



HORIZON CITY

Incorporated 1988

**AGENDA
PUBLIC MEETING
SPECIAL PLANNING AND ZONING MEETING
THE TOWN OF HORIZON CITY, TEXAS
Monday, April 25, 2022, 6:00 PM**

Notice is hereby given that a Special Planning and Zoning Meeting of the Town of Horizon City, Texas will be held on **Monday, April 25, 2022 at 6:00 PM** at City Council Chambers Room, 15001 Darrington Road, Horizon City, TX 79928, at which time the following will be discussed and considered:

1. CALL MEETING TO ORDER & DETERMINATION OF QUORUM

2. COMMISSION MEMBERS ATTENDANCE:

COMMISSIONERS EXCUSED AND UNEXCUSED:

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

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:

4

Planning Director

(This item has been postponed at previous meetings 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:

12

Planning Director

On preliminary and final plat applications for **Rancho Desierto Bello Unit Fifteen Phase 1** subdivision (#SUB002496-2022), 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.

C. DISCUSSION AND RECOMMENDATION: **27**

Planning Director

On preliminary and final plat applications for **Rancho Desierto Bello Unit Fifteen Phase 2** subdivision (#SUB002497-2022), 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.

5. OTHER BUSINESS

A. DISCUSSION AND ACTION: **42**

On the Planning and Zoning meeting minutes for the meeting held on Monday, February 21, 2022

6. ANNOUNCEMENTS

A. The next regular scheduled meeting: **Monday, May 16, 2022, at 6pm.**

Adjournment:

Motion to Adjournment: _____ 2nd _____

Dated this

By: _____
Elvia Schuller, City Clerk

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

Agenda Removed: _____ Time _____ By _____

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

SPEAKER REQUEST FORM

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

Date of Meeting: _____

Your Name: _____

Residence Address: _____

City: _____ Contact Number: _____

IF SPEAKING FOR AN ORGANIZATION:

Name of Organization: _____

Speaker's Official Capacity: _____

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

For (if applicable) Against (if applicable)

OPEN FORUM:

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

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

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

Thank you for your cooperation.

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



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

Case No.: SUB-002460-2021
Horizon Manor Unit Three Replat "A"

Application Type: **Preliminary and Final Plat**

P&Z Hearing Date: December 20, 2021 (Applicant has requested postponement since April 2021)

Staff Contact: Michelle Padilla
915-852-1046; mpadilla@horizoncity.org

Address/Location: The vacant parcel is located within Opossum Circle and abuts Duanesburg St.

Legal Description: A portion of Lot 19, Block 9, Horizon Manor Unit 3
Town of Horizon City, El Paso County, Texas

Acreage: Approximately 7.9365 ± Acres

Owner: JDP Properties LLC

Applicant: Not Provided

Nearest Park: Golden Eagle Park

Nearest School: Carroll T. Welch Elementary School

SURROUNDING PROPERTIES:

	Zoning	Land Use
N	R-8 (Residential)	SF (Single Family) Homes
E	R-9 (Residential)	SF (Single Family) Homes
S	R-8 (Residential)	SF (Single Family) Homes
W	R-8 (Residential)	SF (Single Family) Homes

LAND USE AND ZONING:

	Existing
Land Use	Vacant
Zoning	R-2 Residential

Application Description:

The proposed subdivision is approximately 7.9365 acres and includes 16 lots for single-family residential development, the smallest lot measuring approximately 6,000.2 square feet and the largest lot measuring approximately 6,615.9 square feet in size. In addition, a ponding area of approximately 5.639 acres is included.

In accordance with Section 2.8.1 of the Subdivision Ordinance, the proposed subdivision will require that parkland fees in the amount of \$6,400.00 be paid prior to filing the final plat.

Notice:

In accordance with Section 212.015.f of the Texas Local Government Code, notice of the approval of the replat will be mailed to each property owner of a lot in the original

subdivision that is within 200 feet of the lot(s) to be replatted no later than fifteen (15) days after the date of the City Council meeting at which the replat is approved.

Staff Recommendation:

Staff recommends *approval* of the proposed preliminary plat with the following conditions:

1. All comments shall be addressed prior to City Council action.

Planning Comments:

- If there is ponding to be dedicated, the dedication shall be included in the "Owner's Dedication, Certification and Attestation" statement.
- Staff continues to work with the applicant/developer to determine the City's share, if any, of the drainage improvements.
- Addresses shall be provided for lots 10 through 17, block 1 on both the preliminary and final plats.

Public Works Director Comments:

Preliminary Plat:

1. Metes and Bounds description is missing Bearing N 89 57' 28'' E and Distance 110.00' at point of beginning.
2. Provide utility easements on Block 1 lots 1-8.
3. Provide Ponding capacity information/calculations. 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).
4. Updated Drainage study/report to be submitted during the Subdivision Improvement Plan Review.
5. Show watershed areas.
6. On the note section #8, modify note stating the developer is responsible to repave/improve any portion of Duanesburg St. and/or Opossum Cir. (to include sidewalk, drainage easements, rock/retaining walls, drainage structures and H.C. Ramps) as necessary for drainage purposes.

Final Plat:

1. Metes and Bounds description is missing Bearing N 89 57' 28'' E and Distance 110.00' at point of beginning.
2. Provide utility easements on Block 1 lots 1-8.
3. Missing addresses on lots 10-17, Block 1, no address review. El Paso County 9-1-1 District approval is required.
4. Updated Drainage study/report to be submitted during the Subdivision Improvement Plan Review.
5. Provide A copy of the restrictions and covenants to be recorded, if any.

Town Engineer Comments:

Preliminary Plat:

1. Remove the cross-section for the Residential Sub-collector Street from the plat, included in the plat.
2. Update the drainage calculations table to reflect plat drainage areas.
3. It is not clear from the plat if the pond will remain private or be dedicated to the Town of Horizon City. Please clarify.
4. Update plat with revision date.
5. Coordinate with the Town of Horizon City with regard to any additional comments they may have.

Final Plat:

1. If the pond is going to be dedicated to the Town of Horizon City, include the pond in the dedication statement.

2. Update plat with revision date.
3. Revise dates in dedication and signature blocks to 2021.
4. Coordinate with the Town of Horizon City with regard to any additional comments they may have.

El Paso Electric Company:

Plat (comments):

- Lot 1 thru Lot 8 – provide 10' wide easement along frontage of all lots
- Lot 9 (ponding area) - Continue platted 5' wide utility easement along entire Access to ponding area converted to 20' wide drainage and utility easement
Future use? Developable?
Will it be requiring power?

Additional 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

El Paso County 9-1-1 District:

Pending comments on proposed addressing.

Clint Independent School District Comments:

CISD has the capacity for additional students.

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. (Municipal Code Chapter 10, Section 4.11.2)

Attachments:

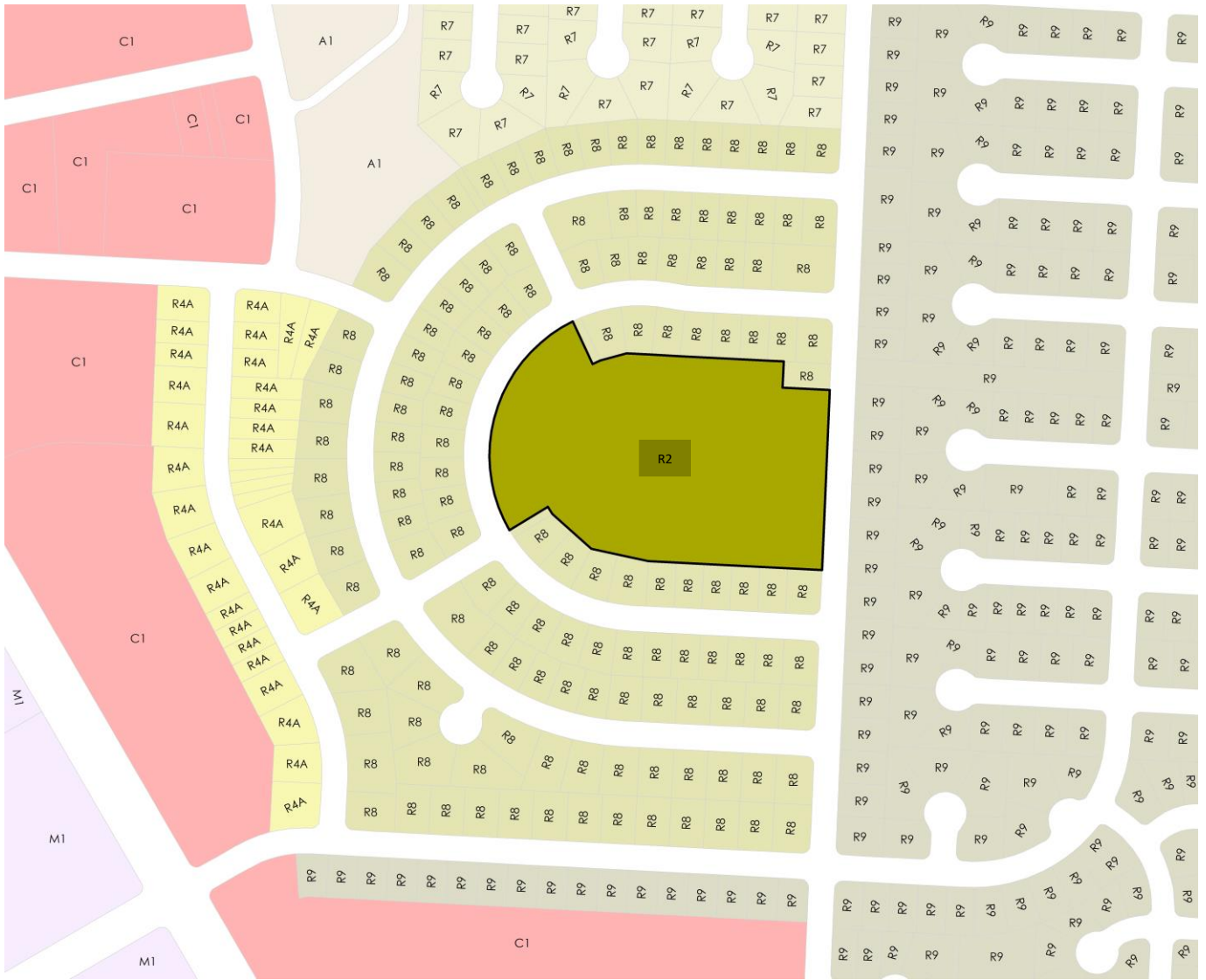
- 1 **Aerial**
- 2 **Zoning Map**
- 3 **Location Map**
- 4 **Preliminary Plat**
- 5 **Final Plat**
- 6 **Application**

Attachment 1: Aerial



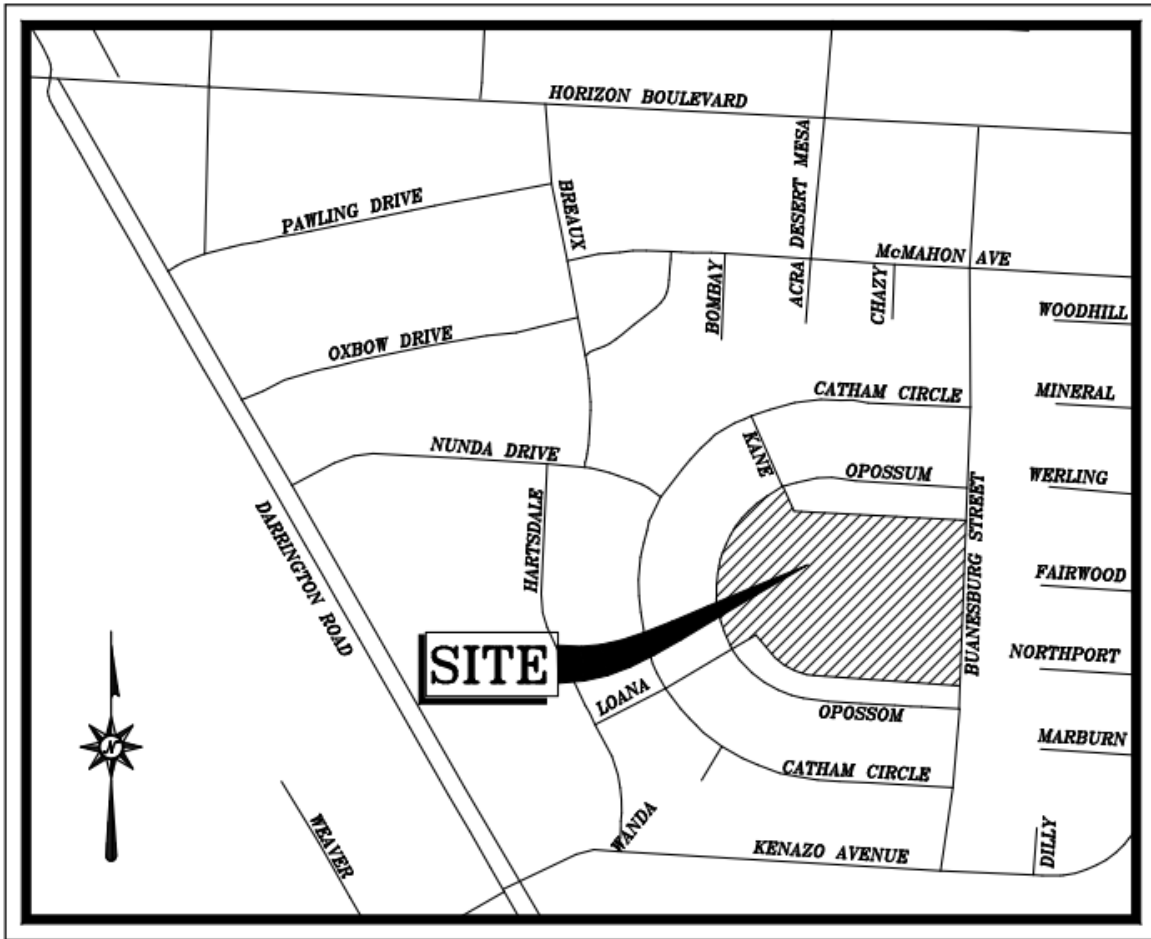
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Attachment 2: Zoning Designation

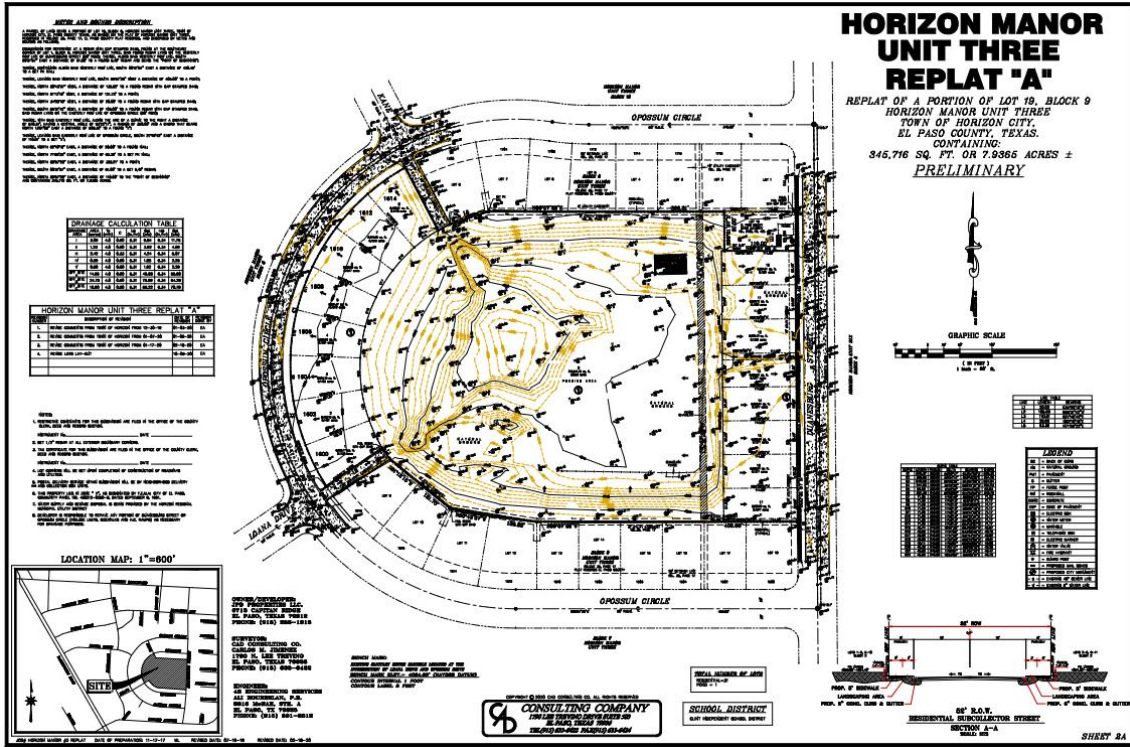


Attachment 3- Location Map

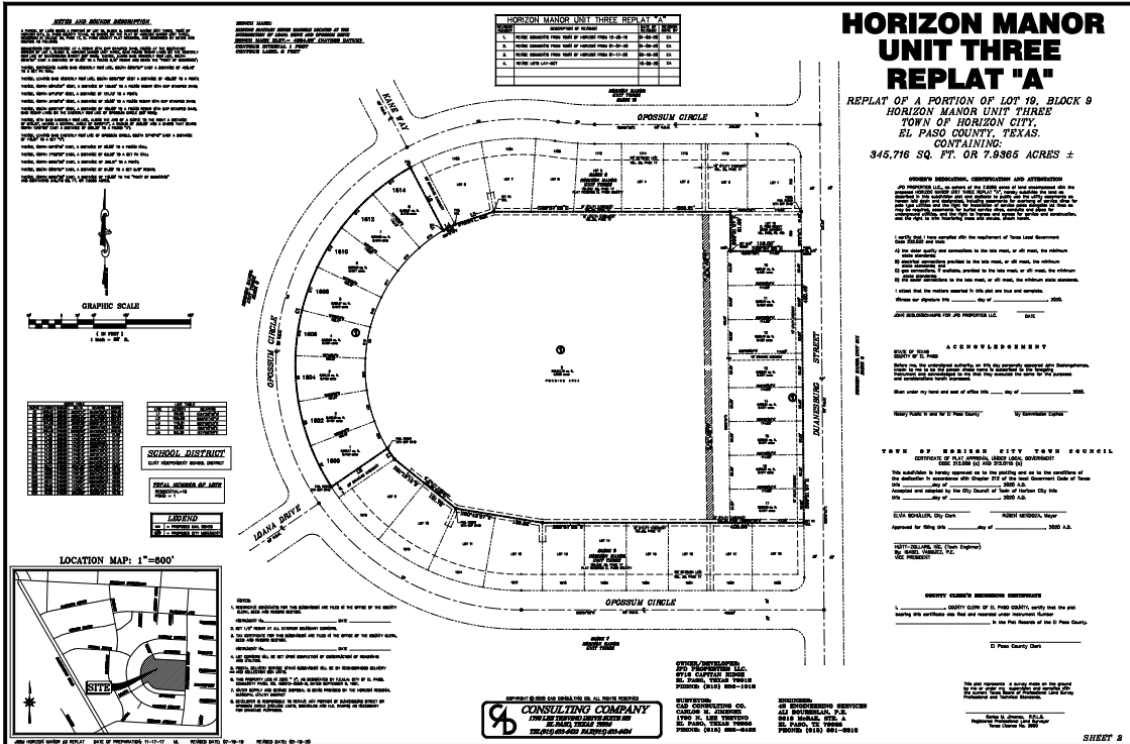
LOCATION MAP: 1"=600'



