



HORIZON CITY

Incorporated 1988

**AGENDA
PUBLIC MEETING
REGULAR PLANNING AND ZONING MEETING
THE TOWN OF HORIZON CITY, TEXAS
Monday, July 19, 2021, 6:00 PM**

Notice is hereby given that a Regular Planning and Zoning Meeting of the Town of Horizon City, Texas will be held on **Monday, July 19, 2021 at 6:00 PM** at Virtual Meeting , at which time the following will be discussed and considered:

The Planning and Zoning Commission together with City Staff will participate in this meeting via videoconferencing or telephone conference. Members of the public may view the meeting online or by videoconferencing via the following:

Join from the meeting link

<https://horizoncity.webex.com/horizoncity/j.php?MTID=mf0b8698e101a2236086164ae287e9e31>

Join by meeting number

Meeting number (access code): 145 260 7204

Meeting password: PZJuly21!

Tap to join from a mobile device (attendees only)

[1-844-621-3956](tel:1-844-621-3956),,1452607204## United States Toll Free

[+1-415-655-0001](tel:+1-415-655-0001),,1452607204## US Toll

Join by phone

1-844-621-3956 United States Toll Free

+1-415-655-0001 US Toll

- 1. CALL MEETING TO ORDER & DETERMINATION OF QUORUM**
- 2. COMMISSION MEMBERS ATTENDANCE:
COMMISSIONERS EXCUSED AND UNEXCUSED:**
- 3. OPEN FORUM:** NOTE: The Planning & Zoning Commission encourages public comment on all matters of **4** interest listed on this agenda. Speakers from the audience will be given an opportunity to discuss each item in the order in which it appears on the agenda, prior to the Commission discussing the item unless otherwise approved by the Chairman. A "Speaker Request" form is available for those who wish to sign up on the day of the meeting. This form is also available in advance by downloading the attached form. Please submit the "Speaker Request" form completely filled out to the Board Secretary prior to the meeting. The Commission retains the option to set reasonable limits on the number, frequency, and length of presentations. Please contact the Board Secretary at (915) 852-1046 Ext. 404 with any additional questions.

4. PUBLIC HEARINGS

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

A. DISCUSSION AND RECOMMENDATION:

Planner

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

B. DISCUSSION AND RECOMMENDATION:

5

Planner

On a preliminary and final plat applications for **Horizon Crossing Unit Two (#SUB002479-2021)**, legally described as *being a portion of C.D. Stewart Survey No. 321, Town of Horizon City, El Paso County, Texas.* Containing 5.7109 acres. Application submitted by Conde Inc.

5. OTHER BUSINESS

A. DISCUSSION AND ACTION:

18

On the Planning and Zoning meeting minutes for the meeting of June 21, 2021

6. ANNOUNCEMENTS

A. The next regular scheduled meeting: **Monday, August 16, 2021 at 6pm.**

B. In person meetings to resume September 1, 2021.

Adjournment:

Motion to Adjournment: _____ 2nd _____

Dated this

By: _____
Elvia Schuller, City Clerk

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

Agenda Removed: _____ Time _____ By _____

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

SPEAKER REQUEST FORM

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

Date of Meeting: _____

Your Name: _____

Residence Address: _____

City: _____ Contact Number: _____

IF SPEAKING FOR AN ORGANIZATION:

Name of Organization: _____

Speaker's Official Capacity: _____

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

For (if applicable) Against (if applicable)

OPEN FORUM:

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

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

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

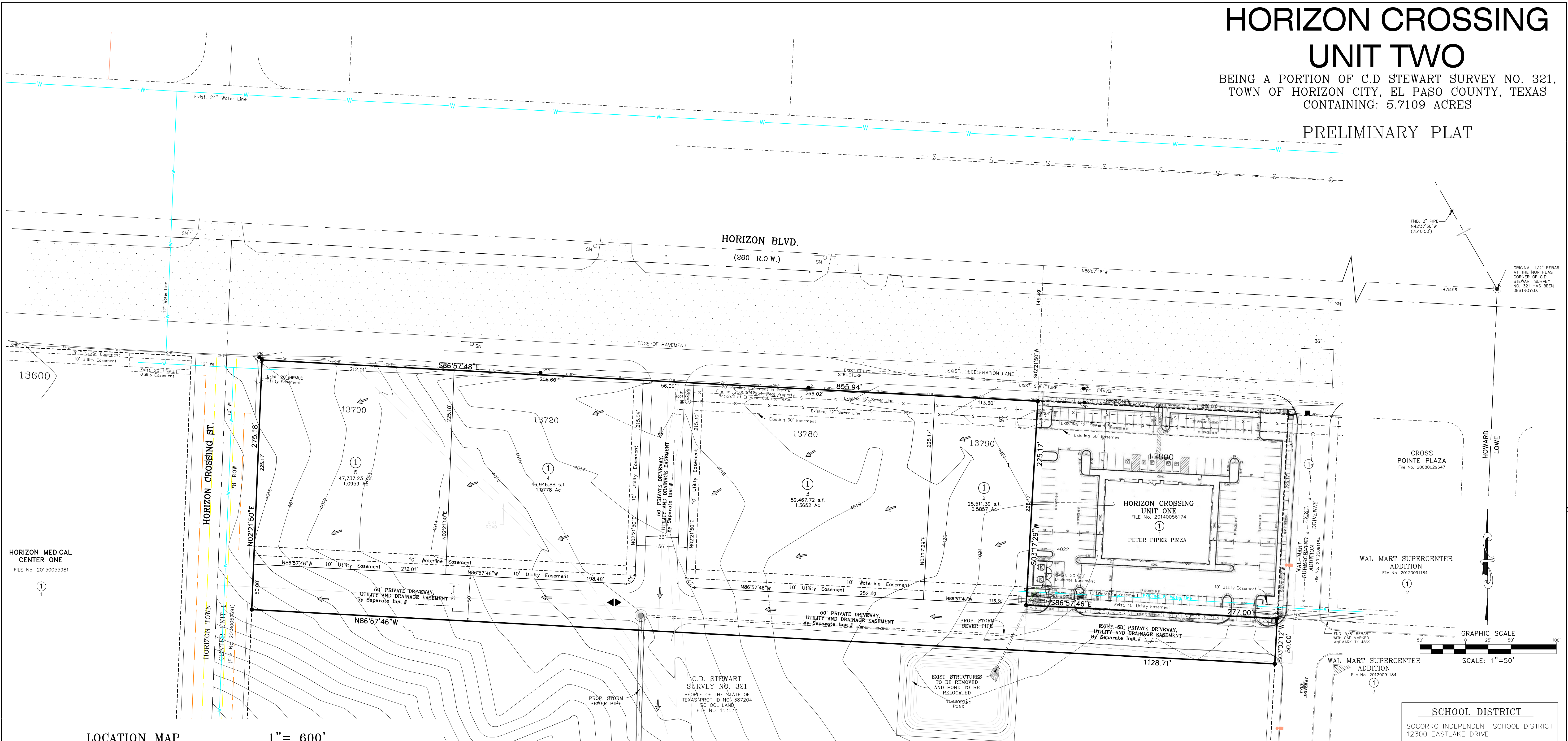
Thank you for your cooperation.

