - Coordinating with County for completion
  - Council accepted street and improvements November 10, 2020.
- Coordinate with school to address concerns expressed

# Municipal Facilities – Phase 1

- Total square footage increased to accommodate permanent PW Department, Municipal Court requests, and entry requirements – will impact Phase 1 costs
- Staff continues to work on final application for USDA which requires a department-specific environmental document
- Staff is reviewing draft environmental document

# Municipal Facilities – Phase 1

To meet USDA Requirements, staff is working on the following:

- Council approval of the letter of intent outlining loan conditions – programmed for **Summer 2021**
- Bond ordinance – coordinating with bond counsel
- USDA review of final plans and specifications – coordinating with consultant and USDA

# Municipal Facilities – Phase 1

- Staff reviewing specifications
- Coordinating with TXDOT and design team for drainage work required in connection with N. Darrington Reconstruction
- Schedule is to advertise by mid-2021
- Schedule is contingent on USDA loan approval

# Municipal Facilities – Phase 1



Rendering from Exigo Architecture – December 2020

# Golden Eagle Park

## Construction

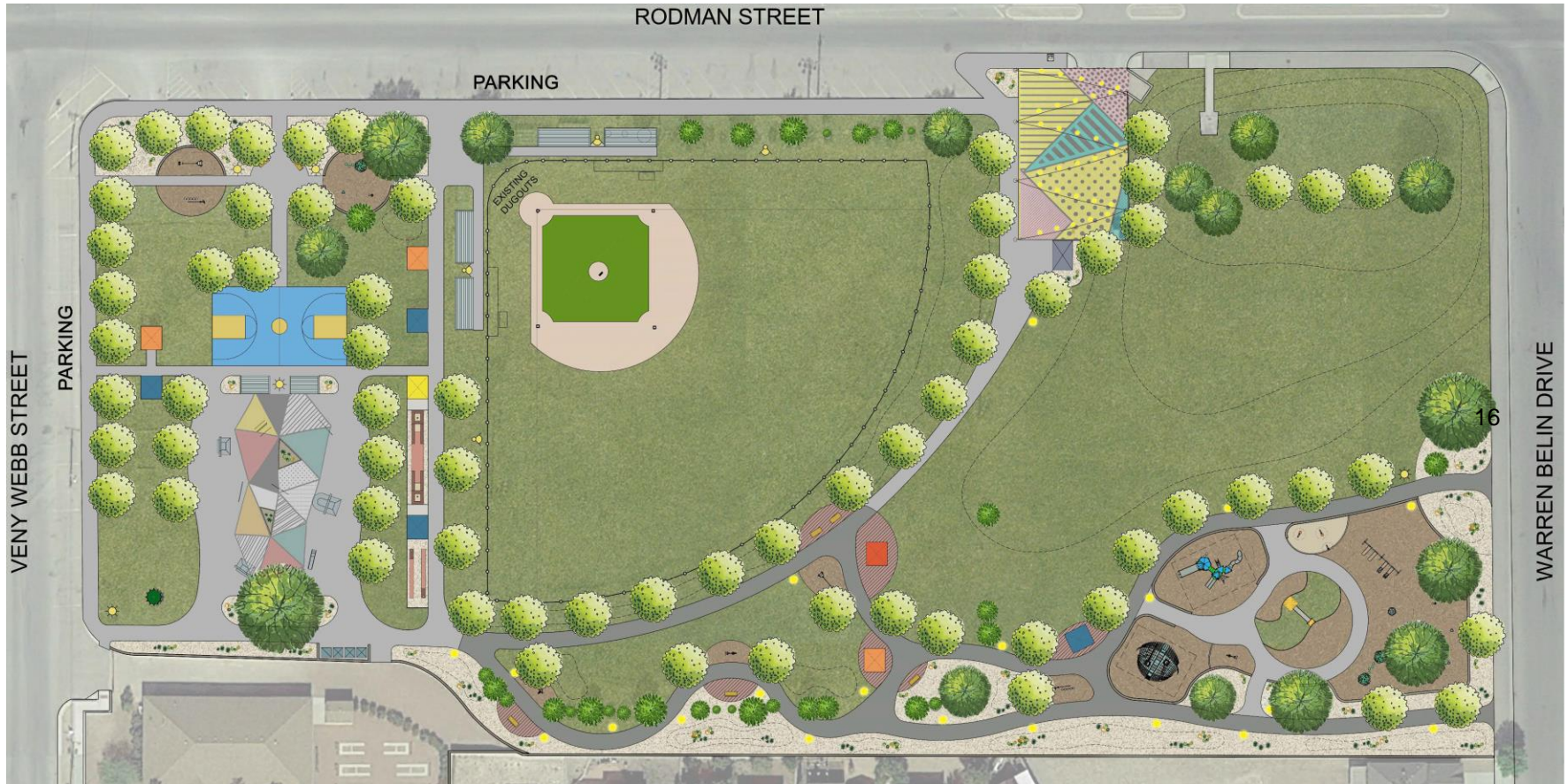
- Construction contract awarded September 16, 2019
- Construction Start – Fall 2019
- Projected completion date – Fall 2020
- Contractor not on schedule and has been advised of contractual liquidated damages
- Contractor continues to work on punchlist items but has not completed them – walkthroughs continue to be postponed
- Working with contractor and construction manager to finalize project timeline and final change orders

# Desmond Corcoran (Corky) Park

## Construction

- Construction start – January 11, 2021
- Contractor working on skate park
- Working with HRMUD for sewer line connection
- Completion winter 2021/2022

# Desmond Corcoran (Corky) Park



# Corky Park



## Skate Park and other Construction

Photos from Huitt Zollars  
April 28 & 29, 2021



# Corky Park



## Skate Park and other Construction

Photos from Huitt Zollars  
April 28 & 29, 2021

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# Regional Park

- EDC has commissioned an analysis of recreational facilities that can spur commercial activity in the vicinity of a regional sports complex
- Consultant is Pegasus
- **Goal** is to plan a regional facility that:
  - Meets Town's needs for park space;
  - Includes facilities and amenities that are sustainable; and
  - Fosters high value commercial development and activity in the vicinity
- Presentation to Council scheduled for special Council meeting on May 24, 2021

# Regional Park

- Preliminary report to EDC Board on March 30, 2021
- Report presented model facilities
  - Round Rock Sports Center in Round Rock,<sup>20</sup> Texas
  - Eastside Regional Park in El Paso, Texas
  - Rocky Mount Event Center in Rocky Mount, North Carolina

# Street Maintenance Fund

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# 2020 Street Maintenance Program

- Finalizing specifications for requirements contract to address
  - **N. Darrington**
  - **Duanesburg from McMahan to S. Kenazo**
  - **Acra**
- Updated Schedule
  - Review and revise contractual language – Spring/Summer 2021
  - Award Summer 2021

# 2021 Street Maintenance

Reviewing available funding to develop a pipeline for maintenance of other eligible streets

- After updated schedule for **N. Darrington Reconstruction**, reassessed areas requiring the most attention and will include in the maintenance package
- **Breaux** – to be packaged with Oxbow & Pawling
- **Duanesburg**
- **S. Kenazo**
- **Acra**

# Funding Updates

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# N. Darrington Reconstruction

- Transportation Policy Board (TPB) approved the 2019 Mobility Plan at its December 13, 2019 meeting.
- Project is scheduled for construction award in late **FY 2022**
- Town staff continues working with TXDOT and design team to develop project

# N. Darrington Reconstruction - ROW

- Drainage requires property acquisition in TOD area
- Advanced acquisition would have to be at City's cost
- Environmental Clearance scheduled for late summer 2021
- Will prepare for acquisitions by
  - Coordinating with TXDOT for process to acquire parcels for pond and construction easements for storm sewer installation;
  - Procuring appraisal and review appraisal services
  - Procuring ROW professional and surveying services

# N. Darrington Reconstruction

## Funding shortfall at MPO

- Programming documents – adjusting budget to reduce by approximately \$34,000 to meet fiscal constraints – January 2021
- Cashflow shortage – will work with MPO and TXDOT to address cash allocation shortfall – timeframe to be determined during calendar year 2021

# N. Darrington & Horizon Blvd. Intersection

- Texas Department of Transportation team working on environmental documents
- Schematic design is scheduled for submittal on March 31, 2021
- Plans, Specifications and Engineering, next phase of design, is scheduled for 30% completion at end of April 2021
- Traffic signal installation at Horizon Blvd. and Horizon Crossing will be included in intersection improvement project
- HRMUD Board approved deferral of waterline installation on Delake by developer to manage conflicts with storm sewer installation

# Safety Projects

- Town submitted several projects for safety funding consideration through TXDOT
- 2 projects are were **approved** for construction
  - **S. Darrington Safety Lighting** from Alberton to LTV Rd. – **FY 2023**
  - **N. Kenazo Safety Lighting** from Eastlake to Horizon Blvd. – **FY 2022**
- Funding agreements and participation must be developed and funding identified
- Town is responsible for design
- Planning for N. Kenazo Safety Lighting design

# Green Ribbon Project

- TXDOT-funded project for enhanced landscaping along walking trail on Horizon Blvd.
- Limits are from Ashford to Rifton
- Scheduled to advertise Summer 2021
- Construction start: Fall 2021
- Requires updated landscape agreement with TXDOT
- Plants include:

Desert Agave	American Agave
Spanish Dagger	Thompson and Red Yucca
Honey Mesquite	Desert Willow

# Funding Updates – 2050 MTP

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# 2050 Metropolitan Transportation Plan (MTP)

Horizon City Staff submitted projects to MPO as presented to Council at the June 9, 2020 Meeting.

Next steps are to go through project evaluation and selection at the MPO.

# Proposed MTP Projects

Project	City Design	TIRZ	City /County Funding
S. Darrington Rd. Repaving (Oxbow to Alberton)	X		
N.. Kenazo Ave. Reconstruction (Eastlake to Horizon)	X		
Alberton Ave/Antwerp Rd. Construction	X		
Dilley & Delake (TOD Phase 1 Roadways)		X	
Transit Plaza with park & ride (TOD)		X	
Horizon City – Socorro Circulator Bus Route			X
Horizon City – UTEP Express Route			X

# TIRZ Update

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# TOD Projects

Submitted **Dilley and Delake street construction** and **Transit Plaza construction** to Congresswoman Escobar for consideration in the reauthorization of the transportation act and for appropriations consideration.

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TOD project has been recommended by Congresswoman Escobar for federal funding.

# RAISE Grant

- Notice of Funding Opportunity issued mid-April 2021
- Highly competitive
- \$30 million available nationwide for planning
- Grant applications due by July 12, 2021
- Requires support from partner agencies
  - Will bring resolution of support to Council and will present to partner agencies during May and June for their consideration
- Town plans to submit for planning/design of Dilley and Delake and Transit Plaza

# Town of Horizon City Capital Improvement Program

Council Meeting  
May 11, 2021



**TOWN OF HORIZON CITY  
MEMORANDUM**

**Date:** July 10, 2020

**To:** Honorable Mayor and Members of City Council

**From:** Michelle Padilla, Planning Director

**SUBJECT:** On a request from the Centennial Lion's Club for Council's approval for the Town to co-sponsor the annual Christmas Tree Lighting Ceremony on Friday, December 4, 2020 and the Annual Christmas Parade on Saturday, December 5, 2020 in order to provide security and allow the use of city streets and a city park for the events.

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Staff has received a request from the Centennial Lion's Club for co-sponsorship from the City of this year's Christmas Tree Lighting Ceremony and Christmas Parade in the form of providing the necessary traffic control devices and assistance from the Police and Public Works Departments on the dates of the events. The events will be subject to any emergency orders that may be in place at the time of the events.

Should Council approve this request, staff recommends that the Mayor or his designee be authorized to sign an agreement with the Centennial Lion's Club detailing the co-sponsorship.

Attached for your review is the request from the Centennial Lion's Club.

## Michelle Padilla

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**From:** Judi Verslype <judi.verslype@yahoo.com>  
**Sent:** Wednesday, May 13, 2020 3:16 PM  
**To:** Michelle Padilla  
**Subject:** Christmas Parade

Hi Michelle,

The Centennial Lions Club is starting to work on the Tree Lighting Ceremony and Horizon City Christmas Parade, if we are fortunate enough to have one this year. Hopefully it will work as we all need the diversion from this horrible pandemic.

We still are in great need of the Horizon City Police Department for barricades, traffic control, transportation, crowd control and the Command Center.

Under the new permit application, is this still possible for us to have their services for this community event?

We are looking to hold the Tree Lighting Ceremony on December 4 in conjunction with the Float Judging at the Corky Corcoran Park as usual. The Christmas Parade would be held on December 5 with a start time of 10:00 am. The route would be the same as established many years ago. And as usual, the proceeds from the Christmas Parade, after expenses, will be used for Thanksgiving and Christmas turkey boxes for the needy in our area.

We are looking forward to helping organize this wonderful Horizon City event.

Please let me know if there is anything else you need from the Centennial Lions Club.

Thank you so very much for all your help.

Lion Judi Verslype  
Secretary  
Centennial Lions Club



**TOWN OF HORIZON CITY  
MEMORANDUM**

**Date:** May 6, 2021

**To:** Honorable Mayor and Members of City Council

**From:** Michelle Padilla, Planning Director

**SUBJECT:** **1st Reading of Ordinance \_\_\_\_:** An Ordinance adopting a zoning change within the municipal limits of the Town of Horizon City, Texas; rezoning ten parcels from R-4, residential, to C-1, commercial, for commercial use, containing approximately 2.1592 acres; being lots 1 through 10, block 19, Horizon Country Club Estates Unit 2, El Paso County, Texas; located north and east of the intersection of Horizon Boulevard and Darrington Road; and authorizing the notation of the change on the official zoning map of the Town; providing for the following: findings of fact; repealer; severability; and proper notice and hearing.

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On April 19, 2021, the Planning and Zoning Commission voted unanimously to recommend that the City Council approve the rezoning of the subject property from an R-4 (Residential) zone to a C-1 (Commercial) zone.

The applicant's request is to rezone the property to a C-1 (Commercial) zone to allow for future commercial development. The staff recommendation to the Planning and Zoning Commission was to approve this request as it is more consistent with the City's Vision 2020: Comprehensive and Strategic Plan than its current zoning. The future land use map in the comprehensive plan designates this area as mixed-use. The subject property is also located within the City's Tax Increment Reinvestment Zone (TIRZ) Number One.

Attached for your review, is the draft Ordinance and the staff report that was presented to the Planning and Zoning Commission.



**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](mailto: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:**

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

**LAND USE AND ZONING:**

	<b>Existing</b>	<b>Proposed</b>
<b>Land Use</b>	Vacant	Commercial
<b>Zoning</b>	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**



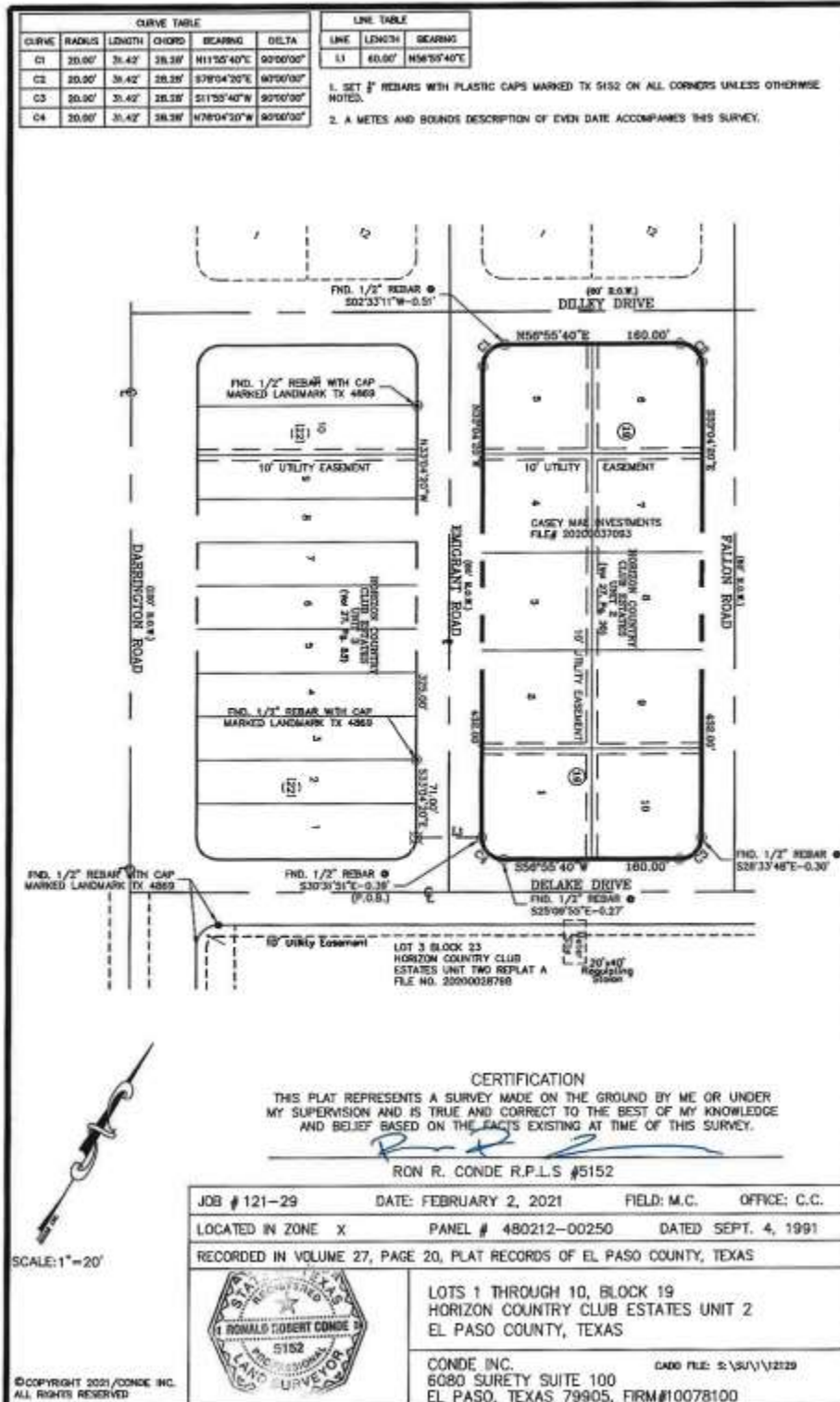
**Attachment 2: Aerial**



### 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)  
Jim Edge, Partner  
(APPLICANT'S SIGNATURE)

CASEY MAE INVESTMENTS LLC  
(OWNER'S PRINTED NAME)  
JIM EDGE  
(APPLICANT'S PRINTED NAME)

**FEE SCHEDULE: (NON-REFUNDABLE)**

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

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.

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE ADOPTING A ZONING CHANGE WITHIN THE MUNICIPAL LIMITS OF THE TOWN OF HORIZON CITY, TEXAS; REZONING TEN PARCELS FROM R-4, RESIDENTIAL, TO C-1, COMMERCIAL, FOR COMMERCIAL USE, CONTAINING APPROXIMATELY 2.1592 ACRES; BEING LOTS 1 THROUGH 10, BLOCK 19, HORIZON COUNTRY CLUB ESTATES UNIT 2, EL PASO COUNTY, TEXAS, LOCATED NORTH AND EAST OF THE INTERSECTION OF HORIZON BOULEVARD AND DARRINGTON ROAD; AND AUTHORIZING THE NOTATION OF THE CHANGE ON THE OFFICIAL ZONING MAP OF THE TOWN; PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; REPEALER; SEVERABILITY; AND PROPER NOTICE AND HEARING.**

**WHEREAS,** an application was made to change a designated zone for a parcel of property as identified herein within the municipal limits of the Town of Horizon City; and

**WHEREAS,** said application was forwarded to and considered by the Town of Horizon City Planning and Zoning Commission; and

**WHEREAS,** the Planning and Zoning Commission has complied with all state and local laws affecting the changing of zones and held a public hearing to obtain public comments; and

**WHEREAS,** the Planning and Zoning Commission has recommended that the zoning on the parcel of property be rezoned to C-1, Commercial; and

**WHEREAS,** the City Council of the Town of Horizon City ("Town Council") seeks to promote safe, orderly and consistent use and development of real property; and

**WHEREAS,** the notice required by the Texas Local Government Code has been published in the official newspaper and given to adjacent property owners; and

**WHEREAS,** public hearings have been held by the Town Council as required by law; and

**WHEREAS,** all written and oral protests (if any) submitted against the proposed zoning change have been reviewed and considered; and

**WHEREAS,** the Town Council in its decision for rezoning finds that such rezoning is in the public interest of the Town of Horizon City, Texas; and

**WHEREAS,** pursuant to Texas Local Government Code Section 51.001, the Town has general authority to adopt an ordinance or police regulation that is for the good government, peace or order of the Town and is necessary or proper for carrying out a power granted by law to the Town; and

**WHEREAS,** pursuant to Texas Local Government Code Chapter 211, the Town is authorized to promulgate and enforce zoning regulations; and

**WHEREAS,** the Town Council finds that it is necessary and proper for the good government, peace and order of the Town of Horizon City to adopt this Ordinance.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE TOWN OF HORIZON CITY, TEXAS. THAT:**

### **I. REZONING**

The zoning be changed from R-4 (Residential) to C-1 (Commercial), within the meaning of the Zoning Ordinance contained in Chapter 14 on the Horizon City Municipal Code, as amended, for approximately 2.1592 acres, more or less and legally described by Metes and Bounds Description, Exhibit "A" attached hereto and by reference included herein.

### **II. ZONING MAP**

The zoning map for the Town of Horizon City shall be modified to include the zoning changes directed by this ordinance.

### **III. FINDINGS OF FACT**

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; and further that the foregoing recitals are incorporated into this ordinance by reference as findings of fact as if expressly set forth herein.

### **IV. REPEALER**

All ordinances, resolutions, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the effect of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.

**V. SEVERABILITY**

Should any of the clauses, sentences, paragraphs, sections or parts of this ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

**VI. PROPER NOTICE AND MEETING**

It is officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52, Texas Local Government Code.

**PASSED AND APPROVED this the \_\_\_ day of \_\_\_\_\_, 2021, by a vote of \_\_\_ (ayes) to \_\_\_ (nays) to \_\_\_ (abstentions) of the Town Council of Horizon City, Texas.**

Town of Horizon City

By: \_\_\_\_\_  
Ruben Mendoza, Mayor

ATTEST:

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

APPROVED AS TO FORM:

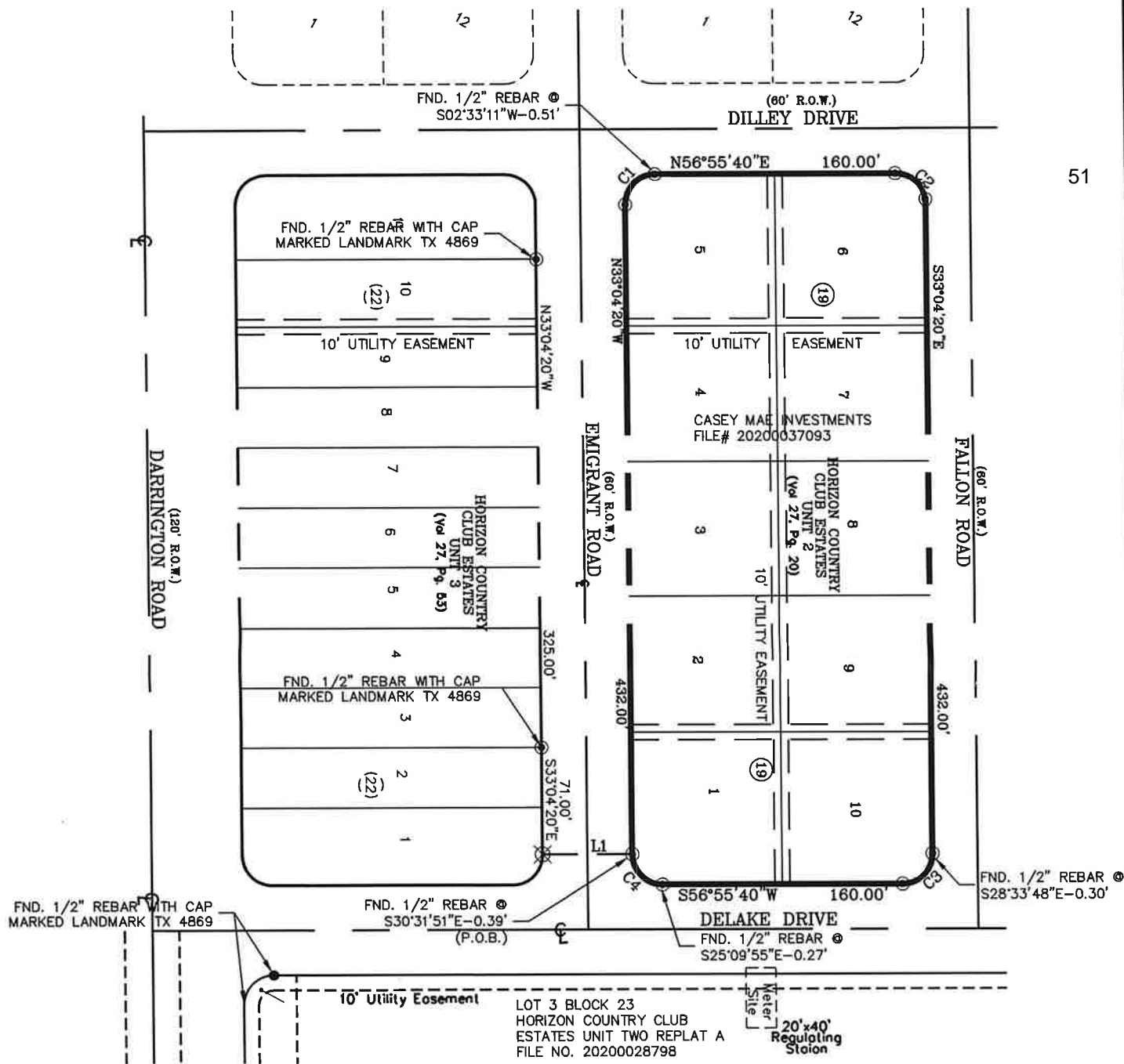
\_\_\_\_\_  
Sylvia Borunda Firth, Assistant City Attorney

First Reading: 5/11/2021  
Second Reading: 6/8/2021

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	20.00'	31.42'	28.28'	N11°55'40"E	90°00'00"
C2	20.00'	31.42'	28.28'	S78°04'20"E	90°00'00"
C3	20.00'	31.42'	28.28'	S11°55'40"W	90°00'00"
C4	20.00'	31.42'	28.28'	N78°04'20"W	90°00'00"

LINE TABLE		
LINE	LENGTH	BEARING
L1	60.00'	N56°55'40"E

1. SET 1/2" REBARS WITH PLASTIC CAPS MARKED TX 5152 ON ALL CORNERS UNLESS OTHERWISE NOTED.
2. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY.



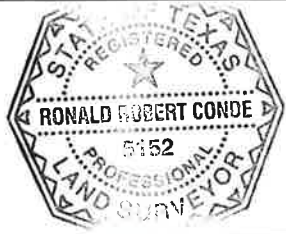
51

**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.

*[Signature]*  
 RON R. CONDE R.P.L.S #5152

JOB # 121-29	DATE: FEBRUARY 2, 2021	FIELD: M.C.	OFFICE: C.C.
LOCATED IN ZONE X	PANEL # 480212-00250	DATED SEPT. 4, 1991	
RECORDED IN VOLUME 27, PAGE 20, PLAT RECORDS OF EL PASO COUNTY, TEXAS			



LOTS 1 THROUGH 10, BLOCK 19  
 HORIZON COUNTRY CLUB ESTATES UNIT 2  
 EL PASO COUNTY, TEXAS

CONDE INC.  
 6080 SURETY SUITE 100  
 EL PASO, TEXAS 79905, FIRM#10078100  
 CADD FILE: S:\SU\1\12129

SCALE: 1"=20'

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being Lots 1 through 10, Block 19, Horizon Country Club Estates Unit 2, El Paso County, Texas as recorded in Volume 27, Page 20, Plat Records of El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at a found ½” rebar with cap marked TX 4869 Landmark for the intersection of the common corners of Lots 2 and 3, Block 22, Horizon Country Club Estates Unit Three as recorded in Volume 27, Page 53, Plat Records of El Paso County, Texas with the westerly right of way line of Emigrant Road, from which a found ½” rebar with cap marked Landmark TX 4869 at the intersection of the common corner of Lots 10 and 11, Block 22, Horizon Country Club Estates Unit 3, with the westerly right of way line of Emigrant Road bears, North 33°04’20” West a distance of 325.00 feet; Thence along said westerly right of way line of Emigrant Road, South 33°04’20” East a distance of 71.00 feet to a point of curve, Thence leaving said right of way line, North 56°55’40” East a distance of 60.00 feet to a point of curve on the easterly right of way line of Emigrant Road for the “TRUE POINT OF BEGINNING”.

52

Thence along said right of way line, North 33°04’20” West a distance of 432.00 feet to a set ½” rebar with cap marked TX 5152 for a point of curve;

Thence 31.42 feet along the arc of a curve to the right which has a radius of 20.00 feet an central angle of 90°00’00” a chord which bears North 11°55’40” East a distance of 28.28 feet to a point on the southerly right of way line of Dilley Road from which a found ½” rebar, bears South 02°33’11” East a distance of 0.51 feet;

Thence along said right of way line, North 56°55’40” East a distance of 160.00 feet to a set ½” rebar with cap marked TX 5152 for a point of curve;

Thence 31.42 feet along the arc of a curve to the right which has a radius of 20.00 feet a central angle of 90°00’00” a chord which bears South 78°04’20” East a distance of 28.28 feet to a set ½” rebar with cap marked TX 5152 on the westerly right of way line of Fallon Road;

Thence along said right of way line, South 33°04’20” East a distance of 432.00 feet to a point of curve from which a found ½” rebar, bears South 28°33’48” East a distance of 0.30 feet;

Thence 31.42 feet along the arc of a curve to the right which has a radius of 20.00 feet a central angle of 90°00’00” a chord which bears South 11°55’40” West a distance of 28.28 feet to a set ½” rebar with cap marked TX 5152 on the northerly right of way line of Delake Drive;

Thence along said right of way line, South 56°55'40" West a distance of 160.00 feet to a point of curve from which a found ½" rebar, bears South 25°09'55" East a distance of 0.27 feet;

Thence 31.42 feet along the arc of a curve to the right which has a radius of 20.00 feet a central angle of 90°00'00" a chord which bears North 78°04'20" West a distance of 28.28 feet to the "TRUE POINT OF BEGINNING" and containing 94,057 square feet or 2.1592 acres of land more or less.

A drawing of even date accompanies this description.

53



Ron R. Conde  
Registered Professional Land Surveyor  
Texas License No. 5152



job # 121-29

**CONDE, INC.**  
**ENGINEERING / LAND SURVEYING / PLANNING**  
**6080 SURETY DRIVE SUITE 100 / EL PASO, TEXAS 79905**  
**(915) 592-0283 / FAX (915) 592-0286 / FIRM# 10078100**



**TOWN OF HORIZON CITY  
MEMORANDUM**

**Date:** May 6, 2021

**To:** Honorable Mayor and Members of City Council

**From:** Michelle Padilla, Planning Director

**SUBJECT:** **1st Reading of Ordinance \_\_\_:** An Ordinance adopting a zoning change within the municipal limits of the Town of Horizon City, Texas; rezoning eight parcels from R-2, residential, to C-2, commercial, for commercial use, containing approximately 6.6235 acres; being lots 7 through 9, block 490, lot 8, block 491, lots 8 through 11, block 492, Horizon City Unit Sixty-Four, El Paso County, Texas; located south and east of the intersection of Horizon Boulevard and Eastlake Boulevard; and authorizing the notation of the change on the official zoning map of the Town; providing for the following: findings of fact; repealer; severability; and proper notice and hearing.

---

On April 19, 2021, the Planning and Zoning Commission voted unanimously to recommend that the City Council approve the rezoning of the subject property from an R-2 (Residential) zone to a C-2 (Commercial) zone.

The applicant's request is to rezone the properties to a C-2 (Commercial) zone to allow for future commercial development. The staff recommendation to the Planning and Zoning Commission was to approve this request as it is more consistent with the City's Vision 2020: Comprehensive and Strategic Plan than its current zoning. The future land use map in the comprehensive plan designates this area as multi-family residential and commercial. The subject property is also located within the City's Transportation Reinvestment Zone (TRZ) Number One.

Attached for your review, is the draft Ordinance and the staff report that was presented to the Planning and Zoning Commission. The staff report has been revised to correct an error in the acreage; the ordinance reflects the correct acreage.