Attachment 4- Preliminary Plat



Attachment 4- Final Plat



Attachment 5 - Application



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

REPLAT APPLICATION

RP-002460-2020

SUBDIVISION PROPOSED NAME: HORIZON MANOR UNIT 3 REPLAT A SUBMITTAL DATE: _____

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)
A PORTION OF LOT 19, BLOCK 9, HORIZON MANOR UNIT THREE

2. PROPERTY LAND USES:

	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	_____	<u>16</u>	OFFICE	_____	_____
DUPLEX	_____	_____	STREET & ALLEY	_____	_____
APARTMENT	_____	_____	PONDING & DRAINAGE	<u>5.6369</u>	<u>1</u>
MOBILE HOME	_____	_____	INSTITUTIONAL	_____	_____
P.U.D.	_____	_____	OTHER	_____	_____
PARK	_____	_____		_____	_____
SCHOOL	_____	_____	TOTAL NO. SITES	_____	<u>16</u>
COMMERCIAL	_____	_____	TOTAL (GROSS) ACREAGE	<u>7.9365</u>	_____
INDUSTRIAL	_____	_____		_____	_____

Planning Department
3/25/21
State Rec'd

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

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) DRAIN TO POND

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 JDP
 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 JDP IF YES, PLEASE ATTACH COPY.

14. OWNER OF RECORD JAP PROPERTIES LLC 6713 CARTAN AVE 256-1913
 (NAME & ADDRESS) (EMAIL) (PHONE)

15. DEVELOPER _____
 (NAME & ADDRESS) (EMAIL) (PHONE)

16. ENGINEER 4S ENGINEERING SERVICES 3616 MCRAE 443-9644
 (NAME & ADDRESS) (EMAIL) (PHONE)

17. APPLICANT _____
 (NAME & ADDRESS) (EMAIL) (PHONE)

18. REP/POINT OF CONTACT CAD CONSULTING CO. 1790 N. LEE TREVINO 633-6422
 (NAME & ADDRESS) (EMAIL) (PHONE)

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

Applicant Signature [Signature] EMAIL JAPPROPERTIES@OUTLOOK

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



TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report
REVISED

Case No.: SUB-002496-2022 & SUB-002497-2022
Rancho Desierto Bello Unit Fifteen (RDBU15)
Phase One and Phase Two

Application Type: **Preliminary & Final Plat**

P&Z Hearing Date: April 18, 2022 (cancelled due to lack of quorum)

Special P&Z Hearing: April 25, 2022

Staff Contact: Michelle Garcia, Planning Director
 915-852-1046 ext. 105 mgarcia@horizoncity.org

Address/Location: The vacant parcel is located to the west of Darrington Road, south 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 13.451 ± Acres

Owner: SDC Development, LTD.

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

Nearest Park: Horizon Mesa Park

Nearest School: Horizon Middle School

SURROUNDING PROPERTIES:

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

LAND USE AND ZONING:

	Existing
Land Use	Vacant
Zoning	R-9 Residential

Application Description:

Phase I:

The proposed subdivision includes 81 lots for single-family residential development, the smallest lot measuring approximately 5,888 square feet and the largest lot measuring approximately 9,713 square feet in size. **The subdivision also includes a 1.81-acre ponding area that will serve both phases of Unit 15.**

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 current cumulative lot total for Units 12-20 of Rancho Desierto Bello at 386 lots. In accordance with Section 2.8.1 of the Subdivision Ordinance, this results in 2.5 acres of required parkland and \$4,400 parkland fees due. After Unit 15, the developer will carry 2.522 acres of parkland credit that is eligible to apply to the remaining units of the development.

Staff Recommendation:

~~At the time that the agenda is posted, staff has not received revised plats that addresses the staff comments. Therefore, staff will provide their recommendation to the Commission at the meeting.~~

The applicant has submitted revised plats that address most of the Planning comments. Therefore, staff recommends **approval** of Phases 1 and 2 with the following conditions:

1. All remaining staff comments shall be addressed prior to City Council action.
2. For Phase 1, the vacation of the easements as shown on the face of the plat, shall be completed and such instrument(s) shall be provided to the City prior to the recording of the final plat.

Planning Comments:

Phase 1:

Please note that these comments are provided with the understanding that the LTV Road vacation will be finalized before City Council action is taken on this plat. If the vacation is not finalized, the plat will not be able to move forward with a favorable recommendation as it includes portions of the original LTV Road right-of-way.

Preliminary Plat:

- ~~1. Identify the original LTV Road delineation that is to be vacated; this delineation should resemble the information provided on the final plat.~~

Final Plat:

- ~~1. The utility easements that are identified to be vacated by separate instrument on the face of the plat will need to be vacated and such instrument(s) finalizing the vacation(s) shall be provided to the City prior to the plat being recorded.~~
- ~~2. Based on the rendering that was emailed on March 15, 2022, it seems that a portion of the 25' foot easement, where it traverses the access to and a portion of the proposed ponding area, is proposed to remain in place along with the existing water line. If in fact this is the case, City staff will recommend that the pond not be accepted by the City for maintenance as the location of the water line within the ponding area is not in the best interest of the City. Please revise the location of the ponding area and access so that it is completely separate from the easement and water line.~~
- ~~3. The 25' utility easement on Lot 30, Block 57, as shown on the abovementioned rendering, is not identified as such on the face of the plat. Being that the easement is significantly wide, it will likely create issues for the future property owner as they will not be able to construct any structures on that easement. Please adjust the lot lines to ensure that the easement is outside of the lot; the easement may need to be dedicated as a utility right-of-way to the HRMUD.~~

- ~~4. Please confirm that the portion of the existing 25' easement will be vacated where it traverses Lot 28, Block 57. If not, the previous comment also applies to this lot.~~

Phase 2:

Preliminary:

- ~~• The plat does not include current topographic information as required by Section 4.2.2.6 of the Subdivision Ordinance (Exhibit A of Chapter 10 – Subdivision Regulations of the Municipal Code). Please provide a revised plat that provides this information.~~
- The proposed location of the US Postal Service Collection Box Unit for this subdivision is not provided on the face of the plat. Please verify the location and identify it on the plat in accordance with Plat Note #3.

Final:

- No comments.

Public Works Director Comments:

Phase I:

Preliminary Plat is approved.

Final Plat Comments:

- ~~1. Provide Closure with metes and bounds description.~~
2. Provide instrument documentation for the Easement to be located on Block 64.
- ~~3. Provide street name list on plat.~~
4. Block 57 (East and West Side), lots 15-26 address numbers shall be 3 Digits (See Section 107.090 Ordinance 00107). Did not provide approval email by E. P. County.
5. Address review/approval by the El Paso County 9-1-1 District is required.

Phase II:

Preliminary Plat is approved.

Final Plat Comments:

1. Block 66 north side, provide description for R.A.E. (Provide description in legend or on plat notes. Is it "Restrictive Access Easement"?)
2. Provide a copy of the restrictions and covenants to be recorded, if any.
3. Missing list of the street names on the plat.
4. Provide closure for metes and bounds.
5. Blocks 70 (EAST AND WEST SIDE), lots 1-9 address numbers shall be 3 DIGITS (see section 107.090 ORDINANCE 00107)
Did not provide email/approval by El Paso County 9-1-1 District. (Email with approval required prior to the final plat acceptance.
6. 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. Verify location of existing easements.

2. Show all proposed easements on preliminary plat.

Summary of Recommended Conditions for final Plat Approval:

1. Verify location of existing easements. Provide instrument numbers for easement vacations.
2. Show all proposed easements and provide recording instruments.
3. At the ponding area, would it be possible to vacate the existing easement at the pond and expand the easement on the adjacent property. The HRMUD could gain access to the easement from the proposed 25' easement from Block 57, Lot 30. Lot 30 would need to be reconfigured to create a Utility ROW.
4. Provide Restrictive Covenants for the subdivision.

Phase II:

Summary of Recommended Conditions for Preliminary Plat Approval:

No additional comments

Summary of Recommended Conditions for Final Plat Approval:

1. Provide a copy of the Restrictive Covenants for the plat and the recording instruments.

School District Comments:

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

El Paso County 9-1-1 District:

The property must establish the assigned address on the plat.

Additional Requirements:

Within twelve (12) months of the approval of the final plats by the Town Council, a recording plat application will need to be submitted for City Council approval.

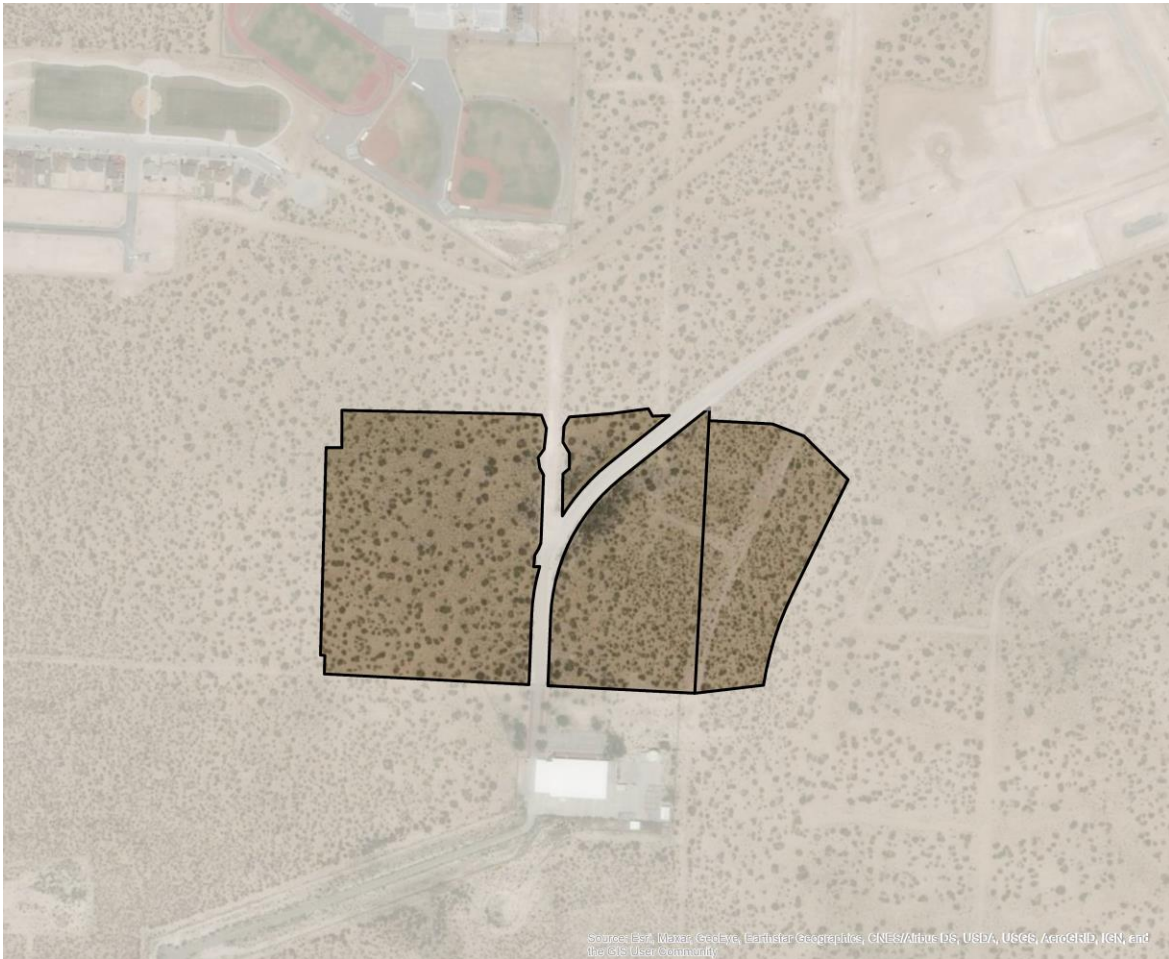
Failure of the subdivider to submit a recording plat within twelve (12) months of approval of the final plat by the City Council will nullify the approval of the final plat and obligate the subdivider to reapply for preliminary plat approval should the subdivider wish to pursue the subdivision. (§4.11.2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

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

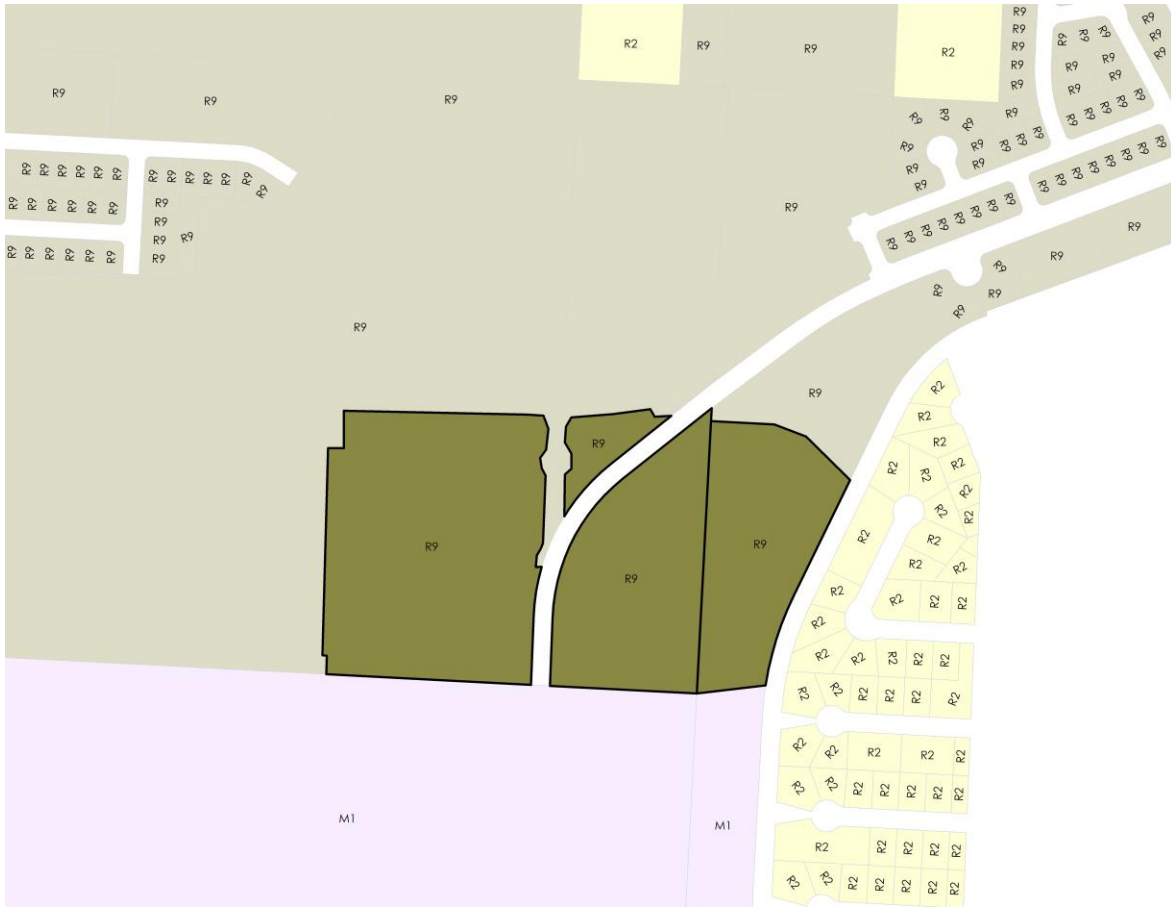
Attachments:

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

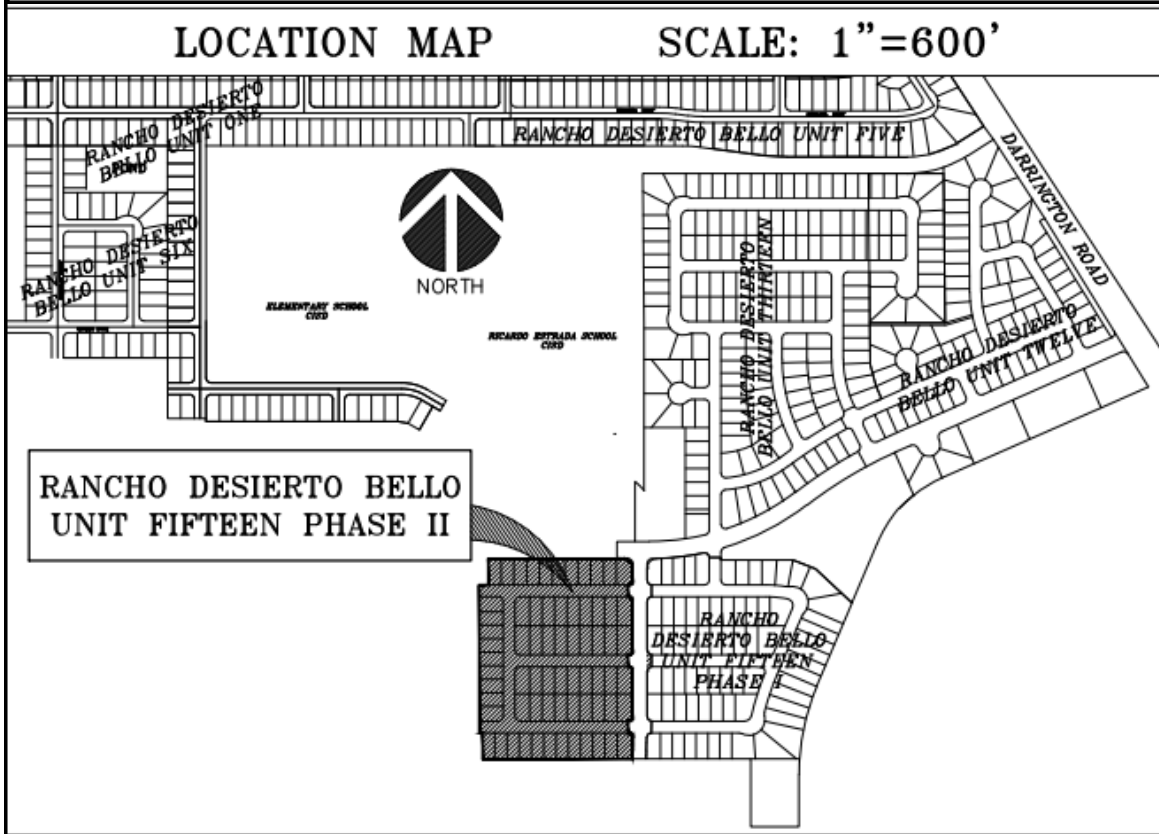
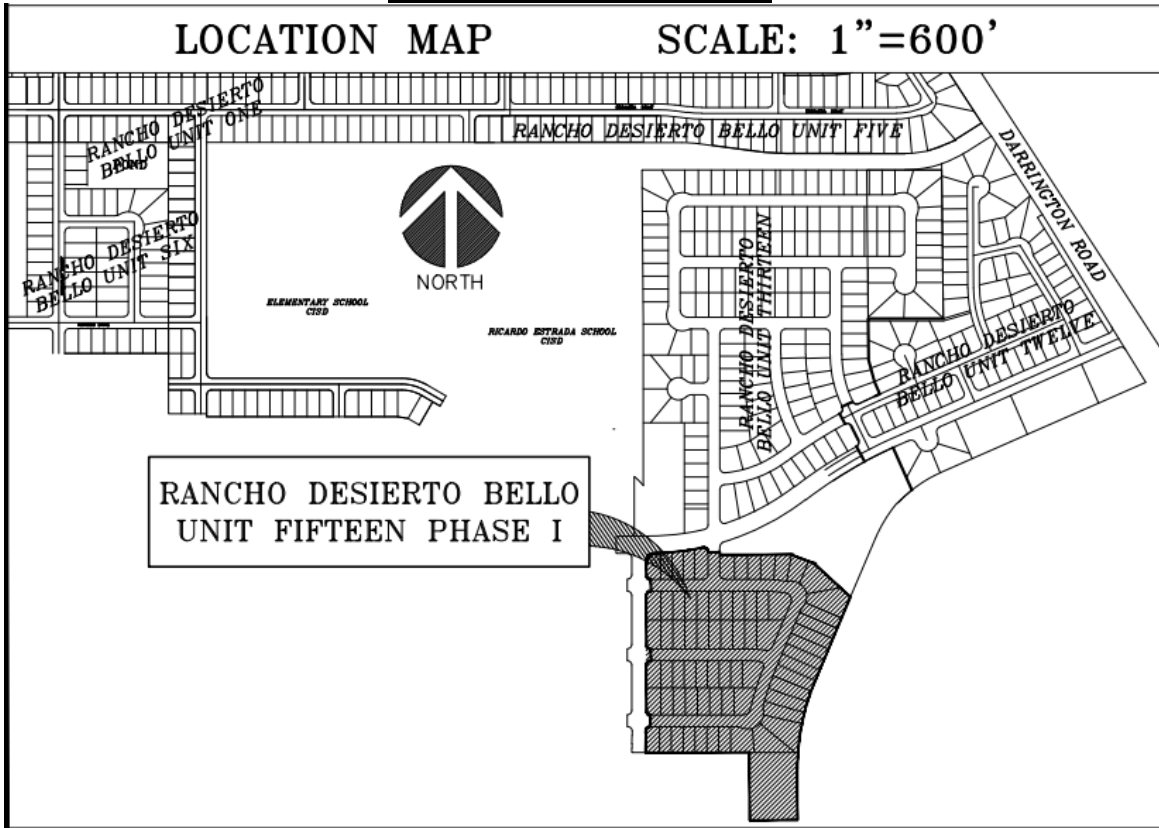
Attachment 1: Aerial



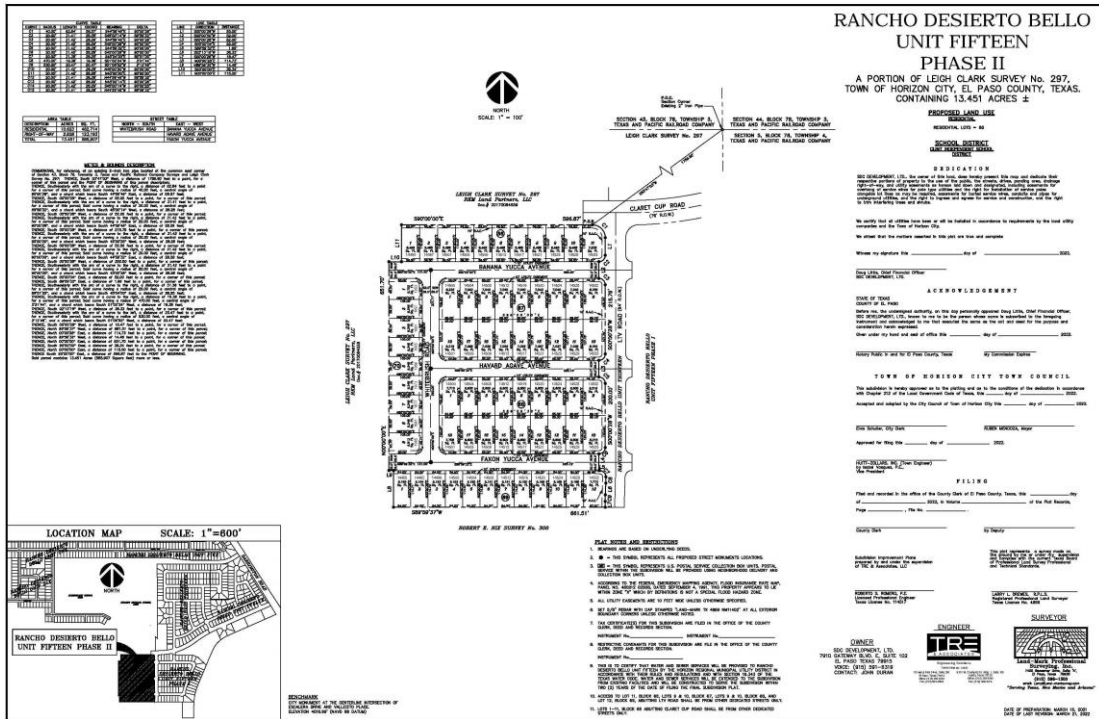
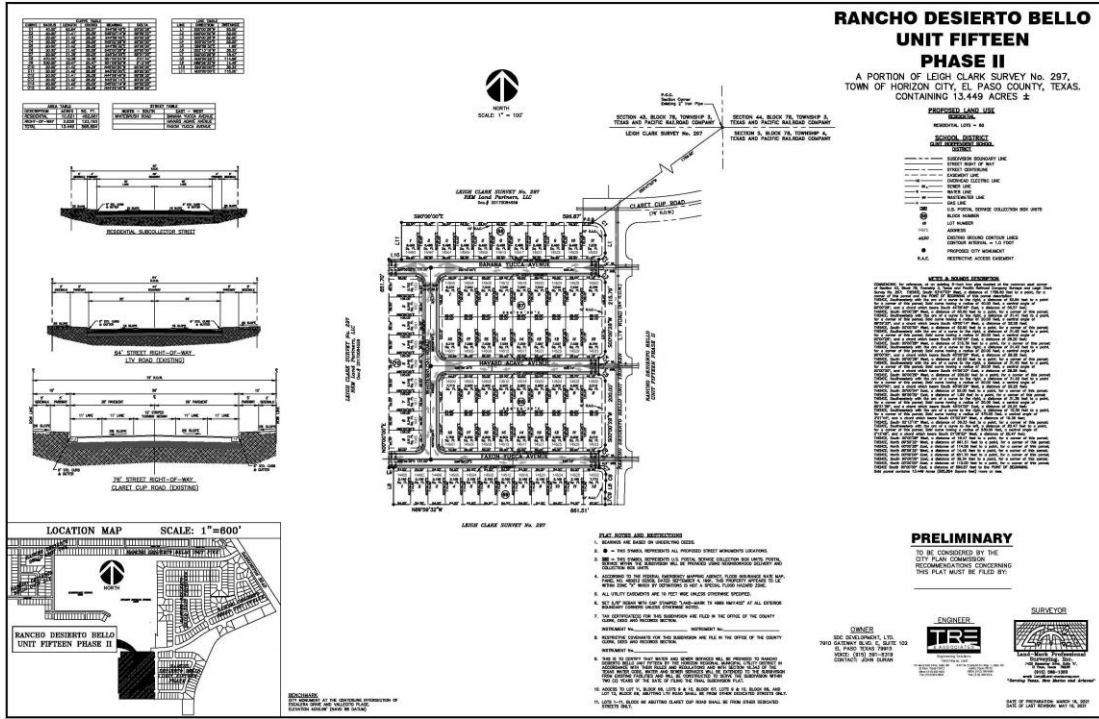
Attachment 2: Zoning Map



Attachment 3- Location Maps



Attachment 4- Preliminary & Final Plat Phase Two



Attachment 5 – Applications Phase One

SUB002496-2022



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 15 Phase I SUBMITTAL DATE: 03/23/2022

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 17.051 ACRES +/-.

2. PROPERTY LAND USES:

	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	<u>12.469</u>	<u>81</u>	OFFICE	_____	_____
DUPLEX	_____	_____	STREET & ALLEY	<u>3.074</u>	_____
APARTMENT	_____	_____	PONDING & DRAINAGE	<u>1.508</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>17.051 +/-</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



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

**MAJOR SUBDIVISION
 FINAL PLAT APPLICATION**

SUB002496-2022

SUBDIVISION PROPOSED NAME: Rancho Desierto Bello Unit 15 Phase I

SUBMITTAL DATE: 03/23/2022

- 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 17.051 ACRES +/-.
- 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>1.508</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>17.051</u>	_____
- WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? R-9 PROPOSED ZONING N/A
- WILL THE RESIDENTIAL SITES, AS PROPOSED, PERMIT DEVELOPMENT IN FULL COMPLIANCE WITH ALL ZONING REQUIREMENTS OF THE EXISTING RESIDENTIAL ZONE(S)? YES NO
- WHAT TYPE OF UTILITY EASEMENTS ARE PROPOSED? UNDERGROUND OVERHEAD COMBINATION
- WHAT TYPE OF DRAINAGE IS PROPOSED? (IF APPLICABLE LIST MORE THAN ONE) Underground storm sewer system to Retention Pond.
- IF SINGLE-FAMILY OR DUPLEX DEVELOPMENT IS PROPOSED: AVERAGE FLOOR AREA OF HOUSES N/A
- ARE SPECIAL IMPROVEMENTS PROPOSED IN CONNECTION WITH THE DEVELOPMENT? YES NO
- IS A MODIFICATION OF ANY PORTION OF THE SUBDIVISION ORDINANCE PROPOSED? YES NO
 IF "YES", PLEASE LIST SECTION & EXPLAIN THE NATURE OF THE MODIFICATION _____
- WHAT TYPE OF LANDSCAPING IS PROPOSED? PARKWAY MEDIANS OTHER N/A
- REMARKS AND/OR EXPLANATION OF SPECIAL CIRCUMSTANCES: _____
- 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
- WILL ANY RESTRICTIONS AND COVENANTS BE RECORDED WITH PLAT? YES NO INITIALS KB IF YES, PLEASE SUBMIT COPY.
- OWNER OF RECORD SDC Development, LTD 7910 Gateway Blvd. E Suite 102, El Paso, Tx 79915 jduran@desertviewhomes.com (915) 591-5319
 (NAME & ADDRESS) (EMAIL) (PHONE)
- DEVELOPER SDC Development, LTD 7910 Gateway Blvd. E Suite 102, El Paso, Tx 79915 jduran@desertviewhomes.com (915) 591-5319
 (NAME & ADDRESS) (EMAIL) (PHONE)
- ENGINEER TRE & Associates, LLC 110 Mesa Park Dr. Suite 200 El Paso, Tx 79912 kbarraza@tr-eng.com (915) 850-9093
 (NAME & ADDRESS) (EMAIL) (PHONE)
- APPLICANT TRE & Associates, LLC 110 Mesa Park Dr. Suite 200 El Paso, Tx 79912 kbarraza@tr-eng.com (915) 850-9093
 (NAME & ADDRESS) (EMAIL) (PHONE)
- REP/POINT OF CONTACT TRE & Associates, LLC 110 Mesa Park Dr. Suite 200 El Paso, Tx 79912 kbarraza@tr-eng.com (915) 850-9093
 (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 KB.

Applicant Signature [Signature] EMAIL kbarraza@tr-eng.com

APPLICATION MUST BE COMPLETE & VALIDATED PRIOR TO SUBDIVISION PROCESSING
 Acceptance of fee does not grant acceptance of application.
 Non Refundable Deposit \$500.00 | Application Fee: \$150

Attachment 5 – Applications 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

SLB002497-2022

SUBDIVISION PROPOSED NAME: Rancho Desierto Bello Unit Fifteen Phase II SUBMITTAL DATE: 03/23/2022

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 13.451 ACRES +/-.

2. PROPERTY LAND USES:

	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	<u>10.623</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>13.451 +/-</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
(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



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

**MAJOR SUBDIVISION
 FINAL PLAT APPLICATION**

SUB002497-2022

SUBDIVISION PROPOSED NAME: Rancho Desierto Bello Unit 15 Phase II

SUBMITTAL DATE: 03/23/2022

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 13.451 ACRES +/-.
2. PROPERTY LAND USES:

	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	<u>10.623</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	_____	_____
INDUSTRIAL	_____	_____	TOTAL (GROSS) ACREAGE	<u>13.451+/-</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 "YES", PLEASE LIST SECTION & EXPLAIN THE NATURE OF THE MODIFICATION _____
10. WHAT TYPE OF LANDSCAPING IS PROPOSED? PARKWAY MEDIANS OTHER N/A
11. REMARKS AND/OR EXPLANATION OF SPECIAL CIRCUMSTANCES: _____
12. WILL PLAT BE RECORDED PRIOR TO SUBDIVISION IMPROVEMENTS BEING COMPLETED & APPROVED? YES NO N/A INITIALS KB
 IF YES, submit REQUIRED GUARANTEE (SECTION 4.10.3 & 8.1.7, Municode Chapter 10) OR Improvement Cost Estimates & Construction Agreement
13. WILL ANY RESTRICTIONS AND COVENANTS BE RECORDED WITH PLAT? YES NO INITIALS KB IF YES, PLEASE SUBMIT COPY.
14. OWNER OF RECORD SDC Development, LTD 7910 Gateway Blvd. E Suite 102, El Paso, Tx 79915 jduran@desertviewhomes.com (915) 591-5319
 (NAME & ADDRESS) (EMAIL) (PHONE)
15. DEVELOPER SDC Development, LTD 7910 Gateway Blvd. E Suite 102, El Paso, Tx 79915 jduran@desertviewhomes.com (915) 591-5319
 (NAME & ADDRESS) (EMAIL) (PHONE)
16. ENGINEER TRE & Associates, LLC 110 Mesa Park Dr. Suite 200 El Paso, Tx 79912 kbarraza@tr-eng.com (915) 850-9093
 (NAME & ADDRESS) (EMAIL) (PHONE)
17. APPLICANT TRE & Associates, LLC 110 Mesa Park Dr. Suite 200 El Paso, Tx 79912 kbarraza@tr-eng.com (915) 850-9093
 (NAME & ADDRESS) (EMAIL) (PHONE)
18. REP/POINT OF CONTACT TRE & Associates, LLC 110 Mesa Park Dr. Suite 200 El Paso, Tx 79912 kbarraza@tr-eng.com (915) 850-9093
 (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 KB.