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

HORIZON CROSSING UNIT TWO

BEING A PORTION OF C.D STEWART SURVEY NO. 321,
TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS
CONTAINING: 5.7109 ACRES

PRELIMINARY PLAT



HORIZON MEDICAL CENTER ONE
FILE NO. 20150055981

CROSS POINTE PLAZA
FILE NO. 20120091184

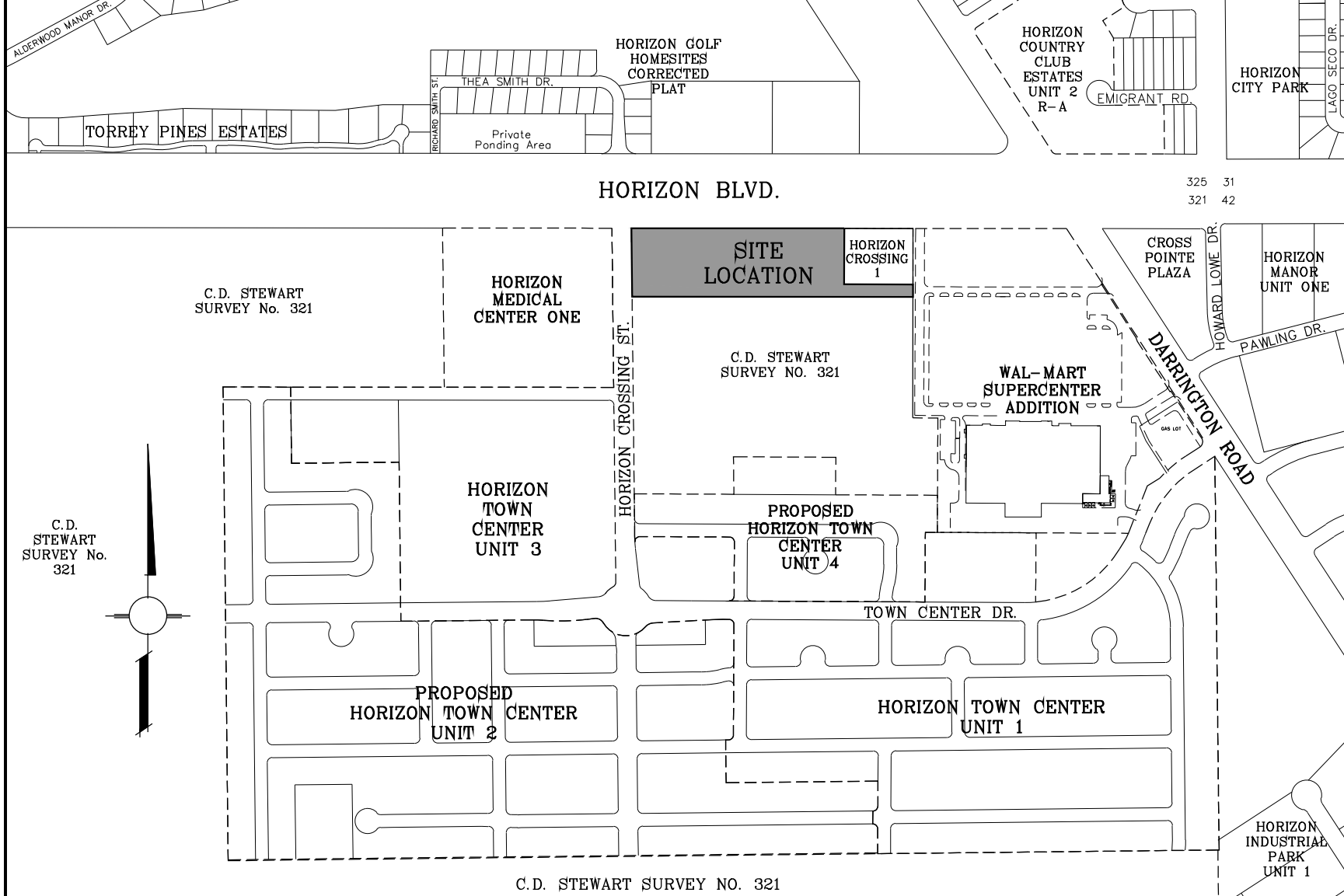
WAL-MART SUPERCENTER ADDITION
FILE NO. 20120091184

WAL-MART SUPERCENTER ADDITION
FILE NO. 20120091184

SCHOOL DISTRICT
SOCORRO INDEPENDENT SCHOOL DISTRICT
12300 EASTLAKE DRIVE



LOCATION MAP 1"=600'



SYMBOL LEGEND

- SET 1/2" REBAR W/CAP TX 5152
- ⊕ FOUND TX DOT BRASS DISK
- ⊙ SANITARY SEWER MANHOLE
- GUY WIRE
- STREET SIGN
- POWER POLE
- ★ TRAFFIC LIGHT
- OVER HEAD ELECTRIC
- ⇒ DRAINAGE FLOW

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	10.00'	15.83'	10.12'	14.22'	N47°42'02"E	90°40'24"
C2	10.00'	15.59'	9.88'	14.06'	S42°17'58"E	89°19'36"

DATE SUBMIT PRELY & FINAL PLAT 5/21/21
REV. DATE COMMENTS
07/15/21 PUBLIC WORKS COMMENTS

- 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 RECORDS 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 BUILDING 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 TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE 4203, NAD 83.
 - VERTICAL DATUM IS NAVD 88 AS DETERMINED BY GPS OBSERVATIONS AT NGS STATION V 1384 ELEVATION=3655.47.
 - 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.
 - GRADING PLAN REQUIRED FOR EACH LOT AT THE TIME OF THE BUILDING PERMIT.