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

**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](mailto: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~~ 3.3237 Acres  
 Horizon City #64  
 El Paso County, Horizon City, Texas

**Property Owner:** James Edge and Angel Beltran JR

**Applicant:** Jim Edge

**Nearest Park:** Golden Eagle Park

**Nearest School:** Horizon High School

**SURROUNDING PROPERTIES:**

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

**LAND USE AND ZONING:**

	<b>Existing</b>	<b>Proposed</b>
<b>Land Use</b>	Vacant	Commercial
<b>Zoning</b>	R-4 Residential	C-2 Commercial

**Application Description:**

The applicant is requesting to change the zone of ~~a 5.799~~ 6.6235 acres parcel of land (8 parcels) that ~~is~~ are 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:**

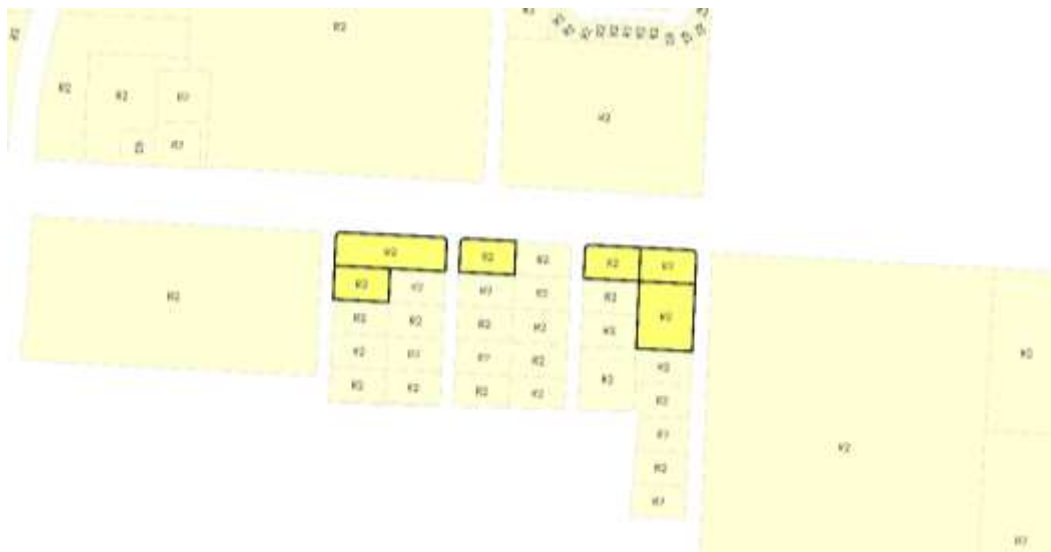
The Planning and Zoning Commission may consider the following options and additional requirements that it may identify when reviewing this rezoning application:

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 Surveys Location Map
- 5 – Application
- 6 – Conceptual Site Plan

**Attachment 1: Zoning Designation**



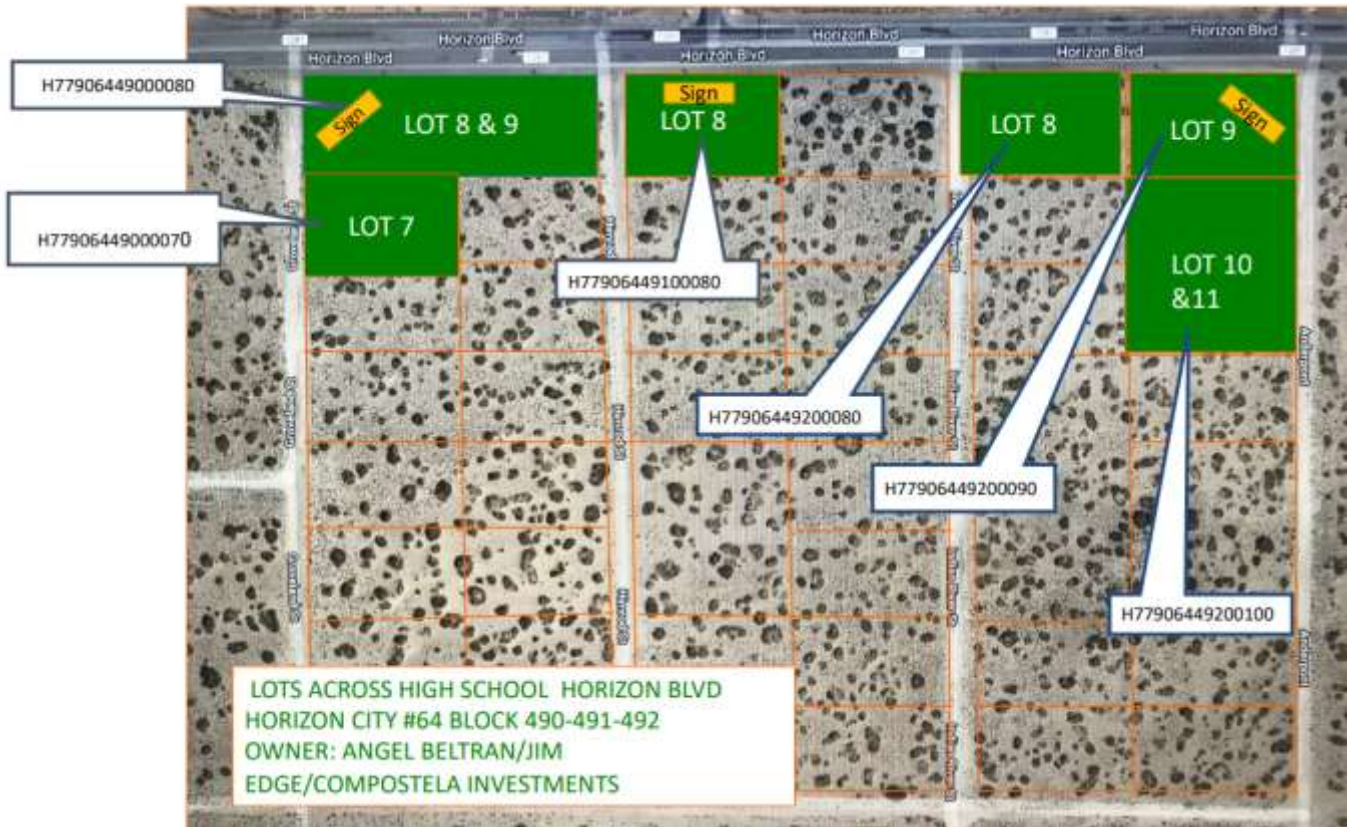
**Attachment 2: Aerial**



### 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  
(Lot) (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)  
*Jim Edge*  
 \_\_\_\_\_  
(APPLICANT'S SIGNATURE)

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

**FEE SCHEDULE: (NON-REFUNDABLE)**

<b>\$300</b> - UP TO 1.0 ACRES	<b>\$450</b> - 30.1 ACRES TO 50 ACRES
<b>\$350</b> - 1.1 ACRES TO 10 ACRES	<b>\$500</b> - 50.1 ACRES TO 75 ACRES
<b>\$400</b> - 10.1 ACRES TO 30 ACRES	<b>\$600</b> - 75.1 ACRES AND UP
<b>EL PASO TIMES PUBLISHING FEE</b> APPROXIMATELY \$200	<b>ENGINEERING FEE</b> 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** Moles & Bounds Description & survey map(s)?  Yes  No

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

5. Land's Present 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)  
*Jim Edge*  
(APPLICANT'S SIGNATURE)

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

**FEE SCHEDULE: (NON-REFUNDABLE)**

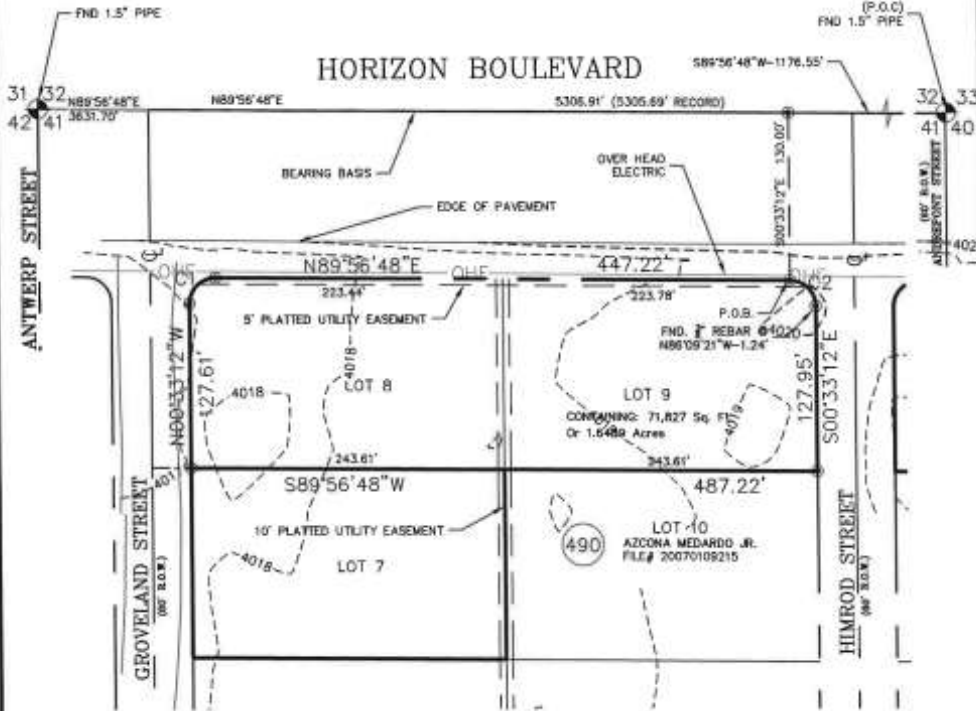
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Application & Submittals Due Date: \_\_\_\_\_  
 P&Z Scheduled Mtg. Date: \_\_\_\_\_  
 City Council Scheduled Date: \_\_\_\_\_  
 Application Received By: \_\_\_\_\_  
 Date Application Rec'd: \_\_\_\_\_

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



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	

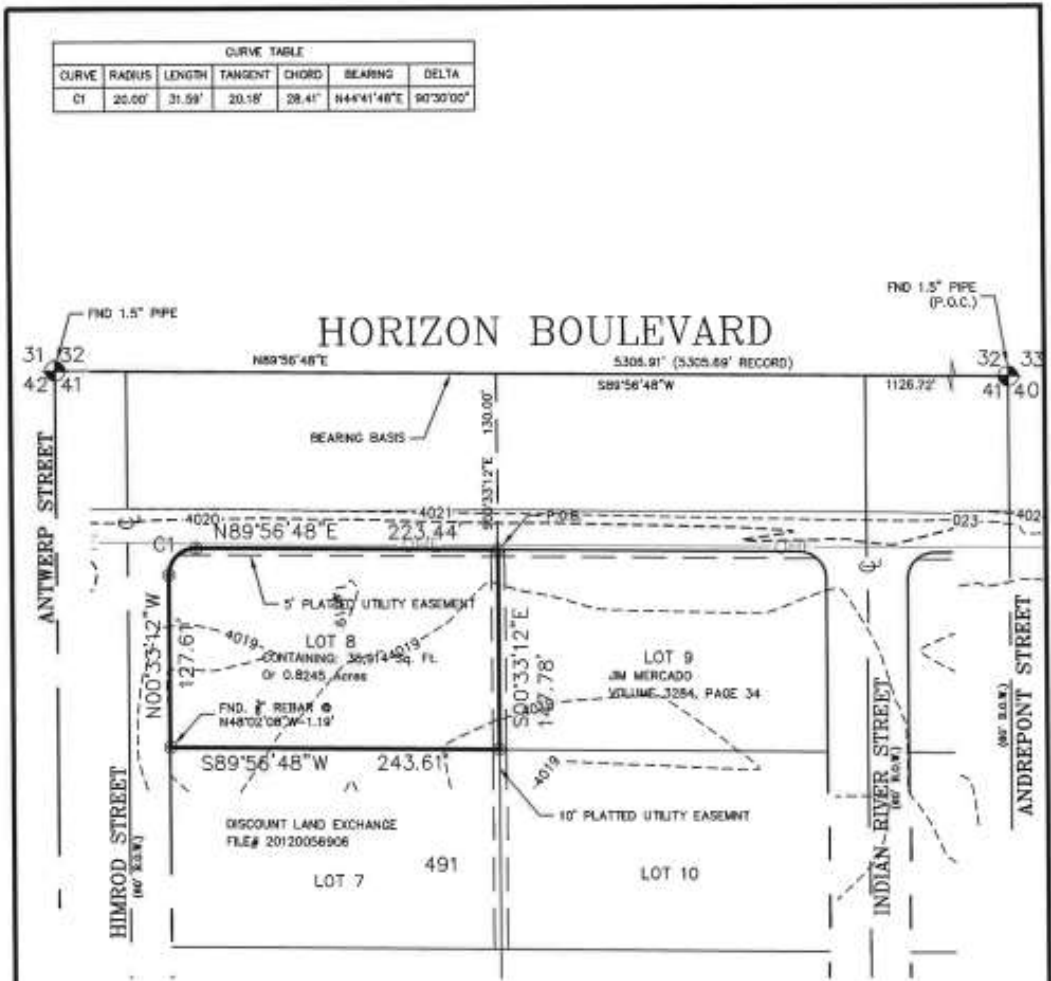


LOTS 8 & 9, BLOCK 490,  
HORIZON CITY UNIT SIXTY-FOUR  
EL PASO COUNTY, TEXAS

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

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CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.00'	31.59'	20.18'	28.41'	N44°41'40"E	90°30'00"



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



SCALE: 1"=100'

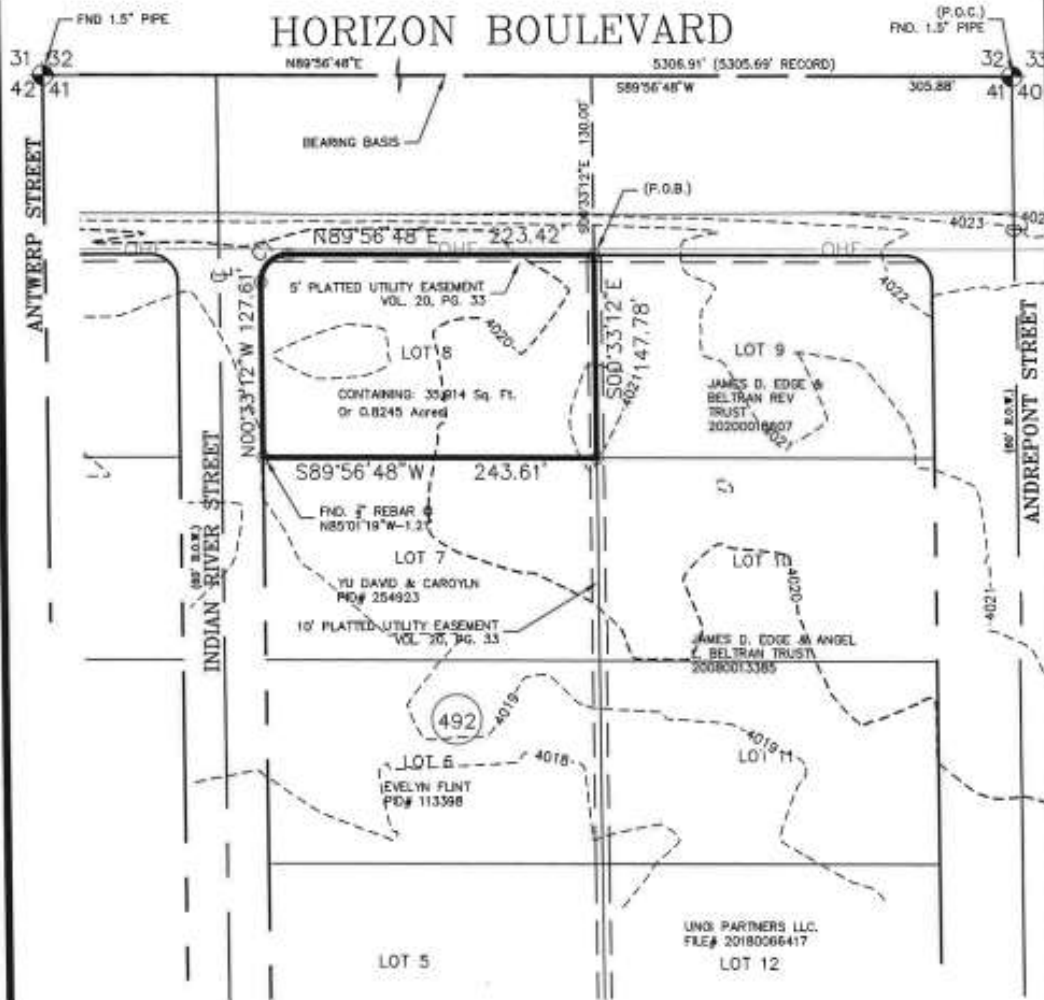
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JOB # 319-29	DATE: APRIL 23, 2019	FIELD: M.C.	OFFICE: C.C.
LOCATED IN ZONE X	PANEL # 480212-0250B	DATED SEPT. 4, 1991	
		LOT 8, BLOCK 491, HORIZON CITY UNIT SIXTY-FOUR EL PASO COUNTY, TEXAS	
CONDE INC. 6080 SURETY SUITE 100 EL PASO, TEXAS 79905, FIRM#10078100		CAD 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\3\321  
6080 SURETY SUITE 100  
EL PASO, TEXAS 79905, FIRM#10078100

SCALE: 1"=100'

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ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE ADOPTING A ZONING CHANGE WITHIN THE MUNICIPAL LIMITS OF THE TOWN OF HORIZON CITY, TEXAS; REZONING EIGHT PARCELS FROM R-2, RESIDENTIAL, TO C-2, COMMERCIAL, FOR COMMERCIAL USE, CONTAINING APPROXIMATELY 6.6235 ACRES; BEING LOTS 7 THROUGH 9, BLOCK 490, LOT 8, BLOCK 491, LOTS 8 THROUGH 11, BLOCK 492, HORIZON CITY UNIT SIXTY-FOUR, EL PASO COUNTY, TEXAS; LOCATED SOUTH AND EAST OF THE INTERSECTION OF HORIZON BOULEVARD AND EASTLAKE BOULEVARD; AND AUTHORIZING THE NOTATION OF THE CHANGE ON THE OFFICIAL ZONING MAP OF THE TOWN; PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; REPEALER; SEVERABILITY; AND PROPER NOTICE AND HEARING.**

**WHEREAS,** an application was made to change a designated zone for a parcel of property as identified herein within the municipal limits of the Town of Horizon City; and

**WHEREAS,** said application was forwarded to and considered by the Town of Horizon City Planning and Zoning Commission; and

**WHEREAS,** the Planning and Zoning Commission has complied with all state and local laws affecting the changing of zones and held a public hearing to obtain public comments; and

**WHEREAS,** the Planning and Zoning Commission has recommended that the zoning on the parcel of property be rezoned to C-2, Commercial; and

**WHEREAS,** the City Council of the Town of Horizon City ("Town Council") seeks to promote safe, orderly and consistent use and development of real property; and

**WHEREAS,** the notice required by the Texas Local Government Code has been published in the official newspaper and given to adjacent property owners; and

**WHEREAS,** public hearings have been held by the Town Council as required by law; and

**WHEREAS,** all written and oral protests (if any) submitted against the proposed zoning change have been reviewed and considered; and

**WHEREAS,** the Town Council in its decision for rezoning finds that such rezoning is in the public interest of the Town of Horizon City, Texas; and

**WHEREAS,** pursuant to Texas Local Government Code Section 51.001, the Town has general authority to adopt an ordinance or police regulation that is for the good government, peace or order of the Town and is necessary or proper for carrying out a power granted by law to the Town; and

**WHEREAS,** pursuant to Texas Local Government Code Chapter 211, the Town is authorized to promulgate and enforce zoning regulations; and

**WHEREAS,** the Town Council finds that it is necessary and proper for the good government, peace and order of the Town of Horizon City to adopt this Ordinance.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE TOWN OF HORIZON CITY, TEXAS. THAT:**

### **I. REZONING**

The zoning be changed from R-2 (Residential) to C-2 (Commercial), within the meaning of the Zoning Ordinance contained in Chapter 14 on the Horizon City Municipal Code, as amended, for approximately 6.6235 acres, more or less and legally described by Metes and Bounds Description, Exhibit "A" attached hereto and by reference included herein.

### **II. ZONING MAP**

The zoning map for the Town of Horizon City shall be modified to include the zoning changes directed by this ordinance.

### **III. FINDINGS OF FACT**

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; and further that the foregoing recitals are incorporated into this ordinance by reference as findings of fact as if expressly set forth herein.

### **IV. REPEALER**

All ordinances, resolutions, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the effect of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.

**V. SEVERABILITY**

Should any of the clauses, sentences, paragraphs, sections or parts of this ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

**VI. PROPER NOTICE AND MEETING**

It is officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52, Texas Local Government Code.

**PASSED AND APPROVED this the \_\_\_ day of \_\_\_\_\_, 2021, by a vote of \_\_\_ (ayes) to \_\_\_ (nays) to \_\_\_ (abstentions) of the Town Council of Horizon City, Texas.**

Town of Horizon City

By: \_\_\_\_\_  
Ruben Mendoza, Mayor

ATTEST:

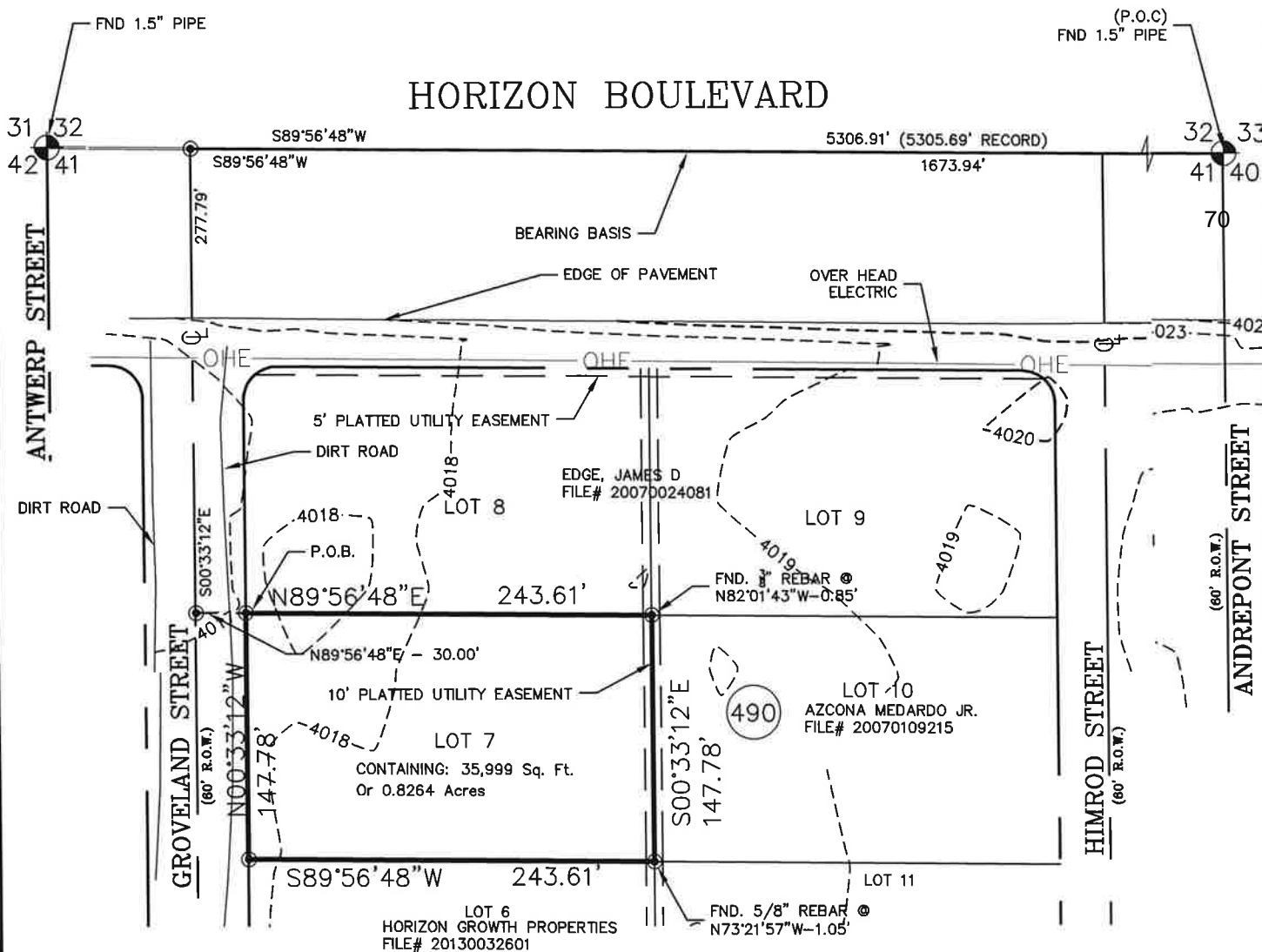
By: \_\_\_\_\_  
Elvia Schuller, TRMC, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Sylvia Borunda Firth, Assistant City Attorney

First Reading: 5/11/2021  
Second Reading: 6/8/2021

# HORIZON BOULEVARD



1. SET 1/2" REBARS WITH CAPS MARKED TX 5152 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.

*Ronald R. Conde*

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

JOB # 720-12	DATE: AUGUST 11, 2020	FIELD: M.C.	OFFICE: C.C.
LOCATED IN ZONE X	PANEL # 480212-0250	DATED SEPT. 4, 1991	
RECORDED IN VOLUME 20, PAGE 33, PLAT RECORDS OF EL PASO COUNTY TEXAS			



LOT 7, BLOCK 490,  
 HORIZON CITY UNIT SIXTY-FOUR  
 EL PASO COUNTY, TEXAS

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

SCALE: 1"=100'

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being Lot 7, Block 490, Horizon City Unit Sixty-Four, El Paso County, Texas, as recorded in Volume 20, Page 33, Plat Records of El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at a found 1.5" pipe at the intersection of Andrepont Street and Horizon Boulevard, being the common corner of Sections 32, 32, 40 & 41, Block 78, Township 3, Texas and Pacific Railway Company Surveys, from which a found 1.5" pipe at the intersection of Horizon Boulevard and Antwerp Street, being the common corners of Sections 31, 32, 41 & 42, Block 78, Township 3, Texas and Pacific Railway Company Surveys bears, South 89°56'48" West a distance of 5306.91 (5305.69 feet Record); Thence along Horizon Boulevard, South 89°56'48" West to a distance of 1673.94 feet to a point for the centerline intersection of Horizon Boulevard and Groveland Street; Thence along the centerline of Groveland Street, S 00°33'12" East a distance of 277.79 feet to a point; Thence leaving said centerline, North 89°56'48" East a distance of 30.00 feet to a set ½" rebar with cap marked TX 5152 on the intersection of the easterly right-of-way line of Groveland Street with the common line of Lots 7 & 8, Block 490, Horizon City Unit Sixty-Four for the "TRUE POINT OF BEGINNING".


Thence along the common line of Lots 7 & 8, Block 490, Horizon City Unit Sixty-Four, North 89°56'48" East a distance of 243.61 feet to a set ½" rebar with cap marked TX 5152 on the common line of Lots 7 & 8, 9 and 10, Block 490, Horizon City Unit Sixty-Four;

Thence along the common line of Lots 7 & 10, Block 490, Horizon City Unit Sixty-Four, South 00°33'12" East a distance of 147.78 feet to a set ½" rebar with cap marked TX 5152 common line of Lots 6, 7, 10 and 11, Block 490, Horizon City Unit Sixty-Four;

Thence along the common line of Lots 6 & 7, Block 490, Horizon City Unit Sixty-Four, South 89°56'48" West a distance of 243.61 feet to a set ½" rebar with cap marked TX 5152 on the easterly right of way line of Groveland Street;

Thence along said right-of-way North 00°33'12" West a distance of 147.78 feet to the "TRUE POINT OF BEGINNING" and containing 35,999 Square Feet or 0.8264 Acres of land more or less.

Note: A drawing of even date accompanies this description.

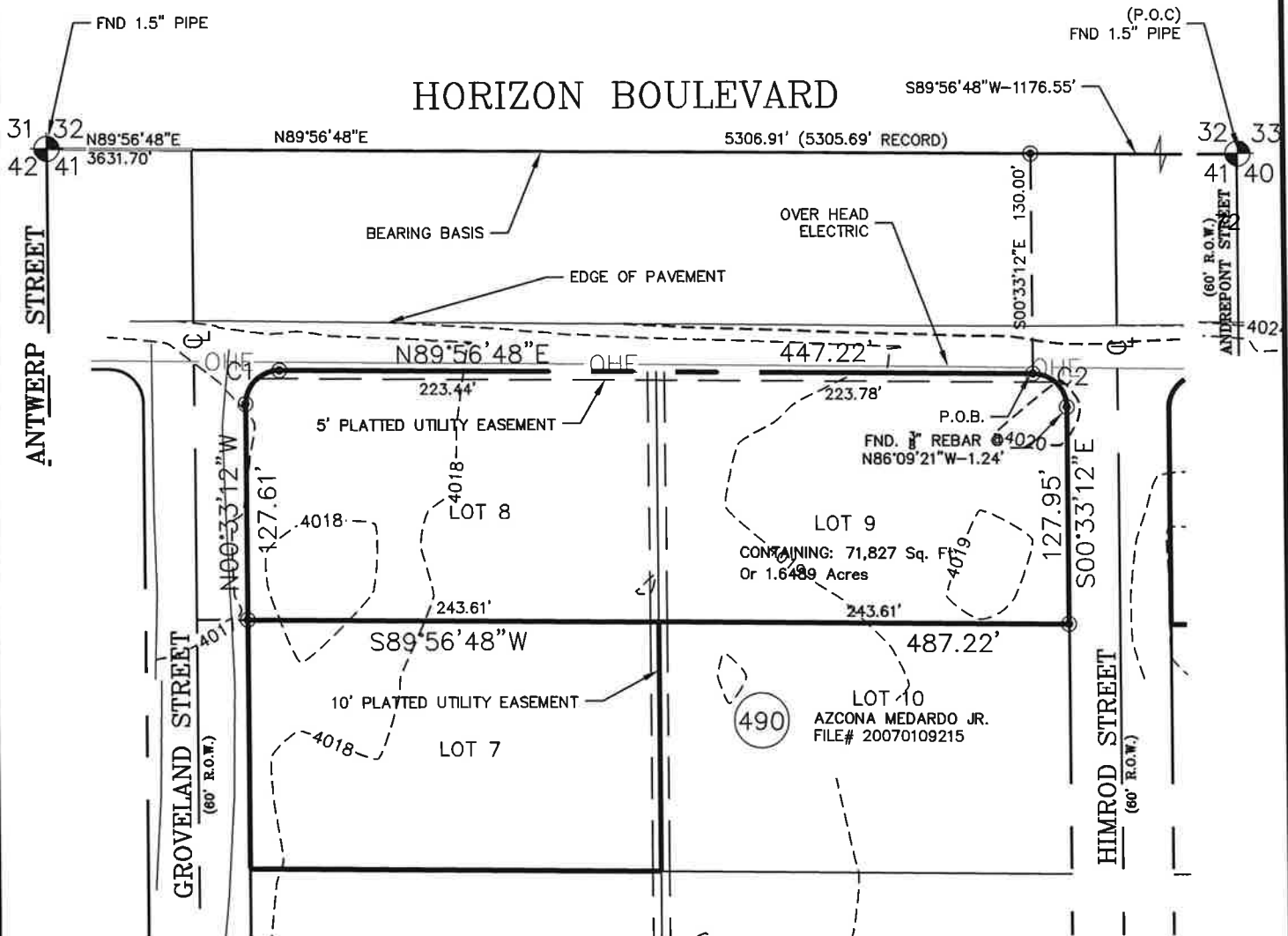
  
\_\_\_\_\_  
Ron R. Conde  
R.P.L.S. No 5152



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CONDE INC  
ENGINEERING / LAND SURVEYING / PLANNING  
6080 SURETY DRIVE / SUITE 100 / EL PASO, TEXAS 79905  
(915) 592-0283 FAX (915) 592-0286 FIRM NO. 10078100

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 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**

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*R R 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 # 480212-0250	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'

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being Lots 8 and 9, Block 490, Horizon City Unit Sixty-Four, El Paso County, Texas, as recorded in Volume 32, Page 20, Plat Records of El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at a found 1.5" pipe at the intersection of Andrepont Street and Horizon Boulevard, being the common corner of Sections 32, 32, 40 & 41, Block 78, Township 3, Texas and Pacific Railway Company Surveys, from which a found 1.5" pipe at the intersection of Horizon Boulevard and Antwerp Street, being the common corners of Sections 31, 32, 41 & 42, Block 78, Township 3, Texas and Pacific Railway Company Surveys bears, South 89°56'48" West a distance of 5306.91 (5305.69 feet Record); Thence along Horizon Boulevard, South 89°56'48" West to a distance of 1176.55 feet to a point; Thence leaving said line, South 00°33'12" East a distance of 130.00 feet to a set ½" rebar on the Southerly right-of-way of Horizon Boulevard for the "TRUE POINT OF BEGINNING".

73

Thence 31.24 feet along the arc of a curve to the right with a radius of 20.00 feet, a central angle of 89°30'00" a chord which bears South 45°18'12" East a distance of 28.16 feet to a point on the westerly right-of-way line of Himrod Street, from which a found 3/8" rebar bears, North 86°09'21" West a distance of 1.24 feet;

Thence along said right-of way South 00°33'12" East a distance of 127.95 feet to a set ½" rebar for the southeast corner of Lot 9, Block 490, Horizon City Unit Sixty-Four;

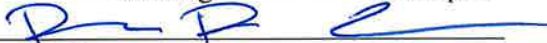
Thence leaving said right of way line and along the southerly line of Lots 8 & 9, Block 490, Horizon City Unit Sixty-Four, South 89°56'48" West a distance of 487.22 feet to a set ½" rebar on the easterly right of way line of Groveland Street;

Thence, along said right-of way North 00°33'12" West a distance of 127.61 feet to a set ½" rebar for a point of curve;

Thence 31.59 feet along the arc of a curve to the right which has a radius of 20.00 feet a central angle of 90°30'00" a chord which bears North 44°41'48" East a distance of 28.41 feet to a set ½" rebar on the southerly right-of-way line of Horizon Boulevard;

Thence along said right-of-way North 89°56'48" East a distance of 447.22 feet to the "TRUE POINT OF BEGINNING" and containing 71,827 Square Feet or 1.6489 Acres of land more or less.

Note: A drawing of even date accompanies this description.