Applicant Signature [Signature] EMAIL kbarraza@tr-eng.com

APPLICATION MUST BE COMPLETE & VALIDATED PRIOR TO SUBDIVISION PROCESSING
 Acceptance of fee does not grant acceptance of application.
 Non Refundable Deposit \$500.00 | Application Fee: \$150

RANCHO DESIERTO BELLO UNIT FIFTEEN PHASE I

A PORTION OF LEIGH CLARK SURVEY No. 297,
TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS.
CONTAINING 17.301 ACRES ±

PROPOSED LAND USE

RESIDENTIAL

RESIDENTIAL LOTS = 81
POND LOT = 1

SCHOOL DISTRICT
CLINT INDEPENDENT SCHOOL DISTRICT

DEDICATION

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

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

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

Witness my signature this _____ day of _____ 2022.

Doug Little, Chief Financial Officer
SDC DEVELOPMENT, LTD.

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Doug Little, Chief Financial Officer, SDC DEVELOPMENT, LTD., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed for the purpose and consideration herein expressed.

Given under my hand and seal of office this _____ day of _____ 2022.

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

TOWN OF HORIZON CITY TOWN COUNCIL

This subdivision is hereby approved as to the platting and as to the conditions of the dedication in accordance with Chapter 212 of the Local Government Code of Texas, this _____ day of _____ 2022.

Accepted and adopted by the City Council of Town of Horizon City this _____ day of _____ 2022.

Elvio Schuller, City Clerk RUBEN MENDOZA, Mayor

Approved for filing this _____ day of _____ 2022.

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

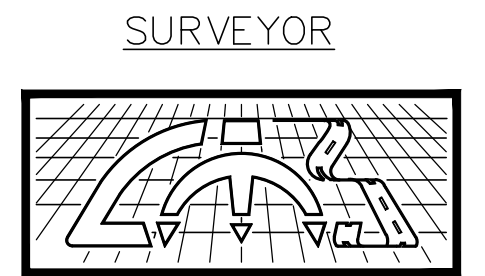
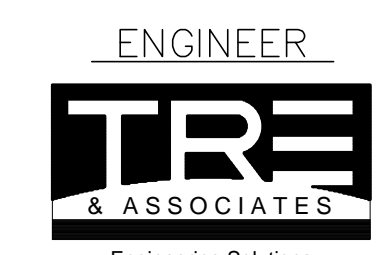
FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this _____ day of _____ 2022, in Volume _____ of the Plat Records,
Page _____, File No. _____

County Clerk by Deputy

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

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



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

110 Mesa Park Drive, Suite 200
El Paso, Texas 79923
Office: (915) 852-8903
Fax: (915) 629-8506

6101 W. Courtyard Dr., Bldg. 1, Suite 100
Austin, Texas 78728
Office: (512) 358-4349
Fax: (512) 366-6274

(915) 598-1300
email: Larry@land-marksurvey.com
"Serving Texas, New Mexico and Arizona"

DATE OF PREPARATION: JUNE 26, 2020
DATE OF LAST REVISION: APRIL 22, 2022

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 Survey and Leigh Clark Survey No. 297; THENCE, South 18°26'09" West, a distance of 1300.12 feet to an existing 5/8" rebar with cap stamped "LAND-MARK TX 4869 NM11402" lying in the northwesterly boundary line of Horizon View Estates Unit 14, recorded in Volume 40, Page 15, Plat Records of El Paso County, Texas, for the POINT OF BEGINNING of this parcel; THENCE, South 23°00'37" West, continuing with said northwesterly boundary line, a distance of 397.72 feet to a point, for a corner of this parcel;

THENCE, Southwesterly with the arc of a curve to the left, continuing with said northwesterly boundary line, a distance of 400.41 feet to a point, for a corner of this parcel; Said curve having a radius of 1000.00 feet, a central angle of 22°56'30", and a chord which bears South 11°32'27" West, a distance of 397.74 feet;

THENCE, South 00°04'07" West, continuing with said northwesterly boundary line, a distance of 290.74 feet to a point, for a corner of this parcel;

THENCE, North 90°00'00" West, a distance of 206.57 feet to a point, for a corner of this parcel;

THENCE, North 00°00'23" East, a distance of 350.00 feet to a point, for a corner of this parcel; continuing with said northwesterly boundary line of a parcel of land recorded in Document No. 20170217647, Official Records of El Paso County, Texas for a corner of this parcel;

THENCE, North 89°59'32" West, with said northerly boundary line, a distance of 481.76 feet to a point lying in the easterly boundary line of Rancho Desierto Bello Unit Thirteen, for a corner of this parcel;

THENCE, North 00°00'28" East, with said easterly boundary line of Rancho Desierto Bello Unit Thirteen a distance of 18.46 feet to a point, for a corner of this parcel;

THENCE, Northeastly with the arc of a curve to the right and continuing with said easterly boundary line of Rancho Desierto Bello Unit Thirteen, a distance of 18.16 feet to a point, for a corner of this parcel; Said curve having a radius of 470.00 feet, a central angle of 21°24'48", and a chord which bears North 1°06'52" East, a distance of 18.16 feet;

THENCE, North 21°31'45" East, continuing with said easterly boundary line of Rancho Desierto Bello Unit Thirteen, a distance of 36.33 feet to a point, for a corner of this parcel;

THENCE, Northeastly with the arc of a curve to the left and continuing with said easterly boundary line of Rancho Desierto Bello Unit Thirteen, a distance of 21.60 feet to a point, for a corner of this parcel; Said curve having a radius of 530.00 feet, a central angle of 22°02", and a chord which bears North 1°03'13" East, a distance of 21.60 feet;

THENCE, Northeastly with the arc of a curve to the right and continuing with said easterly boundary line of Rancho Desierto Bello Unit Thirteen, a distance of 31.46 feet to a point, for a corner of this parcel; Said curve having a radius of 20.00 feet, a central angle of 90°07'18", and a chord which bears North 44°56'49" East, a distance of 28.31 feet;

THENCE, South 89°59'32" East, continuing with said easterly boundary line of Rancho Desierto Bello Unit Thirteen, a distance of 2.00 feet to a point, for a corner of this parcel;

THENCE, North 00°00'28" East, continuing with said easterly boundary line of Rancho Desierto Bello Unit Thirteen, a distance of 52.00 feet to a point, for a corner of this parcel;

THENCE, Northeastly with the arc of a curve to the right and continuing with said easterly boundary line of Rancho Desierto Bello Unit Thirteen, a distance of 31.42 feet to a point, for a corner of this parcel; Said curve having a radius of 20.00 feet, a central angle of 90°00'00", and a chord which bears North 44°59'32" West, a distance of 28.28 feet;

THENCE, North 00°00'28" East, continuing with said easterly boundary line of Rancho Desierto Bello Unit Thirteen, a distance of 200.00 feet to a point, for a corner of this parcel;

THENCE, Northeastly with the arc of a curve to the right and continuing with said easterly boundary line of Rancho Desierto Bello Unit Thirteen, a distance of 31.42 feet to a point, for a corner of this parcel; Said curve having a radius of 20.00 feet, a central angle of 90°00'00", and a chord which bears North 45°00'28" East, a distance of 28.28 feet;

THENCE, North 00°00'28" East, continuing with said easterly boundary line of Rancho Desierto Bello Unit Thirteen, a distance of 52.00 feet to a point, for a corner of this parcel;

THENCE, Northeastly with the arc of a curve to the right and continuing with said easterly boundary line of Rancho Desierto Bello Unit Thirteen, a distance of 31.42 feet to a point, for a corner of this parcel; Said curve having a radius of 20.00 feet, a central angle of 90°00'00", and a chord which bears North 44°59'32" West, a distance of 28.28 feet;

THENCE, Northeastly with the arc of a curve to the right and continuing with said easterly boundary line of Rancho Desierto Bello Unit Thirteen, a distance of 31.42 feet to a point, for a corner of this parcel; Said curve having a radius of 20.00 feet, a central angle of 90°00'00", and a chord which bears North 44°59'32" West, a distance of 28.28 feet;

THENCE, North 00°00'28" East, continuing with said easterly boundary line of Rancho Desierto Bello Unit Thirteen, a distance of 215.80 feet to a point, for a corner of this parcel;

THENCE, Northeastly with the arc of a curve to the right and continuing with said easterly boundary line of Rancho Desierto Bello Unit Thirteen, a distance of 31.41 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 North 45°00'14" East, a distance of 28.28 feet;

THENCE, North 00°00'28" East, continuing with said easterly boundary line of Rancho Desierto Bello Unit Thirteen, a distance of 52.00 feet to a point, for a corner of this parcel;

THENCE, Northeastly with the arc of a curve to the right and continuing with said easterly boundary line of Rancho Desierto Bello Unit Thirteen, a distance of 31.42 feet to a point, for a corner of this parcel; Said curve having a radius of 20.00 feet, a central angle of 90°00'00", and a chord which bears North 44°59'32" West, a distance of 28.28 feet;

THENCE, Northeastly with the arc of a curve to the right and continuing with said easterly boundary line of Rancho Desierto Bello Unit Thirteen, a distance of 31.42 feet to a point, for a corner of this parcel; Said curve having a radius of 20.00 feet, a central angle of 90°00'00", and a chord which bears North 44°59'32" West, a distance of 28.28 feet;

THENCE, North 89°59'32" East, with said southerly boundary line of Rancho Desierto Bello Unit Thirteen, a distance of 10.88 feet to a point, for a corner of this parcel;

THENCE, South 00°00'23" East, with said southerly boundary line of Rancho Desierto Bello Unit Thirteen, a distance of 317.17 feet to a point, for a corner of this parcel;

THENCE, South 68°47'52" East, with said southerly boundary line of Rancho Desierto Bello Unit Thirteen, a distance of 107.59 feet to a point, for a corner of this parcel;

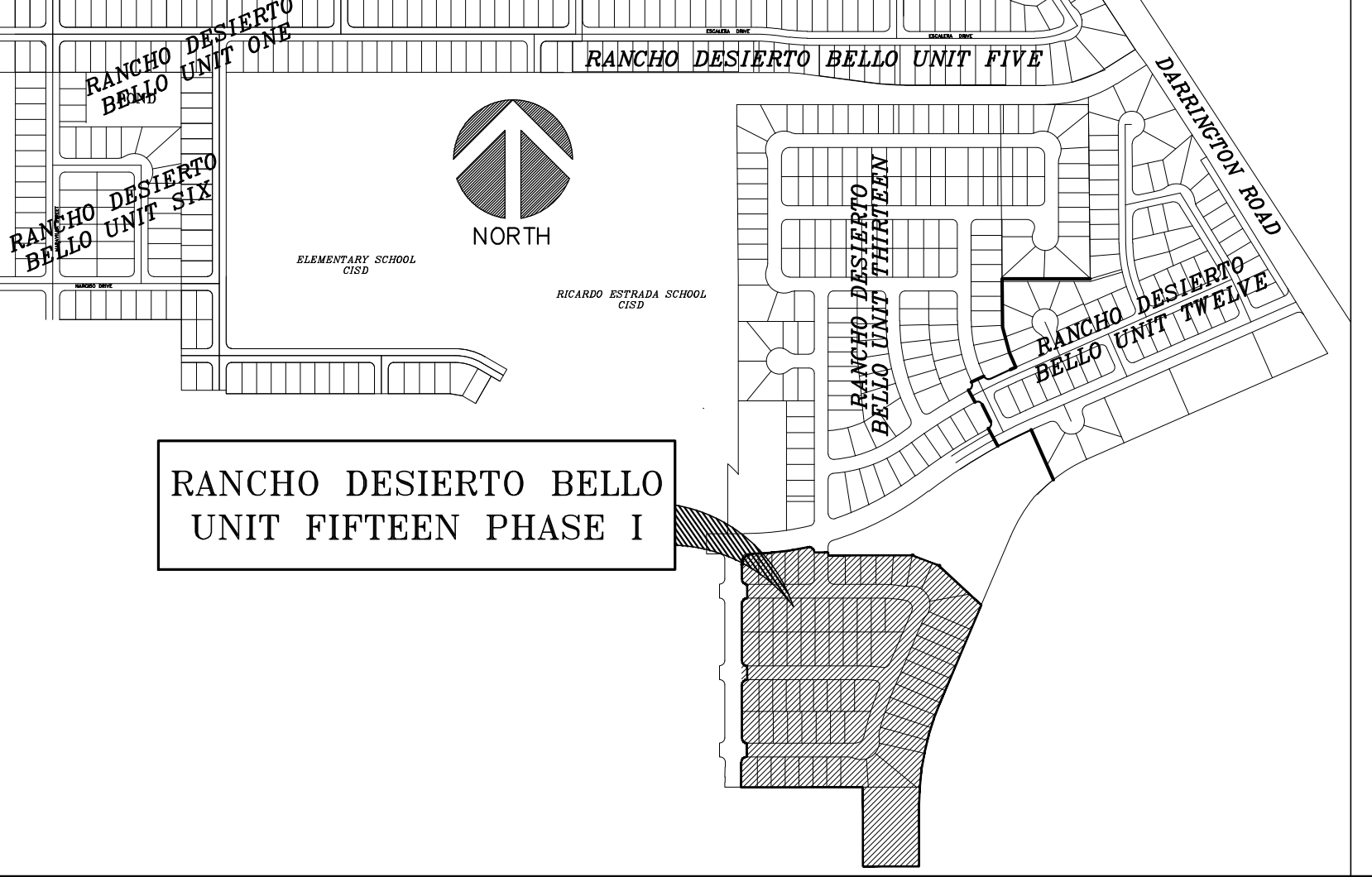
THENCE, South 47°04'34" East, with said southerly boundary line of Rancho Desierto Bello Unit Thirteen, a distance of 220.06 feet to the POINT OF BEGINNING.

Said parcel contains 17.051 Acres (742,743 Square feet) more or less.

PLAT NOTES AND RESTRICTIONS

- BEARINGS ARE BASED ON UNDERLYING DEEDS.
- = THIS SYMBOL REPRESENTS ALL PROPOSED STREET MONUMENTS LOCATIONS.
- ☐ = THIS SYMBOL REPRESENTS U.S. POSTAL SERVICE COLLECTION BOX UNITS. POSTAL SERVICE WITHIN THE SUBDIVISION WILL BE PROVIDED USING NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
- ACCORDING TO THE FEDERAL EMERGENCY MAPPING AGENCY, FLOOD INSURANCE RATE MAP, PANEL NO. 480212 0250B, DATED SEPTEMBER 4, 1991, THIS PROPERTY APPEARS TO LIE WITHIN ZONE "X" WHICH BY DEFINITIONS IS NOT A SPECIAL FLOOD HAZARD ZONE.
- ALL UTILITY EASEMENTS ARE 10 FEET WIDE UNLESS OTHERWISE SPECIFIED.
- SET 5/8" REBAR WITH CAP STAMPED "LAND-MARK TX 4869 NM11402" AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
- TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT No. _____ INSTRUMENT No. _____
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT No. _____
- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO RANCHO DESIERTO BELLO UNIT 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 LOTS 1-5, BLOCK 63, ABUTTING CLARET CUP ROAD SHALL BE FROM OTHER DEDICATED STREETS ONLY.
- ACCESS TO LOTS 15-26, BLOCK 57, SHALL BE FROM DEDICATED STREETS ONLY.
- ACCESS TO LOT 1, BLOCK 63, LOTS 1 & 25, BLOCK 64, LOTS 1 & 21, BLOCK 65, AND LOT 37, BLOCK 57, ABUTTING LTV ROAD SHALL BE FROM OTHER DEDICATED STREETS ONLY.