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 at a found 1/2" rebar for the northeast corner of C.D. Stewart Survey No. 321 from which a found rebar North 86°57'48" West a distance of 1478.96 feet to a point; Thence South 02°21'50" West a distance of 149.49 feet to a common point on the southerly right-of-way line of Horizon Blvd., to be the "TRUE POINT OF BEGINNING"
Thence leaving said right-of-way line, South 03°17'29" West a distance of 225.17 feet to a point;
Thence, South 86°57'46" East a distance of 277.00 feet to a point;
Thence, South 03°02'12" West a distance of 50.00 feet to a point;
Thence, North 86°57'46" West a distance of 1128.71 feet to a point on the easterly right of way line of Horizon Crossing St., Horizon Town Center Unit One, Recorded in Clerks File No. 20180057691, Real Property Records of El Paso County, Texas;
Thence along said right of way line, North 02°21'50" East a distance of 275.18 feet to a point on the southerly right-of-way line of Horizon Blvd.;
Thence along said right-of-way line South 86°57'48" East a distance of 855.94 feet to the "TRUE POINT OF BEGINNING" and containing 248,766.39 Square Feet or 5.7109 acres of land more or less.

DATE OF PREPARATION: APRIL 01, 2021

CONDE INC.
ENGINEERING / PLANNING
GPS / SURVEYING / CAD
6080 SURETY DR. STE 100
PASO, TEXAS 79905
PHONE: (915) 592-0283
FAX: (915) 592-0286 FIRM #10078100

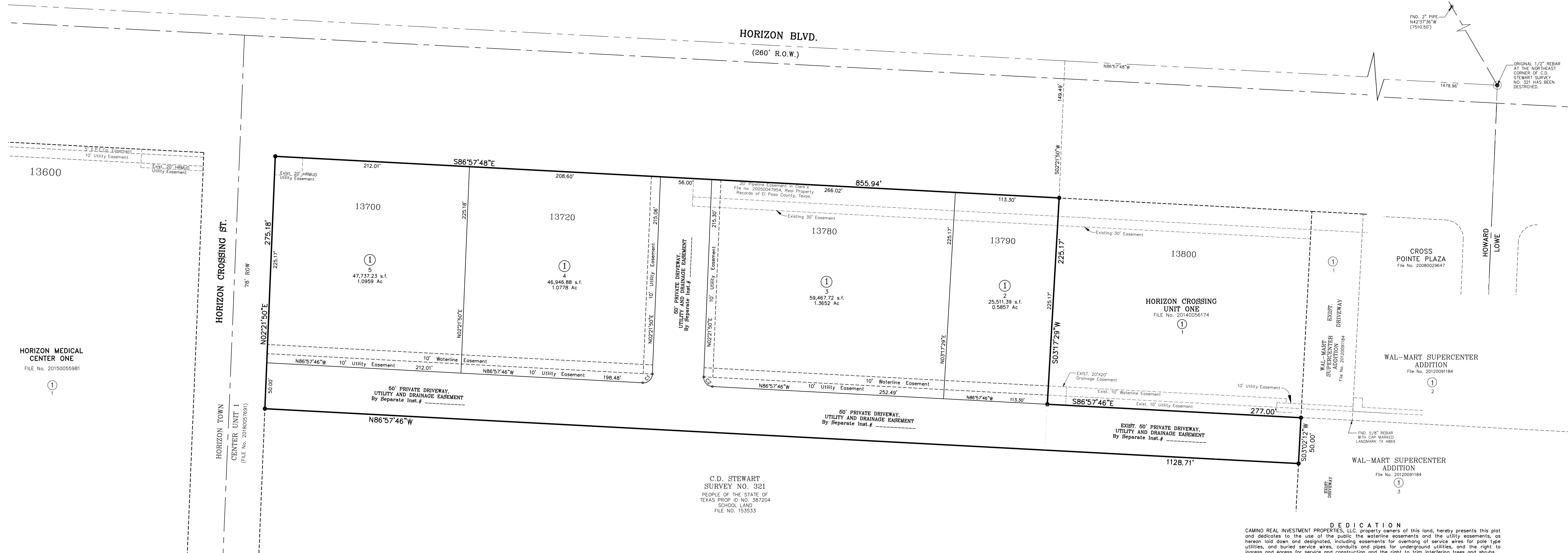
PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: CAMINO REAL INVESTMENT PROPERTIES, LLC	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

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HORIZON CROSSING UNIT TWO

BEING A PORTION OF C.D STEWART SURVEY NO. 321,
TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS
CONTAINING: 5.7109 ACRES



C.D. STEWART
SURVEY NO. 321
PEOPLE OF THE STATE OF
TEXAS PROP ID NO. 387204
SCHOOL LAND
FILE NO. 153533

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DEDICATION

CAMINO REAL INVESTMENT PROPERTIES, LLC, property owners of this land, hereby presents this plot and dedicates to the use of the public the waterline easements and the utility easements, as hereon laid down and designated, including easements for overhead 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 construction and the right to trim interfering trees and shrubs.

Witness my signature this _____ day of _____, 2021.

By: CAMINO REAL INVESTMENT PROPERTIES, LLC.

ATTEST: NOT REQUIRED
ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Douglas A. Schwartz, Manager of CAMINO REAL INVESTMENT PROPERTIES, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of said corporation for the purpose and considerations herein expressed.

Given under my hand and seal of office this _____ day of _____, 2021.

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

TOWN OF HORIZON CITY CITY 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: Isobel Vasquez, P.E.

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this _____ day of _____, 2021, A.D. in Volume _____ of the Plat Record, Page _____