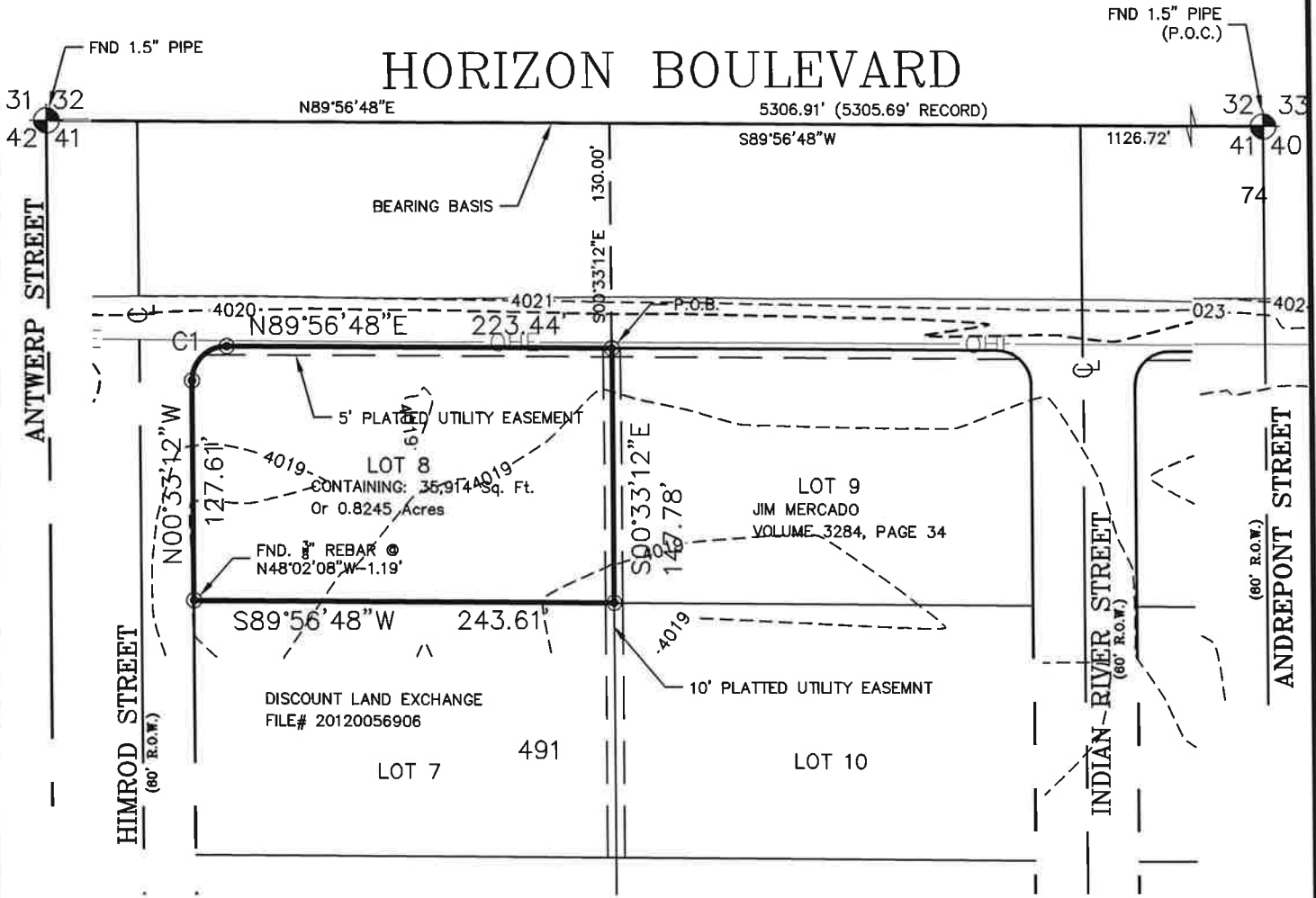
Ron R. Conde  
R.P.L.S. No 5152



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ENGINEERING / LAND SURVEYING / PLANNING  
6080 SURETY DRIVE / SUITE 100 / EL PASO, TEXAS 79905  
(915) 592-0283 FAX (915) 592-0286 FIRM NO. 10078100

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 3/8" REBARs ON ALL CORNERS UNLESS OTHERWISE NOTED.
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*R. R. 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	



LOT 8, BLOCK 491,  
 HORIZON CITY UNIT SIXTY-FOUR  
 EL PASO COUNTY, TEXAS

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



SCALE: 1"=100'

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being Lot 8, Block 491, Horizon City Unit Sixty-Four, El Paso County, Texas, as recorded in Volume 32, Page 20, Plat Records of El Paso County, Texas and being more particularly described by metes and bounds as follows:

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Thence, along the common line of Lots 8 & 9, Block 491, Horizon City Unit Sixty Four, South 00°33'12" East a distance of 147.78 feet to a set ½" rebar;

Thence along the common line of Lots 7 & 8, Block 491, Horizon City Unit Sixty Four, South 89°56'48" West a distance of 243.61 feet to a point on the easterly right of way line of Himrod Street from which a found 3/8" rebar bears, North 48°02'08" West a distance of 1.19 feet;

Thence, along said right-of-way North 00°33'12" West a distance of 127.61 feet to a set ½" rebar for a point of curve;

Thence 31.59 feet along the arc of a curve to the right which has a radius of 20.00 feet a central angle of 90°30'00" a chord which bears North 44°41'48" East a distance of 28.41 feet to a set ½" rebar on the southerly right-of-way line of Horizon Boulevard;

Thence along said right of way line, North 89°56'48" East a distance of 223.44 feet to the "TRUE POINT OF BEGINNING" and containing 35,914 Square Feet or 0.8245 Acres of land more or less.

Note: A drawing of even date accompanies this description.

  
Ron R. Conde  
R.P.L.S. No 5152



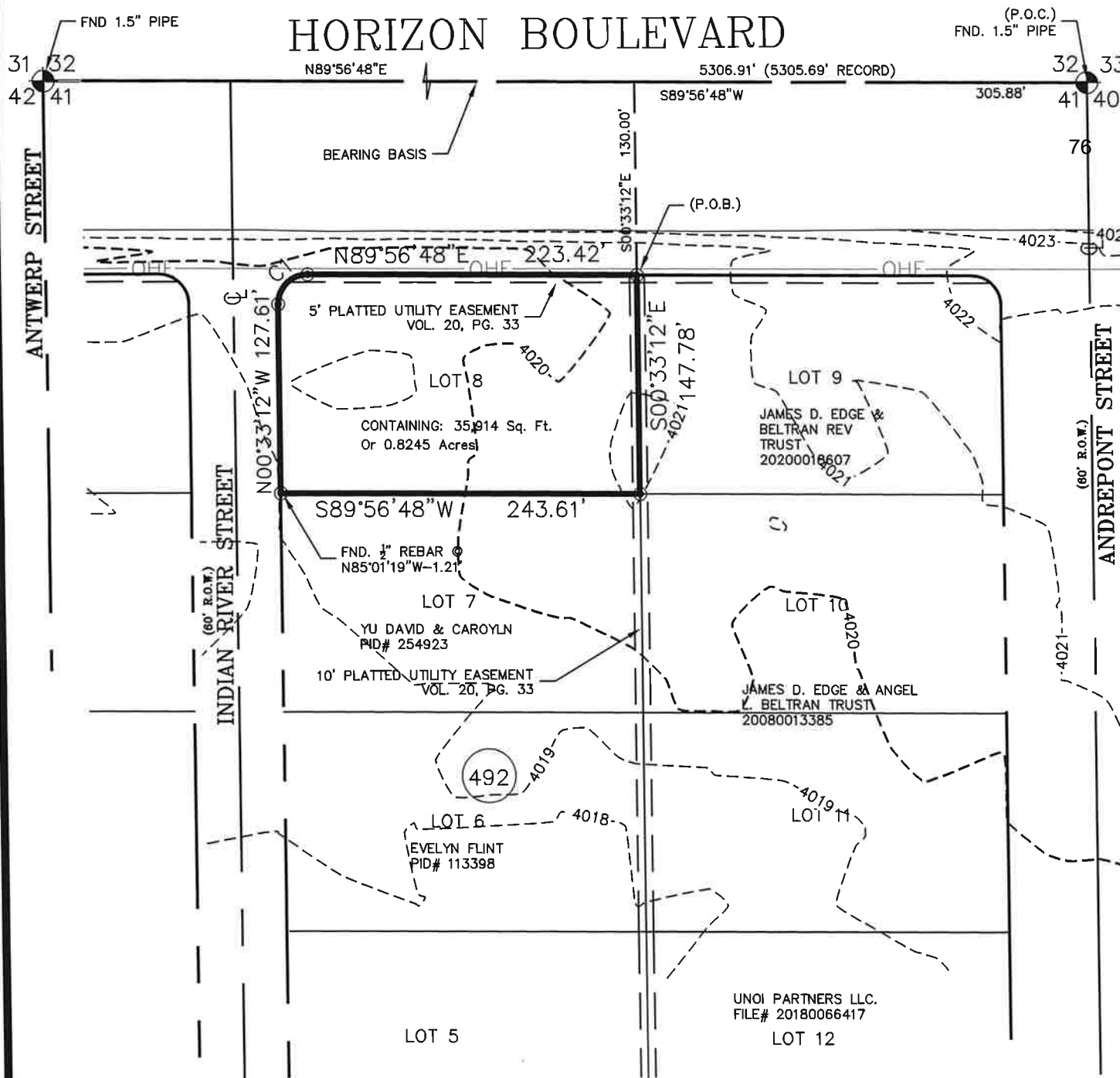
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RON R. CONDE R.P.L.S #5152

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.  
 6080 SURETY SUITE 100  
 EL PASO, TEXAS 79905, FIRM#10078100

CADD FILE: S:\SU\3\321

SCALE: 1"=100'

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being Lot 8, Block 492, Horizon City Unit Sixty-Four Paso, El Paso County, Texas, as recorded in Volume 20, Page 33, Plat Records of El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at a found 1.5" pipe at the intersection of Andrepont Street and Horizon Boulevard, being the common corner of Sections 32, 32, 40 & 41, Block 78, Township 3, Texas and Pacific Railway Company Surveys, from which a found 1.5" pipe at the intersection of Horizon Boulevard and Antwerp Street, being the common corners of Sections 31, 32, 41 & 42, Block 78, Township 3, Texas and Pacific Railway Company Surveys bears, South 89°56'48" West a distance of 5306.91 (5305.69 feet Record); Thence along Horizon Boulevard, South 89°56'48" West a distance of 305.88 feet to a point; Thence leaving said line, South 00°33'12" East a distance of 130.00 feet to a set ½" rebar with cap marked TX 5152 on the southerly right-of-way of Horizon Boulevard for the "TRUE POINT OF BEGINNING".

77

Thence along the common line of Lots 8 & 9, Block 492, Horizon City Unit Sixty-Four, South 00°33'12" East a distance of 147.78 feet to a found ½" rebar with cap marked TX 5152 on the common line of Lots 7, 8, 9 & 10, Block 492, Horizon City Unit Sixty Four;

Thence, along the common line of Lots 7 & 8, Block 492, Horizon City Unit Sixty Four, South 89°56'48" West a distance of 243.61 feet to a point on the easterly right of way line of Indian River Street, from which a found ½" rebar bears, North 85°01'19" West a distance of 1.21 feet;

Thence along said right of way line North 00°33'12" West a distance of 127.61 feet to a found ½" rebar with cap marked TX 5152 for a point of curve.

Thence 31.59 feet along the arc of a curve to the right which has a radius of 20.00 feet, a central angle of 90°30'00" a chord which bears North 44°41'48" East a distance of 28.41 feet to a found ½" rebar with cap marked TX 5152 on the southerly right-of-way line of Horizon Boulevard;

Thence, along said right-of way North 89°56'48" East a distance of 223.42 feet to the "TRUE POINT OF BEGINNING" and containing 35,914 Square Feet or 0.8245 Acres of land more or less.

Notc: A drawing of even date accompanies this description.

Ron R. Conde  
R.P.L.S. No 5152



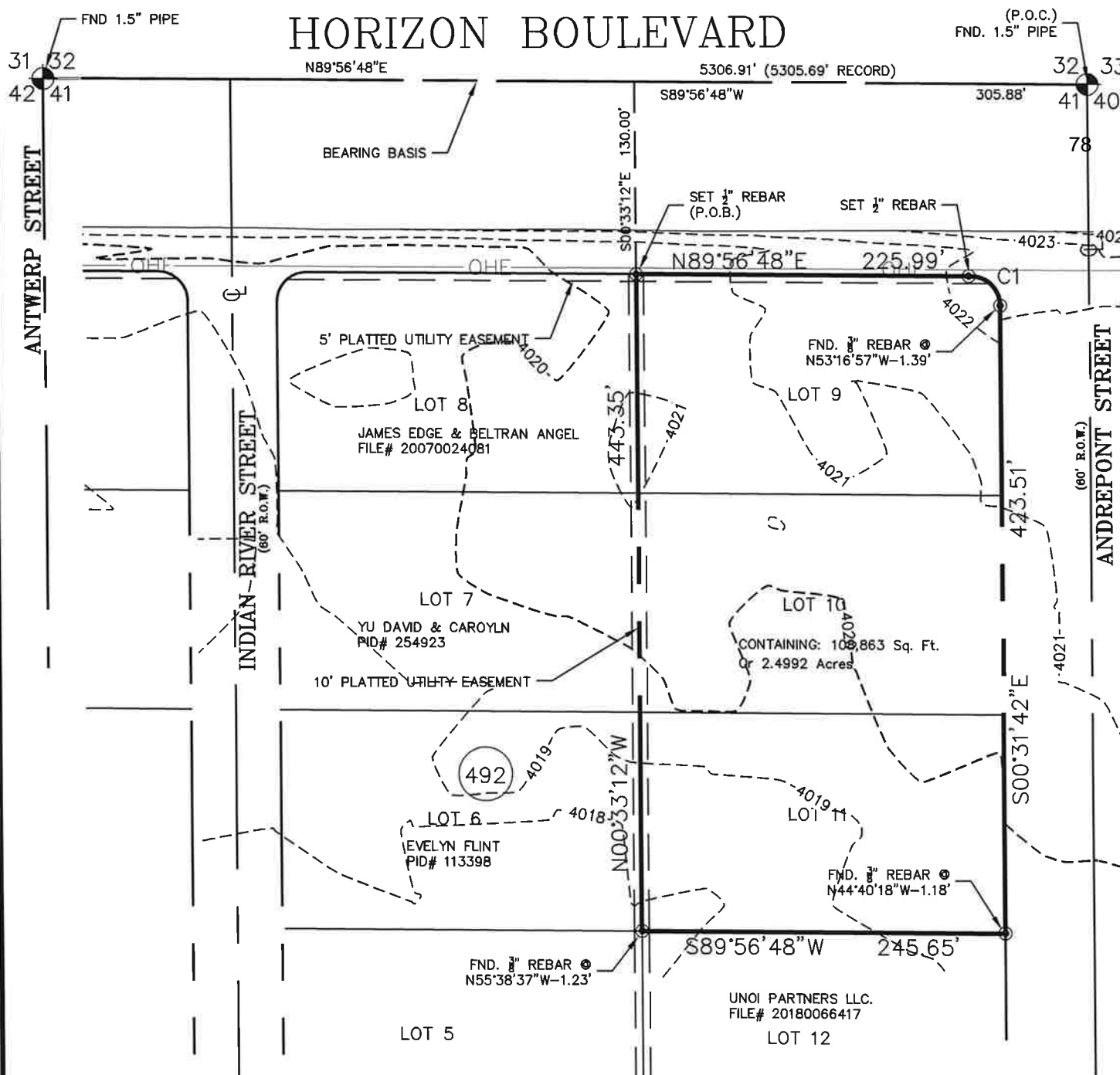
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CONDE INC  
ENGINEERING / LAND SURVEYING / PLANNING  
6080 SURETY DRIVE / SUITE 100 / EL PASO, TEXAS 79905  
(915) 592-0283 FAX (915) 592-0286 FIRM# 10078100

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.

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*Ron R. 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'

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being Lots 9, 10, & 11, Block 492, Horizon City Unit Sixty-Four Paso, El Paso County, Texas, as recorded in Volume 32, Page 20, Plat Records of El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at a found 1.5" pipe at the intersection of Andrepont Street and Horizon Boulevard, being the common corner of Sections 32, 32, 40 & 41, Block 78, Township 3, Texas and Pacific Railway Company Surveys, from which a found 1.5" pipe at the intersection of Horizon Boulevard and Antwerp Street, being the common corners of Sections 31, 32, 41 & 42, Block 78, Township 3, Texas and Pacific Railway Company Surveys bears, South 89°56'48" West a distance of 5306.91 (5305.69 feet Record); Thence along Horizon Boulevard, South 89°56'48" West a distance of 305.88 feet to a point; Thence leaving said line, South 00°33'12" East a distance of 130.00 feet to a set ½" rebar on the southerly right-of-way of Horizon Boulevard for the "TRUE POINT OF BEGINNING".

79

Thence, along said right-of-way North 89°56'48" East a distance of 225.99 feet to a set ½" rebar for a point of curve;

Thence 31.25 feet along the arc of a curve to the right which has a radius of 20.00 feet, a central angle of 89°31'30" a chord which bears South 45°17'27" East a distance of 28.17 feet to a point on the westerly right-of-way line of Andrepont Street from which a found 3/8" rebar bears North 53°16'57" West a distance of 1.39 feet;

Thence, along said right-of way South 00°31'42" East a distance of 423.51 feet to a point on the common line of Lots 11 and 12, Block 492, Horizon City Unit Sixty-Four, from which a found 3/8" rebar bears North 44°40'18" West a distance of 1.18 feet;

Thence, along said line, South 89°56'48" West a distance of 245.65 feet to a point on the common line of Lots 6 and 11, Block 492, Horizon City Unit Sixty-Four, from which a found 3/8" rebar bears North 55°38'37" West a distance of 1.23 feet;

Thence along the common rear line of lots 6, 11, 7, 10, 8 & 9, Block 492, Horizon City Unit Sixty-Four, North 00°33'12" West a distance of 443.35 feet to the "TRUE POINT OF BEGINNING" and containing 108,863 Square Feet or 2.4992 Acres of land more or less.

Note: A drawing of even date accompanies this description.

  
Ron R. Conde  
R.P.L.S. No 5152



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CONDE INC  
ENGINEERING / LAND SURVEYING / PLANNING  
6080 SURETY DRIVE / SUITE 100 / EL PASO, TEXAS 79905  
(915) 592-0283 FAX (915) 592-0286 FIRM# 10078100



**TOWN OF HORIZON CITY  
MEMORANDUM**

**Date:** May 6, 2021 **May 11, 2021**  
**To:** Honorable Mayor and Members of City Council  
**From:** Michelle Padilla, Planning Director

**SUBJECT:** **1st Reading of Ordinance \_\_\_:** An Ordinance adopting a zoning change within the municipal limits of the Town of Horizon City, Texas; rezoning eleven parcels from R-PD, residential, and C-2c, commercial with conditions, to C-2, commercial, for commercial use, containing approximately 14.6220 acres; being lots 1 through 7, block 1, lots 1 and 2, block 2, lot 1, block 4, Tuscany Park Lane and a portion of Tuscany Park Circle, Tuscany Park Village, El Paso County, Texas; located south and west of the intersection of Eastlake Boulevard and Kenazo Avenue; and authorizing the notation of the change on the official zoning map of the Town; providing for the following: findings of fact; repealer; severability; and proper notice and hearing.

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.

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On April 19, 2021, the Planning and Zoning Commission voted unanimously to recommend that the City Council approve the rezoning of the subject property from an R-PD (Residential) and C-2c (Commercial with Conditions) zone to a C-2 (Commercial) zone. The Commission also unanimously recommended that the City Council approve the replat for the property with the condition that all staff comments be addressed prior to City Council action.

The applicant's request is to rezone the properties to a C-2 (Commercial) zone, removing the existing conditions, to allow for future commercial development and. The applicant has also submitted a replat application to coincide with the rezoning request. The purpose of the replat is to clean up the rear property lines of the commercial lot and vacate the previously platted roadways within the residential area. The residential portion is proposed as one large lot with areas that will be dedicated as roadways providing access to Kenazo Avenue when it is replatted in the future.

The staff recommendation to the Planning and Zoning Commission was to approve the rezoning request as it is consistent with the City's Vision 2020: Comprehensive and Strategic Plan. The future land use map in the comprehensive plan designates this area as multi-family residential and commercial. The subject property is also located within the City's Transportation Reinvestment Zone (TRZ) Number One.

~~As of the posting of the agenda for the May 11, 2021 City Council meeting, staff has not received the revised plat. The staff recommendation will be presented to the City Council at the meeting.~~

**The applicant has submitted revised plats that address all staff comments. Staff is recommending approval of the replat; however, the approval is contingent upon the rezoning request being approved by City Council. The request is tentatively scheduled for a 2nd reading at the regular City**

Council meeting on June 8, 2021. A recording plat application will not be approved until such rezoning is approved.

Attached for your review, is the draft Ordinance, the staff report that was presented to the Planning and Zoning Commission, and the revised replat.



**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](mailto: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:**

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

**LAND USE AND ZONING:**

	<b>Existing</b>	<b>Proposed</b>
<b>Land Use</b>	Vacant	Residential and Commercial
<b>Zoning</b>	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**



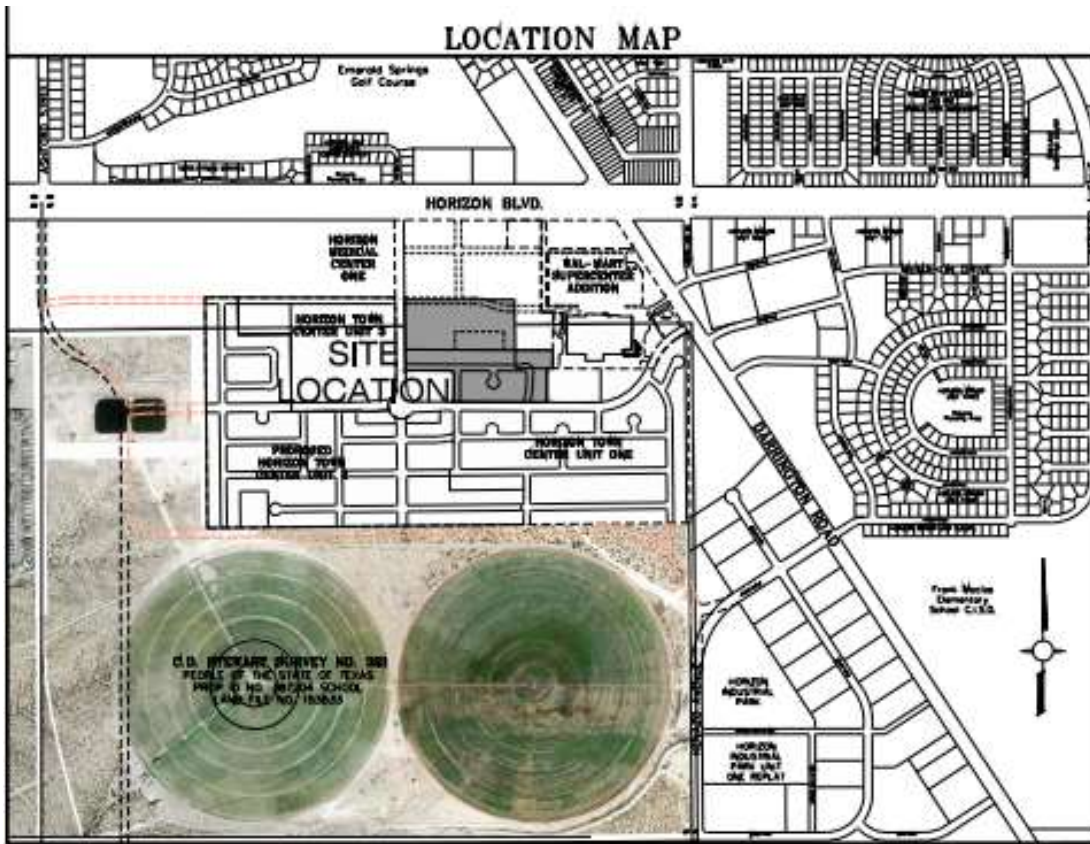
**Attachment 2: Aerial**



### 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, Texas, 1.062 acres  
(Lot) (Block) (Subdivision Name)  
Horizon Town Center Unit Four

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

If the legal description of the complete tracts or if plat is not available, attached are the required **Mites & 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 publications. Additional charges will be involved separately and shall be paid to the Town prior to City Council action.  
 Applicant's Signature \_\_\_\_\_

6. Signatures:  
[Signature]      Douglas A. Schwartz  
(OWNER'S SIGNATURE) (OWNER'S PRINTED NAME)  
[Signature]      Conrad Conde  
(APPLICANT'S SIGNATURE) (APPLICANT'S PRINTED NAME)

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

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  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 part is not available, attached are the **required** Notes & Bounds Description & survey map(s)?  Yes  No

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

5. Land's Present 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:**

[Signature]  
(OWNER'S SIGNATURE)

Douglas A. Schwartz  
(OWNER'S PRINTED NAME)

[Signature]  
(APPLICANT'S SIGNATURE)

Conrad Conde  
(APPLICANT'S PRINTED NAME)

**FEE SCHEDULE: (NON-REFUNDABLE)**

<b>\$300</b> - UP TO 1.0 ACRES	<b>\$450</b> - 30.1 ACRES TO 50 ACRES
<b>\$350</b> - 1.1 ACRES TO 10 ACRES	<b>\$500</b> - 50.1 ACRES TO 75 ACRES
<b>\$400</b> - 10.1 ACRES TO 30 ACRES	<b>\$600</b> - 75.1 ACRES AND UP
<b>EL PASO TIMES PUBLISHING FEE</b> APPROXIMATELY \$460	<b>ENGINEERING FEE</b> 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)

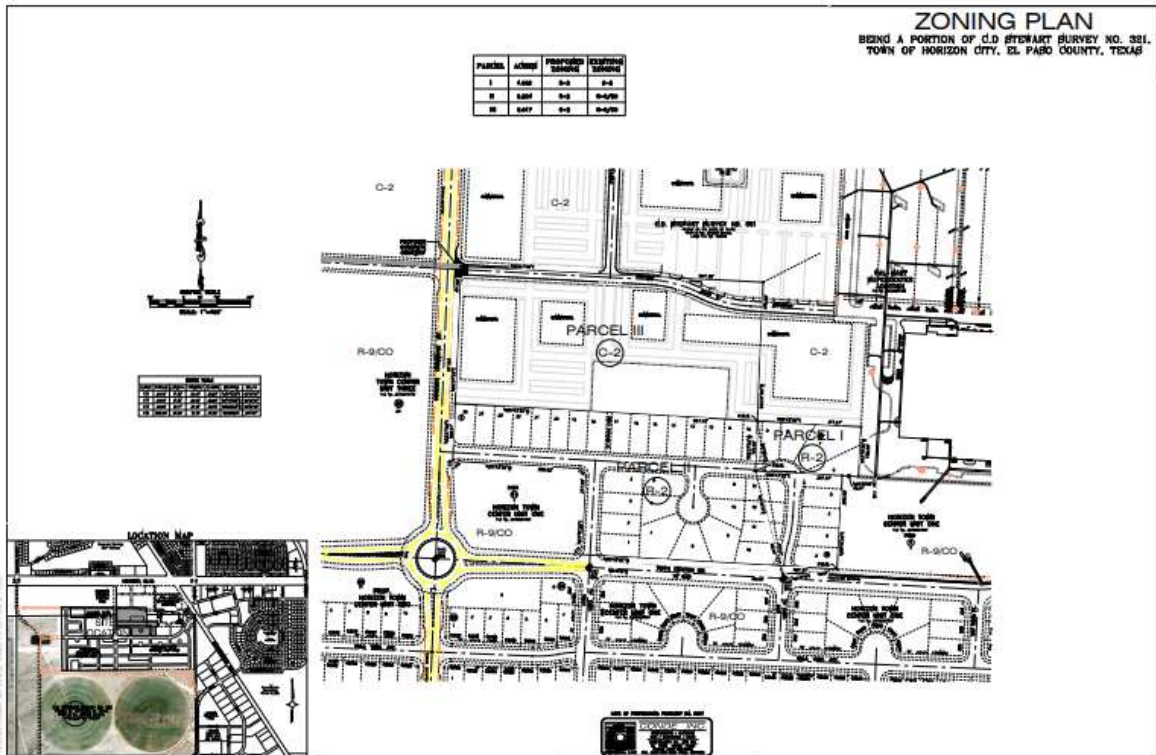
17. APPLICANT Ranchos Real XV, LLC 6080 Surety Dr., Ste. 300 El Paso, TX 79905 915-592-0290  
(NAME & ADDRESS) (EMAIL) (PHONE)

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 DRUGLES@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





ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE ADOPTING A ZONING CHANGE WITHIN THE MUNICIPAL LIMITS OF THE TOWN OF HORIZON CITY, TEXAS; REZONING ELEVEN PARCELS FROM R-PD, RESIDENTIAL, AND C-2C, COMMERCIAL WITH CONDITIONS, TO C-2, COMMERCIAL, FOR COMMERCIAL USE, CONTAINING APPROXIMATELY 14.6220 ACRES; BEING LOTS 1 THROUGH 7, BLOCK 1, LOTS 1 AND 2, BLOCK 2, LOT 1, BLOCK 4, TUSCANY PARK LANE AND A PORTION OF TUSCANY PARK CIRCLE, TUSCANY PARK VILLAGE, EL PASO COUNTY, TEXAS; LOCATED SOUTH AND WEST OF THE INTERSECTION OF EASTLAKE BOULEVARD AND KENAZO AVENUE; AND REPEALING ORDINANCE NO. 0148 IMPOSING CERTAIN CONDITIONS; AND AUTHORIZING THE NOTATION OF THE CHANGE ON THE OFFICIAL ZONING MAP OF THE TOWN; PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; REPEALER; SEVERABILITY; AND PROPER NOTICE AND HEARING.**

**WHEREAS,** an application was made to change a designated zone for a parcel of property as identified herein within the municipal limits of the Town of Horizon City; and

**WHEREAS,** said application was forwarded to and considered by the Town of Horizon City Planning and Zoning Commission; and

**WHEREAS,** the Planning and Zoning Commission has complied with all state and local laws affecting the changing of zones and held a public hearing to obtain public comments; and

**WHEREAS,** the Planning and Zoning Commission has recommended that the zoning on the parcel of property be rezoned to C-2, Commercial; and

**WHEREAS,** the City Council of the Town of Horizon City ("Town Council") seeks to promote safe, orderly and consistent use and development of real property; and

**WHEREAS,** the notice required by the Texas Local Government Code has been published in the official newspaper and given to adjacent property owners; and

**WHEREAS,** public hearings have been held by the Town Council as required by law; and

**WHEREAS,** all written and oral protests (if any) submitted against the proposed zoning change have been reviewed and considered; and

**WHEREAS,** the Town Council in its decision for rezoning finds that such rezoning is in the public interest of the Town of Horizon City, Texas; and

**WHEREAS,** pursuant to Texas Local Government Code Section 51.001, the Town has general authority to adopt an ordinance or police regulation that is for the good government, peace or order of the Town and is necessary or proper for carrying out a power granted by law to the Town; and

**WHEREAS,** pursuant to Texas Local Government Code Chapter 211, the Town is authorized to promulgate and enforce zoning regulations; and

**WHEREAS,** the Town Council finds that it is necessary and proper for the good government, peace and order of the Town of Horizon City to adopt this Ordinance.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE TOWN OF HORIZON CITY, TEXAS. THAT:**

### **I. REZONING**

The zoning be changed from R-PD (Residential) and C-2c (Commercial with conditions) to C-2 (Commercial), within the meaning of the Zoning Ordinance contained in Chapter 14 on the Horizon City Municipal Code, as amended, for approximately 14.6220 acres, more or less and legally described by Metes and Bounds Description, Exhibit "A" attached hereto and by reference included herein.

### **II. ZONING MAP**

The zoning map for the Town of Horizon City shall be modified to include the zoning changes directed by this ordinance.

### **III. FINDINGS OF FACT**

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; and further that the foregoing recitals are incorporated into this ordinance by reference as findings of fact as if expressly set forth herein.

### **IV. REPEALER**

All ordinances, resolutions, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the effect of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.

**V. SEVERABILITY**

Should any of the clauses, sentences, paragraphs, sections or parts of this ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

**VI. PROPER NOTICE AND MEETING**

It is officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52, Texas Local Government Code.

**PASSED AND APPROVED** this the \_\_\_ day of \_\_\_\_\_, 2021, by a vote of \_\_\_ (ayes) to \_\_\_ (nays) to \_\_\_ (abstentions) of the **Town Council of Horizon City, Texas.**

Town of Horizon City

By: \_\_\_\_\_  
Ruben Mendoza, Mayor

ATTEST:

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

APPROVED AS TO FORM:

\_\_\_\_\_  
Sylvia Firth, Assistant City Attorney

First Reading: 5/11/2021  
Second Reading: 6/8/2021



A field note description of 14.6220 acres or 636,935 square feet parcel or tract of land being a portion of Lot 1, 2, 3, 4, 5, 6, 7, and 8, Block 1, Lot 1 and 2, Block 2, Lot 1, Block 4, a portion of Tuscany Park Circle and Tuscany Park Village and Tuscany Park Lane lying within the corporate limits of Horizon City, El Paso County, Texas. The said Tuscany Park Village Unit One is recorded in the Instrument No. 20120008204 found in the El Paso County Clerk's Office Deeds and Records located in the City of El Paso, El Paso County, Texas.

This survey conforms to the Plat of Tuscany Park Village Unit One found in the El Paso County Clerk's Office Deeds and Records located in the City of El Paso, El Paso County, Texas.

The Basis of Bearings are based on those bearing depicted on the plat of Horizon Height Unit Fourteen<sup>99</sup> is recorded in the Instrument No. 20060112325, found in the El Paso County Plat Records located in the City of El Paso, Texas. The parcel or tract of land is being more particularly described by metes and bounds as follows:

Beginning at a half-Inch reinforcement bar with a cap stamped TX 5679 G-3NG set on the Westerly right-of-way of North Kenazo Avenue (120-foot wide right-of-way) and the Southeasterly corner of the 14.6220 acres being described, from which two found City of Horizon Monument, bears the following courses;

Thence, from the said southeasterly corner, North 61°14'10" East, a distance of 60.00 feet to a point on the monument line North Kenazo;

Thence, continuing from said Monument and along the monument line, South 28°45'50" East, a distance of 251.83 feet to the first City of Horizon Monument at the intersection of Rodman Street(68.0-foot wide right-of-way) And North Kenazo Avenue.

Thence, along the monument line of Rodman Street, North 61°14'10" East, a distance of 195.00 feet (field and plat call)to the second City of Horizon monument;

Thence, form the Beginning, South 61°14'10" West, a distance of 331.50 feet to a point;

Thence, North 28°45'50" West, a distance of 1013.40 feet to a point;

Thence, a distance of 384.89 feet along the arc of a radial curve to the right, with an interior angle of 17°12'53" and having a radius of 1281.00 feet with a long chord that bears North 20°27'27" West, with a chord distance of 383.44' feet to a point;

Thence, North 89°59'50" West, a distance of 317.93 feet to a point;

Thence, North 00°33'12" West, a distance of 316.20 feet to a point;



Thence, South 89°59'50" East, a distance of 598.10 feet to a point;

Thence, a distance of 47.12 feet along the arc of a radial curve to the right, with an interior angle of 90°00'00" and having a radius of 30.00 feet with a long chord that bears South 44°59'50" East, with a chord distance of 42.43' feet;

Thence, South 00°00'10" East, a distance of 25.64 feet to a point;

Thence, a distance of 481.99 feet along the arc of a radial curve to the right, with an interior angle of 28°46'00" and having a radius of 960.00 feet with a long chord that bears South 14°22'50" East, with a chord distance of 476.94' feet;


100

Thence, from the said southeasterly corner, South 28°45'50" East, a distance of 1011.40 feet to a point to the Beginning and containing 14.6220 acres or 636,935 square feet of land more or less.