LOCATION MAP SCALE: 1"=600'



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

AREA TABLE		
DESCRIPTION	ACRES	SQ. FT.
RESIDENTIAL	12.469	540,804
RIGHT-OF-WAY	3.074	133,925
POUNDING AREA	1.811	78,890
TOTAL	17.301	753,619

STREET TABLE			
NORTH - SOUTH		EAST - WEST	
CANDELLA STREET	10'	BANANA YUCCA AVENUE	50.00'
NALITO BELTRAN PLACE	10'	HAVARD AGAVE AVENUE	50.00'
		FAXON YUCCA AVENUE	50.00'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	DELTA
C1	1000.00'	400.41'	397.74'	S11°32'22"W 22°56'30"
C2	470.00'	18.16'	18.16'	N01°06'52"E 21°24'48"
C3	530.00'	21.60'	21.60'	N01°03'13"E 21°02'06"
C4	20.00'	31.46'	28.31'	N44°56'49"E 90°07'18"
C5	20.00'	31.42'	28.28'	N44°59'32"W 90°00'00"
C6	20.00'	31.42'	28.28'	N45°00'28"E 90°00'00"
C7	20.00'	31.42'	28.28'	N44°59'32"W 90°00'00"
C8	20.00'	31.41'	28.28'	N45°00'14"E 89°59'32"
C9	20.00'	31.42'	28.28'	N44°59'46"W 90°00'28"
C10	40.00'	61.82'	59.65'	N44°17'00"E 89°13'15"
C11	1138.00'	212.47'	212.16'	N83°12'48"E 10°41'51"
C12	20.00'	35.65'	31.12'	S45°10'45"E 102°08'06"
C13	78.00'	130.39'	129.53'	N78°52'29"W 22°55'02"
C14	500.00'	180.50'	179.52'	N79°39'02"W 20°41'00"
C15	1142.14'	226.23'	226.36'	S18°16'39"W 11°22'26"
C16	1138.00'	24.48'	24.48'	N87°56'45"E 71°55'27"
C17	1138.00'	52.13'	52.13'	N80°01'02"E 23°27'29"
C18	1138.00'	50.33'	50.33'	N83°28'16"E 23°03'31"
C19	1138.00'	50.64'	50.64'	N80°53'45"E 23°29'39"
C20	1138.00'	34.89'	34.89'	N78°44'54"E 14°51'21"
C21	20.00'	31.42'	28.28'	N44°59'59"E 90°00'02"
C22	20.00'	31.42'	28.28'	S45°00'01"E 89°59'58"
C23	352.00'	7.77'	7.77'	N89°23'04"W 93°56'33"
C24	352.00'	59.07'	59.00'	N83°55'41"W 93°56'33"
C25	352.00'	53.05'	53.00'	N74°48'11"W 83°38'06"
C26	352.00'	20.91'	20.90'	N68°47'03"W 82°41'11"
C27	30.00'	12.89'	12.89'	S79°42'16"E 24°47'15"
C28	70.00'	23.66'	23.55'	N82°11'07"W 19°22'12"
C29	70.00'	42.23'	41.60'	N55°12'56"W 34°34'06"
C30	70.00'	40.47'	39.91'	N21°22'14"W 41°01'11"
C31	70.00'	42.36'	41.72'	N12°31'34"E 34°40'16"
C32	70.00'	21.80'	21.71'	N38°47'00"E 17°50'36"
C33	50.00'	12.98'	12.89'	S35°18'40"W 24°47'15"

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	DELTA
C34	1116.14'	29.15'	29.15'	S21°12'19"W 1°29'47"
C35	1000.00'	44.55'	44.54'	S21°44'03"W 2°33'09"
C36	1116.14'	56.36'	56.36'	S19°00'37"W 2°53'36"
C37	1000.00'	50.51'	50.51'	S19°00'40"W 2°53'37"
C38	1116.14'	56.36'	56.36'	S16°07'01"W 2°53'36"
C39	1000.00'	50.51'	50.50'	S16°07'02"W 2°53'37"
C40	70.00'	36.93'	36.90'	N00°40'17"E 30°13'32"
C41	1000.00'	15.02'	14.87'	S00°05'40"E 28°41'40"
C42	1116.14'	8.14'	8.14'	S14°27'42"W 0°25'03"
C43	1000.00'	60.00'	60.00'	S12°51'05"W 3°28'18"
C44	70.00'	40.24'	39.69'	N32°15'13"E 32°56'20"
C45	1000.00'	126.50'	126.42'	S07°36'29"W 7°14'53"
C46	70.00'	41.18'	40.59'	N65°34'40"E 33°42'34"
C47	70.00'	43.08'	42.40'	S79°56'16"E 35°15'36"
C48	30.00'	14.50'	14.36'	N76°09'19"W 27°41'42"
C49	300.00'	11.76'	11.76'	N88°52'38"W 21°54'44"
C50	300.00'	65.08'	64.96'	N81°32'22"W 12°25'48"
C51	300.00'	43.15'	43.12'	N71°12'13"W 8°14'30"
C52	30.00'	47.12'	42.43'	N22°04'58"W 90°00'00"
C53	20.00'	29.01'	28.54'	N64°28'55"E 83°07'05"
C54	526.00'	39.15'	39.14'	N76°05'47"W 4°15'50"
C55	526.00'	49.69'	49.58'	N80°55'46"W 5°24'07"
C56	526.00'	49.36'	49.24'	N85°18'48"W 5°21'35"
C57	526.00'	9.15'	9.15'	N89°29'39"W 0°59'42"
C58	474.00'	8.23'	8.23'	N89°29'41"W 0°59'42"
C59	474.00'	60.98'	60.05'	N82°11'55"W 7°15'50"
C60	474.00'	54.03'	52.71'	N78°32'47"W 6°22'27"
C61	20.00'	33.91'	29.99'	N26°46'51"W 97°09'23"
C62	1168.14'	97.95'	97.92'	S19°23'43"W 4°48'15"
C63	1168.14'	85.01'	84.99'	S14°54'29"W 4°10'11"
C64	30.00'	40.41'	37.43'	N51°24'56"E 77°11'04"
C65	1000.00'	68.34'	68.33'	S02°01'35"W 3°54'56"

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N00°00'28"E	18.46'
L2	N02°13'16"E	36.33'
L3	S89°59'32"E	2.00'
L4	N00°00'28"E	52.00'
L5	N00°00'28"E	52.00'
L6	N00°00'50"E	52.00'
L7	N00°00'28"E	55.37'
L8	S89°59'58"E	52.00'
L9	S00°00'02"E	10.88'
L10	S68°47'52"E	107.59'
L11	N22°55'02"E	46.12'
L12	S68°47'52"E	18.67'
L13	N67°04'58"W	29.60'
L14	N67°04'58"W	24.16'
L15	S68°47'52"E	30.62'
L16	S47°04'34"E	18.38'
L17	S23°00'37"W	25.15'
L18	N22°55'02"E	21.54'
L19	N22°55'02"E	26.34'
L20	S23°00'37"W	5.96'
L21	S89°59'32"E	40.12'
L22	S67°04'58"W	23.92'
L23	S73°35'14"E	13.90'
L24	S73°35'14"E	19.09'
L25	S67°04'58"W	60.50'
L26	N67°04'58"W	60.50'
L27	N89°59'37"E	20.08'



TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report
REVISED

Case No.: SUB-002496-2022 & SUB-002497-2022
Rancho Desierto Bello Unit Fifteen (RDBU15)
Phase One and Phase Two

Application Type: **Preliminary & Final Plat**

P&Z Hearing Date: April 18, 2022 (cancelled due to lack of quorum)

Special P&Z Hearing: April 25, 2022

Staff Contact: Michelle Garcia, Planning Director
 915-852-1046 ext. 105 mgarcia@horizoncity.org

Address/Location: The vacant parcel is located to the west of Darrington Road, south 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 13.451 ± Acres

Owner: SDC Development, LTD.

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

Nearest Park: Horizon Mesa Park

Nearest School: Horizon Middle School

SURROUNDING PROPERTIES:

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

LAND USE AND ZONING:

	Existing
Land Use	Vacant
Zoning	R-9 Residential

Application Description:

Phase I:

The proposed subdivision includes 81 lots for single-family residential development, the smallest lot measuring approximately 5,888 square feet and the largest lot measuring approximately 9,713 square feet in size. **The subdivision also includes a 1.81-acre ponding area that will serve both phases of Unit 15.**

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 current cumulative lot total for Units 12-20 of Rancho Desierto Bello at 386 lots. In accordance with Section 2.8.1 of the Subdivision Ordinance, this results in 2.5 acres of required parkland and \$4,400 parkland fees due. After Unit 15, the developer will carry 2.522 acres of parkland credit that is eligible to apply to the remaining units of the development.

Staff Recommendation:

~~At the time that the agenda is posted, staff has not received revised plats that addresses the staff comments. Therefore, staff will provide their recommendation to the Commission at the meeting.~~

The applicant has submitted revised plats that address most of the Planning comments. Therefore, staff recommends **approval** of Phases 1 and 2 with the following conditions:

1. All remaining staff comments shall be addressed prior to City Council action.
2. For Phase 1, the vacation of the easements as shown on the face of the plat, shall be completed and such instrument(s) shall be provided to the City prior to the recording of the final plat.

Planning Comments:

Phase 1:

Please note that these comments are provided with the understanding that the LTV Road vacation will be finalized before City Council action is taken on this plat. If the vacation is not finalized, the plat will not be able to move forward with a favorable recommendation as it includes portions of the original LTV Road right-of-way.

Preliminary Plat:

- ~~1. Identify the original LTV Road delineation that is to be vacated; this delineation should resemble the information provided on the final plat.~~

Final Plat:

- ~~1. The utility easements that are identified to be vacated by separate instrument on the face of the plat will need to be vacated and such instrument(s) finalizing the vacation(s) shall be provided to the City prior to the plat being recorded.~~
- ~~2. Based on the rendering that was emailed on March 15, 2022, it seems that a portion of the 25' foot easement, where it traverses the access to and a portion of the proposed ponding area, is proposed to remain in place along with the existing water line. If in fact this is the case, City staff will recommend that the pond not be accepted by the City for maintenance as the location of the water line within the ponding area is not in the best interest of the City. Please revise the location of the ponding area and access so that it is completely separate from the easement and water line.~~
- ~~3. The 25' utility easement on Lot 30, Block 57, as shown on the abovementioned rendering, is not identified as such on the face of the plat. Being that the easement is significantly wide, it will likely create issues for the future property owner as they will not be able to construct any structures on that easement. Please adjust the lot lines to ensure that the easement is outside of the lot; the easement may need to be dedicated as a utility right-of-way to the HRMUD.~~

- ~~4. Please confirm that the portion of the existing 25' easement will be vacated where it traverses Lot 28, Block 57. If not, the previous comment also applies to this lot.~~

Phase 2:

Preliminary:

- ~~• The plat does not include current topographic information as required by Section 4.2.2.6 of the Subdivision Ordinance (Exhibit A of Chapter 10 – Subdivision Regulations of the Municipal Code). Please provide a revised plat that provides this information.~~
- The proposed location of the US Postal Service Collection Box Unit for this subdivision is not provided on the face of the plat. Please verify the location and identify it on the plat in accordance with Plat Note #3.

Final:

- No comments.

Public Works Director Comments:

Phase I:

Preliminary Plat is approved.

Final Plat Comments:

- ~~1. Provide Closure with metes and bounds description.~~
2. Provide instrument documentation for the Easement to be located on Block 64.
- ~~3. Provide street name list on plat.~~
4. Block 57 (East and West Side), lots 15-26 address numbers shall be 3 Digits (See Section 107.090 Ordinance 00107). Did not provide approval email by E. P. County.
5. Address review/approval by the El Paso County 9-1-1 District is required.

Phase II:

Preliminary Plat is approved.

Final Plat Comments:

1. Block 66 north side, provide description for R.A.E. (Provide description in legend or on plat notes. Is it "Restrictive Access Easement"?)
2. Provide a copy of the restrictions and covenants to be recorded, if any.
3. Missing list of the street names on the plat.
4. Provide closure for metes and bounds.
5. Blocks 70 (EAST AND WEST SIDE), lots 1-9 address numbers shall be 3 DIGITS (see section 107.090 ORDINANCE 00107)
Did not provide email/approval by El Paso County 9-1-1 District. (Email with approval required prior to the final plat acceptance.
6. 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. Verify location of existing easements.

2. Show all proposed easements on preliminary plat.

Summary of Recommended Conditions for final Plat Approval:

1. Verify location of existing easements. Provide instrument numbers for easement vacations.
2. Show all proposed easements and provide recording instruments.
3. At the ponding area, would it be possible to vacate the existing easement at the pond and expand the easement on the adjacent property. The HRMUD could gain access to the easement from the proposed 25' easement from Block 57, Lot 30. Lot 30 would need to be reconfigured to create a Utility ROW.
4. Provide Restrictive Covenants for the subdivision.

Phase II:

Summary of Recommended Conditions for Preliminary Plat Approval:

No additional comments

Summary of Recommended Conditions for Final Plat Approval:

1. Provide a copy of the Restrictive Covenants for the plat and the recording instruments.

School District Comments:

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

El Paso County 9-1-1 District:

The property must establish the assigned address on the plat.

Additional Requirements:

Within twelve (12) months of the approval of the final plats by the Town Council, a recording plat application will need to be submitted for City Council approval.

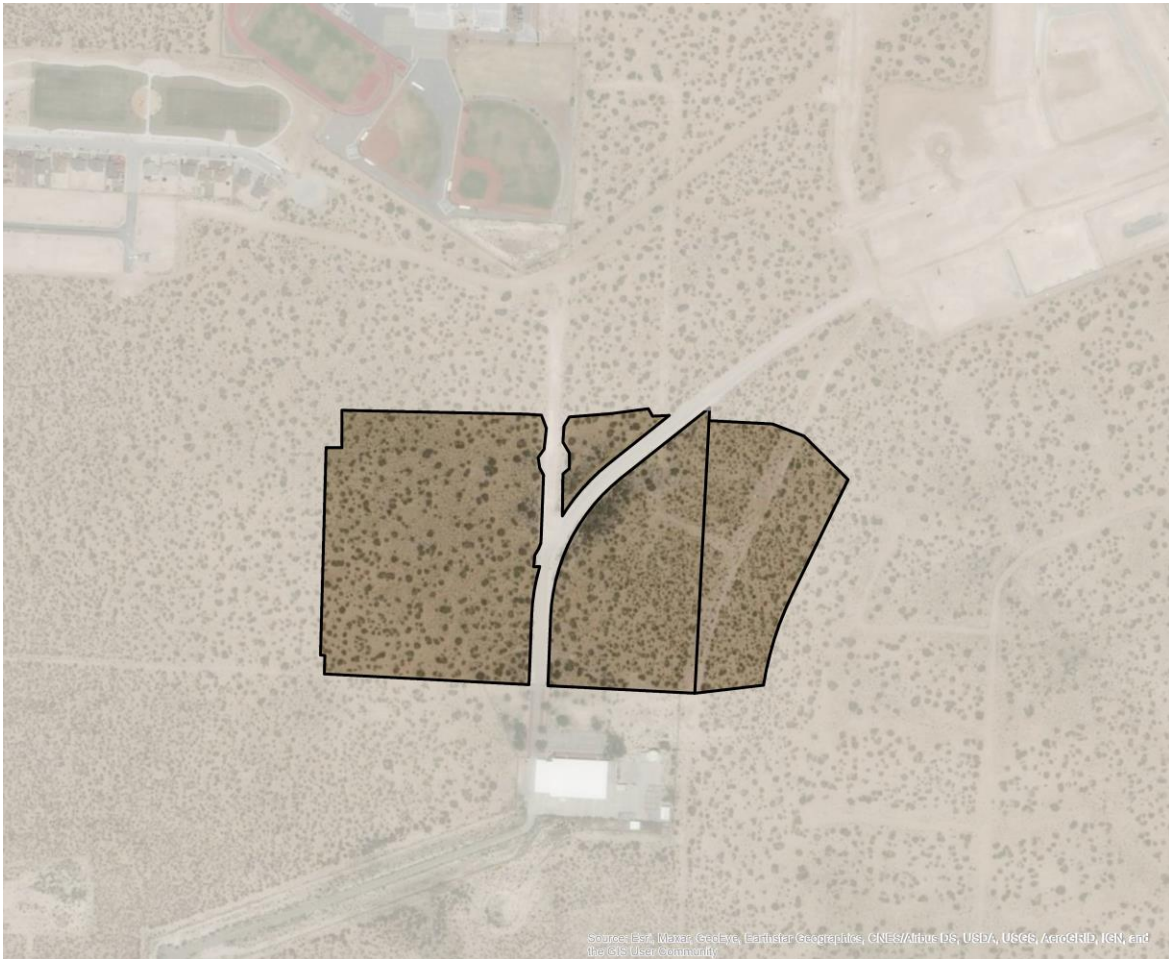
Failure of the subdivider to submit a recording plat within twelve (12) months of approval of the final plat by the City Council will nullify the approval of the final plat and obligate the subdivider to reapply for preliminary plat approval should the subdivider wish to pursue the subdivision. (§4.11.2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

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

Attachments:

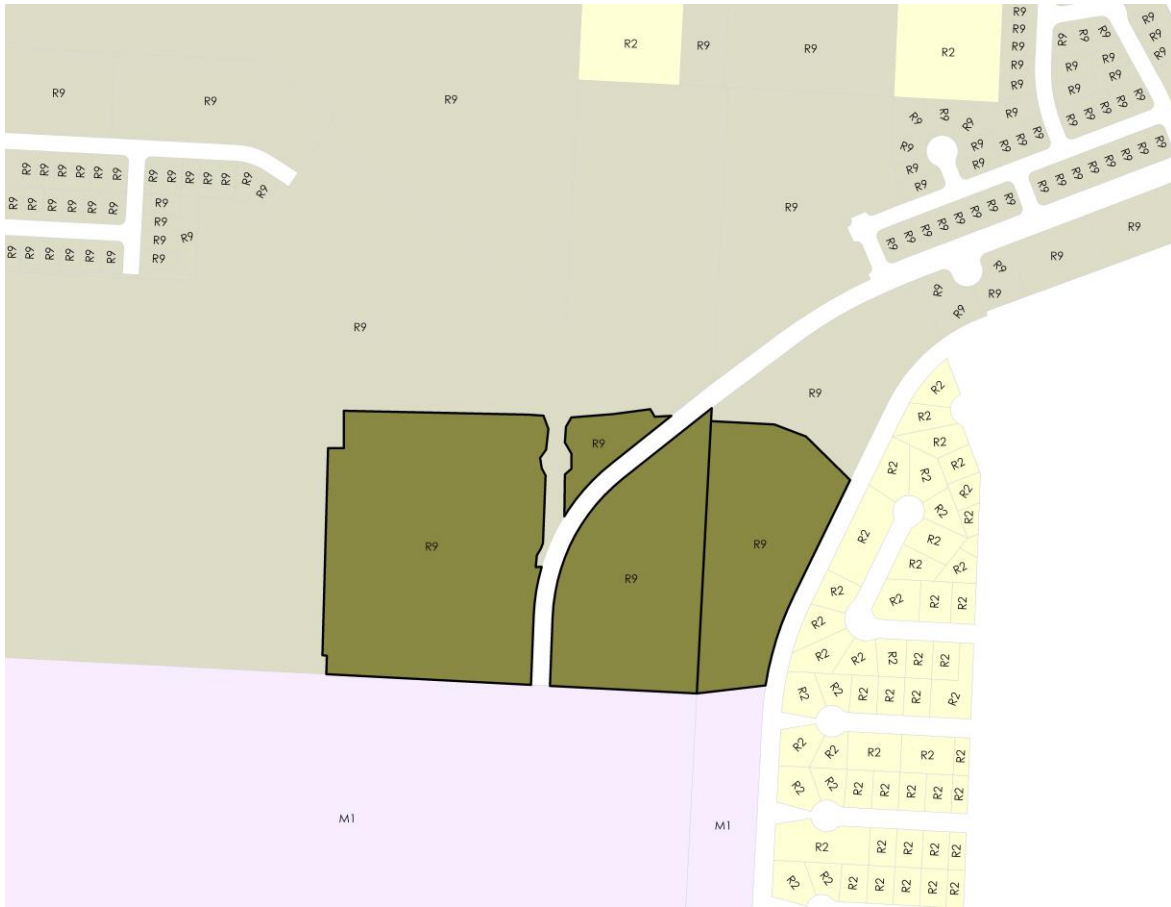
- 1 **Aerial**
- 2 **Zoning Map**
- 3 **Location Map**
- 4 **Preliminary Plats**
- 5 **Preliminary Plat Applications**