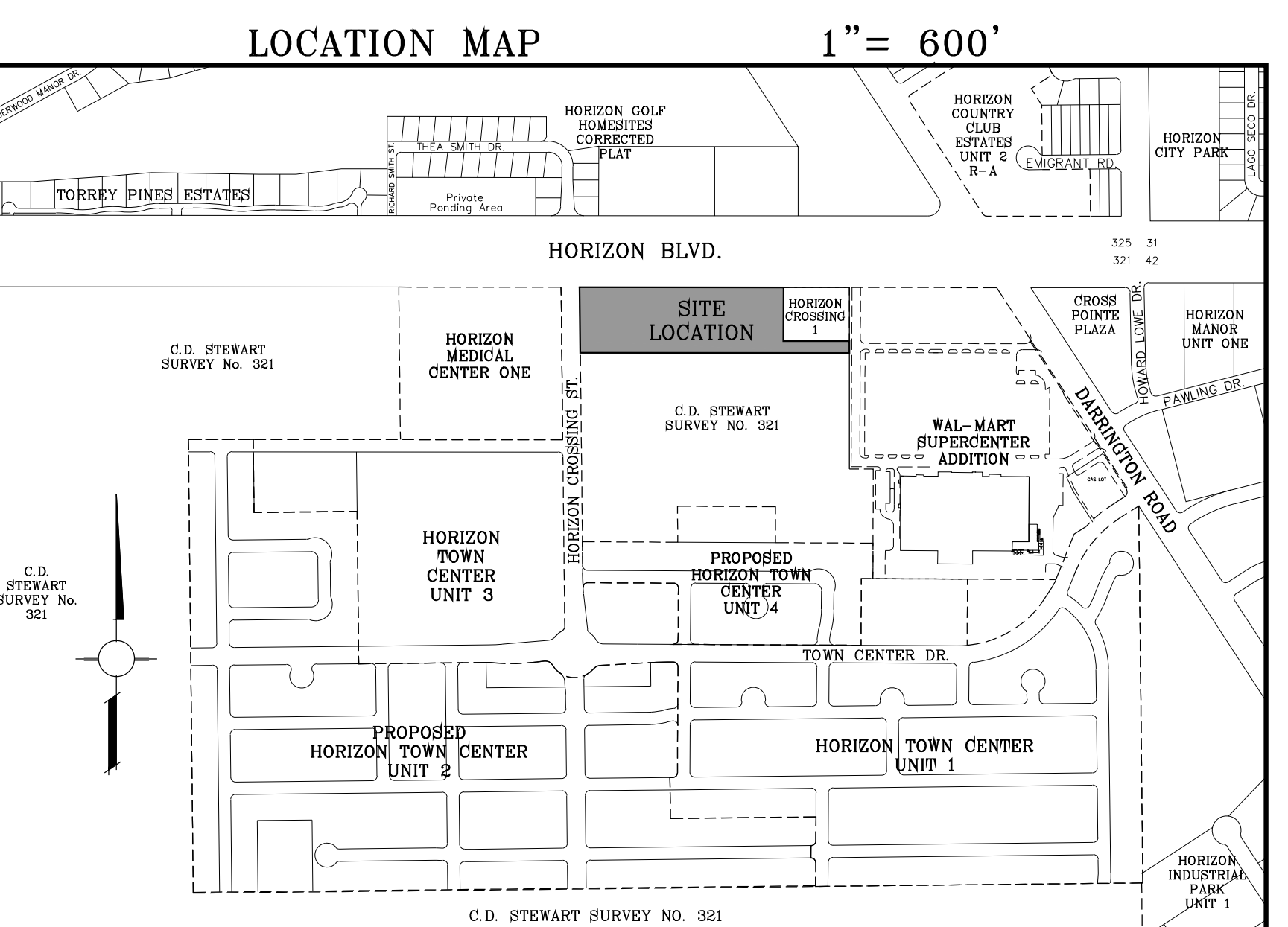
File No. _____

County Clerk By Deputy

Prepared by and under the supervision of:
YVONNE CONDE CURRY, P.E.
Registered Professional Engineer
Registration No. 64648

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.

Yvonne Conde Curry, P.E. Ron R. Conde
Registered Professional Land Surveyor
Texas License No. 5152



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
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SCHOOL DISTRICT

SOCORRO INDEPENDENT SCHOOL DISTRICT
12300 EASTLAKE DRIVE

DATE SUBMIT PRELIM & FINAL PLAT	5/21/21
REV. DATE	COMMENTS
07/15/21	PUBLIC WORKS COMMENTS

DATE OF PREPARATION: APRIL 01, 2021

CONDE INC.
ENGINEERING / PLANNING
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6080 SURETY DR. STE 100
EL PASO, TEXAS 79905
PHONE: (915) 592-0286
FAX: (915) 592-0286 PIRM #10079100

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TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report
REVISED

Case No.: SUB002479-2021
Horizon Crossing -Unit Two
Application Type: **Preliminary and Final Subdivision**
P&Z Hearing Date: July 19, 2021
Staff Contact: Emily Offer, Planning Staff
 915-238-0691; eoffer@horizoncity.org

Address/Location: Abutting Horizon Blvd. and Horizon Crossing St.
Legal Description: Horizon Crossing -Unit Two
 A portion of C D STEWART SURVEY #321 (5.7109ACRES)
 El Paso County, Horizon City, Texas
Property Owner: Camino Real Investment Properties LLC
Applicant: Camino Real Investment Properties LLC
Nearest Park: Corky Park
Nearest School: Horizon High School

SURROUNDING PROPERTIES:

N	A-2 (Multi-Family Residential) and C-1 and C-2 (Commercial)	Multi-Family Residential and Commercial
E	C-2 (Commercial)	Walmart
S	C-2 (Commercial)	Vacant
SW	C-2 (Commercial)	Hospital
NW	R-5 (Single-Family Residential)	Single-Family Residential

LAND USE AND ZONING:

Land Use	Vacant	Commercial
Zoning	C-2 Commercial	C-2 Commercial

Application Description:

Preliminary and Final Subdivision:

The applicant is requesting to subdivide approximately 5.7109 acres of land. The proposed subdivision includes 4 lots for commercial development, the smallest lot measuring approximately 25,511.39 square feet and the largest lot measuring approximately 59,488.6 square feet in size.

Staff Recommendation:

Staff recommends **APPROVAL** of the preliminary and final plats with the following condition:

- All staff comments shall be addressed prior to City Council action. Developer shall submit revised plats by July 29, 2021.
- The proposed 50' Private Driveway, Utility, and Drainage Easement shall be recorded prior to the plat being recorded and the instrument number shall be

provided on the face of the recording plat. The easement document shall be submitted for review by July 29, 2021 and before it is recorded.

- The stormwater runoff for this development shall be addressed temporarily; e.g., a temporary pond that is properly documented on the face of the preliminary plat. This will allow staff and the developer to determine how the final drainage improvements will be handled permanently.

Planning Division Comments:

1. Section 602.2.1 of Zoning in Horizon City's municipal code requires each Commercial lot width to be a minimum of 150 feet while lot 2, block one has a lot width of 113.3 feet. The exception to this rule is if two or more uses are adjoined by means of a shared driveway; a 100-foot lot width would be allowed in this scenario. Please provide the required legal instrument that will establish the shared use ROW and perpetual access from the lots within this development for review.
2. A plat note stating that the drainage infrastructure within the development shall be privately maintained shall be included on the face of the plats.
3. Approved driveway and grading and clearing permits from the Texas Department of Transportation (TXDOT) will be required prior to any grading permits being released by the City.
4. The developer is proposing to utilize a future stormwater pond in Horizon Town Center Unit Four, a residential development, to address the drainage from this commercial development. Staff recommends that the City Council only accept that future stormwater pond for maintenance as a public improvement if at least 50% of the runoff into the pond is from residential developments.