I

February 17, 2021



  
\_\_\_\_\_  
Luis Alonso Gutierrez P.E.  
Registration Number: 107364

This field note description was prepared  
For the benefit of HZ VENTURES LLC  
TBPELS F-14940 (not a ground survey)

TXBPE F-14940  
TXBPLS F-10194079

G-3 Engineering, LLC  
1901 Arizona Suite 205 | El Paso, TX 79902  
(915) 209-5141 | (915) 503-1969 Fax | info@G-3ng.com





**TOWN OF HORIZON CITY  
MEMORANDUM**

**Date:** May 6, 2021 **May 11, 2021**  
**To:** Honorable Mayor and Members of City Council  
**From:** Michelle Padilla, Planning Director

**SUBJECT:** **1st Reading of Ordinance \_\_\_:** An Ordinance adopting a zoning change within the municipal limits of the Town of Horizon City, Texas; rezoning eleven parcels from R-PD, residential, and C-2c, commercial with conditions, to C-2, commercial, for commercial use, containing approximately 14.6220 acres; being lots 1 through 7, block 1, lots 1 and 2, block 2, lot 1, block 4, Tuscany Park Lane and a portion of Tuscany Park Circle, Tuscany Park Village, El Paso County, Texas; located south and west of the intersection of Eastlake Boulevard and Kenazo Avenue; and authorizing the notation of the change on the official zoning map of the Town; providing for the following: findings of fact; repealer; severability; and proper notice and hearing.

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.

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On April 19, 2021, the Planning and Zoning Commission voted unanimously to recommend that the City Council approve the rezoning of the subject property from an R-PD (Residential) and C-2c (Commercial with Conditions) zone to a C-2 (Commercial) zone. The Commission also unanimously recommended that the City Council approve the replat for the property with the condition that all staff comments be addressed prior to City Council action.

The applicant's request is to rezone the properties to a C-2 (Commercial) zone, removing the existing conditions, to allow for future commercial development and. The applicant has also submitted a replat application to coincide with the rezoning request. The purpose of the replat is to clean up the rear property lines of the commercial lot and vacate the previously platted roadways within the residential area. The residential portion is proposed as one large lot with areas that will be dedicated as roadways providing access to Kenazo Avenue when it is replatted in the future.

The staff recommendation to the Planning and Zoning Commission was to approve the rezoning request as it is consistent with the City's Vision 2020: Comprehensive and Strategic Plan. The future land use map in the comprehensive plan designates this area as multi-family residential and commercial. The subject property is also located within the City's Transportation Reinvestment Zone (TRZ) Number One.

~~As of the posting of the agenda for the May 11, 2021 City Council meeting, staff has not received the revised plat. The staff recommendation will be presented to the City Council at the meeting.~~

The applicant has submitted revised plats that address all staff comments. Staff is recommending approval of the replat; however, the approval is contingent upon the rezoning request being approved by City Council. The request is tentatively scheduled for a 2nd reading at the regular City

Council meeting on June 8, 2021. A recording plat application will not be approved until such rezoning is approved.

Attached for your review, is the draft Ordinance, the staff report that was presented to the Planning and Zoning Commission, and the revised replat.



**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](mailto: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:**

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

**LAND USE AND ZONING:**

	<b>Existing</b>	<b>Proposed</b>
<b>Land Use</b>	Vacant	Residential and Commercial
<b>Zoning</b>	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**



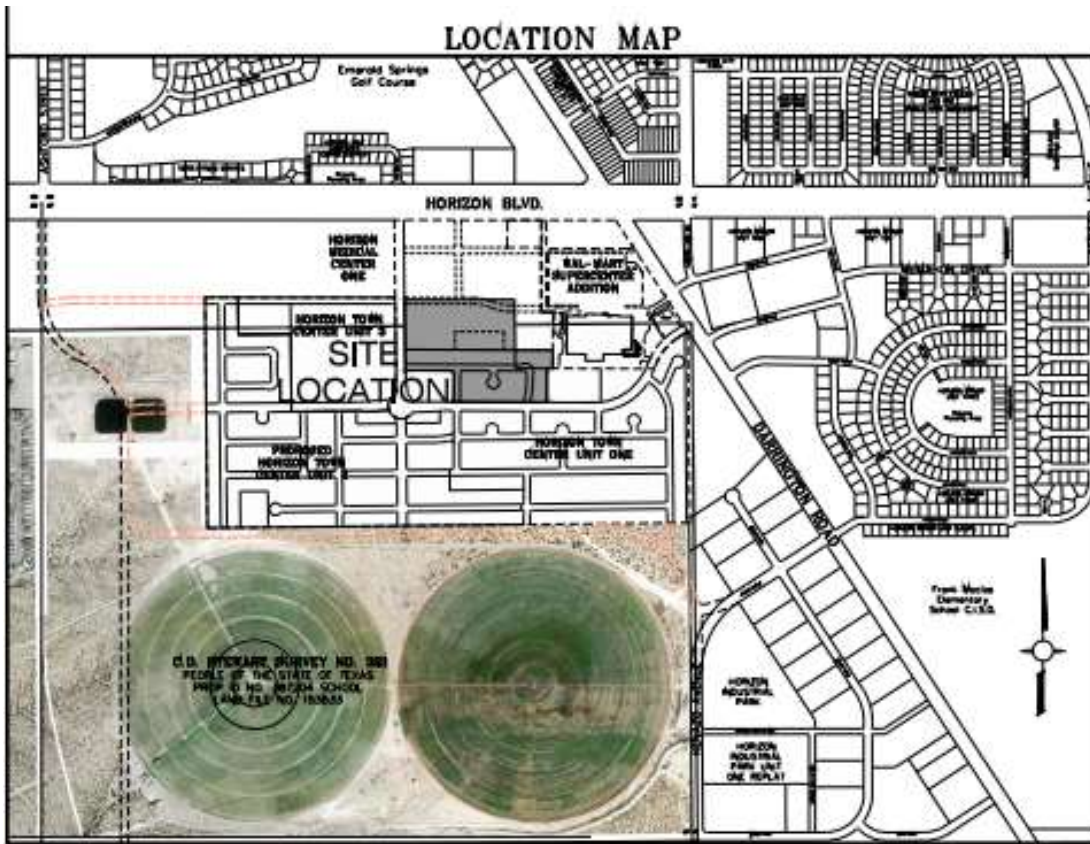
**Attachment 2: Aerial**



### 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,  
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,  
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 publications. Additional charges will be involved separately and shall be paid to the Town prior to City Council action.  
 Applicant's Signature \_\_\_\_\_

6. Signatures:  
[Signature] Douglas A. Schwartz  
(OWNER'S SIGNATURE) (OWNER'S PRINTED NAME)  
[Signature] Conrad Conde  
(APPLICANT'S SIGNATURE) (APPLICANT'S PRINTED NAME)

FEE SCHEDULE: (NON-REFUNDABLE)		Application & Submit Due Date: _____	
\$300 - UP TO 1.0 ACRES	\$450 - 30.1 ACRES TO 50 ACRES	P&Z Scheduled Mtg. Date: _____	City Council Scheduled Date: _____
\$350 - 1.1 ACRES TO 10 ACRES	\$500 - 50.1 ACRES TO 75 ACRES	Application Received By: _____	Date Application Rec'd: _____
\$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  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 part is not available, attached are the **required** Notes & Bounds Description & survey map(s)?  Yes  No

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

5. Land's Present 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:  
[Signature]  
(OWNER'S SIGNATURE)  
[Signature]  
(APPLICANT'S SIGNATURE)

Douglas A. Schwartz  
(OWNER'S PRINTED NAME)  
Conrad Conde  
(APPLICANT'S PRINTED NAME)

**FEE SCHEDULE: (NON-REFUNDABLE)**

<b>\$300</b> - UP TO 1.0 ACRES	<b>\$450</b> - 30.1 ACRES TO 50 ACRES
<b>\$350</b> - 1.1 ACRES TO 10 ACRES	<b>\$500</b> - 50.1 ACRES TO 75 ACRES
<b>\$400</b> - 10.1 ACRES TO 30 ACRES	<b>\$600</b> - 75.1 ACRES AND UP
<b>EL PASO TIMES PUBLISHING FEE</b> APPROXIMATELY \$460	<b>ENGINEERING FEE</b> 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)

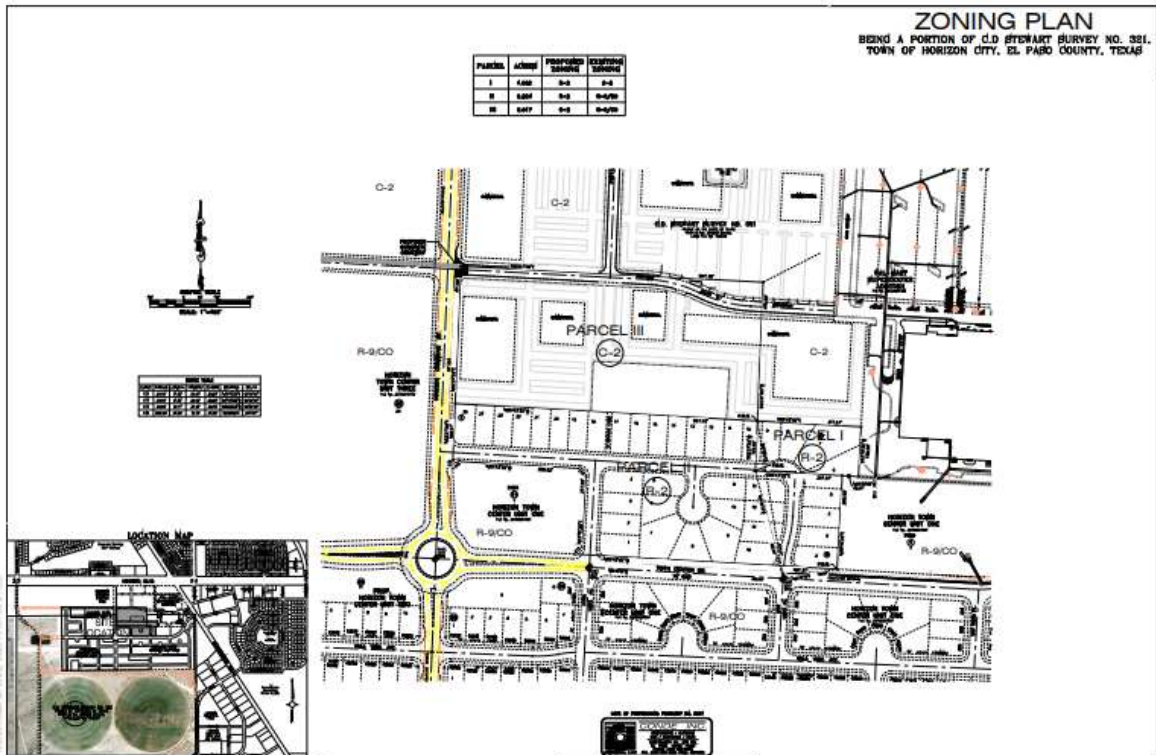
17. APPLICANT Ranchos Real XV, LLC 6080 Surety Dr., Ste. 300 El Paso, TX 79905 915-592-0290  
(NAME & ADDRESS) (EMAIL) (PHONE)

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

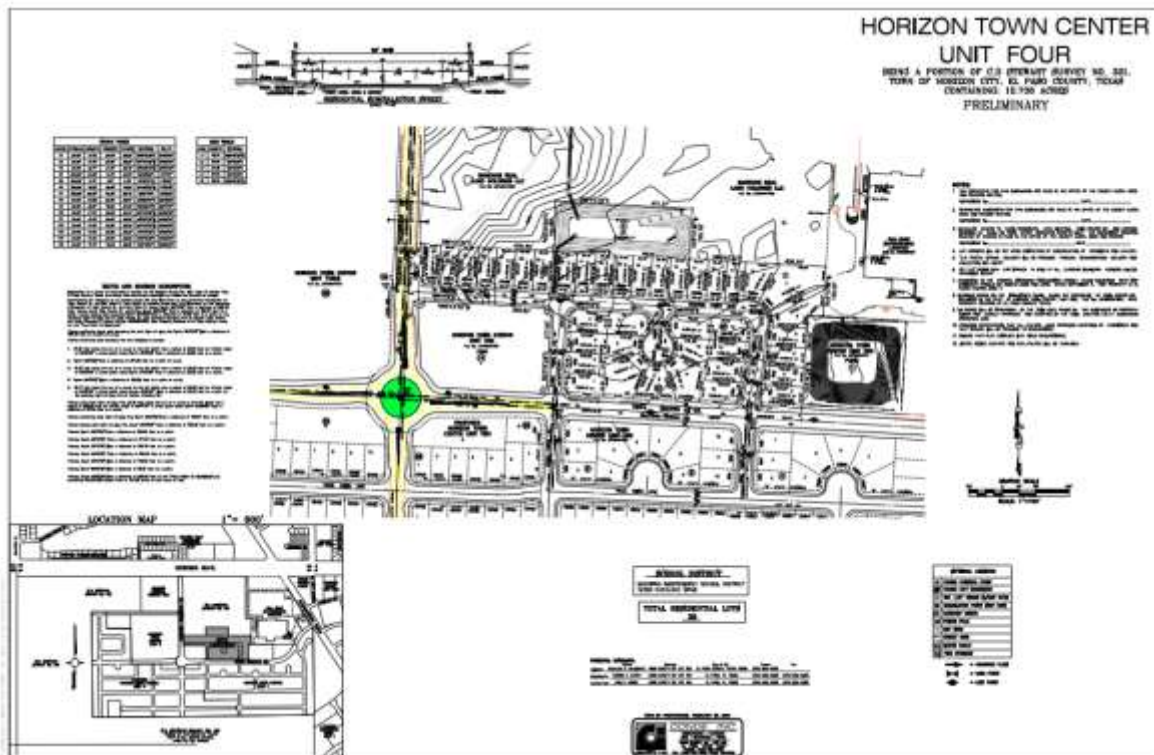
**NOTE:**  
 Applicant is responsible for all expenses incurred by the City in connection with the Preliminary Plat approval request, including but not limited to attorney's fees, engineering fees and publication. Charges exceeding deposit will be invoiced separately. Initials WA  
 Applicant Signature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



# TUSCANY PARK VILLAGE REPLAT A

## PRELIMINARY PLAT



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 municipality 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.

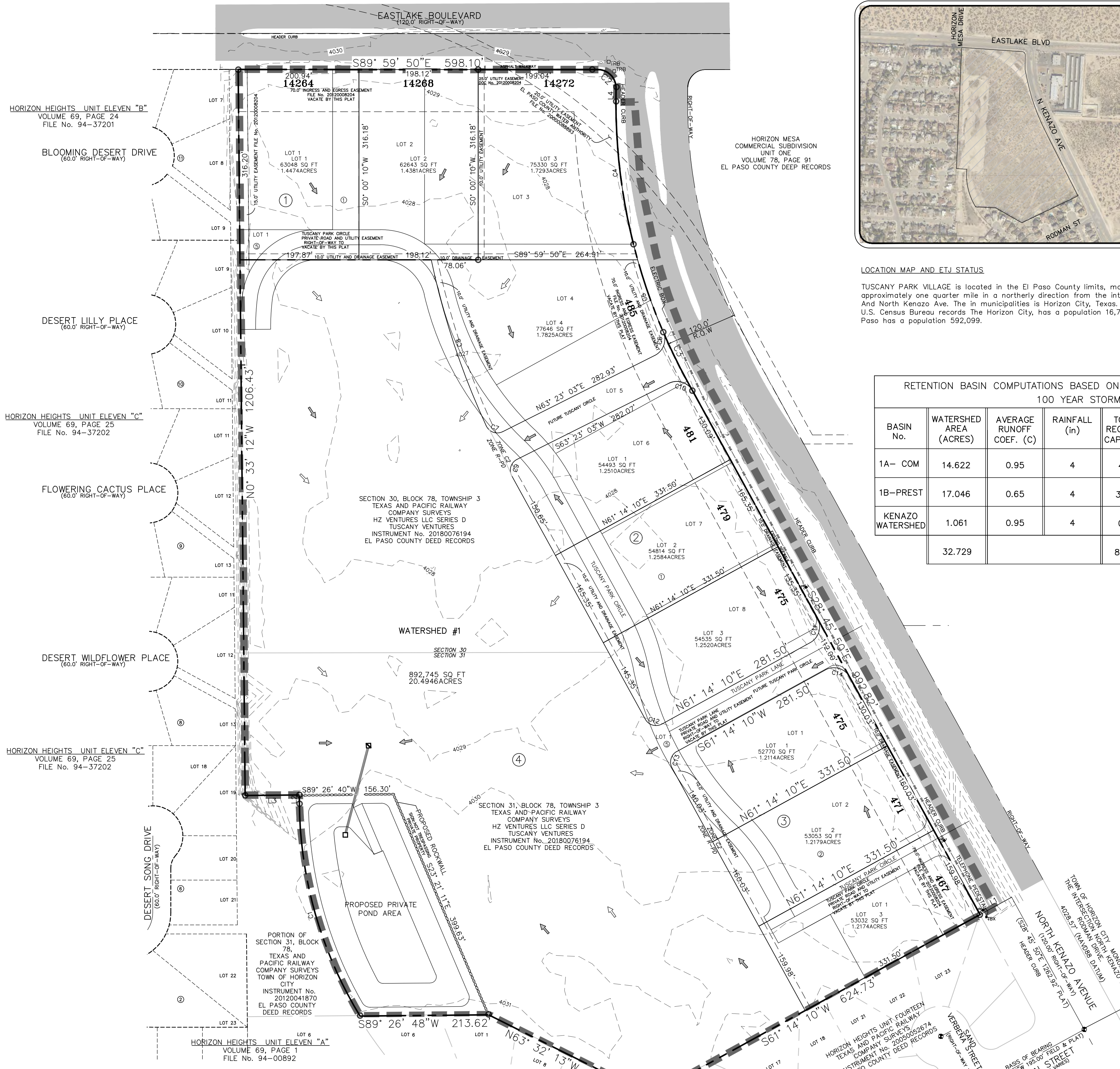
PLAT NOTES AND RESTRICTIONS:

- This property lies in Zone "X", as designed by F.E.M.A. El Paso County, Community Panel No. 480212-00025 B, Dated September 04, 1991.
- Restrictive Covenants for this property are filed in the El Paso County Clerk's Office, Instrument No. \_\_\_\_\_ Date \_\_\_\_\_
- Tax Certificates for this property are filed in the El Paso County Clerk's Office, Instrument No. \_\_\_\_\_ Date \_\_\_\_\_
- Water supply and Sanitary Sewer Service will be provided by the Horizon Regional Municipal Utility District.
- Town of Horizon City monument at the intersection North Kenazo and Rodman drive, 4028.57' (NAVD88 datum)
- Lot owner is responsible for maintaining driveways, sidewalks and parkways abutting their property.
- Set 1/2" rebar at all exterior boundary corners unless otherwise noted.
- Set 1/2" rebar at all lot corners to be done after construction is completed.
- All easements are 10' wide utility easement unless otherwise noted.
- Grading and drainage plans will be required before building permits are issued.

**SCHOOL DISTRICT**  
CLINT INDEPENDENT SCHOOL DISTRICT

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 TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS

CONTAINING IN ALL 1,379,476 sq. ft. OR 31.668 acres OF LAND MORE OR LESS

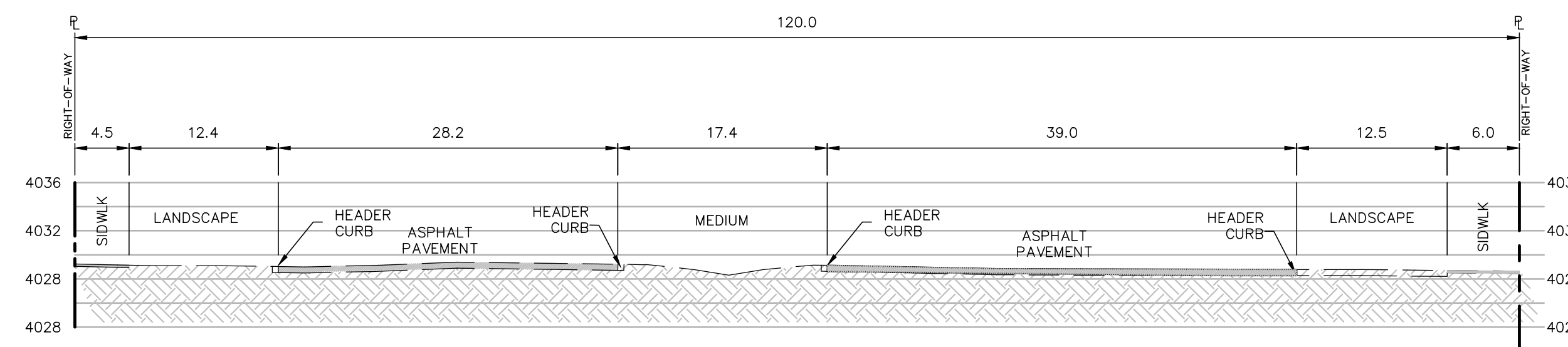
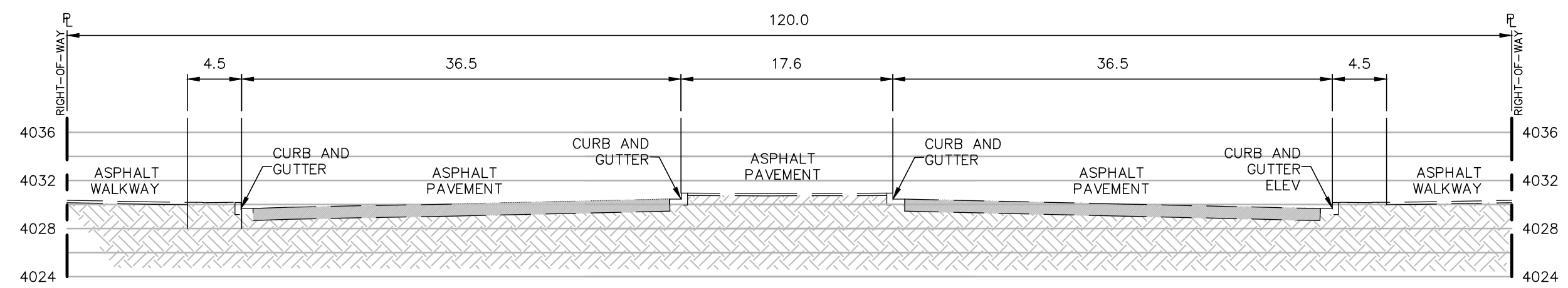
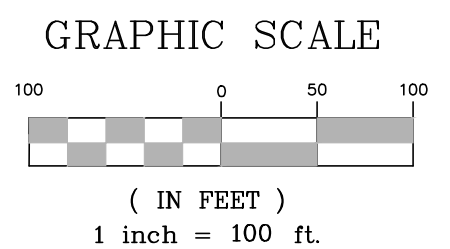


RETENTION BASIN COMPUTATIONS BASED ON RATIONAL FORMULA  $Q_t = A \cdot R \cdot C / 12$   
100 YEAR STORM FREQUENCY (DEVELOPED)

Basin No.	Watershed Area (Acres)	Average Runoff Coef. (C)	Rainfall (in)	Total Required Cap. (A-F)	10% Silt Required Cap. (A-F)	Available Capacity (A-F)	Bottom Elevation (FT)	High Water Surface Elevation (FT)
1A-COM	14.622	0.95	4	4.63	0.46	-	-	-
1B-PREST	17.046	0.65	4	3.693	0.369	-	-	-
KENAZO WATERSHED	1.061	0.95	4	0.34	0.034	-	-	-
	32.729			8.663	0.860	11.69	4013.00	4026.25
					9.526			

- LEGEND**
- RIGHT-OF-WAY R.O.W.
  - TELEPHONE PEDESTAL TBX
  - SET 1/2" INCH REINFORCING BAR WITH A PLASTIC CAP STAMPED TX 5678 G-3NG, LLC UNLESS OTHERWISE SHOWN
  - TOWN OF HORIZON CITY MONUMENT
  - OVER HEAD ELECTRIC
  - UTILITY POLE P<sub>U</sub>
  - BLOCK SUBDIVISION
  - TRAFFIC CONTROL TRB
  - TUSCANY PARK VILLAGE UNIT ONE INSTRUMENT No. 20120008204
  - EXISTING CONTOURS -3900-
  - EXISTING FLOW
  - PROPOSED FLOW

TUSCANY PARK VILLAGE REPLAT A  
COMMERCIAL LOT = 10  
PRIVATE PONDING = 1



**DRAINAGE CALCULATIONS**  
COMPUTATIONS BASED ON 100 YEAR STORM FREQUENCY

Watershed	Area (Acres)	Runoff Coef. (C)	Rainfall (in)	Total Required Cap. (A-F)	10% Silt Required Cap. (A-F)	Available Capacity (A-F)	Bottom Elevation (FT)	High Water Surface Elevation (FT)
NATURAL TERRAIN RUN-OFF WATERSHED #1B (WS#1B)(Tc=10 min.)	Q = CIA	Q Exp. = 0.35 x 5.60 x 17.04	Q Exp. = 33.39 C. F. S.					
WATERSHED #1A (WS#1A)(Tc=10 min.)	Q = CIA	Q Exp. = 0.95 x 5.60 x 15.703	Q Exp. = 83.52 C. F. S.					
WATERSHED FULLY DEVELOPMENT (Tc=10 min.)	Q = wCIA	Q Exp. = 0.78 x 5.60 x 31.66	Q Exp. = 139.81 C. F. S.					
WATERSHED #1B (WS#1B)(Tc=10 min.)	Q = CIA	Q Exp. = 0.65 x 5.60 x 17.04	Q Exp. = 62.047 C. F. S.					

**Curve Table**

Curve No.	Length	Radius	Delta	Chord Direction	Chord Length
C1	371.26'	691.36'	30° 46' 05"	N15° 58' 22"W	366.82'
C2	47.12'	30.00'	90° 00' 00"	S44° 59' 50"E	42.43'
C3	481.99'	960.00'	28° 46' 00"	S14° 22' 50"E	476.94'
C4	236.79'	960.00'	14° 07' 57"	S7° 03' 48"E	236.19'
C5	154.59'	960.00'	9° 13' 35"	S18° 44' 34"E	154.42'
C6	45.43'	30.00'	86° 45' 35"	S20° 00' 15"W	41.21'
C7	32.04'	20.00'	91° 47' 50"	N70° 43' 02"W	28.72'
C8	291.53'	1291.50'	12° 56' 01"	N18° 21' 07"W	290.91'
C9	32.17'	20.00'	92° 08' 53"	N17° 18' 36"E	28.81'
C10	46.00'	30.00'	87° 51' 07"	S72° 41' 24"E	41.62'
C11	47.12'	30.00'	90° 00' 00"	S16° 14' 10"W	42.43'
C12	31.42'	20.00'	90° 00' 00"	N73° 45' 50"W	28.38'
C13	31.42'	20.00'	90° 00' 00"	N16° 14' 10"E	28.38'
C14	47.12'	30.00'	90° 00' 00"	S73° 45' 50"E	42.43'

**Parcel Line Table**

Line #	Length	Direction
L1	60.00'	N61° 14' 10"E
L2	14.78'	N0° 34' 53"W
L3	90.00'	S89° 26' 40"W
L4	25.64'	S00° 00' 10"E

PREPARED BY AND UNDER THE SUPERVISION OF LUIS ALONSO GUTIERREZ, P.E.  
REGISTERED PROFESSIONAL ENGINEER  
No. 107364

LUIS ALONSO GUTIERREZ, P.E. No. 107364  
G-ENGINEERING, L.L.C.  
TEXAS REGISTERED ENGINEERING FIRM F-14940

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

I, James D. Whitaker, a Registered Professional Land Surveyor, certify this plat is a correct representation of the facts found at the time of a ground survey performed by me or under my supervision on the date shown herein.

James D. Whitaker  
Registered Professional Land Surveyor  
Texas No. 5679

**PRINCIPAL CONTACTS:**

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: HZ VENTURES LLC SERIES K	241 FREDERICK ROAD	EL PASO, TEXAS 79905	(915) 471-6011	
SURVEYOR: G-Engineering, LLC	1901 ARIZONA	EL PASO, TEXAS 79902	(915) 209-5141	(915) 503-1969
ENGINEER: G-Engineering, LLC	1901 ARIZONA	EL PASO, TEXAS 79902	(915) 209-5141	(915) 503-1969

SET 1/2" INCH REINFORCING BAR WITH A PLASTIC CAP STAMPED TX 5679 G-3NG, LLC UNLESS OTHERWISE SHOWN

# TUSCANY PARK VILLAGE REPLAT A

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 TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS

CONTAINING IN ALL 1,379,476 sq. ft. OR 31.668 acres OF LAND MORE OR LESS

COMMERCIAL LOTS = 10

STATE OF TEXAS  
COUNTY OF EL PASO

### DEDICATION

TUSCANY PARK VILLAGE The owner of this land, does hereby present this map and dedicate their respective property to the use public, utility easement as hereon laid down and designated, including easement for overhead of service wires for pole type utilities and the right for installation of service poles a alongside lot lines as may be required, easement 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 \_\_\_\_\_ 2021

Authorized Partner  
HZ VENTURES, LLC

### ACKNOWLEDGEMENT

STATE OF TEXAS  
COUNTY OF EL PASO

BEFORE ME, the undersigned authority, on this day personally appeared HERNANDEZ PIERRE AND NORMA PIERRE, proved to me through his Texas Department of Public Safety Drivers License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public in and for El Paso County My Commission Expires \_\_\_\_\_

### TOWN OF HORIZON CITY TOWN COUNCIL

This subdivision is hereby approved as to the platting and as to the condition of the dedication in accordance with Chapter 212 of the Local Government Code of Texas this \_\_\_\_\_ day of \_\_\_\_\_, 2021, A.D.

Elvia Schuller, City Clerk Ruben Mendoza, Mayor

Approved for filing this \_\_\_\_\_ day of \_\_\_\_\_, 2021

HUITT-ZOLLARS, INC. (Town Engineer)  
By Isabel Vazquez, P.E.  
Vice President

### FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2021, in Volume \_\_\_\_\_ of the Plat Records, Page \_\_\_\_\_ File No. \_\_\_\_\_

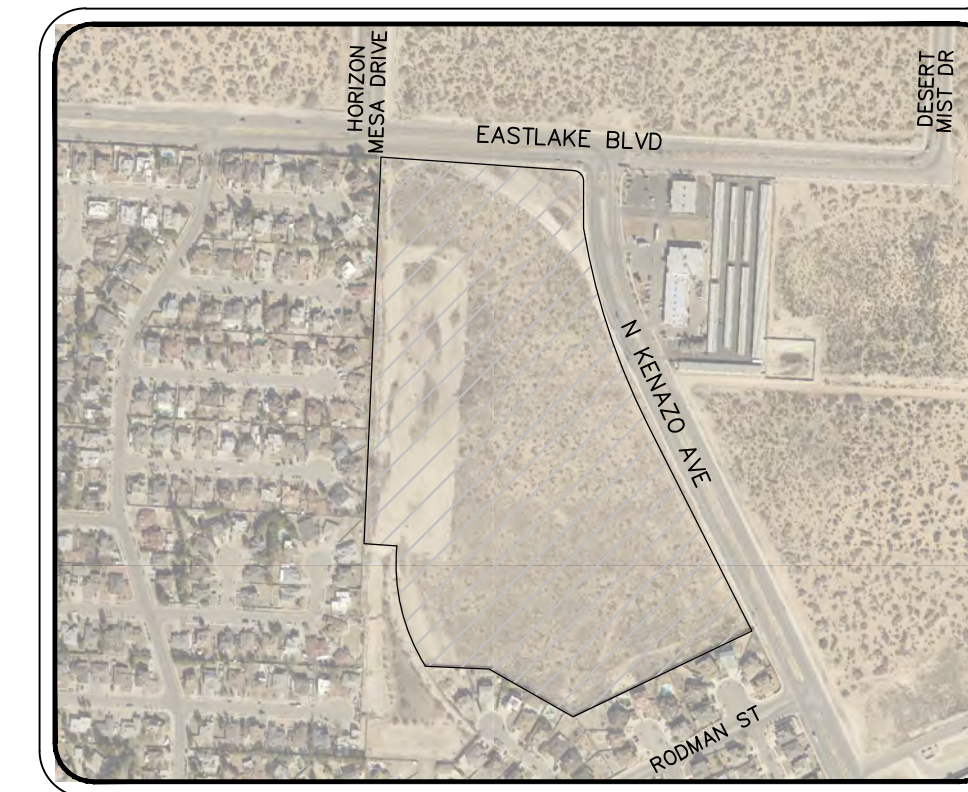
County Clerk Date

PREPARED BY AND UNDER THE SUPERVISION OF LUIS ALONSO GUTIERREZ, P.E., REGISTERED PROFESSIONAL ENGINEER No. 107364

LUIS ALONSO GUTIERREZ, P.E. No. 107364  
G-ENGINEERING, L.L.C.  
TEXAS REGISTERED ENGINEERING FIRM F-14940

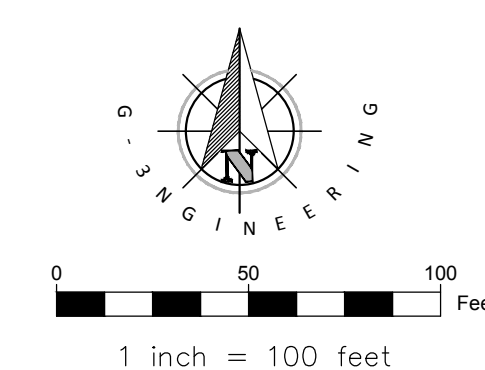
SCALE: 1" = 600'

LOCATION MAP



### 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 Kenozo Ave. The municipalities is Town of Horizon City, Texas. According to the 2004 U.S. Census Bureau records The Town of Horizon City, has a population 16,735 and the City of El Paso has a population 592,099.