Attachment 1: Aerial

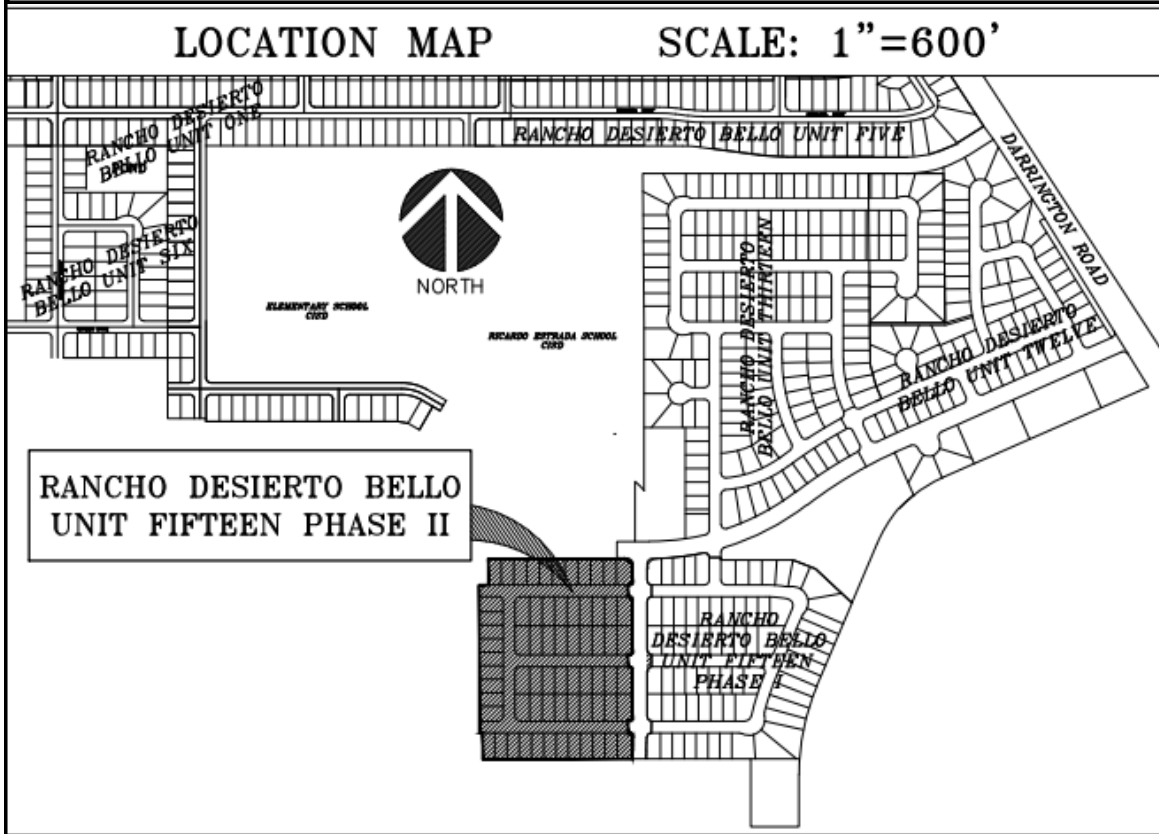
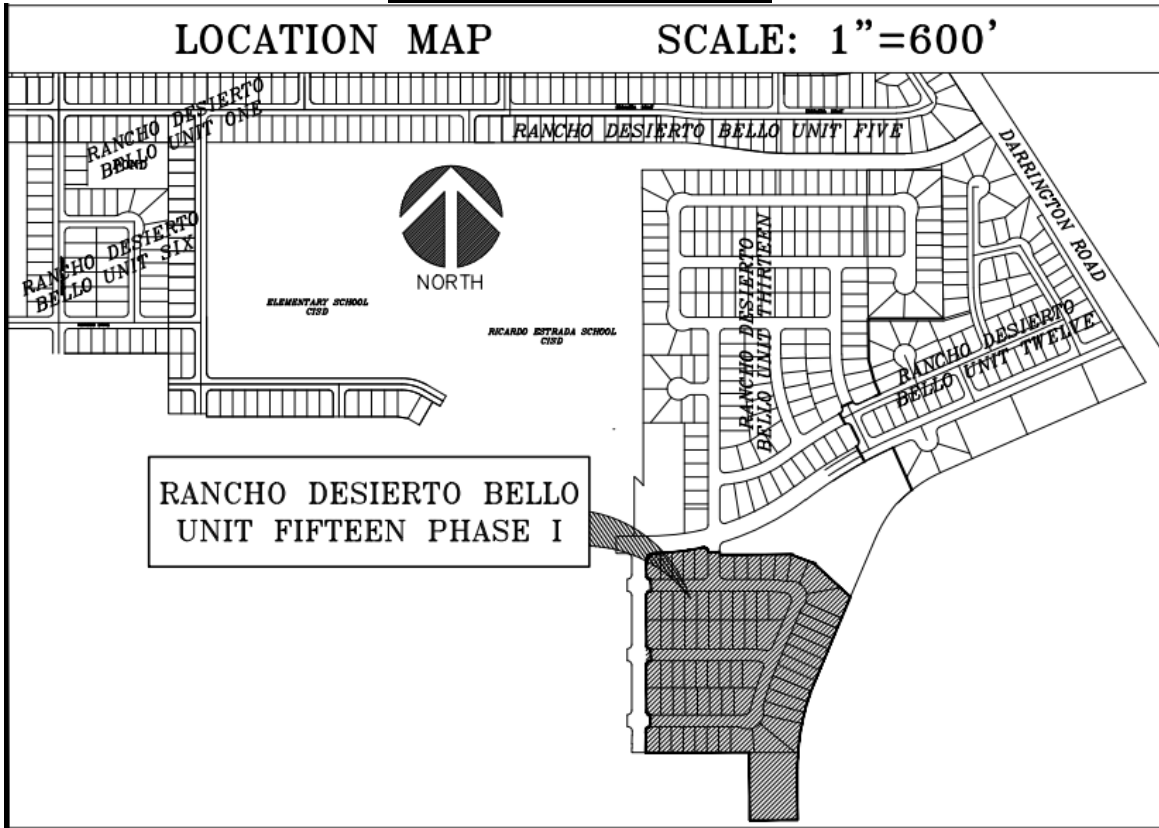


Source: B2i, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

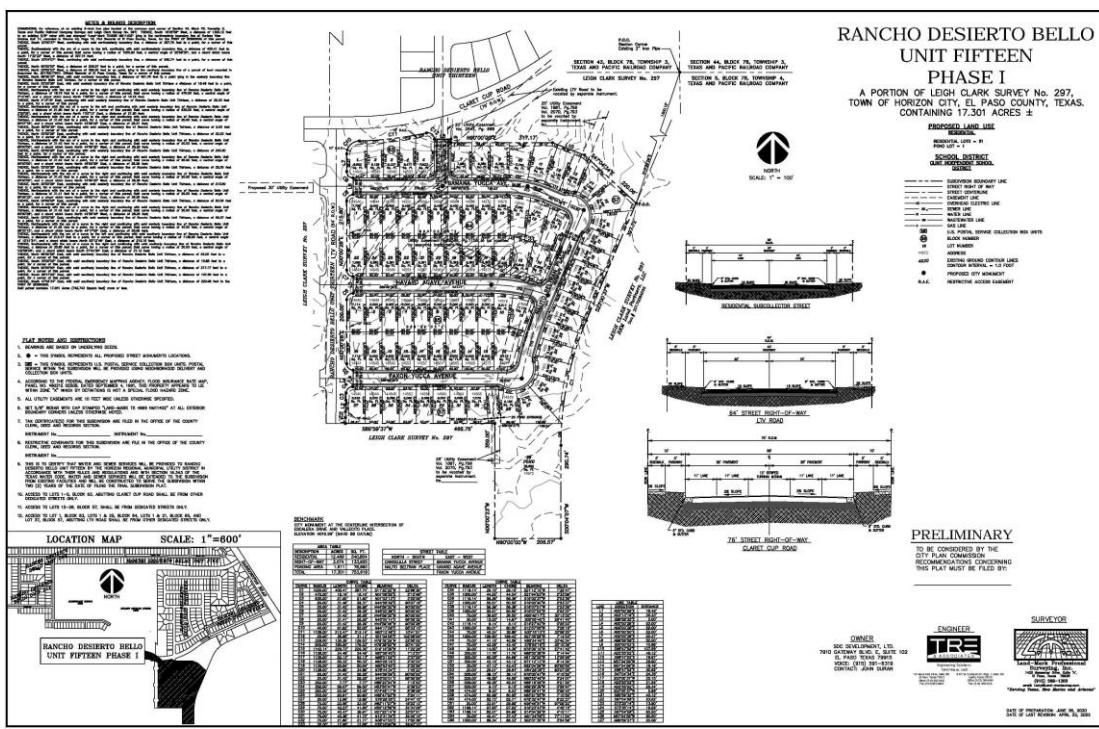
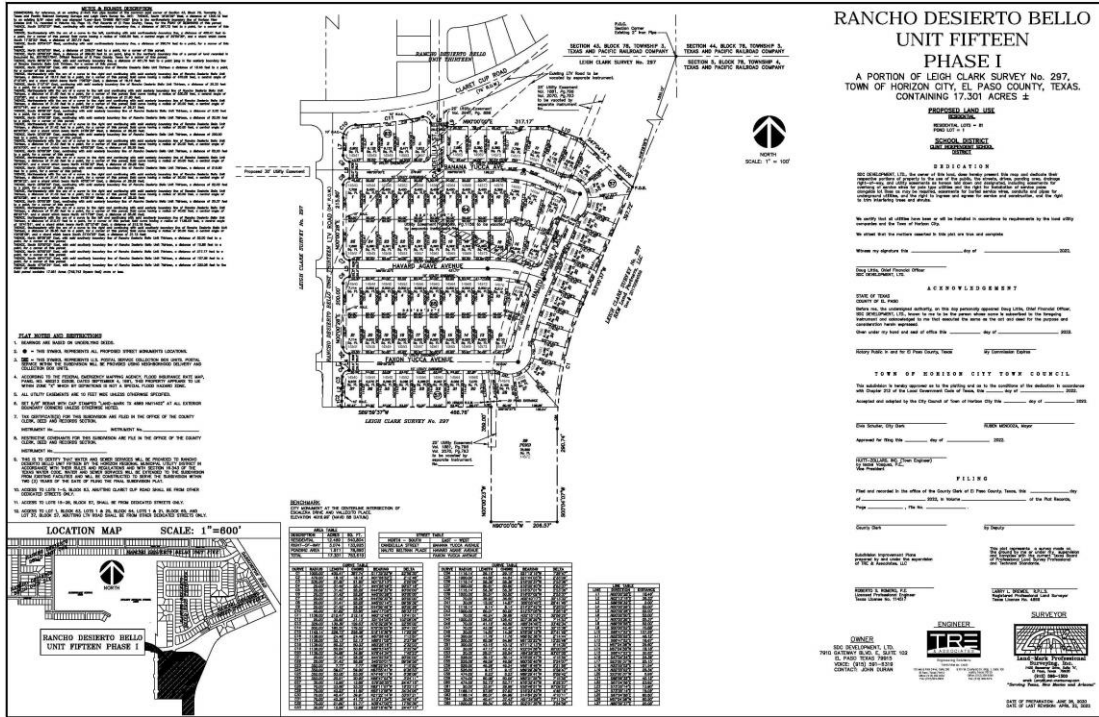
Attachment 2: Zoning Map



Attachment 3- Location Maps



Attachment 4- Preliminary & Final Plat Phase One



Attachment 5 – Applications Phase One

SUB002496-2022



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 15 Phase I SUBMITTAL DATE: 03/23/2022

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 17.051 ACRES +/-.

2. PROPERTY LAND USES:

	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	<u>12.469</u>	<u>81</u>	OFFICE		
DUPLEX			STREET & ALLEY	<u>3.074</u>	
APARTMENT			PONDING & DRAINAGE	<u>1.508</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>17.051 +/-</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



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

**MAJOR SUBDIVISION
 FINAL PLAT APPLICATION**

SUB002496-2022

SUBDIVISION PROPOSED NAME: Rancho Desierto Bello Unit 15 Phase I

SUBMITTAL DATE: 03/23/2022

- 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 17.051 ACRES +/-.
- 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>1.508</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>17.051</u>	_____
- WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? R-9 PROPOSED ZONING N/A
- WILL THE RESIDENTIAL SITES, AS PROPOSED, PERMIT DEVELOPMENT IN FULL COMPLIANCE WITH ALL ZONING REQUIREMENTS OF THE EXISTING RESIDENTIAL ZONE(S)? YES NO
- WHAT TYPE OF UTILITY EASEMENTS ARE PROPOSED? UNDERGROUND OVERHEAD COMBINATION
- WHAT TYPE OF DRAINAGE IS PROPOSED? (IF APPLICABLE LIST MORE THAN ONE) Underground storm sewer system to Retention Pond.
- IF SINGLE-FAMILY OR DUPLEX DEVELOPMENT IS PROPOSED: AVERAGE FLOOR AREA OF HOUSES N/A
- ARE SPECIAL IMPROVEMENTS PROPOSED IN CONNECTION WITH THE DEVELOPMENT? YES NO
- IS A MODIFICATION OF ANY PORTION OF THE SUBDIVISION ORDINANCE PROPOSED? YES NO
 IF "YES", PLEASE LIST SECTION & EXPLAIN THE NATURE OF THE MODIFICATION _____
- WHAT TYPE OF LANDSCAPING IS PROPOSED? PARKWAY MEDIANS OTHER N/A
- REMARKS AND/OR EXPLANATION OF SPECIAL CIRCUMSTANCES: _____
- 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
- WILL ANY RESTRICTIONS AND COVENANTS BE RECORDED WITH PLAT? YES NO INITIALS KB IF YES, PLEASE SUBMIT COPY.
- OWNER OF RECORD SDC Development, LTD 7910 Gateway Blvd. E Suite 102, El Paso, Tx 79915 jduran@desertviewhomes.com (915) 591-5319
 (NAME & ADDRESS) (EMAIL) (PHONE)
- DEVELOPER SDC Development, LTD 7910 Gateway Blvd. E Suite 102, El Paso, Tx 79915 jduran@desertviewhomes.com (915) 591-5319
 (NAME & ADDRESS) (EMAIL) (PHONE)
- ENGINEER TRE & Associates, LLC 110 Mesa Park Dr. Suite 200 El Paso, Tx 79912 kbarraza@tr-eng.com (915) 850-9093
 (NAME & ADDRESS) (EMAIL) (PHONE)
- APPLICANT TRE & Associates, LLC 110 Mesa Park Dr. Suite 200 El Paso, Tx 79912 kbarraza@tr-eng.com (915) 850-9093
 (NAME & ADDRESS) (EMAIL) (PHONE)
- REP/POINT OF CONTACT TRE & Associates, LLC 110 Mesa Park Dr. Suite 200 El Paso, Tx 79912 kbarraza@tr-eng.com (915) 850-9093
 (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 KB.

Applicant Signature [Signature] EMAIL kbarraza@tr-eng.com

APPLICATION MUST BE COMPLETE & VALIDATED PRIOR TO SUBDIVISION PROCESSING
 Acceptance of fee does not grant acceptance of application.
 Non Refundable Deposit \$500.00 | Application Fee: \$150

Attachment 5 – Applications 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**

SLB002497-2022

SUBDIVISION PROPOSED NAME: Rancho Desierto Bello Unit Fifteen Phase II SUBMITTAL DATE: 03/23/2022

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. CONTIANING 13.451 ACRES +/-.