Public Works Director Comments:

Preliminary Plat:

1. Drainage flow arrows show water draining into another property at southwest side. Show existing and proposed drainage flow arrows. Provide Ponding information. Show watershed areas. Will these lots drain into the proposed pond or will they be on-site ponding lots?
(See Ordinance No.0035 4.2.2.5 (7c.) and 4.2.2.6 (8c.) and 4.2.2.6 (8d.) and 4.2.2.7 (9))
2. If the lots will be required to be onsite ponding, add this information to the notes.
3. "Grading plan required for each lot at the time of the Building permit" must be stated on the notes as per Subdivision
(See Ordinance 4.2.2.8.)
4. Provide a note stating if direct Access will be allowed/not allowed at Horizon Blvd and/or if Access will be provided through the west side of lot easement. TX Dot Approval required.
(See Zoning Ordinance #102 Section 802.2.2)
5. Provide Instrument number for 50' Private Access R.O.W. and Utility and Drainage Easement.
6. Show/provide Drainage easement (provide instrument number) at the south side of the property where the proposed drainage system will be installed and connected into the Proposed Horizon Town center Pond.
7. Provide pond calculations for Horizon Town center U-4 along with the pond information for review.
8. Provide easements around or front of lot.
9. On the note section, add developer or builder is responsible to construct half of the street on all lots abutting the R.O.W.
10. Verify block information at intersection east and west sides as it does not change from 1 to 2.

Final Plat

1. Address approval required by El Paso County 9-1-1 District.

2. If the lots will be required to be onsite ponding, add this information to the notes.
3. "Grading plan required for each lot at the time of the Building permit" must be stated on the notes as per Subdivision (Ordinance 4.2.2.8.)
4. Provide a note stating if direct Access will be allowed/not allowed at Horizon Blvd and/or if Access will be provided through the west side of lot easement. TX Dot Approval required.
(See Zoning Ordinance #102 Section 802.2.2)
5. Provide Instrument number for 50' Private Access R.O.W. and Utility and Drainage Easement.
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7. Provide easements around or front of lot.
8. On the note section, add developer or builder is responsible to construct half of the street on all lots abutting the R.O.W.
9. Verify block information at intersection east and west sides as it does not change from 1 to 2

Town Engineer Comments:

1. Access for this property will need to be coordinated with TxDOT off of Horizon Blvd. If TxDOT or the town is going to require additional ROW for public improvements such as sidewalk or decelerations lanes, they should be included in this plat. Provide copy of TxDOT access approval for driveway.
2. The drainage flow arrows show that runoff is being directed toward Horizon Crossing, the runoff from the commercial area shall be contained on site and not directed towards public rights-of-ways.
3. Commercial properties are required to provide on-site ponding for drainage runoff. The proposed pond in Horizon Town Center Unit 4 is indicated to be a public facility; therefore, the runoff for the commercial development into the pond cannot be directed to the pond without approval of the Town of Horizon City. Typically, the Town of Horizon will not accept pond as public facility runoff from the commercial development is more that 50% of the total runoff. Indicate how much commercial water will be directed to the pond.
4. Access to all commercial lots needs to be granted through 50' Private Access ROW. Indicate access to all lots on plat.
5. Provide improvement plans for the subdivision for any improvements that are being considered to be maintained by the Town of Horizon City for consideration and approval.

El Paso 9-1-1 District Comments:

The 911 District has no adverse comments regarding this plat.

El Paso Electric Comments:

El Paso Electric has no objections.

School District Comments:

The Socorro Independent School District has reviewed Horizon Crossing Unit Two. This subdivision is within the service area of 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 is requesting for the applicant to submit their grading and drainage plans to TxDOT for review prior to improvements or construction begins provided the properties abut Horizon Blvd., a TxDOT right-of-way.

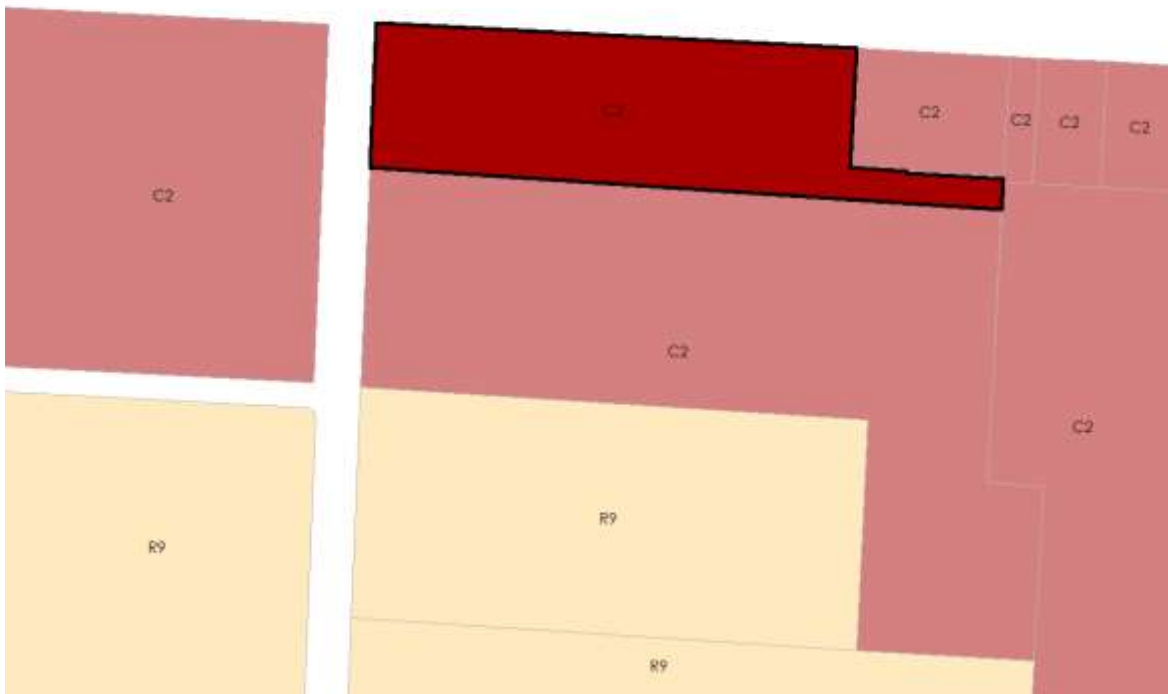
El Paso Central Appraisal District Comments:

The EPCAD approves this development.