Curve No.	Length	Radius	Delta	Chord Direction	Chord Length
C1	371.26'	691.36'	30° 46' 05"	N15° 58' 22"W	366.82'
C2	47.12'	30.00'	90° 00' 00"	S44° 59' 50"E	42.43'
C3	481.99'	960.00'	28° 46' 00"	S14° 22' 50"E	476.94'
C4	236.79'	960.00'	14° 07' 57"	S7° 03' 48"E	236.19'
C5	154.59'	960.00'	9° 13' 35"	S18° 44' 34"E	154.42'
C6	45.43'	30.00'	86° 45' 35"	S20° 00' 15"W	41.21'
C7	32.04'	20.00'	91° 47' 50"	N70° 43' 02"W	28.72'
C8	291.53'	1281.50'	12° 56' 01"	N18° 21' 07"W	290.91'
C9	32.17'	20.00'	92° 08' 53"	N17° 18' 36"E	28.81'
C10	46.00'	30.00'	87° 51' 07"	S72° 41' 24"E	41.62'
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C12	31.42'	20.00'	90° 00' 00"	N73° 45' 50"W	28.28'
C13	31.42'	20.00'	90° 00' 00"	N16° 14' 10"E	28.28'
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Line #	Length	Direction
L1	60.00'	N61° 14' 10"E
L2	14.78'	N0° 34' 53"W
L3	90.00'	S89° 26' 40"W
L4	25.64'	S00° 00' 10"E

### PLAT NOTES AND RESTRICTIONS:

- This property lies in Zone "X", as designed by F.E.M.A. El Paso County, Community Panel No. 480212-00025 B, Dated September 04, 1991.
- Restrictive Covenants for this property are filed in the El Paso County Clerk's Office, Instrument No. \_\_\_\_\_ Date \_\_\_\_\_
- Tax Certificates for this property are filed in the El Paso County Clerk's Office, Instrument No. \_\_\_\_\_ Date \_\_\_\_\_
- Water supply and Sanitary Sewer Service will be provided by the Horizon Regional Municipal Utility District.
- Town of horizon city monument at the intersection north kenozo and rodman drive. 4028.57' (NAVD 88 Datum)
- Lot owner is responsible for maintaining driveways, sidewalks and parkways abutting their property.
- Set 1/2" rebar at all exterior boundary corners unless otherwise noted.
- Set 1/2" rebar at all lot corners to be done after construction is completed.
- All easements are 10' wide utility easement unless otherwise noted.
- Grading and drainage plans will be required before building permits are issued.

### FIELD NOTE DESCRIPTION

A field note description of 31.668 acres or 1,379,476 square feet parcel or tract of land being all of Tuscany Park Village Unit One, Portion of Section 30 Block 78, Township 3 and Portion of Section 31 Block 78, Township 3 and lying within the corporate limits of El Paso County, Texas. The said Tuscany Park Village Unit One is recorded in the Instrument No. 20120008204 found in the El Paso County Clerk's Office Deeds and Records located in the City of El Paso, El Paso County, Texas.

This survey conforms to the Plat of Tuscany Park Village Unit One found in the El Paso County Clerk's Office Deeds and Records located in the City of El Paso, El Paso County, Texas.

The Basis of Bearings are based on those bearings depicted on the plat of Horizon Height Unit Fourteen is recorded in the Instrument No. 2005052674 found in the El Paso County Plat Records located in the City of El Paso, Texas. The parcel or tract of land is being more particularly described by metes and bounds as follows:

Beginning at a half-inch reinforcing bar with a cap stamped TX 5679 G-3NG set on the Westerly right-of-way of North Kenozo Avenue (120-foot wide right-of-way) and the southeasterly corner of the 31.668 acres being described, from which two found Town of Horizon City Monument, bears the following courses:

Thence, from the said southeasterly corner, North 61°14'10" East, a distance of 60.00 feet to a point on the monument line of the said North Kenozo;

Thence, continuing along the monument line, South 28°45'50" East, a distance of 1262.92 feet to the first Monument at the intersection of Rodman Street (68.00-foot wide Right-of-Way) And North Kenozo Avenue;

Thence, along monument line of Rodman Street, South 61°14'10" West, a distance of 195.00 to the second Monument at the intersection of Rodman Street (68.00-foot wide Right-of-Way) And Sand Verbena (Right-of-Way Varies);

Thence, from the Beginning, South 61°14'10" West, a distance of 624.73 feet to a point;

Thence, North 63°32'13" West, a distance of 300.76 feet to a point;

Thence, South 89°26'48" West, a distance of 213.62 feet to a point;

Thence, a distance of 371.26 feet along the arc of a radial curve to the right, with an interior angle of 30°46'05" and having a radius of 691.36 feet with a long chord that bears North 15°58'22" West, with a chord distance of 366.82 feet;

Thence, North 00°34'53" West, a distance of 14.78 feet to a point;

Thence, South 89°26'40" West, a distance of 90.00 feet to a point;

Thence, North 00°33'12" West, a distance of 1206.43 feet to a point;

Thence, South 89°59'50" East, a distance of 588.10 feet to a point;

Thence, a distance of 47.12 feet along the arc of a radial curve to the right, with an interior angle of 90°00'00" and having a radius of 30.00 feet with a long chord that bears South 44°59'50" East, with a chord distance of 42.43' feet;

Thence, South 00°00'00" East, a distance of 25.64 feet to a point;

Thence, a distance of 500.57 feet along the arc of a radial curve to the left, with an interior angle of 29°23'33" and having a radius of 960.00 feet with a long chord that bears South 14°56'06" East, with a chord distance of 494.92 feet;

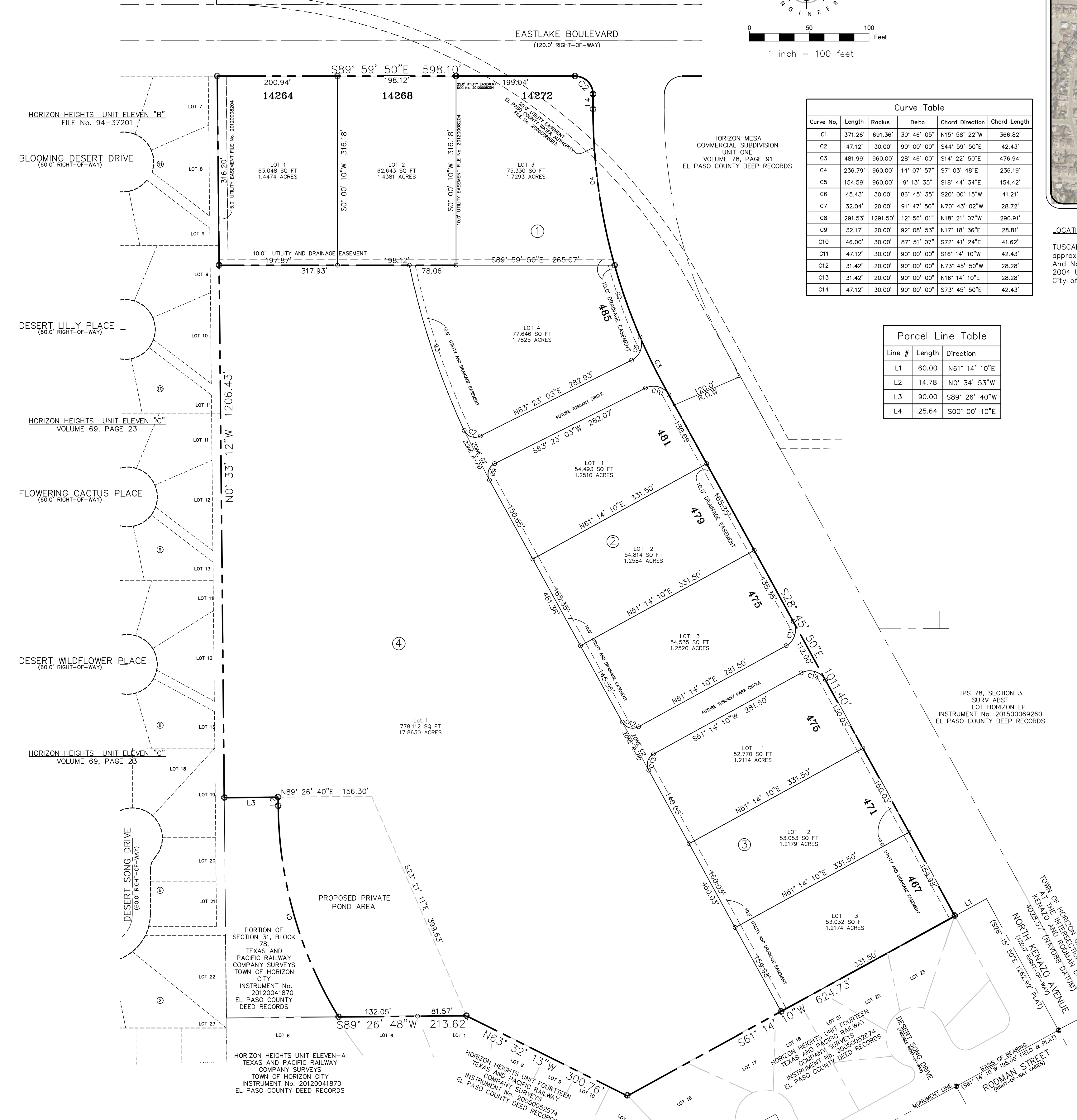
Thence, from the said southeasterly corner, South 28°45'50" East, a distance of 992.82 feet to a point to the Beginning and containing 31.668 acres or 1,379,476 square feet of land more or less.

I, James D Whitaker, a Registered Professional Land Surveyor, certify this plat is a correct representation of the facts found at the time of a ground survey performed by me or under my supervision on the date shown herein.

James D. Whitaker  
Registered Professional Land Surveyor  
Texas No. 5679

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: HZ VENTURES LLC SERIES K	241 FREDERICK ROAD	EL PASO, TEXAS 79905	(915)471-6011	
SURVEYOR: G-Engineering, LLC	1901 ARIZONA	EL PASO, TEXAS 79902	(915) 209-5141	(915) 503-1969
ENGINEER: G-Engineering, LLC	1901 ARIZONA	EL PASO, TEXAS 79902	(915) 209-5141	(915) 503-1969

SET HALF INCH REINFORCING BAR WITH A PLASTIC CAP STAMPED TX RPLS5679 G-3NG UNLESS OTHERWISE SHOWN



TUSCANY PARK VILLAGE REPLAT A  
COMMERCIAL LOT = 10  
PRIVATE PONDING = 1

SCHOOL DISTRICT  
CLINT INDEPENDENT SCHOOL DISTRICT



G-Engineering, LLC  
EL PASO, TEXAS

This document, whether in hard copy or machine readable format, is owned by G-Engineering and an instrument of services in respect to the project for which it was prepared. This document is not intended or authorized to be used by any party or extension of such project or any other project. Any reuse, including copying and/or modifying the document, without written permission from G-Engineering for the specific purpose intended may be a violation of law. Unauthorised use of this material may result in civil and/or criminal penalties.

W.O. 2021.02.17  
PREPARATION DATE: May 8, 2020  
REVISED DATE: 02/15/21  
REVISED DATE: 05/10/21



**TOWN OF HORIZON CITY  
MEMORANDUM**

**Date:** ~~May 6, 2021~~ Revised May 11, 2021

**To:** Honorable Mayor and Members of City Council

**From:** Michelle Padilla, Planning Director

**SUBJECT:** On a preliminary plat application (#SUB002470-2021) for Horizon Town Center Unit Four, 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.

---

On April 19, 2021, the Planning and Zoning Commission voted unanimously to recommend that the City Council approve the preliminary plat for the property with the condition that all staff comments be addressed prior to City Council action and that the approval of the plat is contingent upon the approval of the rezoning request by the City Council.

~~As of the posting of the agenda for the May 11, 2021 City Council meeting, staff is pending receipt of a plat that addresses all comments. The staff recommendation will be presented to the City Council at the meeting.~~

The applicant has provided a plat that addresses the staff comments. Staff recommends approval of the preliminary plat with the condition that a complete closure report, as required by the City Engineer, be provide with the final plat application. The approval of this plat is contingent upon the approval of the rezoning request for this same property which is tentatively scheduled for a 1<sup>st</sup> reading at the regular City Council meeting on June 8, 2021.

Attached for your review is the staff report that was presented to the Planning and Zoning Commission and the revised plat.



**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; [eooffer@horizoncity.org](mailto:eooffer@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:**

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

**LAND USE AND ZONING:**

	<b>Existing</b>	<b>Proposed</b>
<b>Land Use</b>	Vacant	Residential and Commercial
<b>Zoning</b>	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.

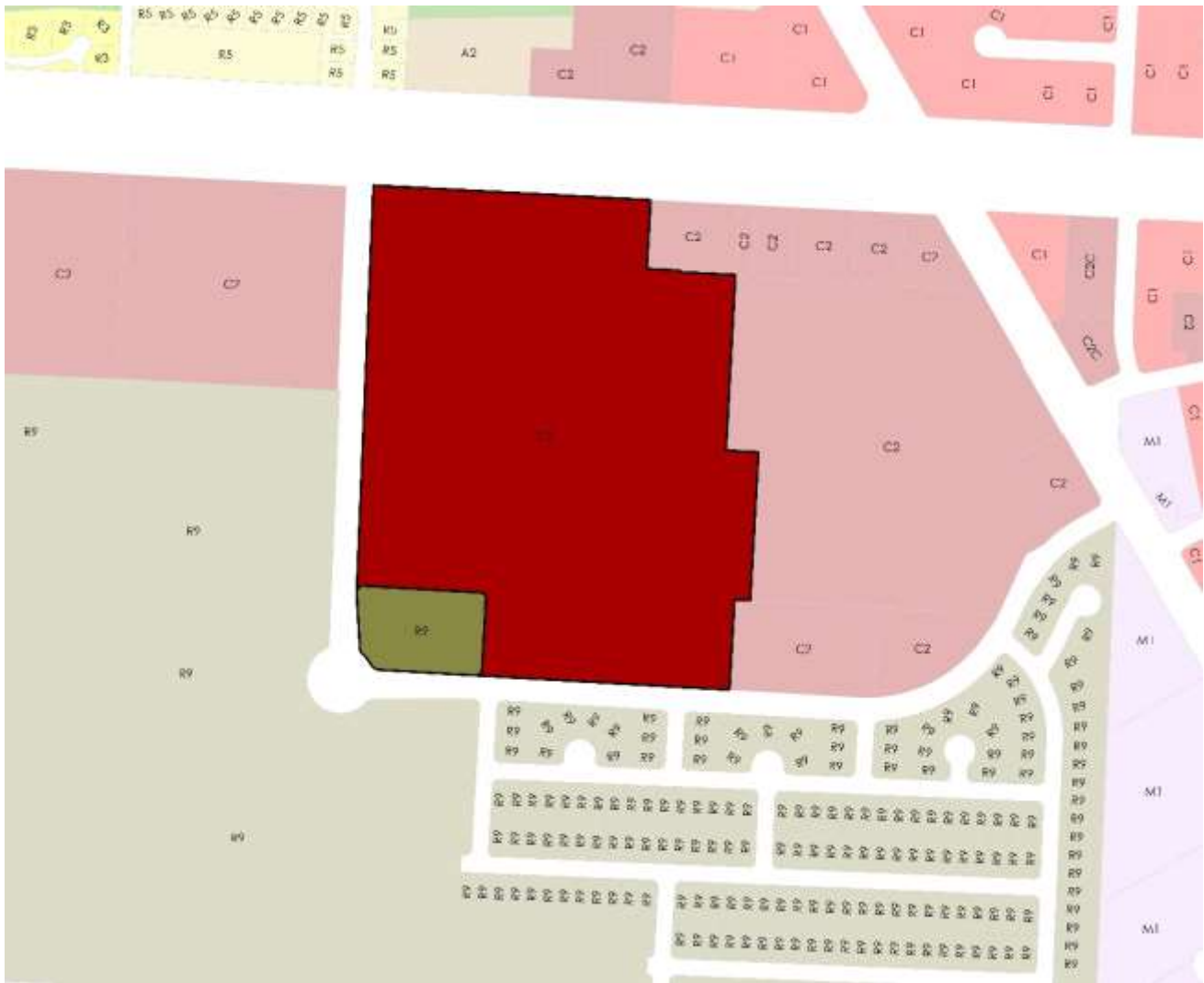
**El Paso Central Appraisal District Comments:**

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**



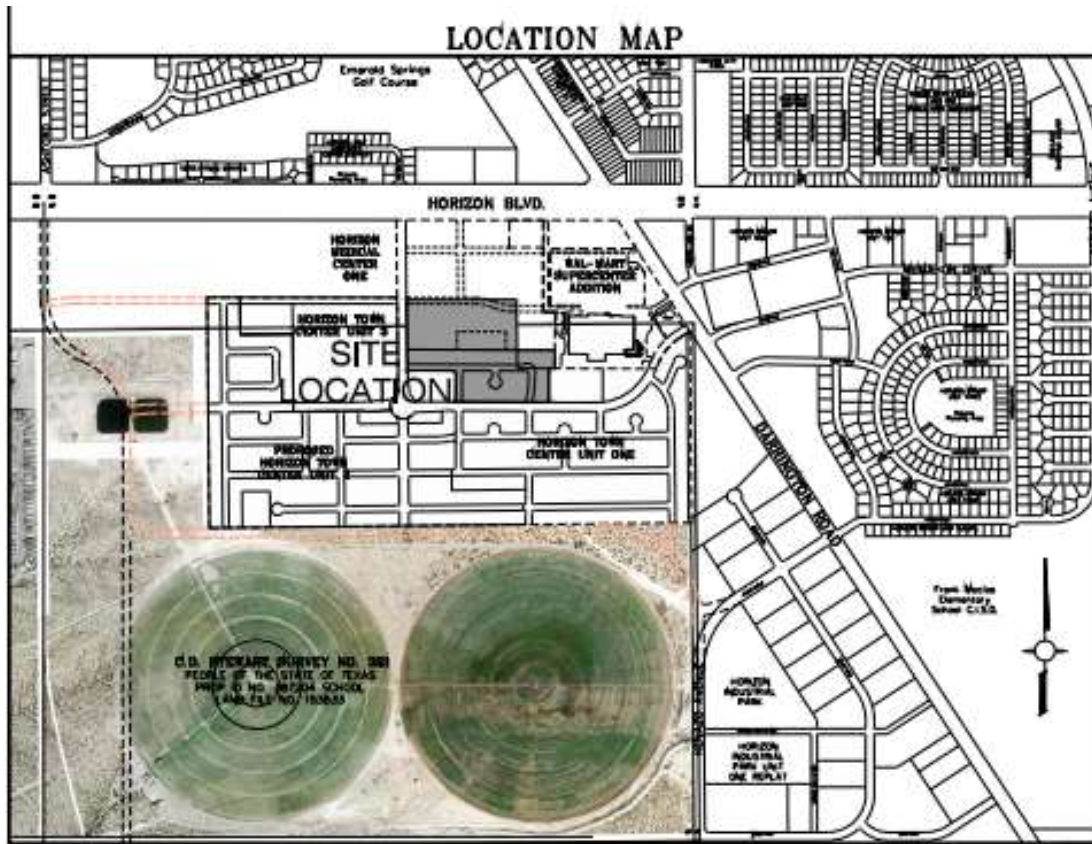
**Attachment 2: Aerial**



### 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,  
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,  
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 **Mites & 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 publications. Additional charges will be involved separately and shall be paid to the Town prior to City Council action.  
 Applicant's Signature \_\_\_\_\_

6. Signatures:  
[Signature] Douglas A. Schwartz  
(OWNER'S SIGNATURE) (OWNER'S PRINTED NAME)  
[Signature] Conrad Conde  
(APPLICANT'S SIGNATURE) (APPLICANT'S PRINTED NAME)

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

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  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 part is not available, attached are the **required** Notes & Bounds Description & survey map(s)?  Yes  No

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

5. Land's Present 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:**

[Signature]  
(OWNER'S SIGNATURE)

Douglas A. Schwartz  
(OWNER'S PRINTED NAME)

[Signature]  
(APPLICANT'S SIGNATURE)

Conrad Conde  
(APPLICANT'S PRINTED NAME)

**FEE SCHEDULE: (NON-REFUNDABLE)**

<b>\$300</b> - UP TO 1.0 ACRES	<b>\$450</b> - 30.1 ACRES TO 50 ACRES
<b>\$350</b> - 1.1 ACRES TO 10 ACRES	<b>\$500</b> - 50.1 ACRES TO 75 ACRES
<b>\$400</b> - 10.1 ACRES TO 30 ACRES	<b>\$600</b> - 75.1 ACRES AND UP
<b>EL PASO TIMES PUBLISHING FEE</b> APPROXIMATELY \$460	<b>ENGINEERING FEE</b> 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)

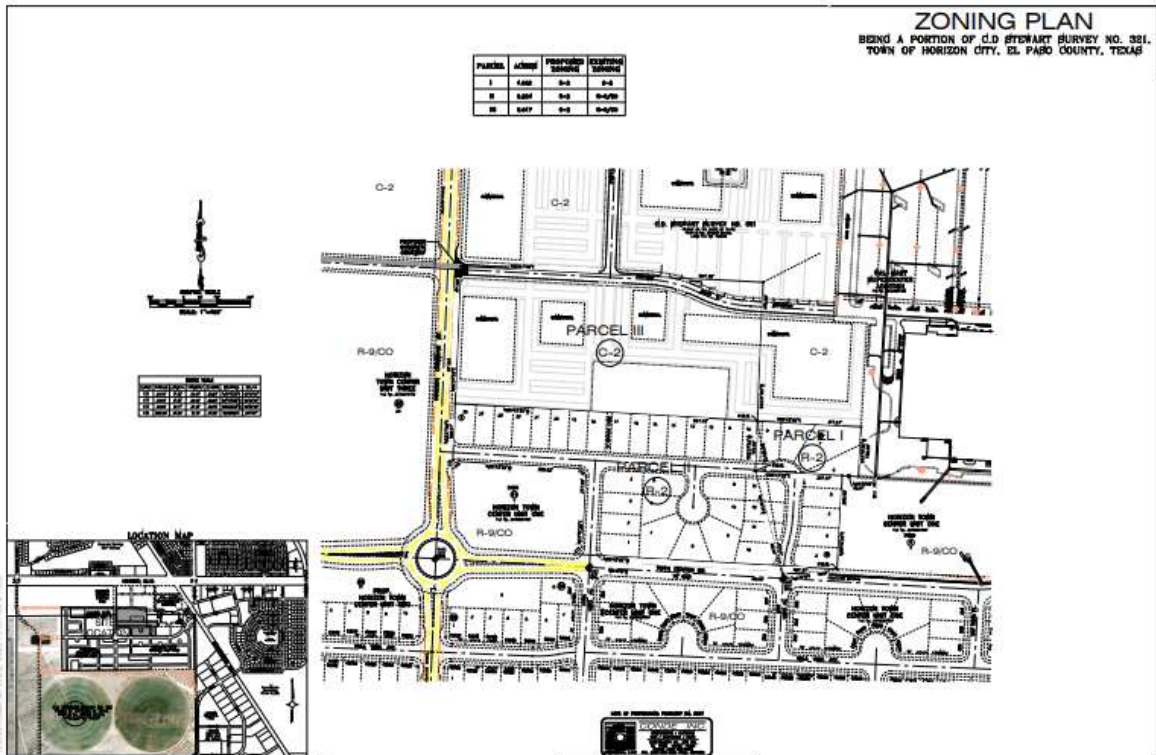
17. APPLICANT Ranchos Real XV, LLC 6080 Surety Dr., Ste. 300 El Paso, TX 79905 915-592-0290  
(NAME & ADDRESS) (EMAIL) (PHONE)

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

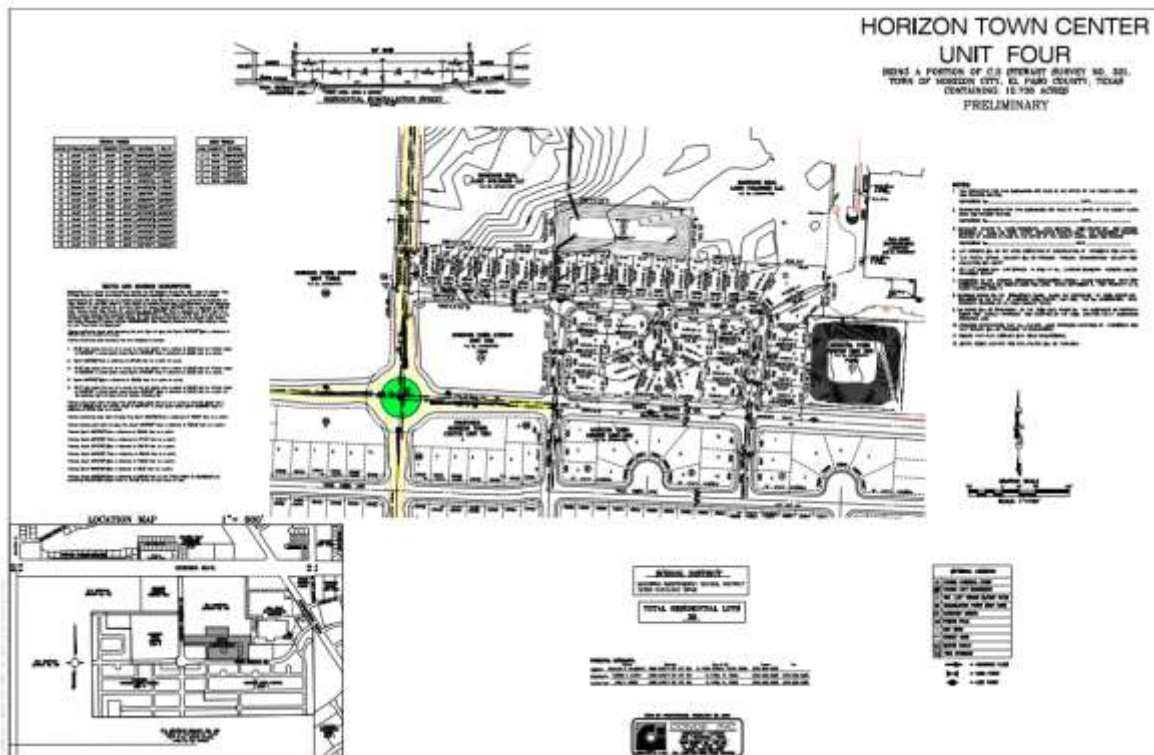
**NOTE:**  
 Applicant is responsible for all expenses incurred by the City in connection with the Preliminary Plat approval request, including but not limited to attorney's fees, engineering fees and publication. Charges exceeding deposit will be invoiced separately. Initials WA  
 Applicant Signature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



# HORIZON TOWN CENTER

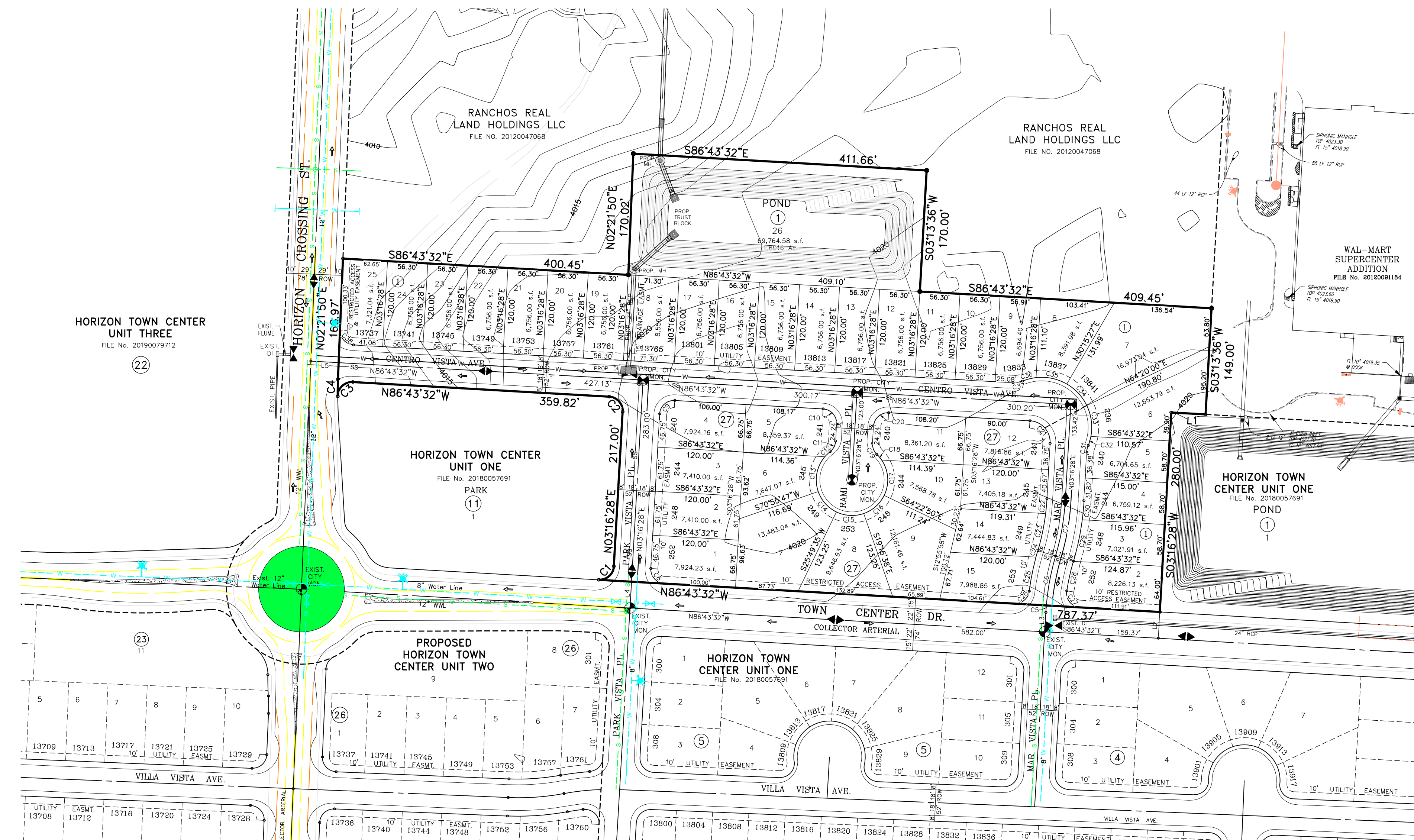
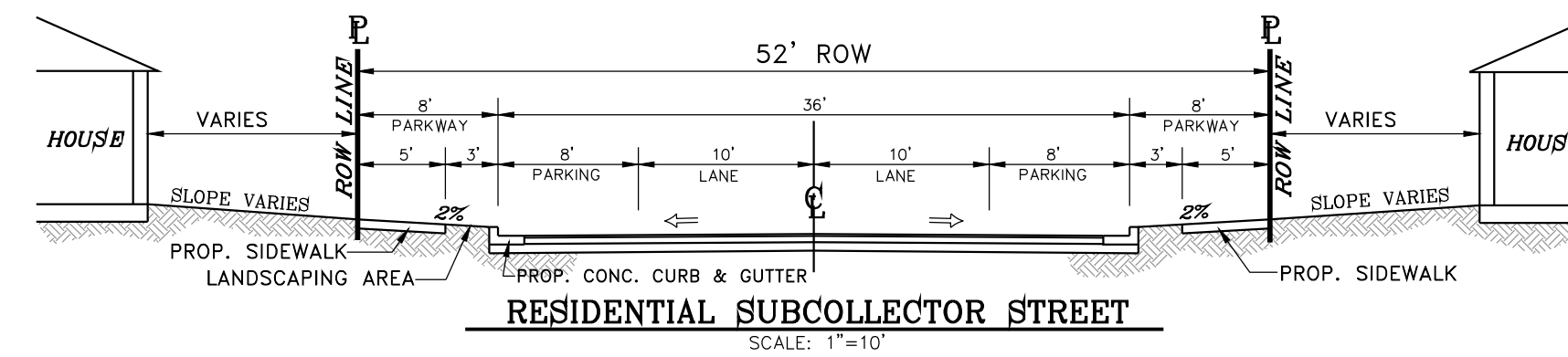
## UNIT FOUR

BEING A PORTION OF C.D STEWART SURVEY NO. 321,  
TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS  
CONTAINING: 10.918 ACRES

PRELIMINARY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.00'	31.42'	20.00'	28.28'	N48°16'28"E	90°00'00"
C2	20.00'	31.42'	20.00'	28.28'	N41°43'32"W	90°00'00"
C3	20.00'	32.71'	21.34'	28.18'	S46°25'34"W	93°42'09"
C4	500.00'	24.36'	12.18'	24.36'	N0°58'05"E	2°47'31"
C5	350.00'	9.75'	4.87'	9.75'	S4°04'21"W	1°35'40"
C6	350.00'	70.62'	35.43'	70.50'	S10°39'02"W	11°33'38"
C7	350.00'	80.37'	40.36'	80.19'	N9°51'10"E	13°29'22"
C8	20.00'	31.42'	20.00'	28.28'	S41°43'32"E	90°00'00"
C9	20.00'	31.42'	20.00'	28.28'	N48°16'28"E	90°00'00"
C10	20.00'	31.42'	20.00'	28.28'	N41°43'32"W	90°00'00"
C11	20.00'	17.08'	9.10'	16.56'	N27°44'00"E	48°55'04"
C12	50.00'	10.20'	5.12'	10.18'	S46°25'34"W	11°41'17"
C13	50.00'	51.99'	28.62'	49.68'	S10°43'01"W	59°34'28"
C14	50.00'	39.36'	20.76'	38.35'	S41°37'19"E	45°06'12"
C15	50.00'	39.36'	20.76'	38.35'	S86°43'32"E	45°06'12"
C16	50.00'	39.36'	20.76'	38.35'	N48°10'16"E	45°06'12"
C17	50.00'	51.99'	28.62'	49.68'	N47°04'04"W	59°34'28"
C18	50.00'	10.20'	5.12'	10.18'	N39°47'57"W	11°41'17"
C19	20.00'	17.08'	9.10'	16.56'	S21°11'03"E	48°55'04"
C20	20.00'	31.42'	20.00'	28.28'	S46°16'28"W	90°00'00"
C21	30.00'	47.12'	30.00'	42.43'	N41°43'32"W	90°00'00"
C22	324.00'	21.09'	10.55'	21.09'	N5°08'22"E	3°43'48"
C23	324.00'	53.30'	26.71'	53.24'	N11°43'03"E	9°25'35"
C24	376.00'	9.30'	4.65'	9.30'	S15°43'19"W	1°25'03"
C25	376.00'	48.76'	24.42'	48.73'	S11°17'52"W	7°25'51"
C26	20.00'	29.91'	18.55'	27.20'	N50°25'43"E	89°41'31"
C27	20.00'	33.38'	22.06'	29.64'	S38°55'04"E	95°36'55"
C28	324.00'	42.64'	21.35'	42.61'	S12°39'37"W	7°32'27"
C29	376.00'	59.43'	29.78'	59.37'	N11°54'09"E	9°03'24"
C30	376.00'	26.90'	13.46'	26.90'	N51°39'28"E	4°05'58"
C31	30.00'	9.53'	4.80'	9.49'	S12°22'19"W	18°11'42"
C32	70.00'	13.30'	6.67'	13.28'	N16°01'31"E	10°53'18"
C33	70.00'	44.29'	22.91'	43.55'	N7°32'34"W	36°14'52"
C34	70.00'	41.63'	21.45'	41.02'	N42°42'17"W	34°04'33"
C35	70.00'	44.80'	23.20'	44.04'	N78°04'39"W	36°40'11"
C36	70.00'	19.74'	9.93'	19.67'	S75°30'37"W	16°09'18"
C37	30.00'	13.53'	6.88'	13.42'	N80°21'31"E	25°50'31"
C38	20.00'	31.10'	19.68'	28.06'	S42°10'51"E	89°05'22"

LINE TABLE		
LINE	LENGTH	BEARING
L1	48.31	N86°43'32"W
L2	37.00	N3°16'28"E
L3	27.25	N3°16'28"E
L4	37.00	N3°16'28"E
L5	39.00	N86°43'32"W



**METES AND BOUNDS DESCRIPTION**

Description of a parcel of land being a portion of C.D Stewart Survey No. 321, Town of Horizon City, El Paso County, Texas, and being more particularly described by metes and bounds as follows: Commencing for reference at an existing brass disk City Monument at the centerline intersection of Town Center Dr. and Mar Vista Pl. from which an existing brass disk City Monument at the centerline intersection of Town Center Dr. and Mar Vista Pl. bears South 86°43'32" East a distance of 582.00 feet; thence along Town Center Dr. centerline, South 86°43'32" East a distance of 159.37 feet to a point; thence leaving said centerline North 03°16'28" East a distance of 37.00 feet to a point on the northern right-of-way line of Town Center Dr.; also northern boundary line of Horizon Town Center Unit One, Recorded in Clerks File No. 20180057691, Real Property Records of El Paso County, Texas for the "True Point of Beginning".