2. PROPERTY LAND USES:

	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	<u>10.623</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>13.451 +/-</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
(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



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

**MAJOR SUBDIVISION
 FINAL PLAT APPLICATION**

SUB002497-2022

SUBDIVISION PROPOSED NAME: Rancho Desierto Bello Unit 15 Phase II

SUBMITTAL DATE: 03/23/2022

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 13.451 ACRES +/-.
2. PROPERTY LAND USES:

	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	<u>10.623</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	_____	_____
INDUSTRIAL	_____	_____	TOTAL (GROSS) ACREAGE	<u>13.451+/-</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 "YES", PLEASE LIST SECTION & EXPLAIN THE NATURE OF THE MODIFICATION _____
10. WHAT TYPE OF LANDSCAPING IS PROPOSED? PARKWAY MEDIANS OTHER N/A
11. REMARKS AND/OR EXPLANATION OF SPECIAL CIRCUMSTANCES: _____
12. WILL PLAT BE RECORDED PRIOR TO SUBDIVISION IMPROVEMENTS BEING COMPLETED & APPROVED? YES NO N/A INITIALS KB
 IF YES, submit REQUIRED GUARANTEE (SECTION 4.10.3 & 8.1.7, Municode Chapter 10) OR Improvement Cost Estimates & Construction Agreement
13. WILL ANY RESTRICTIONS AND COVENANTS BE RECORDED WITH PLAT? YES NO INITIALS KB IF YES, PLEASE SUBMIT COPY.
14. OWNER OF RECORD SDC Development, LTD 7910 Gateway Blvd. E Suite 102, El Paso, Tx 79915 jduran@desertviewhomes.com (915) 591-5319
 (NAME & ADDRESS) (EMAIL) (PHONE)
15. DEVELOPER SDC Development, LTD 7910 Gateway Blvd. E Suite 102, El Paso, Tx 79915 jduran@desertviewhomes.com (915) 591-5319
 (NAME & ADDRESS) (EMAIL) (PHONE)
16. ENGINEER TRE & Associates, LLC 110 Mesa Park Dr. Suite 200 El Paso, Tx 79912 kbarraza@tr-eng.com (915) 850-9093
 (NAME & ADDRESS) (EMAIL) (PHONE)
17. APPLICANT TRE & Associates, LLC 110 Mesa Park Dr. Suite 200 El Paso, Tx 79912 kbarraza@tr-eng.com (915) 850-9093
 (NAME & ADDRESS) (EMAIL) (PHONE)
18. REP/POINT OF CONTACT TRE & Associates, LLC 110 Mesa Park Dr. Suite 200 El Paso, Tx 79912 kbarraza@tr-eng.com (915) 850-9093
 (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 KB.

Applicant Signature [Signature] EMAIL kbarraza@tr-eng.com

APPLICATION MUST BE COMPLETE & VALIDATED PRIOR TO SUBDIVISION PROCESSING
 Acceptance of fee does not grant acceptance of application.
 Non Refundable Deposit \$500.00 | Application Fee: \$150

RANCHO DESIERTO BELLO UNIT FIFTEEN PHASE II

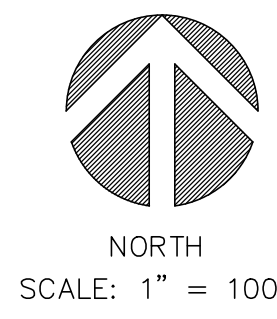
A PORTION OF LEIGH CLARK SURVEY No. 297,
TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS.
CONTAINING 13.449 ACRES ±

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

PROPOSED LAND USE

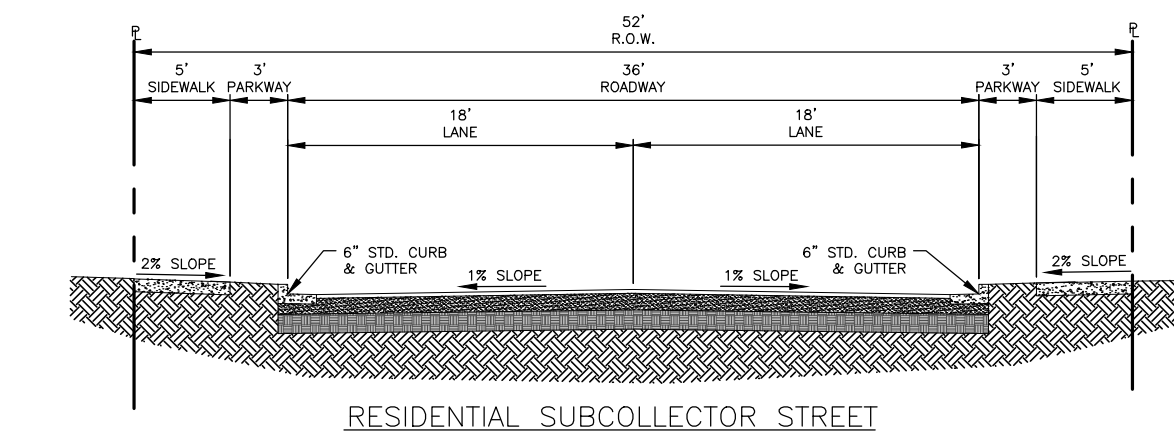
RESIDENTIAL

RESIDENTIAL LOTS = 68

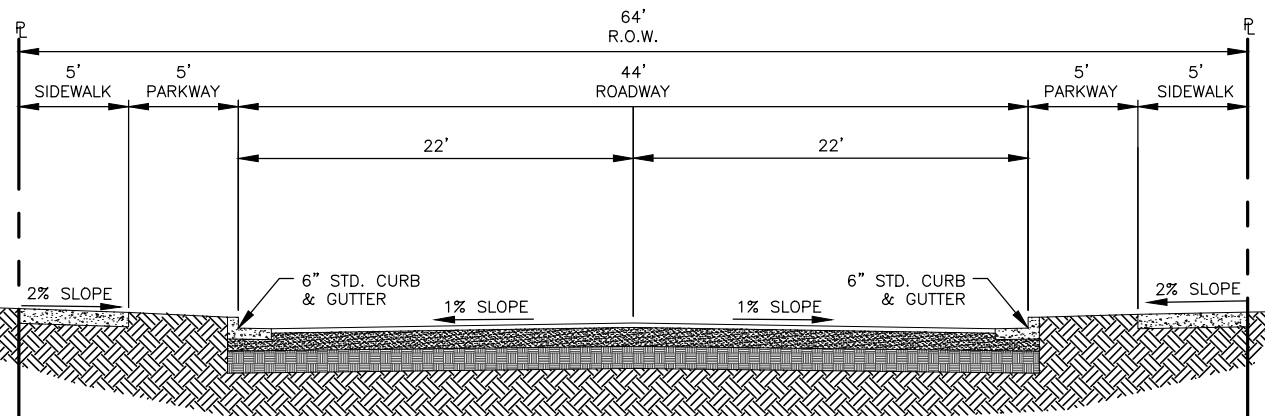
SCHOOL DISTRICT

QUINT INDEPENDENT SCHOOL DISTRICT

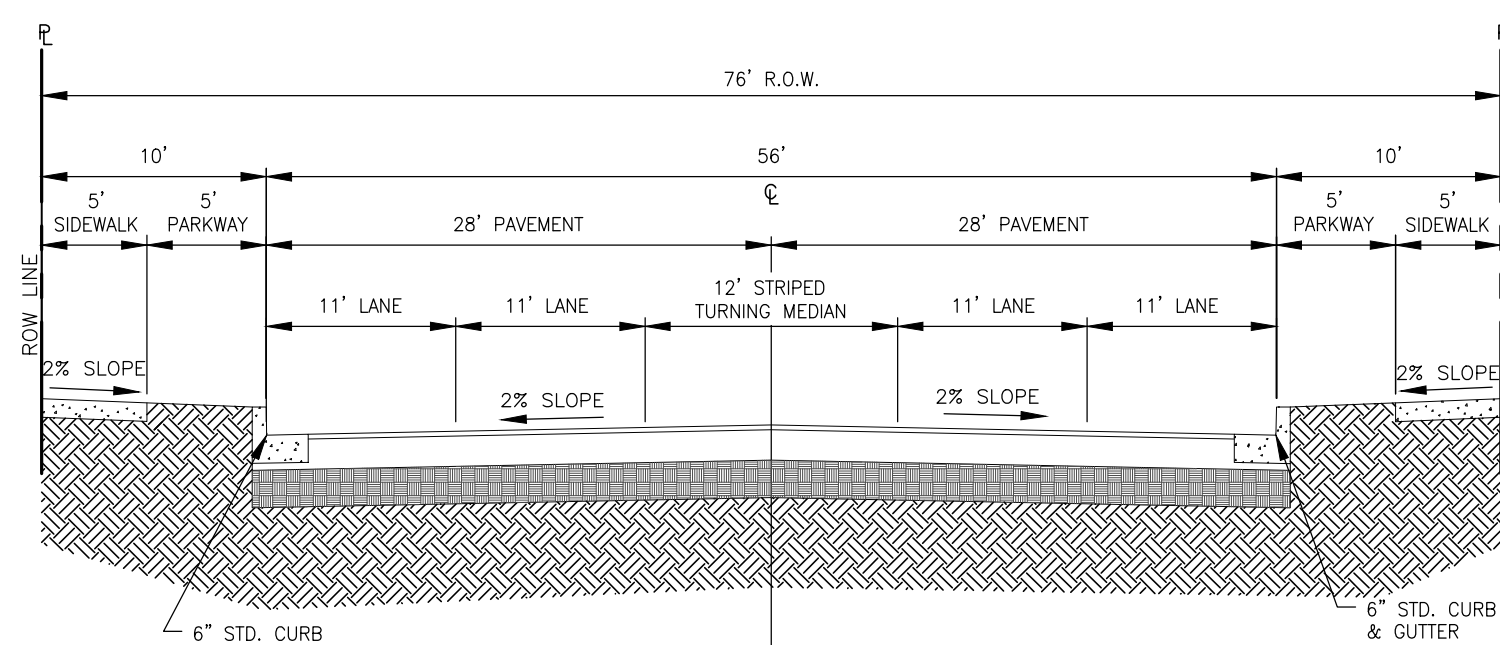
- SUBDIVISION BOUNDARY LINE
- STREET RIGHT OF WAY
- STREET CENTERLINE
- EASEMENT LINE
- OVERHEAD ELECTRIC LINE
- SEWER LINE
- WATER LINE
- WASTEWATER LINE
- GAS LINE
- U.S. POSTAL SERVICE COLLECTION BOX UNITS
- 56 BLOCK NUMBER
- 12 LOT NUMBER
- 14572 ADDRESS
- 4020 EXISTING GROUND CONTOUR LINES
- CONTOUR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



RESIDENTIAL SUBCOLLECTOR STREET

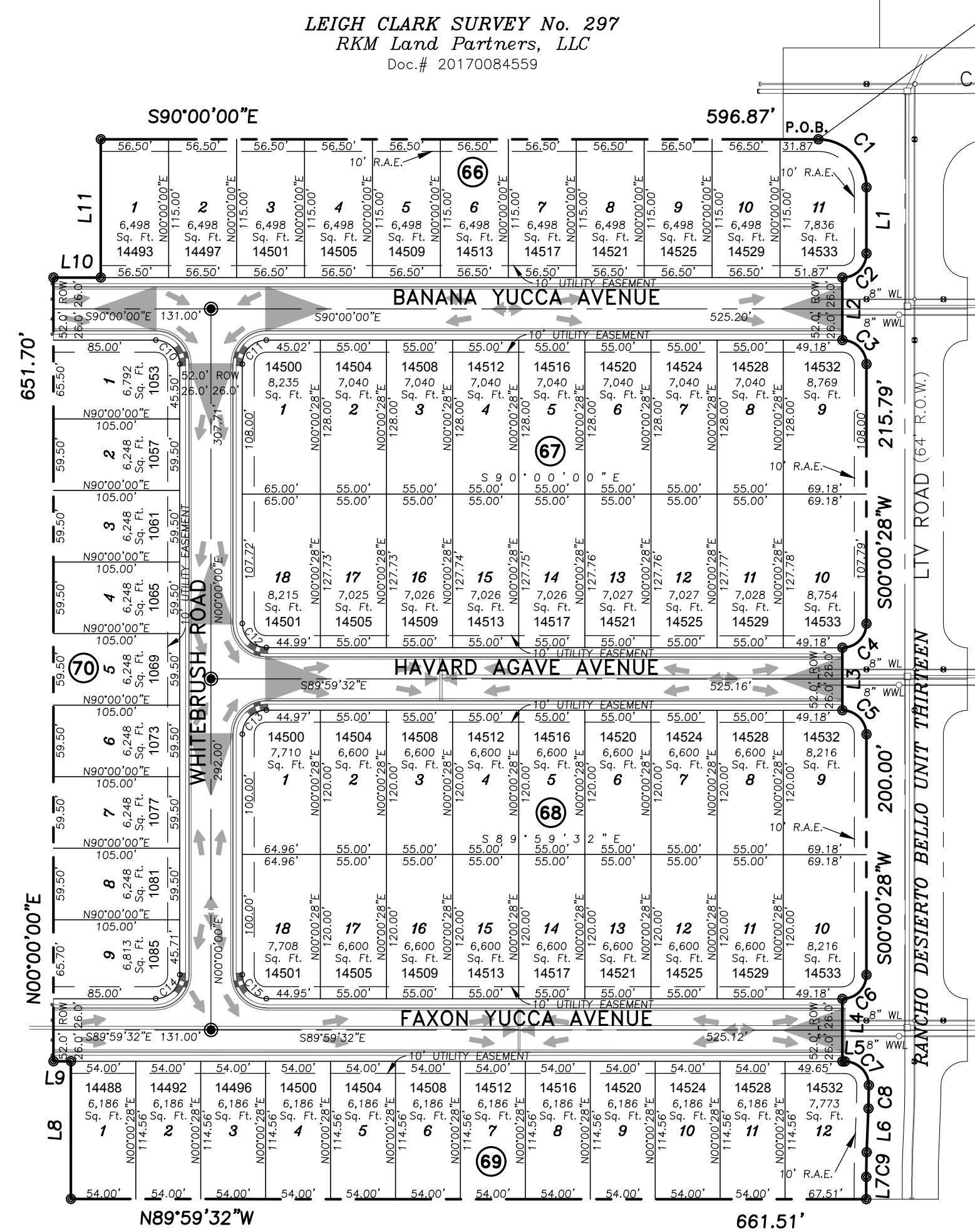


64' STREET RIGHT-OF-WAY
LTV ROAD (EXISTING)



76' STREET RIGHT-OF-WAY
CLARET CUP ROAD (EXISTING)

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



LEIGH CLARK SURVEY No. 297

PLAT NOTES AND RESTRICTIONS

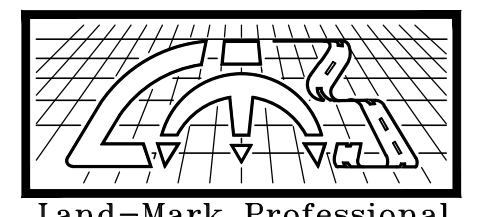
- BEARINGS ARE BASED ON UNDERLYING DEEDS.
- = THIS SYMBOL REPRESENTS ALL PROPOSED STREET MONUMENTS LOCATIONS.
- 56 = THIS SYMBOL REPRESENTS U.S. POSTAL SERVICE COLLECTION BOX UNITS, POSTAL SERVICE WITHIN THE SUBDIVISION WILL BE PROVIDED USING NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
- ACCORDING 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 NMI1402" 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.
- INSTRUMENT No. _____ INSTRUMENT No. _____
- 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

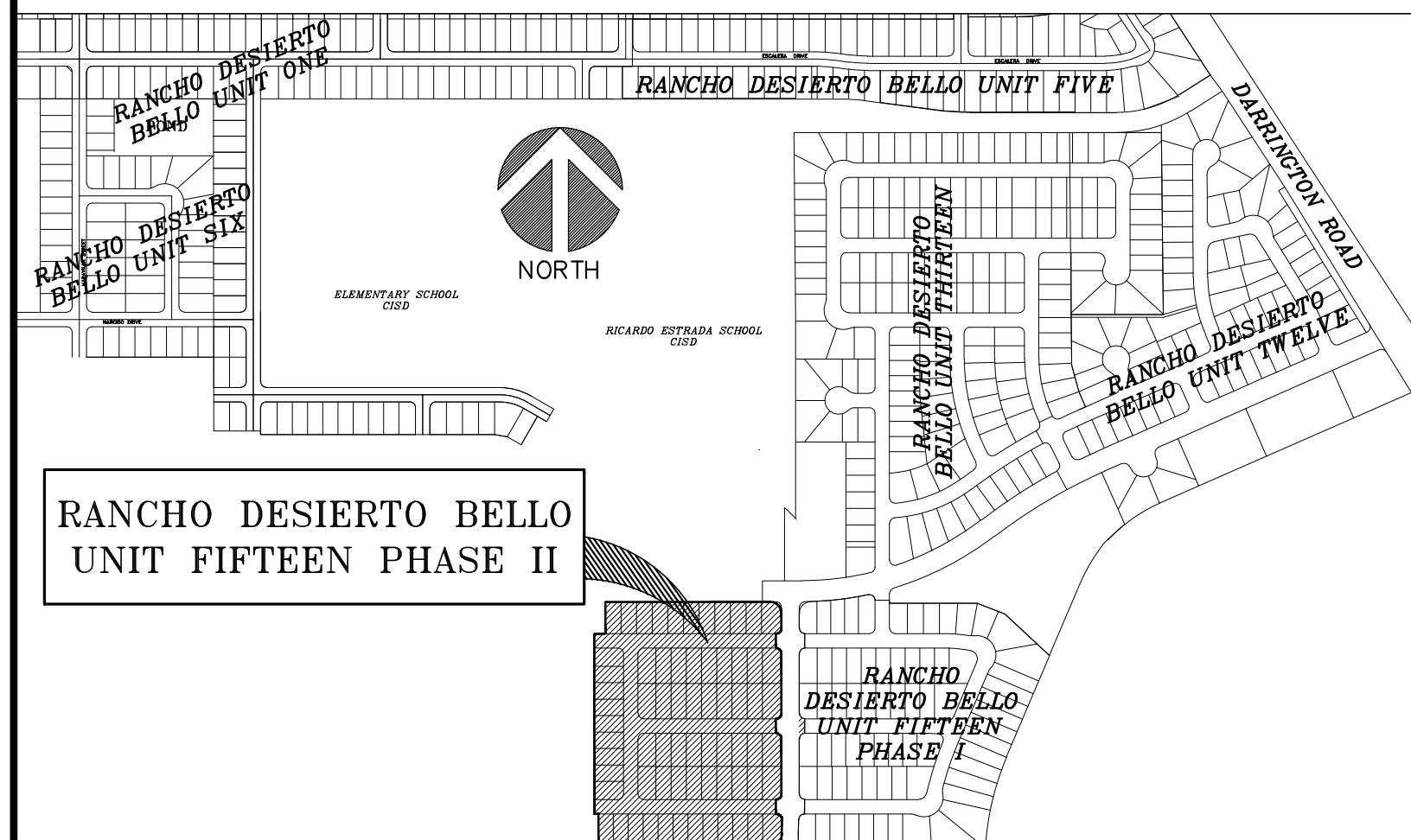
110 Mesa Park Drive, Suite 200 El Paso, Texas 79912
Office: (915) 832-6925 Fax: (915) 629-8508