Attachments:

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

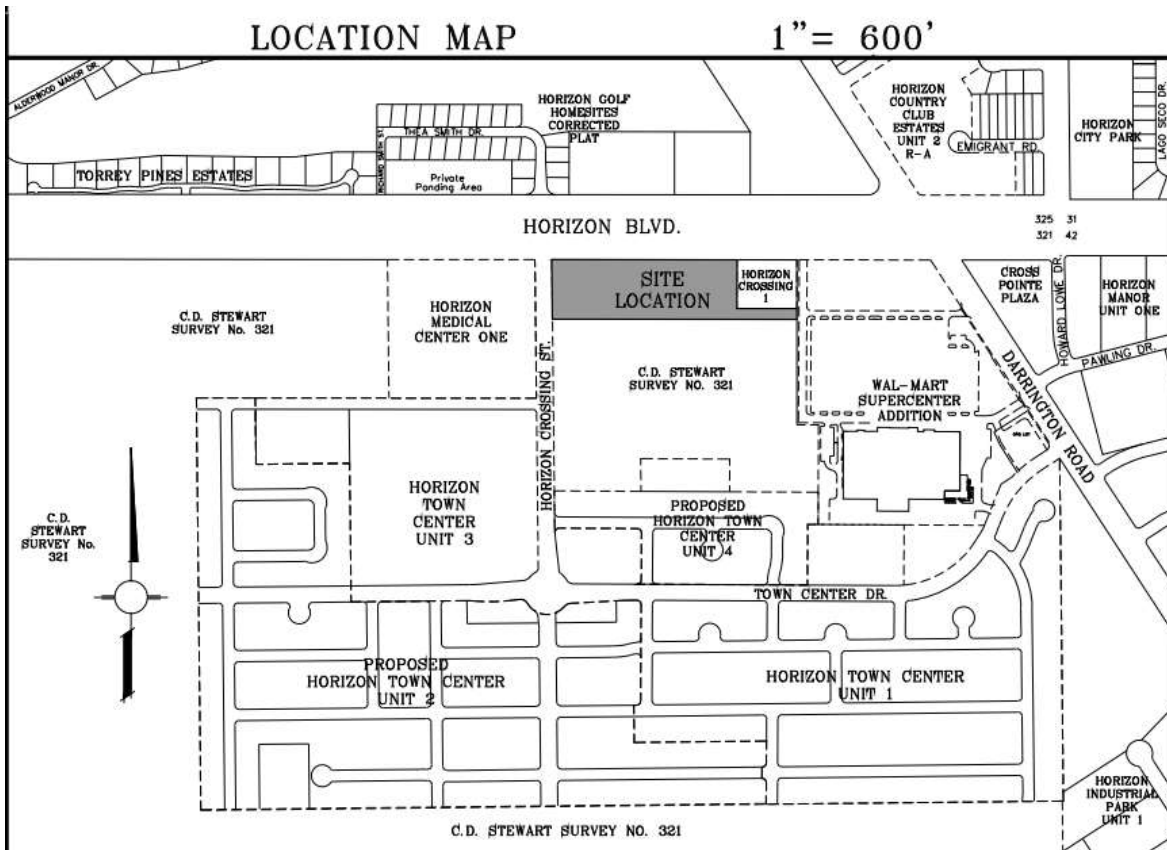
Attachment 1: Zoning Designation



Attachment 2: Aerial



Attachment 3: Location Map



Attachment 4: Applications



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

**MAJOR SUBDIVISION
 PRELIMINARY APPLICATION**

SUR 002479-2021

SUBDIVISION PROPOSED NAME: Horizon Crossing Unit Two SUBMITTAL DATE: May 25, 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

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)	_____	_____	<u>Existing Private ROW</u>	_____	_____
SCHOOL	_____	_____	<u>Utility & Drainage Easement</u>	<u>1.585</u>	<u>1</u>
COMMERCIAL	<u>4.1256</u>	<u>4</u>	TOTAL NO. SITES	<u>5</u>	_____
INDUSTRIAL	_____	_____	TOTAL (GROSS) ACREAGE	<u>5.7109</u>	_____

3. WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? C-2 PROPOSED ZONING N/A
4. WILL THE RESIDENTIAL SITES, AS PROPOSED, PERMIT DEVELOPMENT IN FULL COMPLIANCE WITH ALL ZONING REQUIREMENTS OF THE EXISTING RESIDENTIAL ZONE(S)? YES NO N/A
5. WHAT TYPE OF UTILITY EASEMENTS ARE PROPOSED? UNDERGROUND OVERHEAD COMBINATION
6. WHAT TYPE OF DRAINAGE IS PROPOSED? (IF APPLICABLE LIST MORE THAN ONE) Lot to street to drainage structures
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
10. IF ANSWER IS "YES", PLEASE EXPLAIN THE NATURE OF THE MODIFICATION _____
11. WHAT TYPE OF LANDSCAPING IS PROPOSED? PARKWAY MEDIANS OTHER
11. REMARKS AND/OR EXPLANATION OF SPECIAL CIRCUMSTANCES: _____

Planning Department
 Date Rec'd: 6/21/21
 By: *[Signature]*

12. WILL PLAT BE RECORDED PRIOR TO SUBDIVISION IMPROVEMENTS BEING COMPLETED & APPROVED? YES NO N/A INITIALS [Signature]
 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 Camino Real Investment Properties, LLC- 6080 Surety Dr., Ste. 300 El Paso, TX 79905-592-0290
(NAME & ADDRESS) (EMAIL) (PHONE)
15. DEVELOPER Camino Real Investment Properties, 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 cconde@condeinc.com 915-592-0283
(NAME & ADDRESS) (EMAIL) (PHONE)
17. APPLICANT Camino Real Investment Properties, LLC. 6080 Surety Dr., Ste. 300 El Paso, TX 79905 915-592-0290
(NAME & ADDRESS) (EMAIL) (PHONE)
18. REPI/POINT OF CONTACT Conrad Conde 6080 Surety Dr., Ste. 100 El Paso, TX 79905 cconde@condeinc.com -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 MC

Applicant Signature [Signature] EMAIL DOUGLAS@SWLBS.NET

APPLICATION MUST BE COMPLETE & VALIDATED PRIOR TO SUBDIVISION PROCESSING
Acceptance of fee does not grant acceptance of application.
 Non Refundable Deposit \$500.00 | Application Fee: \$100



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

**MAJOR SUBDIVISION
 FINAL PLAT APPLICATION**

SUB002479-2021

SUBDIVISION PROPOSED NAME: Horizon Crossing Unit Two SUBMITTAL DATE: May 25, 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	_____	_____	OFFICE	_____	_____
DUPLEX	_____	_____	STREET & ALLEY	_____	_____
APARTMENT	_____	_____	PONDING & DRAINAGE	_____	_____
MOBILE HOME	_____	_____	INSTITUTIONAL	_____	_____
P.U.D.	_____	_____	OTHER	_____	_____
PARK (Min 1 Acre)	_____	_____	<u>Existing Private ROW</u>	_____	_____
SCHOOL	_____	_____	<u>Utility & Drainage Easement</u>	<u>1.585</u>	<u>1</u>
COMMERCIAL	<u>4.1256</u>	<u>4</u>	TOTAL NO. SITES	<u>5</u>	_____
INDUSTRIAL	_____	_____	TOTAL (GROSS) ACREAGE	<u>5.7109</u>	_____