Thence continuing along said boundary line and right-of-way line, North 86°43'32" West a distance of 787.37 feet to a point of curve;

Thence continuing said boundary line the following 5 courses

- 31.42 feet along the arc of a curve to the left which has a radius of 20.00 feet an interior angle of 90°00'00" a chord which bears North 48°16'28" East a distance of 28.28 feet to a point;
- North 03°16'28" East a distance of 217.00 feet to a point of curve;
- 31.42 feet along the arc of a curve to the left which has a radius of 20.00 feet an interior angle of 90°00'00" a chord which bears North 41°43'32" West a distance of 28.28 feet to a point;
- North 86°43'32" West a distance of 359.82 feet to a point of curve;
- 32.71 feet along the arc of a curve to the left which has a radius of 20.00 feet an interior angle of 93°42'09" a chord which bears South 46°25'34" West a distance of 29.18 feet to a point on the easterly right-of-way line of Horizon Crossing St.;

Thence leaving said boundary line and along said right-of-way line, 24.36 feet along the arc of a curve to the left which has a radius of 500.00 feet an interior angle of 02°47'31" a chord which bears North 00°58'05" East a distance of 24.36 feet to a point;

Thence continuing said right-of-way line, North 02°21'50" East a distance of 168.97 feet to a point;

Thence, North 02°21'50" East a distance of 170.02 feet to a point;

Thence, South 86°43'32" East a distance of 411.66 feet to a point;

Thence, South 86°43'32" West a distance of 170.00 feet to a point;

Thence, South 86°43'32" East a distance of 409.45 feet to a point;

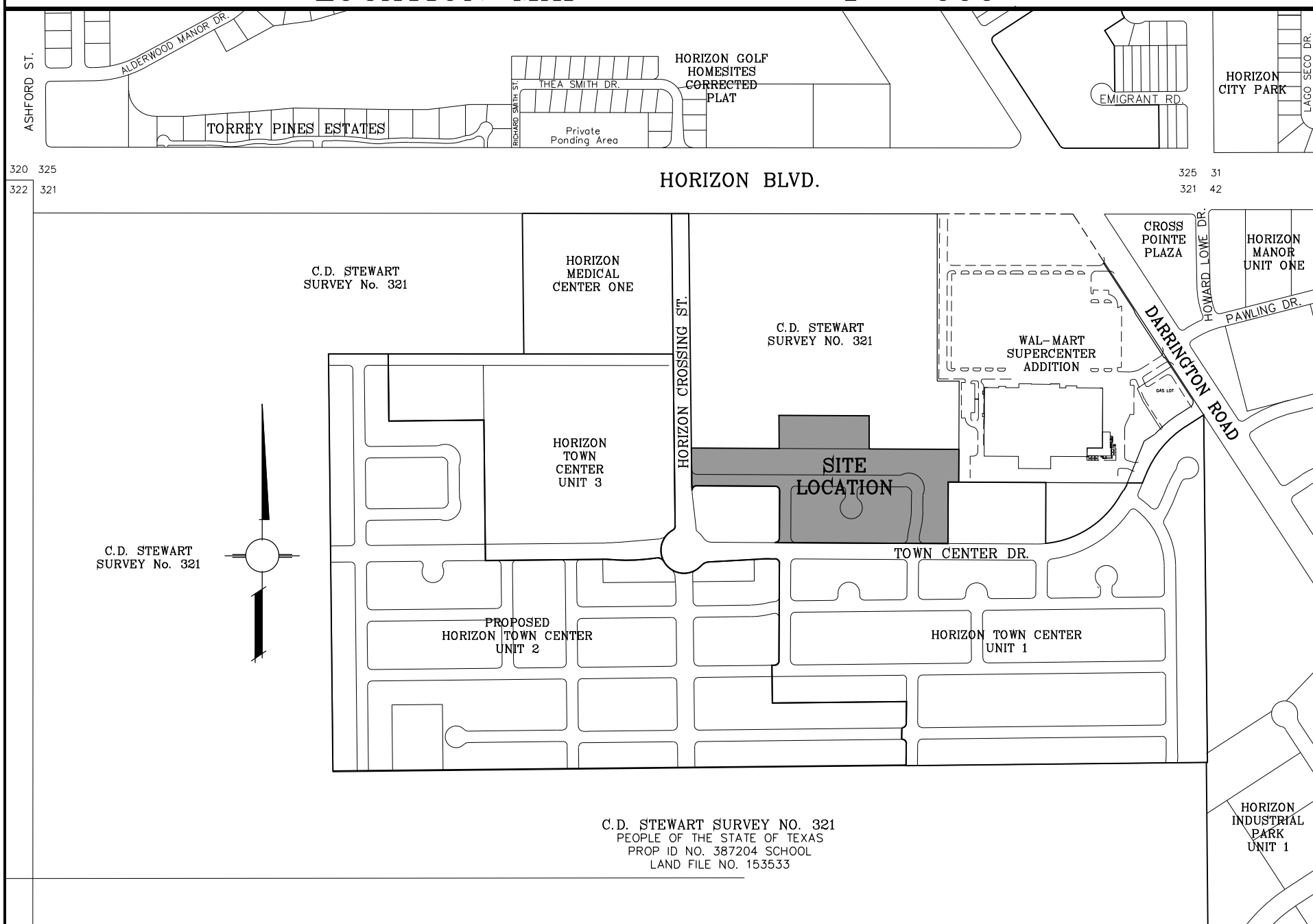
Thence, South 03°16'28" West a distance of 149.00 feet to a point;

Thence, North 86°43'32" West a distance of 48.31 feet to a point;

Thence, South 03°16'28" West a distance of 280.00 feet to the "TRUE POINT OF BEGINNING" and containing 475,382.50 Square Feet or 10.918 acres of land more or less.

- NOTES:**
- TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.  
INSTRUMENT No. \_\_\_\_\_ DATE \_\_\_\_\_
  - RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.  
INSTRUMENT No. \_\_\_\_\_ DATE \_\_\_\_\_
  - VEHICULAR ACCESS TO THOSE RESIDENTIAL LOTS ABUTTING TOWN CENTER DR. AND HORIZON CROSSING ST. SHALL BE FROM OTHER DEDICATED STREETS ONLY. THE INSTRUMENT ASSURING RELEASE OF ACCESS IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.  
INSTRUMENT No. \_\_\_\_\_ DATE \_\_\_\_\_
  - LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.
  - "U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS".
  - SET 1/2" REBAR WITH CAP MARKED TX 5152 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
  - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO 480212-250B AND 237B, DATED SEPTEMBER 4, 1991 PROPERTY IS IN FLOOD HAZARD ZONE X.
  - BEARINGS BASED ON THE MONUMENTS FOUND ALONG THE CENTERLINE OF TOWN CENTER DR., RECORDED IN THE PLAT OF HORIZON TOWN CENTER UNIT ONE, FILE NO. 20180057691, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS.
  - NO ROADS WILL BE MAINTAINED BY THE TOWN UNTIL PAVED BY THE SUBDIVIDER OR PROPERTY OWNER AND LEGALLY APPROVED AND ACCEPTED BY THE TOWN (SECTION 4.9.1.7, SUBDIVISION ORDINANCE #25).
  - PROVIDED CERTIFICATION THAT ALL UTILITIES HAVE APPROVED LOCATIONS OF EASEMENTS AND THAT SERVICE WILL BE PROVIDED TO DEVELOPMENT.
  - ENSURE THAT PLAT COMPLIES WITH TBPLS REQUIREMENTS.
  - WATER, SEWER, ELECTRIC AND GAS UTILITIES WILL BE AVAILABLE.

LOCATION MAP 1" = 600'



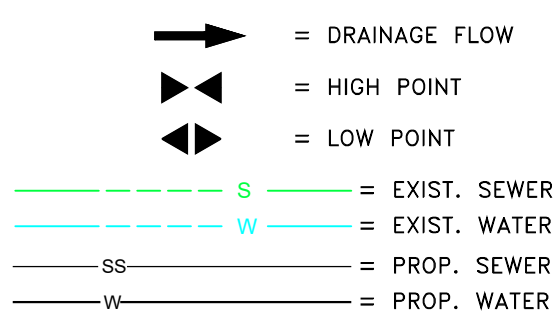
**SCHOOL DISTRICT**  
SOCORRO INDEPENDENT SCHOOL DISTRICT  
12300 EASTLAKE DRIVE

**TOTAL RESIDENTIAL LOTS**  
39

**PRINCIPAL CONTACTS:**

Name	Address	City & Zip	Phone	Fax
OWNER: DOUGLAS A. SCHWARTZ	6080 SURETY DR. STE 300	EL PASO COUNTY, TEXAS 79905	(915) 592-0290	
ENGINEER: YVONNE C. CURRY	6080 SURETY DR. STE 100	EL PASO, TX 79905	(915) 592-0283 (915) 592-0286	
SURVEYOR: RON R. CONDE	6080 SURETY DR. STE 100	EL PASO, TX 79905	(915) 592-0283 (915) 592-0286	

SYMBOL LEGEND	
●	FOUND CONTROL POINT
⊙	FOUND CITY MONUMENT
⊗	SET 1/2" REBAR W/CAP 5152
⊠	CALCULATED POINT (NOT SET)
⊕	SANITARY SEWER
⊖	POWER POLE
⊗	GUY WIRE
⊗	STREET SIGN
⊗	WATER VAULT
⊗	FIRE HYDRANT



REV.	DATE	SUBMIT	PRELIMINARY PLAT	3/18/21
1	04/28/21	PLANNING & ZONING COMMISSION STAFF REPORT		4/19/21

DATE OF PREPARATION: FEBRUARY 25, 2021



**TOWN OF HORIZON CITY  
MEMORANDUM**

**Date:** May 7, 2021 **May 11, 2021**  
**To:** Honorable Mayor and Members of City Council  
**From:** Michelle Padilla, Planning Director  
**SUBJECT:** On a preliminary plat application (#SUB002472-2021) for Rancho Desierto Bello Unit Fifteen Phase 1, 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.

---

On April 19, 2021, the Planning and Zoning Commission voted unanimously to recommended denial of the preliminary plat application for the Rancho Desierto Bello Unit Fifteen Phase 1 subdivision as one of the lots did not meet the minimum square footage requirement. The applicant has since provided a revised plat that addresses the discrepancy, but it does not address all of the staff comments. ~~As of the posting of the agenda for the May 11, 2021 City Council meeting, staff is pending receipt of a plat that addresses all comments. The staff recommendation will be presented to the City Council at the meeting.~~

~~The following conditions are recommended once the plat is revised per staff comments:~~

**The applicant has submitted a revised plat that addresses the staff comments. Staff recommends approval 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 TIA shall be approved by the City Engineer prior to the submittal of any final plat applications for the remaining units (beyond Unit 13) of the overall development.  
*-The applicant has submitted the TIA and has been reviewed by the City Engineer. The City is pending revisions to the report based on the City Engineer's comments.*
2. **The delineation of the original LTV Road shall be provided on the face of the plat with a note that it is to be vacated by separate instrument.**
3. The vacation application for a portion of LTV Road shall be approved and finalized by the City Council prior to the approval of a final and/or recording plat for this subdivision.
  - *Staff has requested that the County Commissioners Court convey the County's interest in LTV Road to Horizon City. To date, no such action has been taken.*

Attached for your review is the staff report that was presented to the Planning and Zoning Commission and the revised 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:**

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

**LAND USE AND ZONING:**

	<b>Existing</b>
<b>Land Use</b>	Vacant
<b>Zoning</b>	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.
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Sheet 13-16 of 23

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- 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:

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Sheet 6 of 21

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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.

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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.

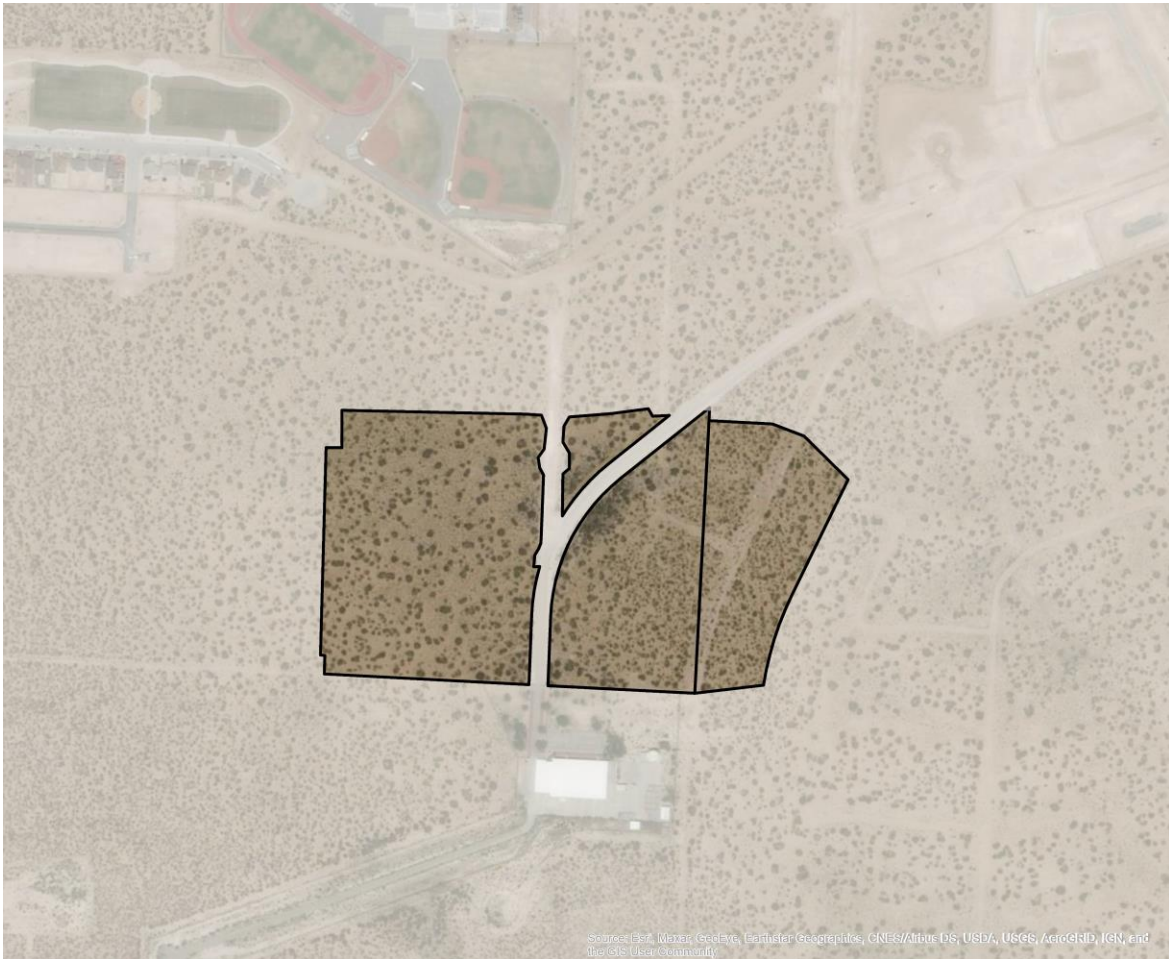
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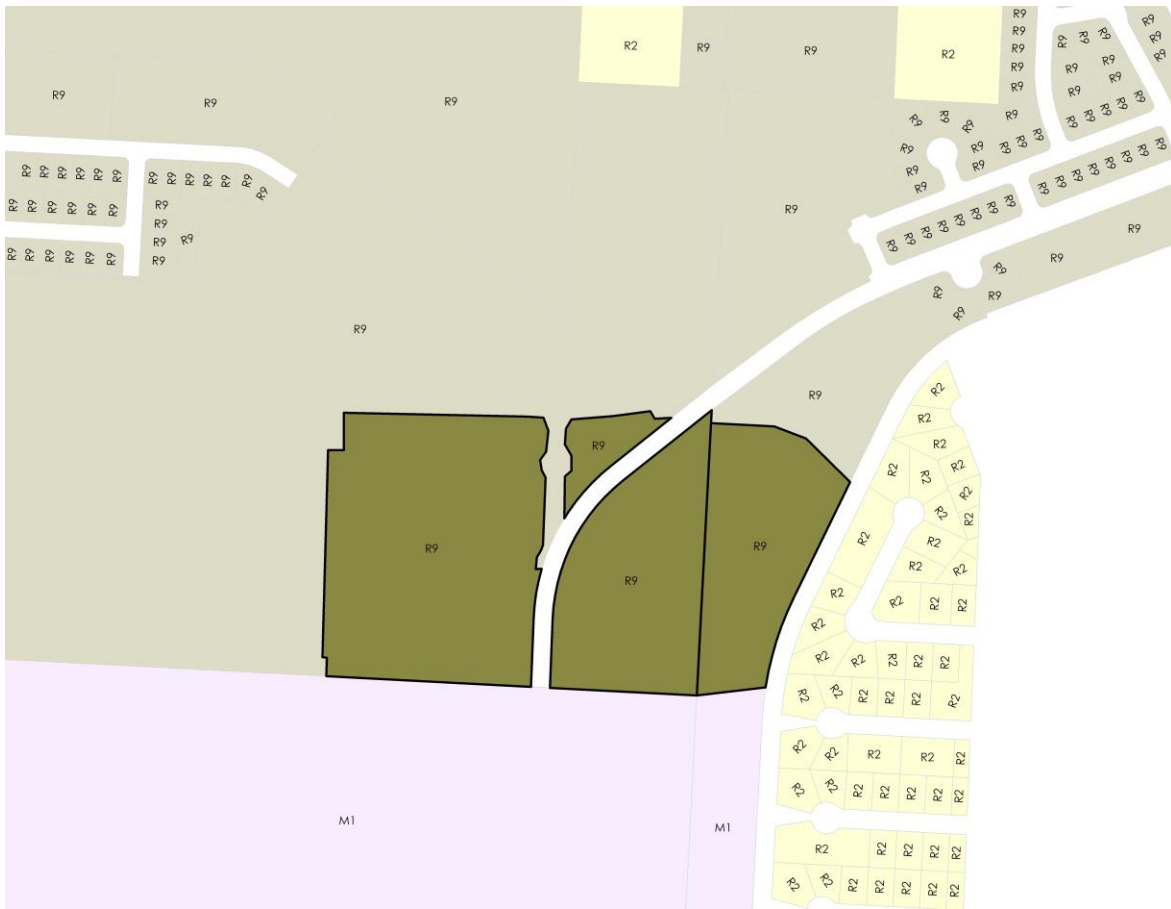
**Attachments:**

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

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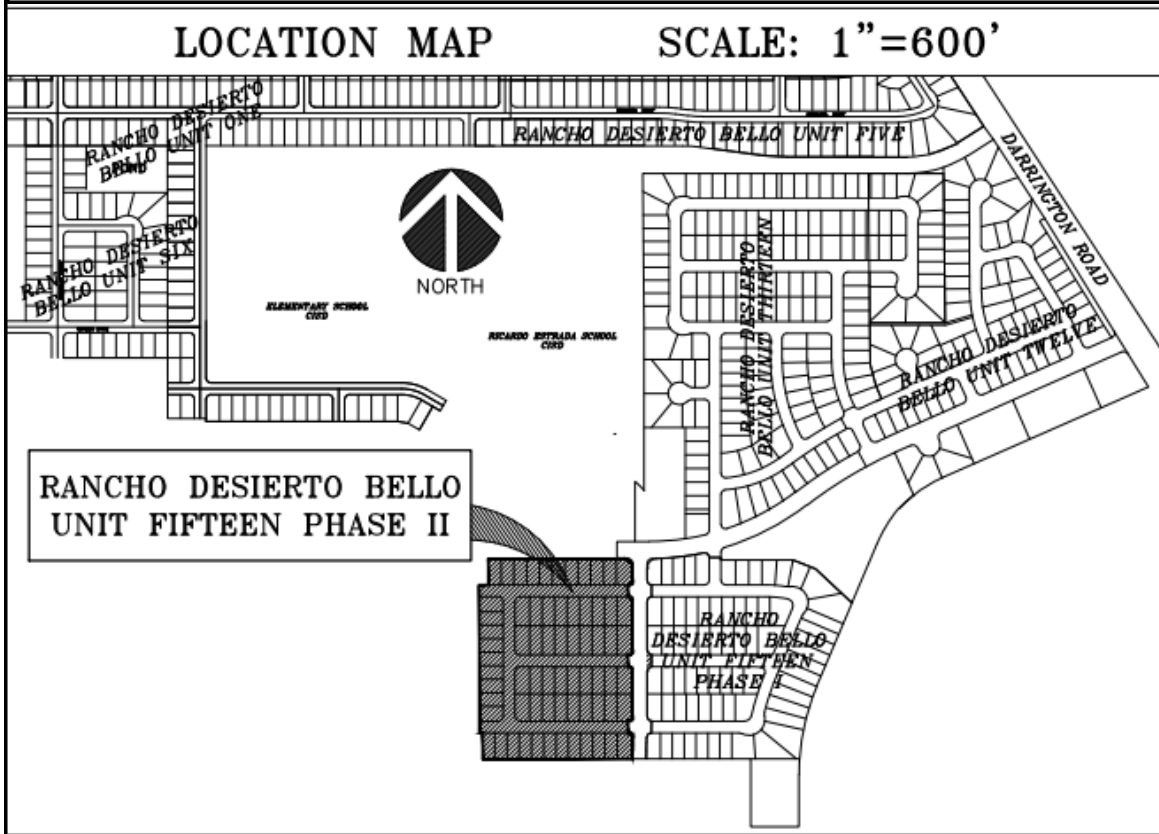
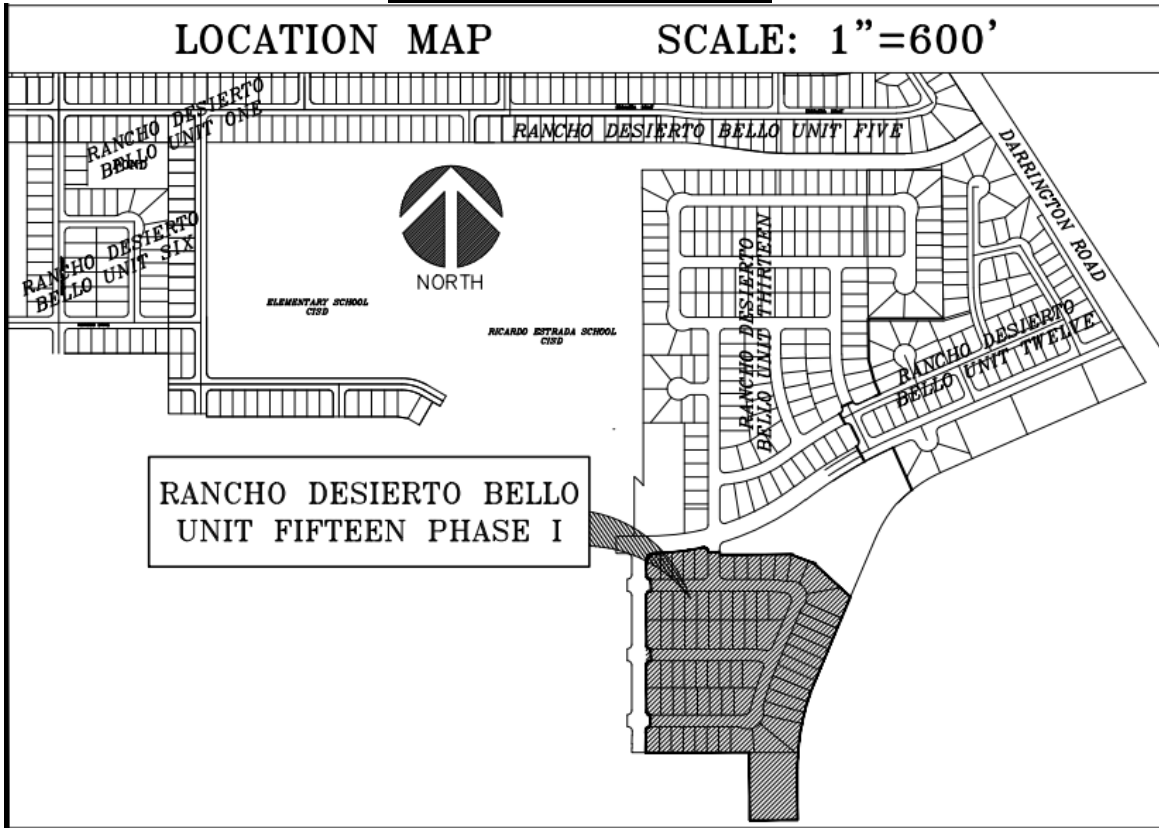


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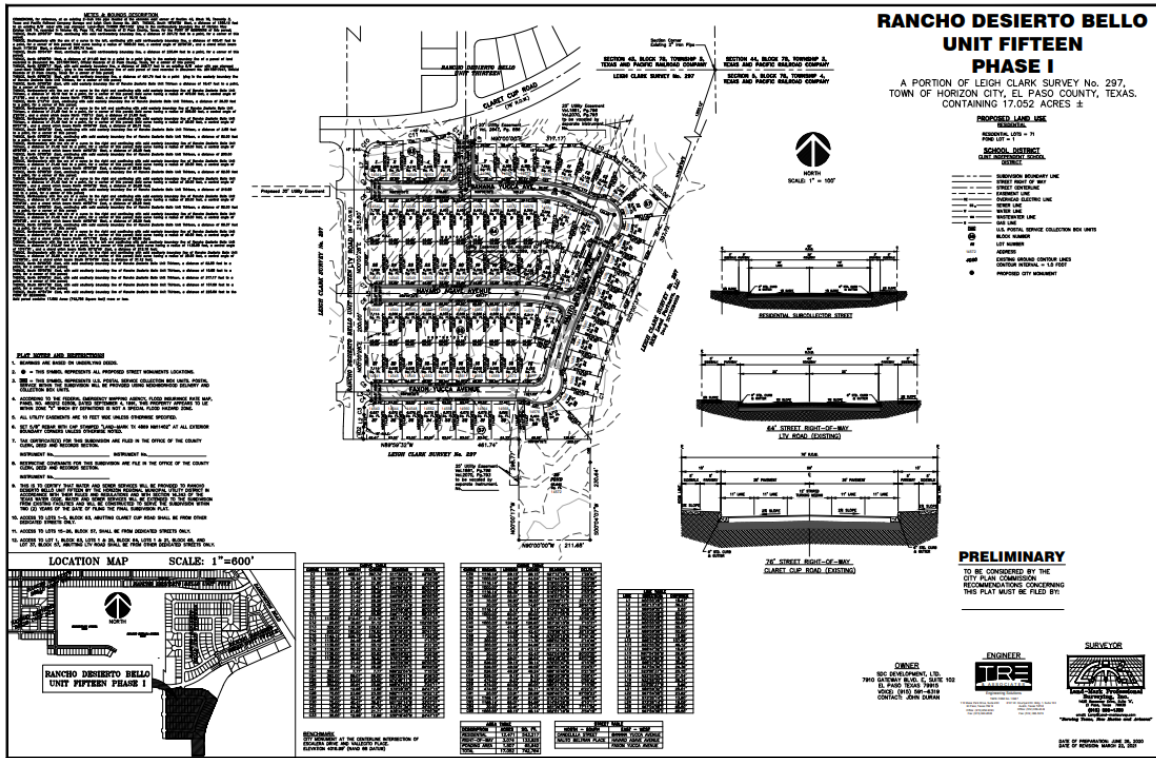




Attachment 3- Location Maps



### 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.

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
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 IF ANSWER IS "YES", PLEASE EXPLAIN THE NATURE OF THE MODIFICATION \_\_\_\_\_
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Applicant Signature [Signature] EMAIL kbarraza@tr-eng.com

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 Acceptance of fee does not grant acceptance of application.  
 Non Refundable Deposit \$500.00 | Application Fee: \$100





**TOWN OF HORIZON CITY  
MEMORANDUM**

**Date:** May 7, 2021 **May 11, 2021**  
**To:** Honorable Mayor and Members of City Council  
**From:** Michelle Padilla, Planning Director  
**SUBJECT:** On a preliminary plat application (#SUB002473-2021) for Rancho Desierto Bello Unit Fifteen Phase 2, 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.

---

On April 19, 2021, the Planning and Zoning Commission voted unanimously to recommended approval of the preliminary plat application for the Rancho Desierto Bello Unit Fifteen Phase 2 with the following conditions:

1. All staff comment shall be addressed prior to City Council action.
2. The traffic impact analysis (TIA) is required for the remaining subdivisions within the remaining Rancho Desierto Bello Development (approximately 236 acres). The TIA shall be approved by the City Engineer prior to the submittal of any final plat applications for the remaining units (beyond Unit 13) of the overall development.
  - *The applicant has submitted the TIA and has been reviewed by the City Engineer. The City is pending revisions to the report based on the City Engineer's comments.*
3. The vacation application for a portion of LTV Road shall be approved and finalized by the City Council prior to the approval of a final and/or recording plat for this subdivision.
  - *Staff has requested that the County Commissioners Court convey the County's interest in LTV Road to Horizon City. To date, no such action has been taken.*

~~As of the posting of the agenda for the May 11, 2021 City Council meeting, staff is pending receipt of a plat that addresses all comments. The staff recommendation will be presented to the City Council at the meeting.~~

**The applicant has submitted a revised plat that addresses all staff comments. Staff recommends approval with the abovementioned conditions 2 and 3.**

Attached for your review is the staff report that was presented to the Planning and Zoning Commission and the revised 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:**

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

**LAND USE AND ZONING:**

	<b>Existing</b>
<b>Land Use</b>	Vacant
<b>Zoning</b>	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:

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- Provide silt fence along Claret Cup and LTV Rd.
- Show flow arrows on SWPPP Plan.

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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.

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- Please provide a plat without contours.
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- 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.