1420 Bessemer Drive, Suite 'A', El Paso, Texas 79935
Office: (915) 598-1300 Fax: (915) 598-6374

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'



RANCHO DESIERTO BELLO UNIT FIFTEEN PHASE II

A PORTION OF LEIGH CLARK SURVEY No. 297,
TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS.
CONTAINING 13.451 ACRES ±

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	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"E	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"E	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°12'44"
C9	530.00'	20.47'	20.47'	S01°06'52"W	2°12'48"
C10	20.00'	31.42'	28.28'	N45°00'00"W	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"W	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"W	89°59'32"

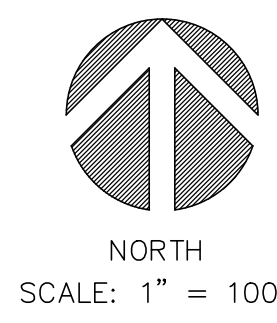
LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S07°00'28"W	55.00'
L2	S00°00'50"W	52.00'
L3	S07°00'28"W	52.00'
L4	S20°00'04"E	52.00'
L5	S89°59'32"E	1.99'
L6	S02°13'16"W	36.33'
L7	S00°00'28"W	18.47'
L8	N00°00'00"E	114.73'
L9	N89°59'32"W	14.46'
L10	S89°00'00"E	39.34'
L11	N00°00'00"E	115.00'

AREA TABLE		
DESCRIPTION	ACRES	SQ. FT.
RESIDENTIAL	10.623	462,714
RIGHT-OF-WAY	2.828	123,193
TOTAL	13.451	585,907

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

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, Southeast 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, Southwesterly with the arc of a curve to the right, a distance of 31.41 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°00'28" West, a distance of 52.00 feet to a point, for a corner of this parcel;
THENCE, Southwesterly 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 44°59'32" East, a distance of 28.28 feet;
THENCE, South 00°00'28" West, a distance of 200.00 feet to a point, for a corner of this parcel;
THENCE, South 00°00'28" West, a distance of 215.79 feet to a point, for a corner of this parcel;
THENCE, South 00°00'04" East, a distance of 52.00 feet to a point, for a corner of this parcel;
THENCE, South 89°59'32" East, a distance of 1.99 feet to a point, for a corner of this parcel;
THENCE, Southwesterly with the arc of a curve to the right, a distance of 31.36 feet to a point, for a corner of this parcel; Said curve having a radius of 20.00 feet, a central angle of 89°51'05", and a chord which bears South 45°04'00" East, a distance of 28.25 feet;
THENCE, Southwesterly 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 470.00 feet, a central angle of 2°12'44", 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, South 00°00'28" West, a distance of 18.47 feet to a point, for a corner of this parcel;
THENCE, North 89°59'32" East, a distance of 14.46 feet to a point, for a corner of this parcel;
THENCE, North 00°00'00" East, a distance of 651.70 feet to a point, for a corner of this parcel;
THENCE, North 89°59'37" West, a distance of 661.51 feet to a point, for a corner of this parcel;
THENCE, North 00°00'28" East, a distance of 114.73 feet to a point, for a corner of this parcel;
THENCE, North 89°59'32" West, a distance of 115.00 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 89°00'00" East, a distance of 596.87 feet to the POINT OF BEGINNING.
Said parcel contains 13.451 Acres (585,907 Square feet) more or less.



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

PROPOSED LAND USE

RESIDENTIAL
RESIDENTIAL LOTS = 68

SCHOOL DISTRICT

CLINT INDEPENDENT SCHOOL DISTRICT

DEDICATION

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

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

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

Witness my signature this _____ day of _____ 2022.

Doug Little, Chief Financial Officer
SDC DEVELOPMENT, LTD.

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO
Before me, the undersigned authority, on this day personally appeared Doug Little, Chief Financial Officer, SDC DEVELOPMENT, LTD., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed for the purpose and consideration herein expressed.
Given under my hand and seal of office this _____ day of _____ 2022.

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

TOWN OF HORIZON CITY TOWN COUNCIL

This subdivision is hereby approved as to the platting and as to the conditions of the dedication in accordance with Chapter 212 of the Local Government Code of Texas, this _____ day of _____ 2022.

Accepted and adopted by the City Council of Town of Horizon City this _____ day of _____ 2022.

Elvio Schuller, City Clerk RUBEN MENDOZA, Mayor

Approved for filing this _____ day of _____ 2022.

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 _____ 2022, in Volume _____ of the Plat Records,
Page _____, File No. _____.

County Clerk _____ by Deputy _____

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

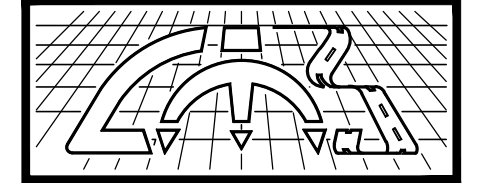
This plat represents a survey made on the ground by me or under my supervision and complies with the current Texas Board of Professional Land Survey Professional and Technical Standards.

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

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



SURVEYOR



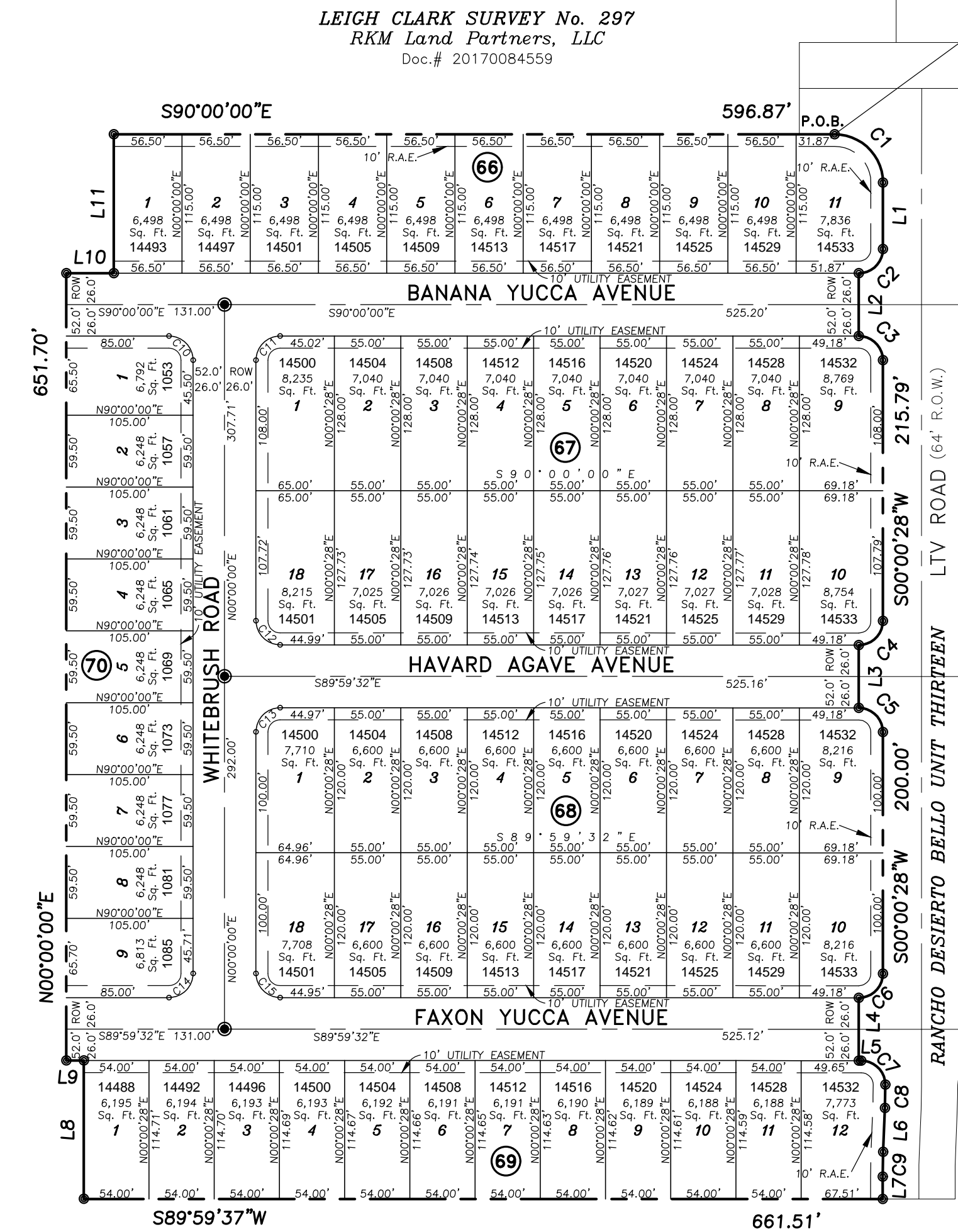
OWNER
SDC DEVELOPMENT, LTD.
7910 GATEWAY BLVD. E, SUITE 102
EL PASO TEXAS 79915
VOICE: (915) 591-6319
CONTACT: JOHN DURAN

110 Moss Park Drive, Suite 200
Ft. Worth, Texas 76123
Office: (915) 852-6903
Fax: (915) 629-8506

6101 W. Courtyard Dr., Bldg. 1, Suite 100
Arling, Texas 79010
Office: (512) 354-4049
Fax: (512) 366-6274

email: Larry@land-marksurvey.com
"Serving Texas, New Mexico and Arizona"

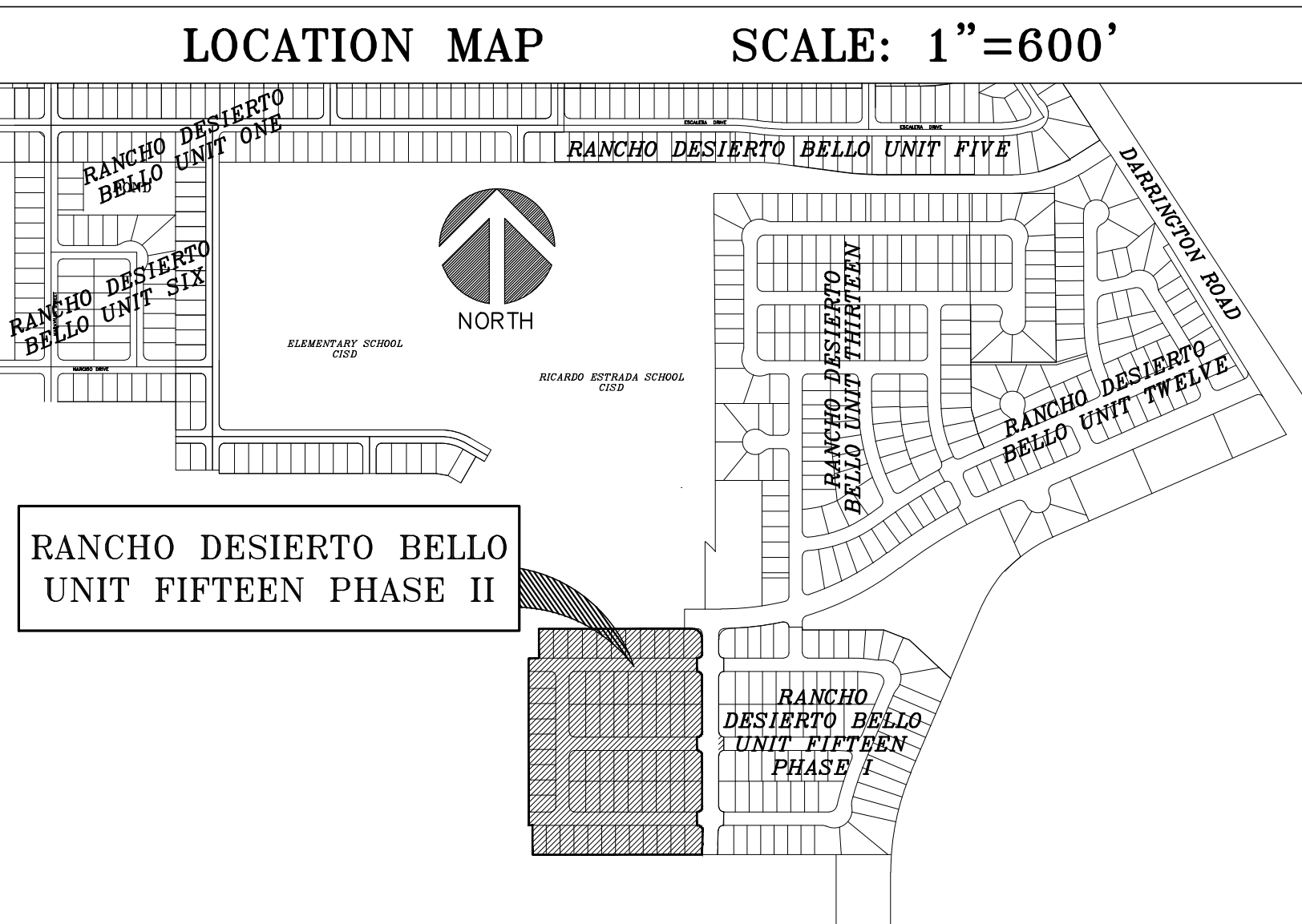
DATE OF PREPARATION: MARCH 16, 2021
DATE OF LAST REVISION: MARCH 21, 2022



ROBERT E. NIX SURVEY No. 300

PLAT NOTES AND RESTRICTIONS

- BEARINGS ARE BASED ON UNDERLYING DEEDS.
- = THIS SYMBOL REPRESENTS ALL PROPOSED STREET MONUMENTS LOCATIONS.
- ☐ = THIS SYMBOL REPRESENTS U.S. POSTAL SERVICE COLLECTION BOX UNITS. POSTAL SERVICE WITHIN THE SUBDIVISION WILL BE PROVIDED USING NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
- ACCORDING TO THE FEDERAL EMERGENCY MAPPING AGENCY, FLOOD INSURANCE RATE MAP, PANEL NO. 480212 0250B, DATED SEPTEMBER 4, 1991, THIS PROPERTY APPEARS TO LIE WITHIN ZONE "X" WHICH BY DEFINITIONS IS NOT A SPECIAL FLOOD HAZARD ZONE.
- ALL UTILITY EASEMENTS ARE 10 FEET WIDE UNLESS OTHERWISE SPECIFIED.
- SET 5/8" REBAR WITH CAP STAMPED "LAND-MARK TX 4869 NM11402" AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
- TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT No. _____ INSTRUMENT No. _____
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT No. _____
- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO RANCHO DESIERTO BELLO UNIT 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.



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



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

2. **COMMISSION MEMBERS ATTENDANCE:**

COMMISSIONERS EXCUSED: Robert Avila Jr. & Crispin Melendez UNEXCUSED: N/A

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.

A. **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.

B. **DISCUSSION AND RECOMMENDATION:**

(This item has been postponed at previous meetings 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.

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

AYES: ARMSTRONG, BERRY, FLORES, DURAN and GARDEA.

MOTION CARRIED

C. **DISCUSSION AND RECOMMENDATION:**

On a final plat application for **Horizon Crossing Unit Three (#SUB002493-2022)**, legally described as *being a portion of C.D. Stewart Survey No. 321, Town of Horizon City, El Paso County, Texas.* Containing 19.469 +/- acres. Application submitted by Conde Inc.

ACTION: Motion made by **GARDEA**, 2ND by **FLORES** to recommend approval with condition that recommended staff comments are addressed prior to City Council action.

AYES: ARMSTRONG, BERRY, FLORES, DURAN and GARDEA.

MOTION CARRIED



4. OTHER BUSINESS

A. DISCUSSION AND ACTION:

On the Planning and Zoning meeting minutes for the meeting held on January 17, 2021

ACTION: Motion made by **GARDEA**, 2ND by **ARMSTRONG** to approve meeting minutes.

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

MOTION CARRIED

5. ANNOUNCEMENTS

A. The next regular scheduled meeting: **Monday, March 21, 2022 at 6pm.**

EXECUTIVE SESSION

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

ADJOURNMENT: The meeting adjourned at 6:12 pm.

Robert Avila Jr. – Chair

(Date)

ATTEST:

Elizabeth S. Luna
Secretary to the Boards

DISTRIBUTION OF MINUTES:

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