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

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

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

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

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

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 ng
 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 Camino Real Investment Properties, LLC - 6080 Surety Dr., Ste. 300 El Paso, TX 79905 592-0290
 (NAME & ADDRESS) (EMAIL) (PHONE)

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 (NAME & ADDRESS) (EMAIL) (PHONE)

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

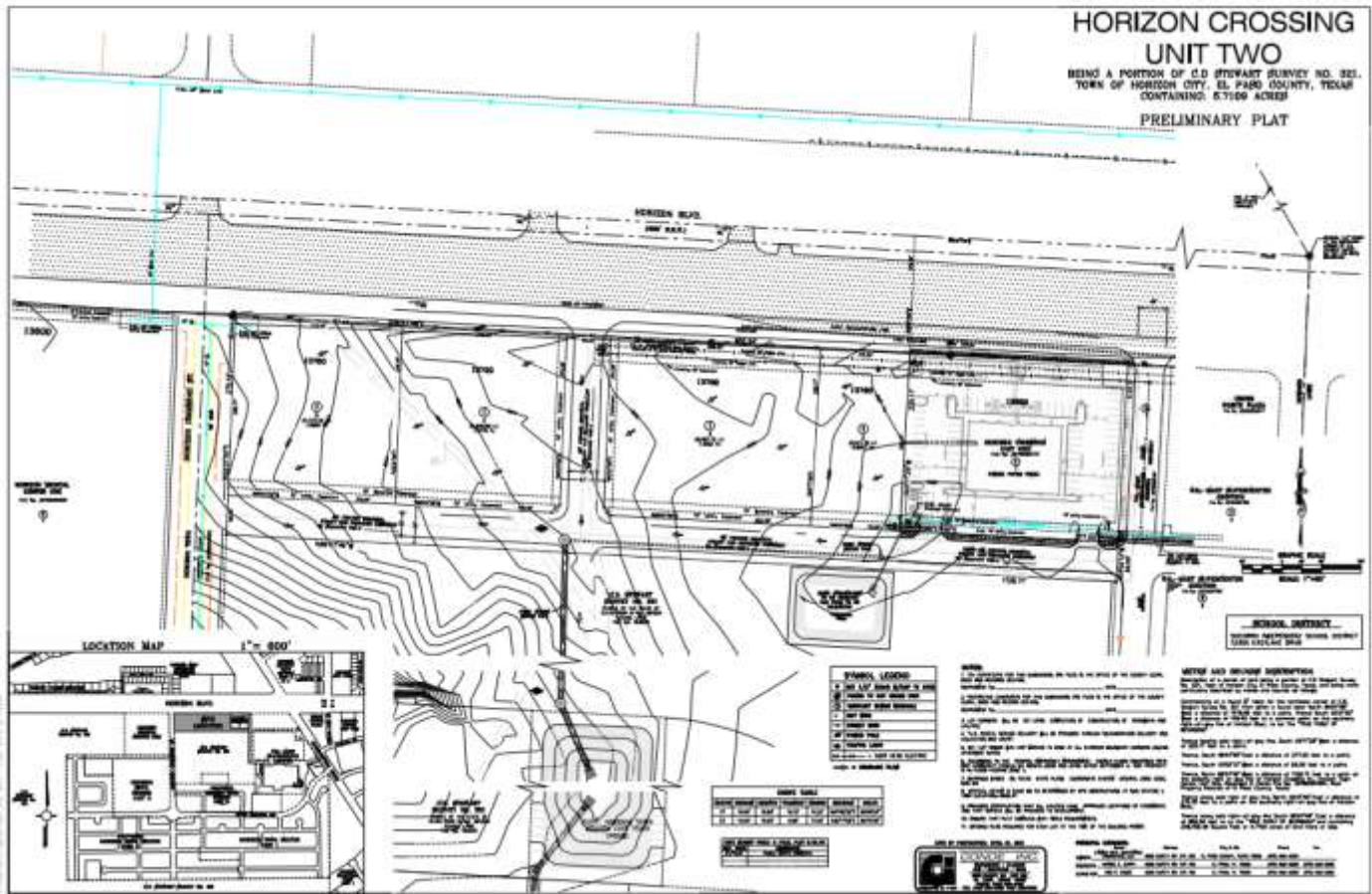
17. APPLICANT Camino Real Investment Properties, LLC 6080 Surety Dr., Ste. 300 El Paso, Texas 79905 915-592-0290
 (NAME & ADDRESS) (EMAIL) (PHONE)