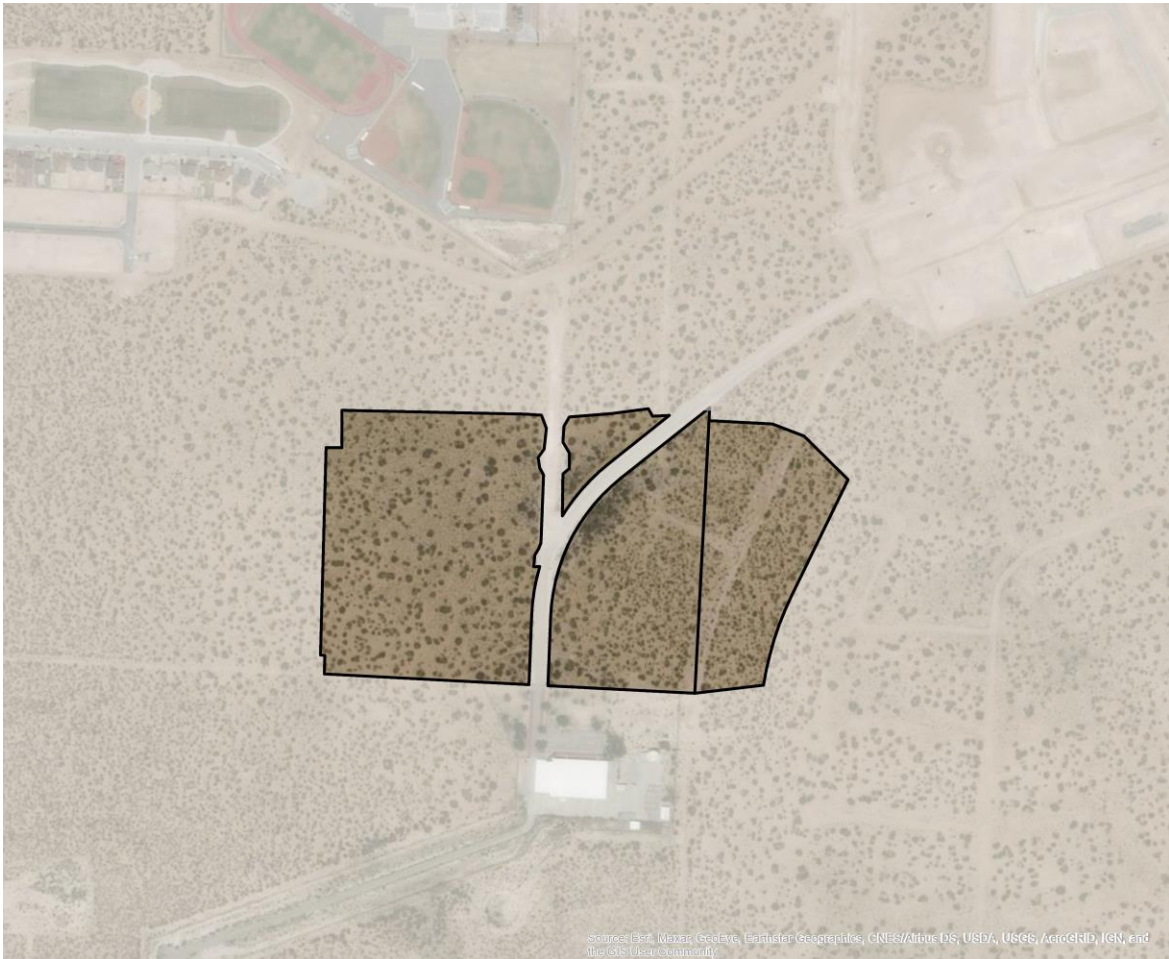
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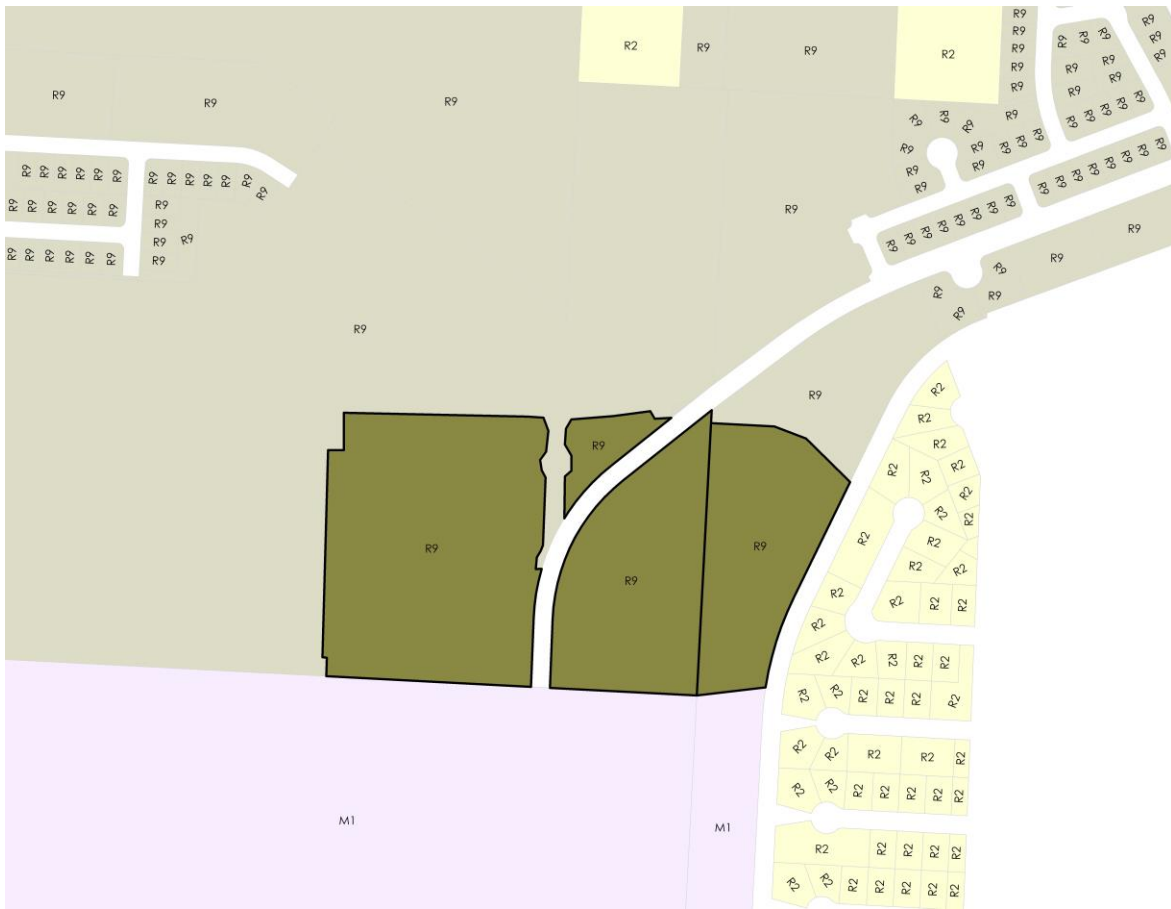
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- 4 Preliminary Plats**
- 5 Preliminary Plat Applications**

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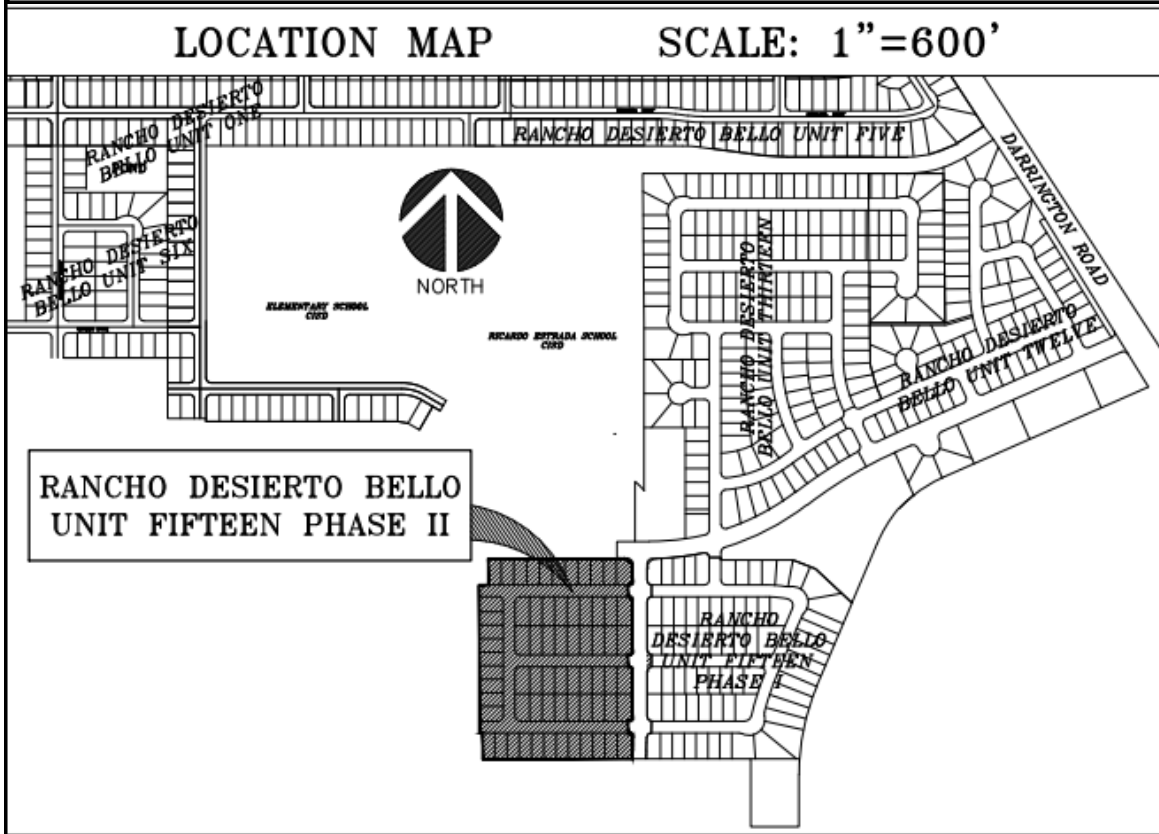
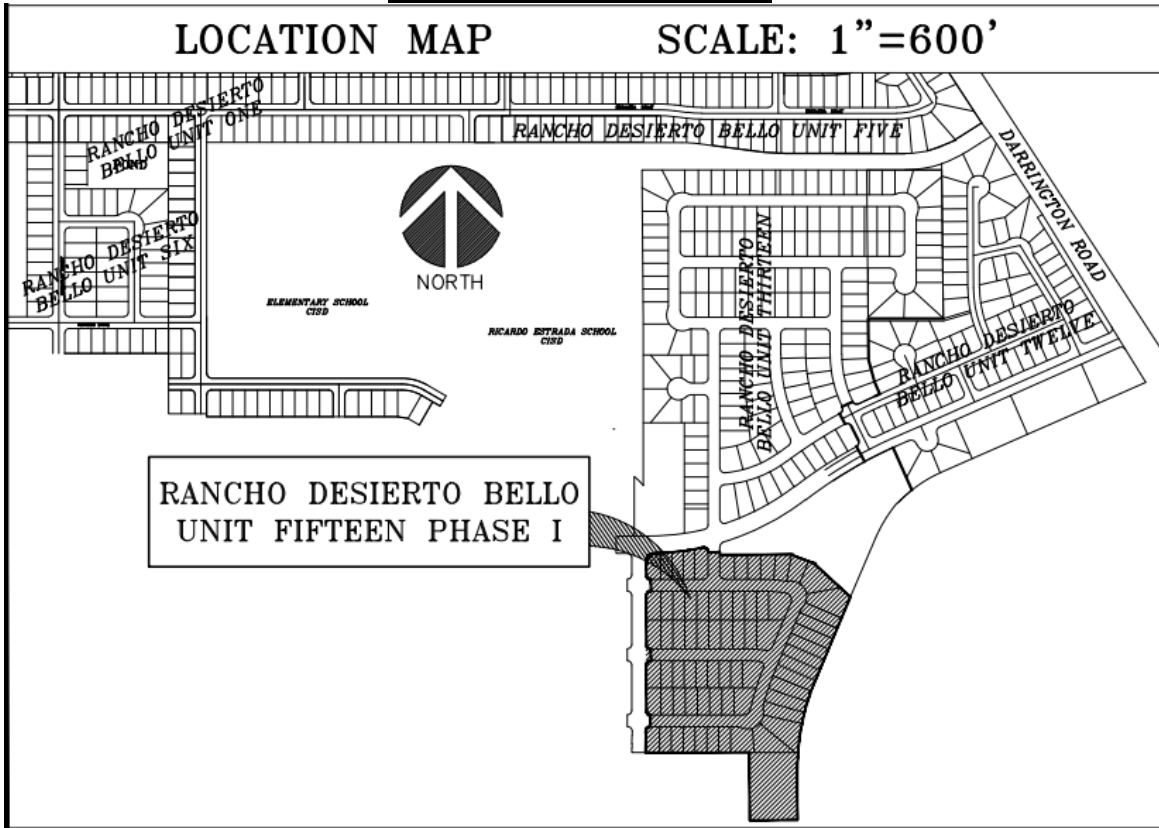


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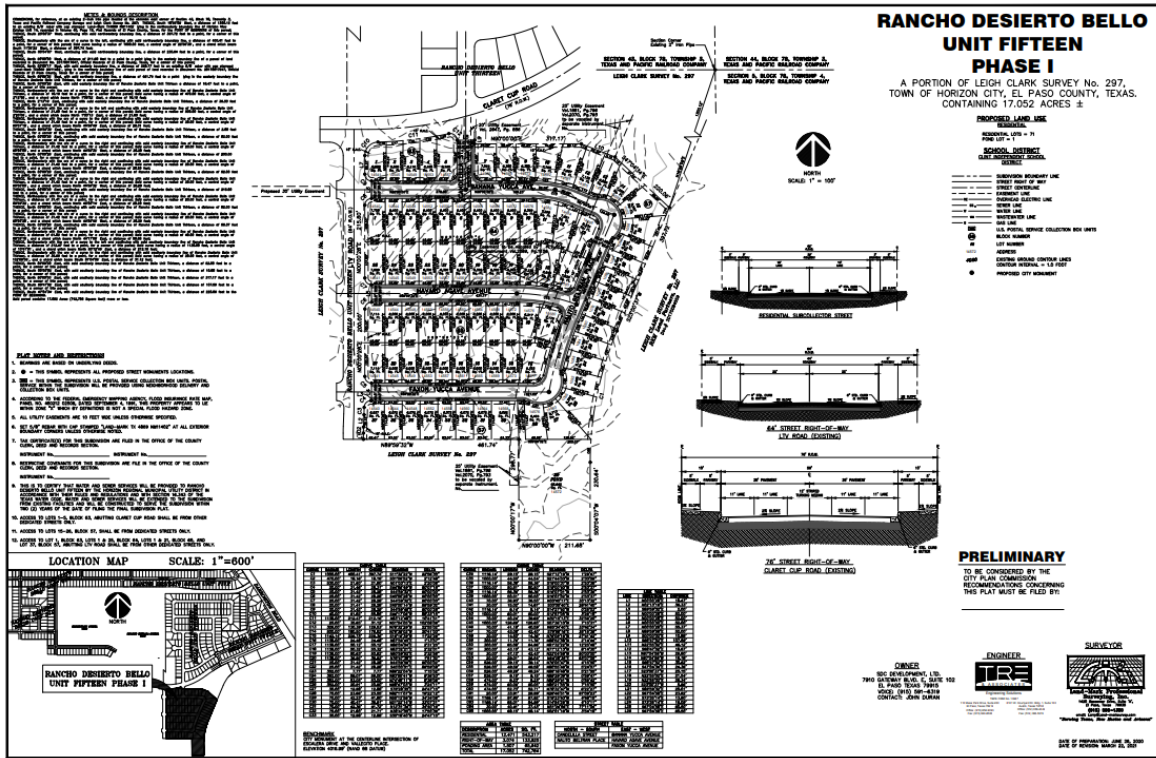




Attachment 3- Location Maps



### Attachment 4- Preliminary Plat Phase One



### Attachment 4- Preliminary Plat Phase Two





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**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)
15. DEVELOPER SDC Development, LTD 7910 Gateway Blvd E, Suite 102, El Paso, Tx 79915 915-591-5319  
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(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

# RANCHO DESIERTO BELLO UNIT FIFTEEN PHASE II

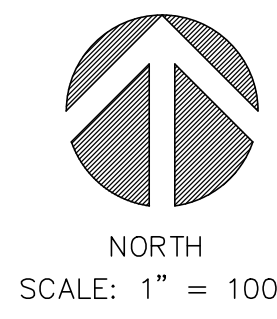
A PORTION OF LEIGH CLARK SURVEY No. 297,  
TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS.  
CONTAINING 13.449 ACRES ±

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	40.00'	62.84'	56.57'	S44°59'46"E	90°00'28"
C2	20.00'	31.41'	28.28'	S45°00'14"W	89°59'32"
C3	20.00'	31.42'	28.29'	S44°59'46"E	90°00'28"
C4	20.00'	31.42'	28.28'	S45°00'28"W	90°00'00"
C5	20.00'	31.42'	28.28'	S44°59'32"E	90°00'00"
C6	20.00'	31.42'	28.28'	S45°00'28"W	90°00'00"
C7	20.00'	31.36'	28.25'	S45°04'00"E	89°51'05"
C8	470.00'	19.38'	19.38'	S01°02'24"W	2°21'44"
C9	530.00'	20.47'	20.47'	S01°06'52"W	2°12'48"
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'	31.41'	28.28'	N44°59'46"E	89°59'32"
C13	20.00'	31.42'	28.29'	N45°00'14"E	90°00'28"
C14	20.00'	31.42'	28.29'	S45°00'14"W	90°00'28"
C15	20.00'	31.41'	28.28'	N44°59'46"E	89°59'32"

LINE	DIRECTION	DISTANCE
L1	S07°00'28"W	55.00'
L2	S00°00'50"W	52.00'
L3	S07°00'28"W	52.00'
L4	S20°00'04"E	52.00'
L5	S89°59'32"E	1.99'
L6	S02°13'16"W	36.33'
L7	S00°00'28"W	18.47'
L8	N07°00'28"E	114.56'
L9	N89°59'32"E	14.46'
L10	S89°00'00"E	39.34'
L11	N09°00'00"E	115.00'

DESCRIPTION	ACRES	SQ. FT.
RESIDENTIAL	10.621	462,661
RIGHT-OF-WAY	2.828	123,193
TOTAL	13.449	585,854

STREET TABLE	
NORTH - SOUTH	EAST - WEST
WHITEBRUSH ROAD	BANANA YUCCA AVENUE
	HAYARD AGAVE AVENUE
	FAXON YUCCA AVENUE



P.O.C.  
Section Corner  
Existing 2" Iron Pipe

SECTION 43, BLOCK 78, TOWNSHIP 3,  
TEXAS AND PACIFIC RAILROAD COMPANY

SECTION 44, BLOCK 78, TOWNSHIP 3,  
TEXAS AND PACIFIC RAILROAD COMPANY

SECTION 5, BLOCK 78, TOWNSHIP 4,  
TEXAS AND PACIFIC RAILROAD COMPANY

LEIGH CLARK SURVEY No. 297

TEXAS AND PACIFIC RAILROAD COMPANY

## PROPOSED LAND USE

RESIDENTIAL

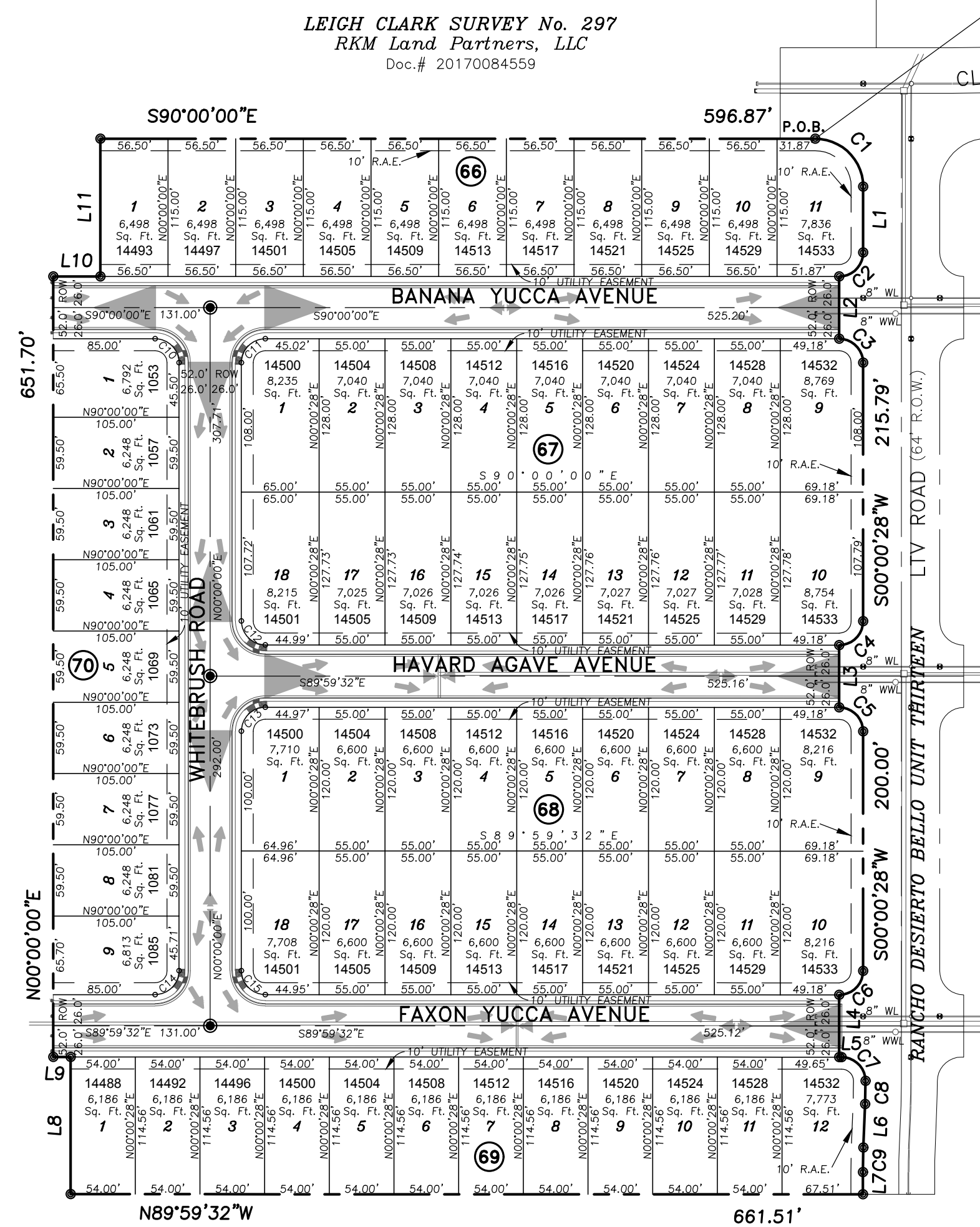
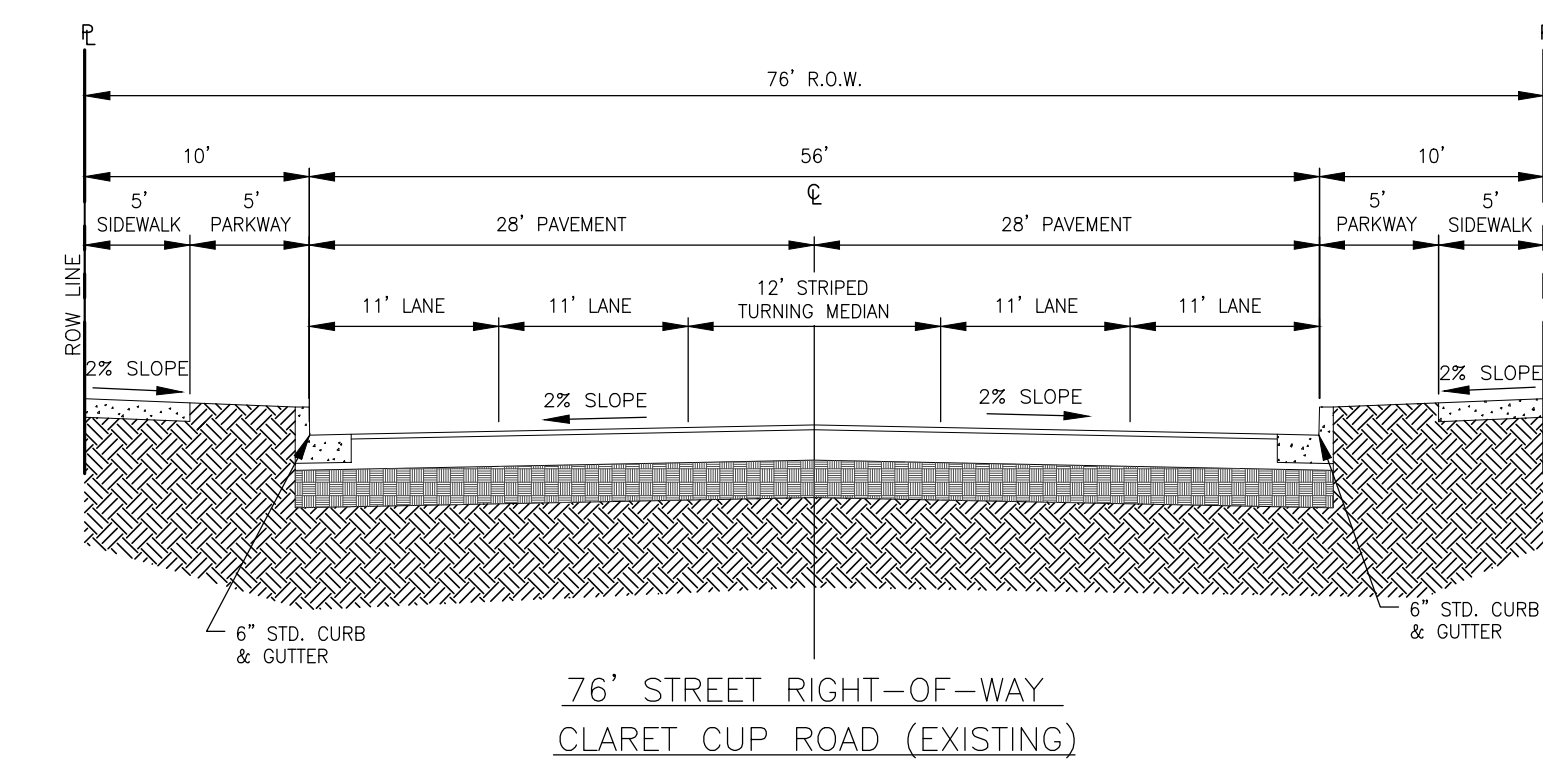
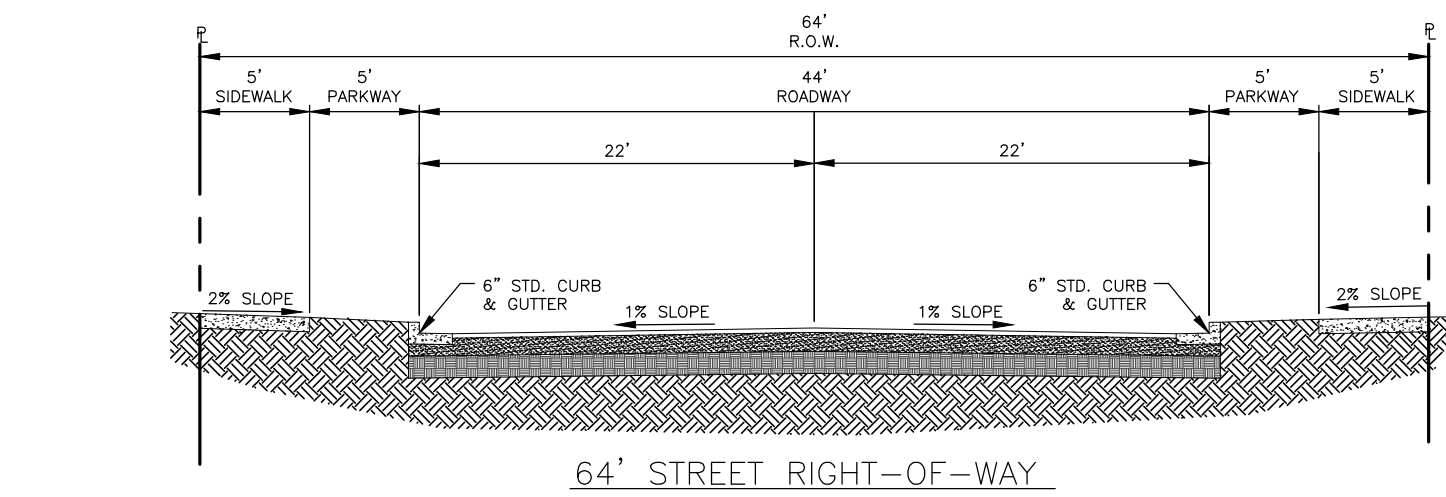
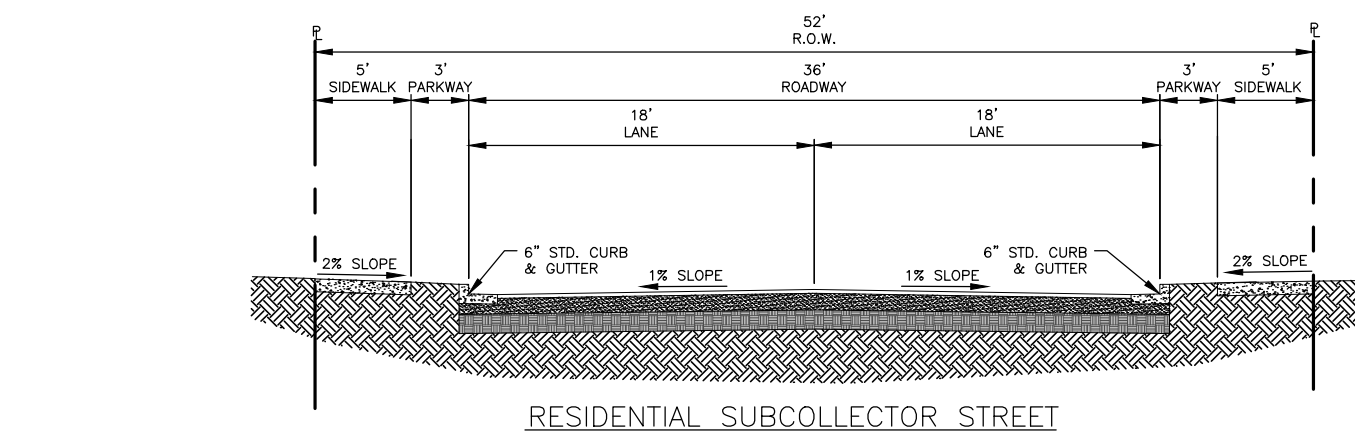
RESIDENTIAL LOTS = 68

SCHOOL DISTRICT  
QUINT INDEPENDENT SCHOOL DISTRICT

- SUBDIVISION BOUNDARY LINE
- STREET RIGHT OF WAY
- STREET CENTERLINE
- EASEMENT LINE
- OVERHEAD ELECTRIC LINE
- SEWER LINE
- WATER LINE
- WASTEWATER LINE
- GAS LINE
- U.S. POSTAL SERVICE COLLECTION BOX UNITS
- 56 BLOCK NUMBER
- 12 LOT NUMBER
- 14572 ADDRESS
- 4020 EXISTING GROUND CONTOUR LINES
- CONTOUR INTERVAL = 1.0 FOOT
- PROPOSED CITY MONUMENT
- R.A.E. RESTRICTIVE ACCESS EASEMENT

## 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 53°47'03" West, a distance of 1759.60 feet to a point, for a corner of this parcel and the POINT OF BEGINNING of this parcel description; THENCE, Southeastery with the arc of a curve to the right, a distance of 62.84 feet to a point for a corner of this parcel; Said curve having a radius of 40.00 feet, a central angle of 90°00'28"; and a chord which bears South 44°59'46" East, a distance of 56.57 feet; THENCE, South 00°00'28" West, a distance of 55.00 feet to a point, for a corner of this parcel; THENCE, Southeastery with the arc of a curve to the right, 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 89°59'32"; and a chord which bears South 45°00'14" West, a distance of 28.28 feet; THENCE, South 00°00'50" West, a distance of 52.00 feet to a point, for a corner of this parcel; THENCE, Southeastery with the arc of a curve to the right, 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°00'28"; and a chord which bears South 44°59'46" East, a distance of 28.29 feet; THENCE, South 00°00'28" West, a distance of 20.00 feet to a point, for a corner of this parcel; THENCE, Southeastery with the arc of a curve to the right, 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°00'28" West, a distance of 28.28 feet; THENCE, South 00°00'28" West, a distance of 52.00 feet to a point, for a corner of this parcel; THENCE, Southeastery with the arc of a curve to the right, 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 89°59'32"; and a chord which bears South 45°00'14" West, a distance of 28.25 feet; THENCE, Southeastery with the arc of a curve to the right, a distance of 19.38 feet to a point, for a corner of this parcel; Said curve having a radius of 20.00 feet, a central angle of 2°21'44"; and a chord which bears South 01°02'24" West, a distance of 19.38 feet; THENCE, South 02°13'16" West, a distance of 36.33 feet to a point, for a corner of this parcel; THENCE, Southeastery with the arc of a curve to the left, a distance of 20.47 feet to a point, for a corner of this parcel; Said curve having a radius of 470.00 feet, a central angle of 2°12'48"; and a chord which bears South 01°06'52" West, a distance of 20.47 feet; THENCE, North 00°00'28" East, a distance of 18.47 feet to a point, for a corner of this parcel; THENCE, North 89°59'32" West, a distance of 14.46 feet to a point, for a corner of this parcel; THENCE, North 00°00'00" East, a distance of 39.34 feet to a point, for a corner of this parcel; THENCE, South 00°00'00" East, a distance of 115.00 feet to a point, for a corner of this parcel; THENCE, South 00°00'00" East, a distance of 596.87 feet to the POINT OF BEGINNING. Said parcel contains 13.449 Acres (585,854 Square feet) more or less.



LEIGH CLARK SURVEY No. 297  
RKM Land Partners, LLC  
Doc.# 20170084559

LEIGH CLARK SURVEY No. 297

## 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 NM1402" 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.
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO RANCHO DESIERTO BELLO UNIT FIFTEEN 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 LOT 11, BLOCK 66, LOTS 9 & 10, BLOCK 67, LOTS 9 & 10, BLOCK 68, AND LOT 12, BLOCK 69, ABUTTING LTV ROAD SHALL BE FROM OTHER DEDICATED STREETS ONLY.
- LOTS 1-11, BLOCK 66 ABUTTING CLARET CUP ROAD SHALL BE FROM OTHER DEDICATED STREETS ONLY.