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

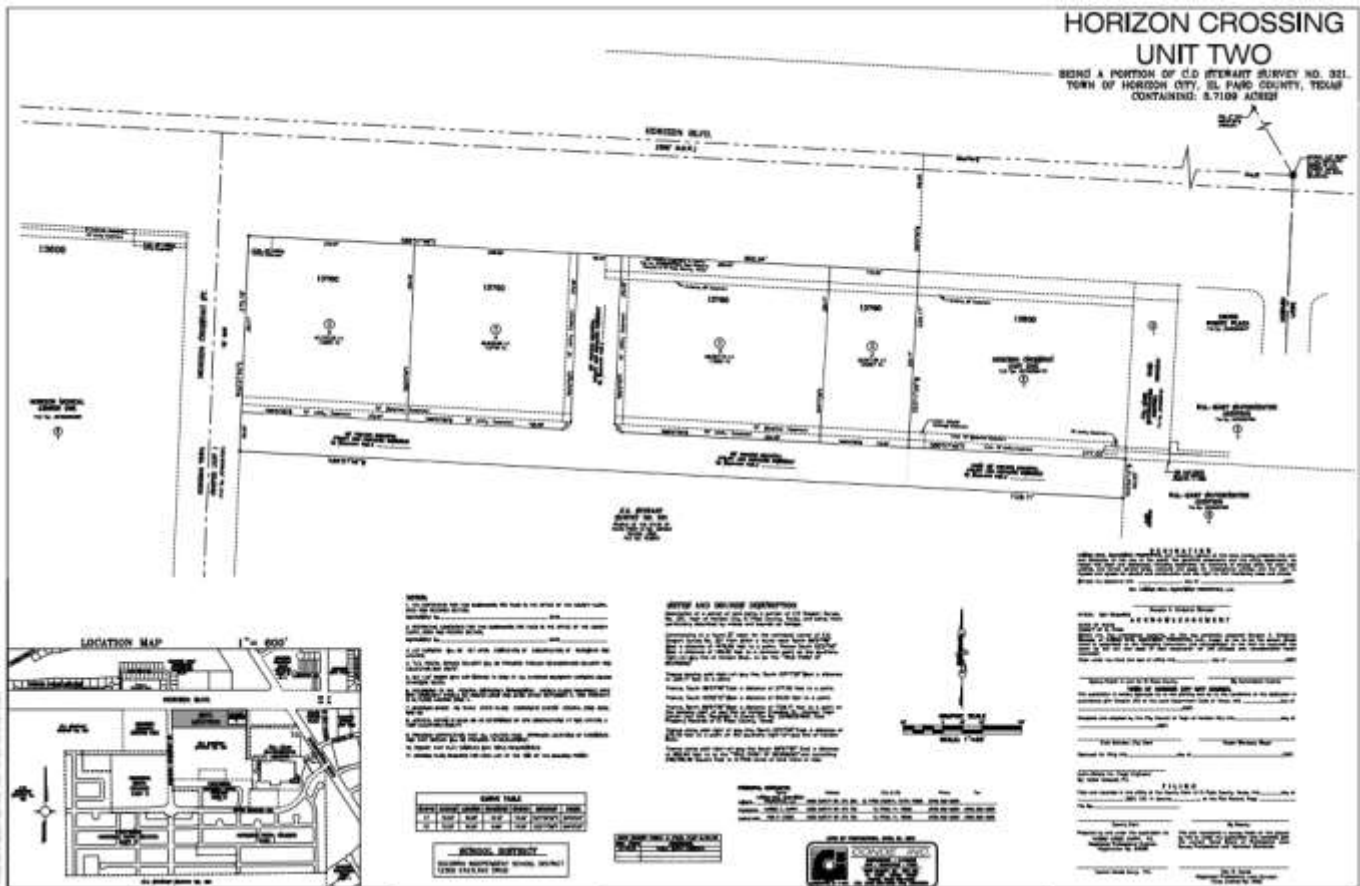
NOTE: Applicant is responsible for all expenses incurred by the City in connection with the Final plat approval request, including but not limited to attorney's fees, engineering fees and publication. Charges exceeding deposit will be invoiced separately. Initials ng
 Applicant Signature [Signature] EMAIL Douglas@SWLDS.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: \$150

Attachment 5: Preliminary Plat



Attachment 6: Final Plat





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

2. **COMMISSION MEMBERS ATTENDANCE:** Cecily Armstrong joined after discussion 4b

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

4. **PUBLIC HEARINGS**

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

A. **DISCUSSION AND RECOMMENDATION:**

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

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

AYES: FLORES, BERRY, MELENDEZ, AVILA, DURAN and GARDEA.

MOTION CARRIED

B. **DISCUSSION AND RECOMMENDATION:**

On a specific use permit application (**#SUP002475-2021**), for property located at **12504 Weaver Road, Horizon City, Texas, 79928**, legally described as *Lots, 1, 2, 3, portion of 14, Block 3, Horizon Industrial Park Unit One*. The request is to allow the facility to maintain its existing level of operation while transferring ownership. Application submitted by Air Systems Components, Inc.

ACTION: Motion made by GARDEA, 2ND by MELENDEZ to recommend approval with staff comments.

AYES: FLORES, BERRY, MELENDEZ, AVILA, DURAN and GARDEA.

MOTION CARRIED

C. **DISCUSSION AND RECOMMENDATION:**

On vacation application request (**#VAC002476-2021**), to vacate an easement between **428 Cutler Place and 429 Cutler Place, Horizon City, Texas 79928**, legally described as *a parcel of land being the easterly portion of a platted walkway between Lots 31*



& 32, Block 43, Horizon Heights Unit Ten, El Paso, County, Texas. Application submitted by abutting property owners: Peter & Dulce Bralich and Javier & Teresa Saenz.

ACTION: Motion made by **GARDEA**, 2ND by **MELENDEZ** to recommend approval with staff comments.
AYES: FLORES, BERRY, MELENDEZ, ARMSTRONG, AVILA, DURAN and GARDEA.
MOTION CARRIED

D. DISCUSSION AND RECOMMENDATION:

On a preliminary and final plat subdivision applications (#SUB002477-2021) for **Aria Subdivision**, legally described as a portion of the E1/2 of the SW1/4 of the SW1/4 of section 39, Block 78, Township 3, Texas and Pacific RR Co. Surveys, El Paso County, Texas. Application submitted by CAD Consulting Co.

ACTION: Motion made by **GARDEA**, 2ND by **BERRY** to recommend approval with condition that staff comments be addressed prior to City Council action.
AYES: FLORES, BERRY, MELENDEZ, AVILA, ARMSTRONG, DURAN and GARDEA.
MOTION CARRIED

E. DISCUSSION AND RECOMMENDATION:

On a final plat subdivision application (#SUB002478-2021) for **Rancho Desierto Bello Unit 13 Phase 2**, legally described as a portion of Leigh Clark Survey No. 297, Town of Horizon City, El Paso County, Texas. Application submitted by TRE & Associates, LLC.

ACTION: Motion made by **AVILA** 2ND by **GARDEA** to recommend approval with staff comments.
AYES: FLORES, BERRY, MELENDEZ, AVILA, ARMSTRONG, DURAN and GARDEA.
MOTION CARRIED

5. OTHER BUSINESS

A. DISCUSSION AND ACTION:

On the Planning and Zoning meeting minutes for the meeting of May 17, 2021

ACTION: Motion made by **AVILA** 2ND by **GARDEA** to approve meeting minutes.
AYES: FLORES, BERRY, MELENDEZ, AVILA, ARMSTRONG, DURAN and GARDEA.
MOTION CARRIED

6. ANNOUNCEMENTS

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

EXECUTIVE SESSION

The Planning and Zoning Commission of the Town of Horizon City may recess into Executive Session pursuant to the Texas Government Code, Chapter 551, Subchapter D, under Article 551.071 – Consultation with Attorney; 551.072 – Deliberation regarding Real Property; and 551.087 – Deliberation regarding Economic Development Negotiations.



MINUTES - REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
HELD ON MONDAY, JUNE 21, 2021 @ 6:00 PM
15001 DARRINGTON RD., HORIZON CITY, TEXAS 79928

ADJOURNMENT: The meeting adjourned at 6:40 pm.

Robert Avila Jr. – Chair

(Date)

ATTEST:

Elizabeth S. Luna
Secretary to the Boards

DISTRIBUTION OF MINUTES:

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