## PRELIMINARY

TO BE CONSIDERED BY THE  
CITY PLAN COMMISSION  
RECOMMENDATIONS CONCERNING  
THIS PLAT MUST BE FILED BY:

SURVEYOR

ENGINEER



OWNER

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

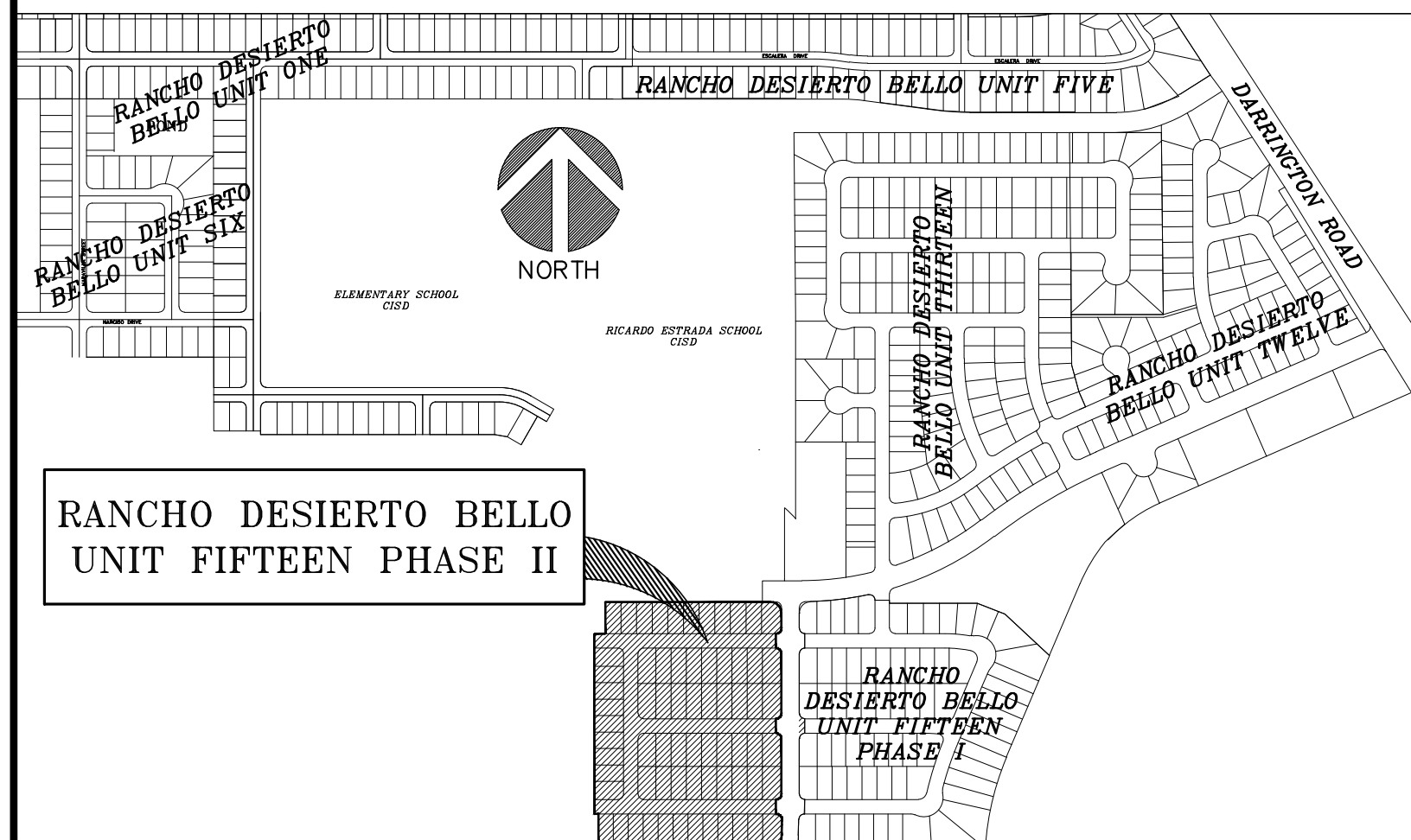
TIRE FIRM No. 13987  
110 Mesa Park Drive, Suite 200 El Paso, Texas 79912  
Office: (915) 832-6925 Fax: (915) 629-8508

1420 Bessemer Drive, Suite 'A', El Paso, Texas 79935  
Office: (915) 598-1300 Fax: (915) 366-6374  
email: Larry@land-mark-survey.com  
"Serving Texas, New Mexico and Arizona"

DATE OF PREPARATION: MARCH 16, 2021  
DATE OF LAST REVISION: MAY 10, 2021

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

## LOCATION MAP SCALE: 1" = 600'





**TOWN OF HORIZON CITY  
MEMORANDUM**

**Date:** ~~May 6, 2021~~ **May 11, 2021**

**To:** Honorable Mayor and Members of City Council

**From:** Michelle Padilla, Planning Director

**SUBJECT:** On a preliminary and final plat applications (#SUB002474-2021) for City Center One, 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.

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On April 19, 2021, the Planning and Zoning Commission voted unanimously to recommend that the City Council approve the preliminary and final plats for the subject property with the condition that all staff comments be addressed prior to City Council action.

~~As of the posting of the agenda for the May 11, 2021 City Council meeting, staff is pending receipt of a plat that addresses all comments. The staff recommendation will be presented to the City Council at the meeting.~~

The applicant has submitted a revised plat that addresses the staff comments. Staff recommends approval with the following conditions:

- The proposed address shall be approved by the 911 District and reflected accordingly on the recording plat.
- The utility easements along the western boundary of the property need to be further clarified on the recording plat in accordance with the Public Works Director's comments.

Attached for your review is the staff report that was presented to the Planning and Zoning Commission and the **revised** plats.



**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:**

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

**LAND USE AND ZONING:**

	<b>Existing</b>
<b>Land Use</b>	Vacant
<b>Zoning</b>	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**

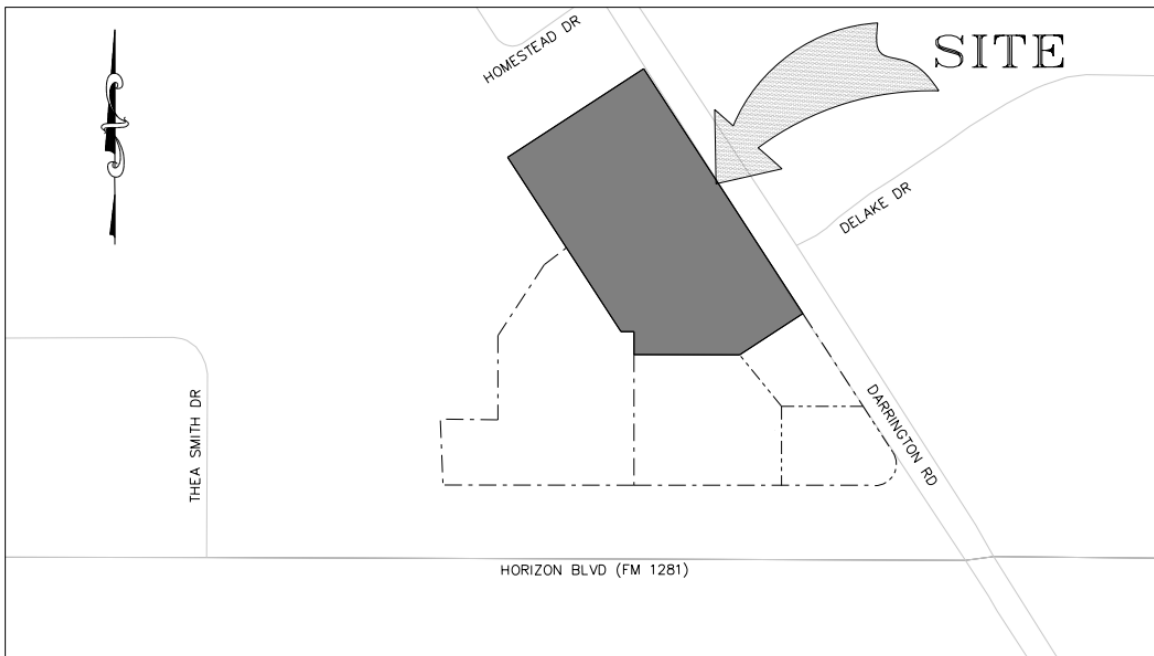
**Attachment 1: Aerial**



Source: 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
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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

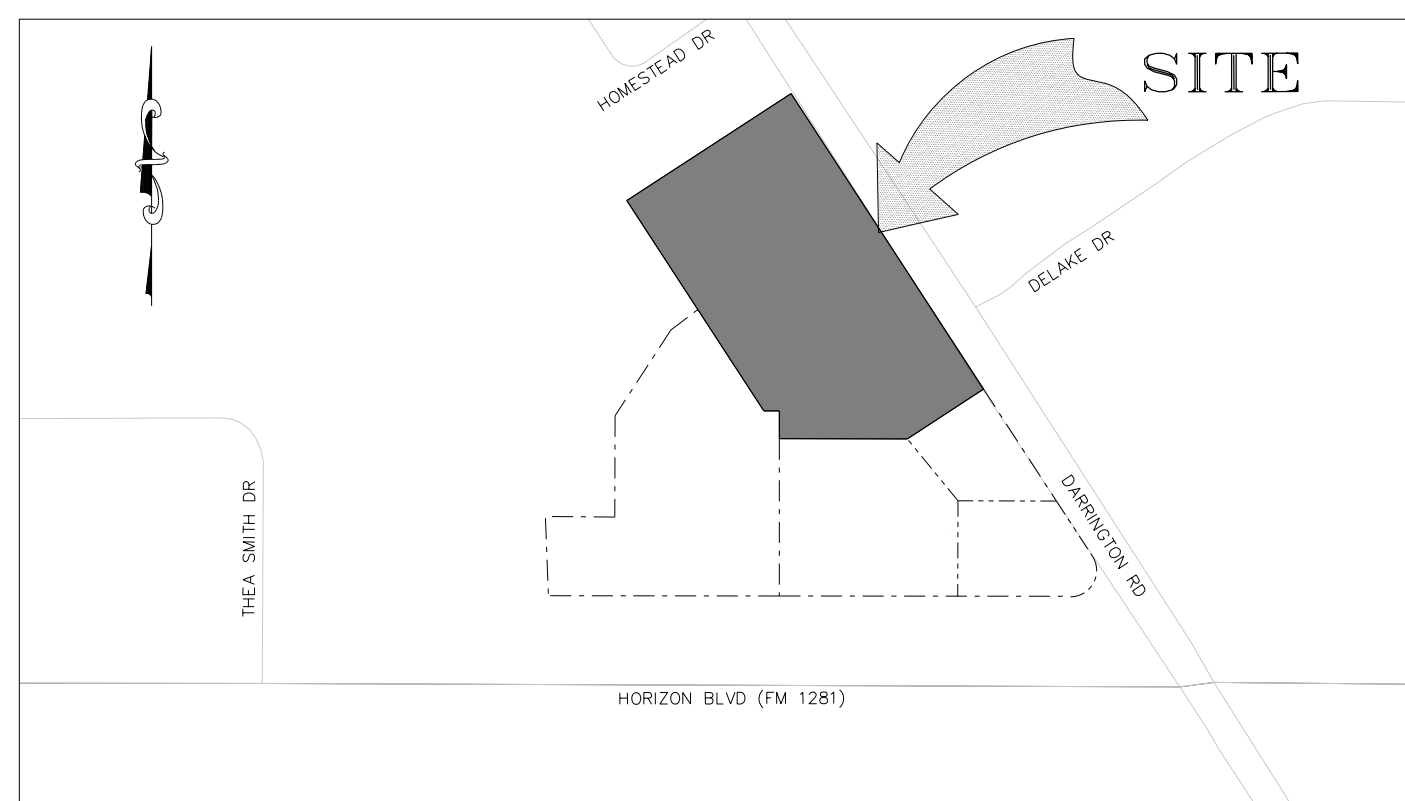
13. WILL ANY RESTRICTIONS AND COVENANTS BE RECORDED WITH PLAT? YES  NO  INITIALS \_\_\_\_\_ IF YES, PLEASE SUBMIT COPY.

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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  
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 (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 BM

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



LOCATION MAP  
SCALE: 1" = 600'

**PLAT NOTES AND RESTRICTIONS:**

- This property lies in Zone X, as designated by F.E.M.A.; El Paso County, Community Panel No. 480212 D250 B dated September 4, 1991. "X" are areas determined to be minimal flooding (outside 500-year flood-plain) and by definition is not in a special flood hazard zone.
- Restrictive Covenants for Subdivision are filed in El Paso County Clerk's Office. Instrument No. \_\_\_\_\_ Date \_\_\_\_\_
- Water supply and sewage disposal will be provided by Horizon Regional Municipal Utility District.
- Tax Certificates for the Subdivision are filed in El Paso County Clerk's Office, Instrument No. \_\_\_\_\_ Date \_\_\_\_\_
- Stormwater runoff will be contained in a new ponding area and drainage swales.
- Postal delivery service will be provided by USPS.
- This property may be subject to easement whether of record or not, (not shown).
- The property owners are solely responsible for complying with all title commitment provisions and confirming the size and use of all recorded easements pertaining to this property, in spite of the accuracy or defects of this plat.
- This survey was done without the benefit of a title commitment.
- The retention of the difference between historic and developed storm-water runoff discharge volume is required within the subdivisions' limits in compliance with all provisions of The Town of Horizon City, Texas.
- The Benchmark is located at intersection of Lago Seco Drive and Veny Webb Street with an elevation of 4023.74' based on the North American Vertical Datum of 1988 (N.A.V.D. 88) determined through the City-wide Virtual Reference System (V.R.S.) owned by Altterra Central Data System.

**METES AND BOUNDS DESCRIPTION**

**A 5.4916 ACRE PARCEL OF LAND BEING TRACT 1M, W.J. RAND SURVEY No. 325, ABST 8814, TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING** for reference at a city monument at the intersection of Lago Seco Drive and Veny Webb Street (Eastlake Unit One) and having the **POINT OF BEGINNING** for reference a found 5/8" rebar set at the common easterly boundary corner of Horizon Heights Unit 2, recorded in Volume 18, Page 53, Plat Records of El Paso County, Texas and Tract 1M, W.J. Rand Survey No. 325 for the following parcel description:

**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, Lot 1, Block 1 recorded in Document No. 20160056922, Official Public Records of El Paso County, Texas, for a corner of this parcel;

**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;

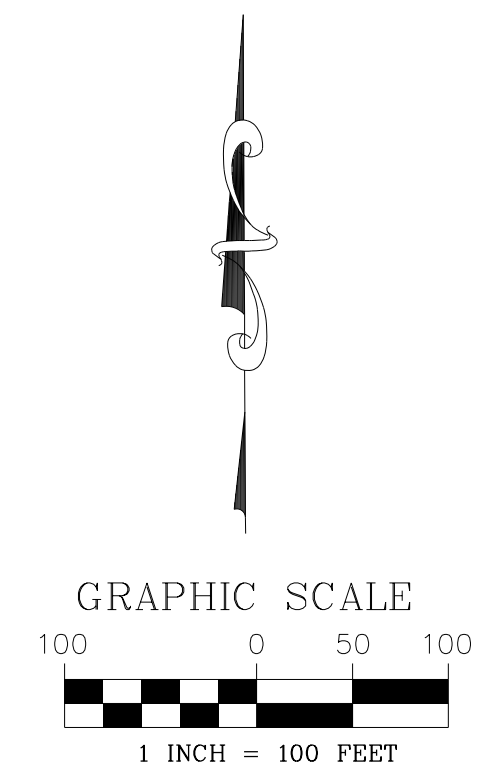
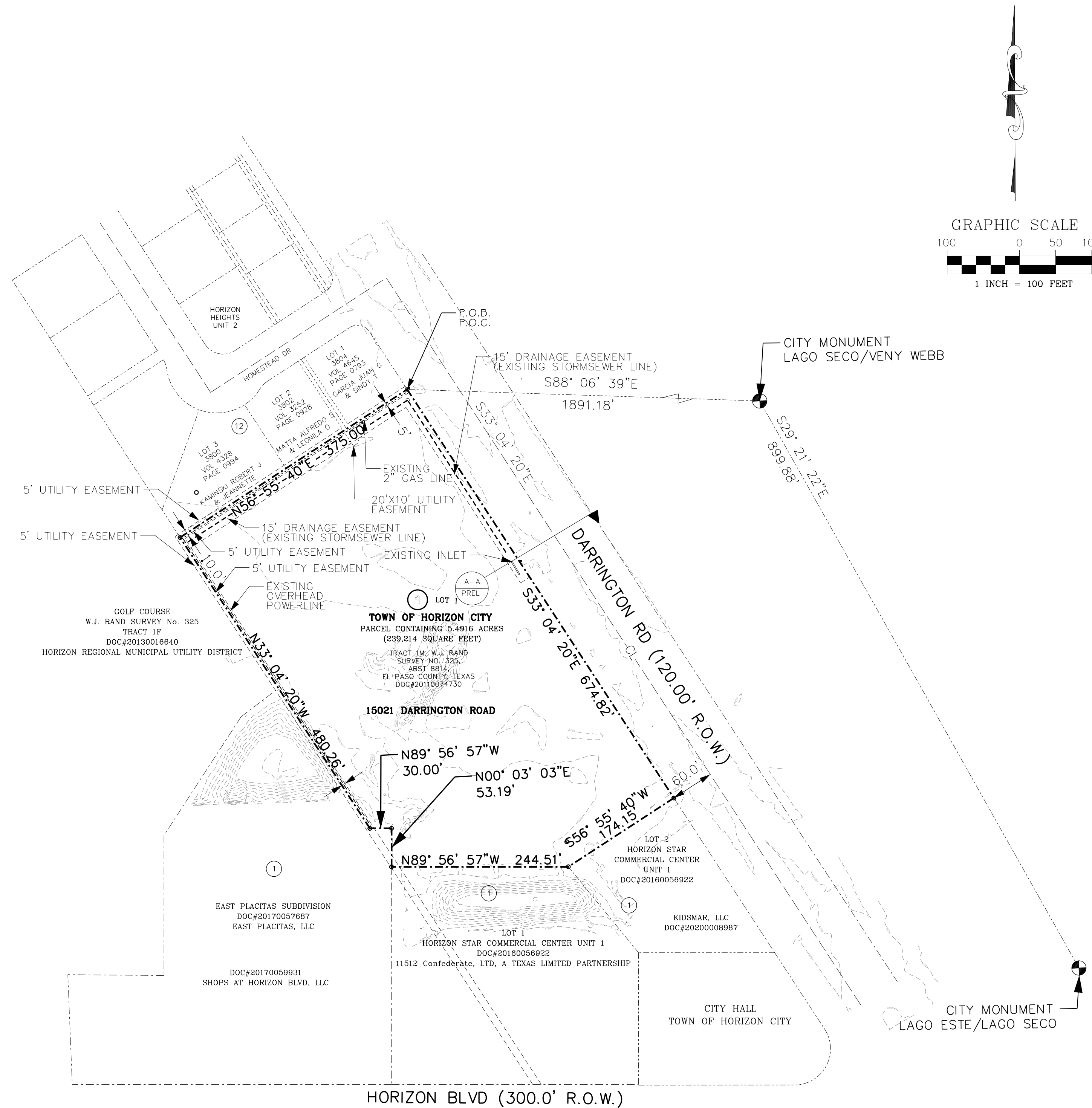
**THENCE**, North 89° 56' 57" West, continuing with said northerly boundary line, a distance of 244.51 feet to a 1/2" rebar set, set in the easterly boundary line of East Placitas Subdivision Block 1, for a corner of this parcel;

**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 1F, W.J. Rand Survey No. 325, for a corner of this parcel;

**THENCE**, North 33° 04' 20" West, with said northeasterly boundary line of said Tract 1F and continuing with the northeasterly boundary line of Golf Course Tract 1F, W.J. Rand Survey No. 325, a distance of 480.26 feet to a 1/2" rebar set lying at the southwesterly boundary corner of Horizon Heights Unit 2, for corner of this parcel;

**THENCE**, North 56° 55' 40" East, with the southerly boundary line of Horizon Heights Unit 2, a distance of 375.00 feet to the **POINT OF BEGINNING**.



# CITY CENTER ONE

TRACT 1M, W.J. RAND  
SURVEY No. 325, ABST 8814  
TOWN OF HORIZON CITY,  
EL PASO COUNTY, TEXAS  
CONTAINING: 5.4916 ACRES  
(239,214 SQUARE FEET)

# PRELIMINARY PLAT

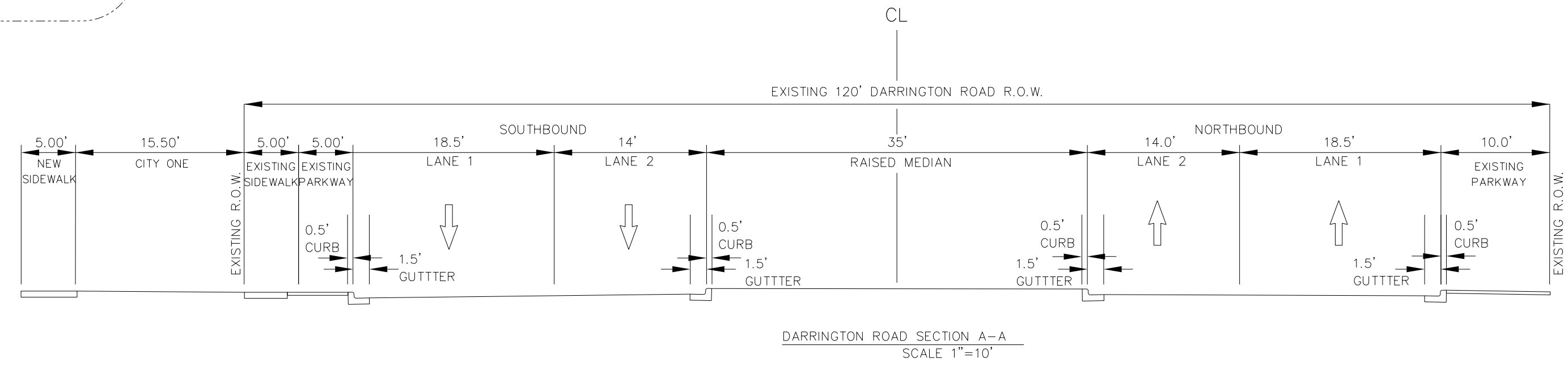
**LEGEND**

- PROJECT BOUNDARY
- TRACT/LOT LINE
- EASEMENT
- CENTERLINE OF ROW
- BLOCK NUMBER
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- NOTES A 5/8" REBAR FOUND
- NOTES A 1/2" REBAR SET
- NOTES A PAINTED "X" SET
- NOTES A PK NAIL SET
- NOTES A CITY MONUMENT & BENCHMARK

**TOTAL NUMBERS OF LOTS**  
1 LOT

**SCHOOL DISTRICT**  
SOCORRO INDEPENDENT SCHOOL DISTRICT

DATE OF PREPARATION: MAY 7, 2021



Name	Address	City & Zip	Phone	Fax
OWNER:	Town of Horizon City	14999 Darrington Rd,	El Paso, Tx. 79928	(915) 852-1046 (915) 852-1005
ENGINEER:	Marvin H. Gomez, P.E.	11385 James Watt Suite B13,	El Paso, Tx. 79936	(915) 351-6701 (915) 243-6010
SURVEYOR:	Jose Luis Rodarte, R.P.L.S.	11385 James Watt Suite B13,	El Paso, Tx. 79936	(915) 351-6701 (915) 243-6010

DRAFT FOR REVIEW ONLY

GRV PROJECT #20-014  
PLAT PREPARED BY:



11385 JAMES WATT DR., SUITE B-13 EL PASO, TX 79936  
(915) 351-6701 - FAX: (915) 243-6010  
TBPE F#15313 TBPLS F#10194278

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.

Prepared by and under the supervision of: Marvin H. Gomez Licensed Professional Engineer

JOSE LUIS RODARTE, R.P.L.S.  
Registered Professional Land Surveyor Texas License No. 3513

MARVIN H. GOMEZ, Texas P.E. No. 86920

# CITY CENTER ONE

TRACT 1M, W.J. RAND  
SURVEY No. 325, ABST 8814  
TOWN OF HORIZON CITY,  
EL PASO COUNTY, TEXAS  
CONTAINING: 5.4916 ACRES  
(239,214 SQUARE FEET)

## DEDICATION

THE TOWN OF HORIZON CITY, TEXAS, property owner of this land hereby present this plat and dedicate to the use of the public, drives, gas easements, public drainage easements, and utility easements as hereon laid down and designated, including easements for overhang of service wires for pole type utilities, and buried service wires, conduits and pipes for underground utilities, and the right to ingress and egress for service and constructions and the right to trim interfering trees and shrubs.  
Witness our signature this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

RUBEN MENDOZA MAYOR, TOWN OF HORIZON CITY, TEXAS

## ACKNOWLEDGEMENT

STATE OF TEXAS  
COUNTY OF EL PASO

Before me, the undersigned authority, on this personally appeared, MAYOR OF THE TOWN OF HORIZON CITY, known to me to be the person's whose name is subscribed to the foregoing instrument and acknowledge to me that they executed the same for purposes and considerations herein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2021

NOTARY PUBLIC IN THE COUNTY OF EL PASO, 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 \_\_\_\_\_, 2021.

Accepted and adopted by the City Council of Town of Horizon City this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Elvia Schuller, City Clerk

Ruben Mendoza, Mayor

Approved for filing this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Huitt-Zollars Inc. (Town Engineer)  
By: Isabel Vasquez, P.E., Vice President

## FILING

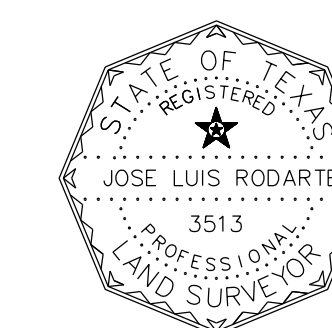
Filed and recorded in the office of the County Clerk of El Paso County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2021, A.D.

in the plat record, Clerks File No. \_\_\_\_\_

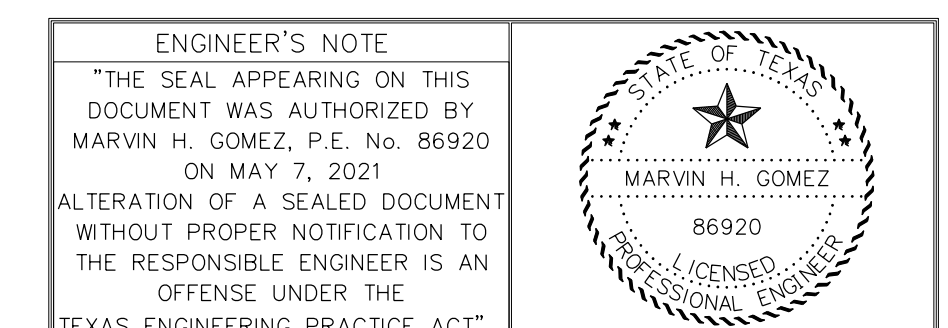
Elvia Schuller, County Clerk FOR RECORDING PURPOSES ONLY

By Deputy

# DRAFT FOR REVIEW ONLY



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.

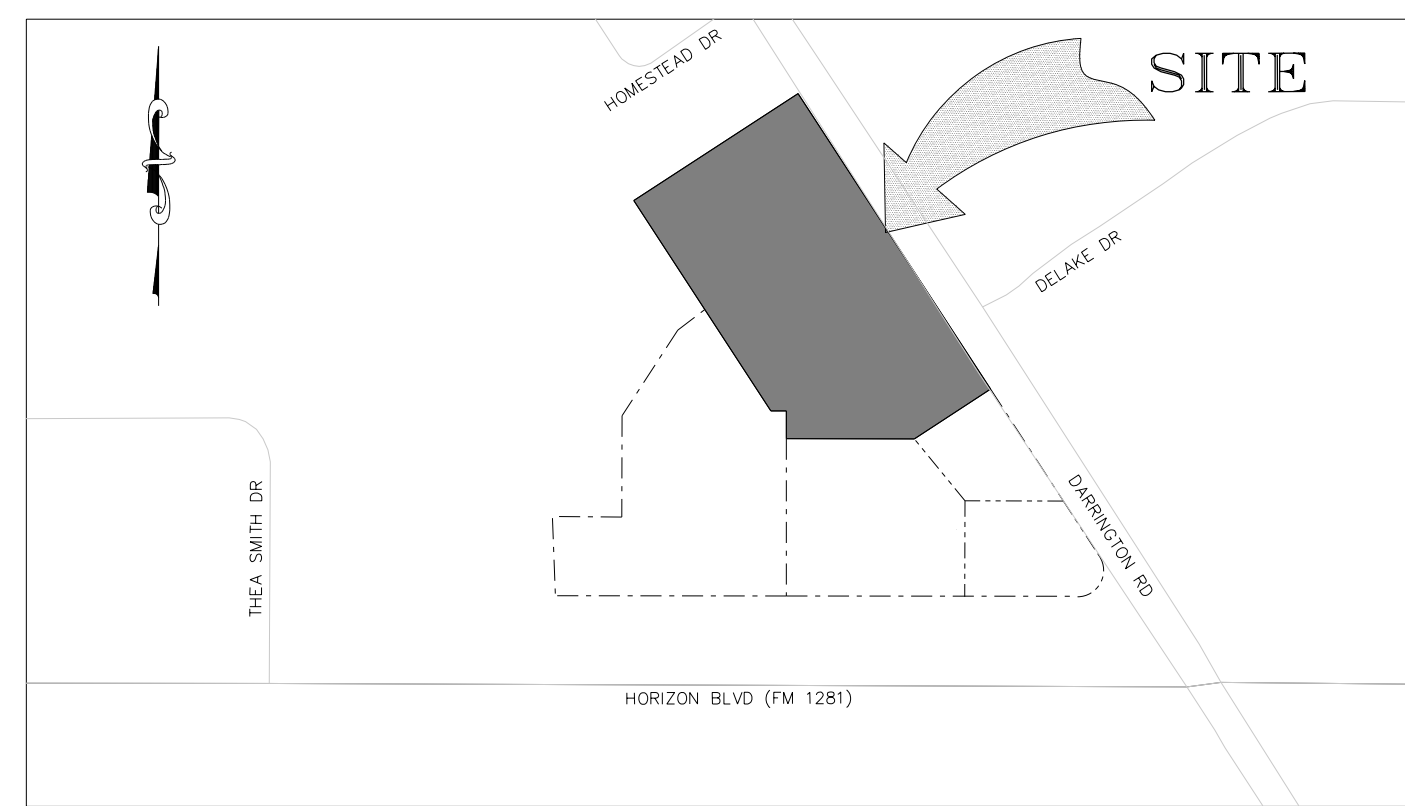


ENGINEER'S NOTE  
"THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARVIN H. GOMEZ, P.E. No. 86920 ON MAY 7, 2021 ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT"

Prepared by and under the supervision of: Marvyn H. Gomez Licensed Professional Engineer

JOSE LUIS RODARTE, R.P.L.S.  
Registered Professional Land  
Surveyor Texas License No. 3513

MARVIN H. GOMEZ, Texas P.E. No. 86920



LOCATION MAP  
SCALE: 1" = 600'

## PLAT NOTES AND RESTRICTIONS:

- This property lies in Zone X, as designated by F.E.M.A.; El Paso County, Community Panel No. 480212 0250 B dated September 4, 1991. "X" are areas determined to be minimal flooding (outside 500-year flood-plain) and by definition is not in a special flood hazard zone.
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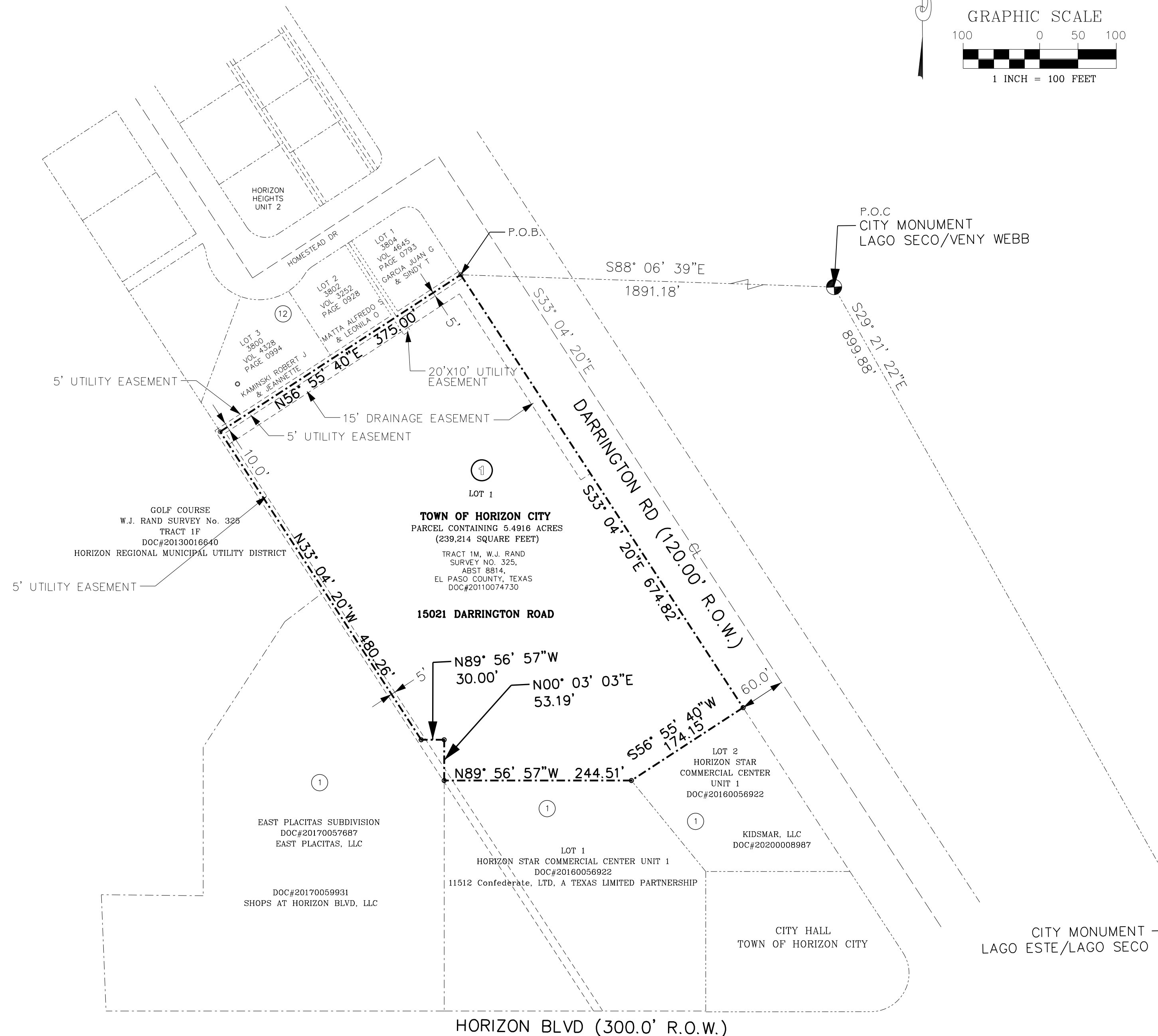
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ENGINEER:	Marvin H. Gomez, P.E.	11385 James Watt Suite B13,	El Paso, Tx. 79936	(915) 351-6701 (915) 243-6010
SURVEYOR:	Jose Luis Rodarte, R.P.L.S.	11385 James Watt Suite B13,	El Paso, Tx. 79936	(915) 351-6701 (915) 243-6010

## LEGEND

- PROJECT BOUNDARY: - - - - -
- TRACT/LOT LINE: - - - - -
- EASEMENT: - - - - -
- CENTERLINE OF ROW: - - - - -
- BLOCK NUMBER: ①
- POINT OF BEGINNING: P.O.B
- POINT OF COMMENCEMENT: P.O.C
- DENOTES A 5/8" REBAR FOUND: ○
- DENOTES A 1/2" REBAR SET: ●
- DENOTES A PAINTED "X" SET: ×
- DENOTES A PK NAIL SET: ⊕
- DENOTES A CITY MONUMENT & BENCHMARK: ⊙

TOTAL NUMBERS OF LOTS  
1 LOT

SCHOOL DISTRICT  
SOCORRO INDEPENDENT SCHOOL DISTRICT

DATE OF PREPARATION: MAY 7, 2021

GRV PROJECT #20-014

PLAT PREPARED BY:



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