



**HORIZON CITY**

Incorporated 1988

**AGENDA  
PUBLIC MEETING  
REGULAR PLANNING AND ZONING MEETING  
THE TOWN OF HORIZON CITY, TEXAS  
Monday, November 18, 2024, 6:00 PM**

Notice is hereby given that a Regular Planning and Zoning Meeting of the Town of Horizon City, Texas will be held on **Monday, November 18, 2024 at 6:00 PM** at City Council Chambers Room, 15001 Darrington Road, Horizon City, TX 79928, at which time the following will be discussed and considered:

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

**2. COMMISSION MEMBERS ATTENDANCE:**

**COMMISSIONERS EXCUSED AND UNEXCUSED:**

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

**4. PUBLIC HEARINGS**

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

**A. DISCUSSION AND RECOMMENDATION:**

Chief Planner

On the resubmitted Replat application for **Horizon Manor, Unit Three Replat "A" (Case No. RP-002460-2020)**, legally described as a portion of Lot 19, Block 9, Horizon Manor Unit Three, Town of Horizon City, El Paso County, Texas. Containing 7.9365 acres ±. Application submitted by CAD Consulting Co. (Postponed from the October 21, 2024 P&Z Meeting)

**B. DISCUSSION AND RECOMMENDATION:**

Chief Planner

**4**

On the **Preliminary and Final Subdivision Plat** application for **Rancho Desierto Bello Unit 17 (Case No. SUC24-0002)**, legally described as A Portion of Leigh Clark Survey No. 297, Town of Horizon City, El Paso County, Texas. Containing 19.647 ± acres. Application submitted by Applicant/Representative: TRE & Associates

**5. OTHER BUSINESS**

**A. DISCUSSION AND ACTION:** **14**  
On the Planning and Zoning meeting minutes for the meeting held on September 16, 2024.

**B. DISCUSSION AND ACTION:** **17**  
Chief Planner  
On the review and adoption of the **2025 Meeting Schedule** for the Planning and Zoning Commission.

**6. ANNOUNCEMENTS**

A. The next regular scheduled meeting: **Monday, December 16, 2024, at 6pm.**

Adjournment:

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

Dated this November 15, 2024

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

I, the undersigned authority, hereby certify that the above notice of the Regular Planning and Zoning Meeting of the Town of Horizon City, Texas is a correct copy of this notice, and that I posted this notice at least seventy-two (72) hours preceding the scheduled meeting at the City Hall Bulletin Boards of the Town of Horizon City, Texas on this November 15, 2024 by 5:00 p.m.

Agenda Removed: \_\_\_\_\_ Time \_\_\_\_\_ By \_\_\_\_\_

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

# SPEAKER REQUEST FORM

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

Date of Meeting: \_\_\_\_\_

Your Name: \_\_\_\_\_

Residence Address: \_\_\_\_\_

City: \_\_\_\_\_ Contact Number: \_\_\_\_\_

## **IF SPEAKING FOR AN ORGANIZATION:**

Name of Organization: \_\_\_\_\_

Speaker's Official Capacity: \_\_\_\_\_

Agenda Item No.: \_\_\_\_\_ Public Hearing Agenda Item No.: \_\_\_\_\_

For (if applicable)       Against (if applicable)

## **OPEN FORUM:**

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

Thank you for your cooperation.

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



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

**Case No.:** **SUC24-0002**  
*Rancho Desierto Bello Unit Seventeen (RDB U-17)*

**Application Type:** **SUBDIVISION COMBINATION**

**P&Z Hearing Date:** August 19, 2024

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

**Address/Location:** The vacant parcel is located south of Claret Cup Road and west of Darrington Road.

**Legal Description:** A portion of Leigh Clark Survey No. 297, Town of Horizon City, El Paso County, Texas, approximately 19.647 acres.

**Owner:** Viva Land Ventures

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

**Nearest Park:** RDB 2 Park

**Nearest School:** Ricardo Estrada Middle School

**SURROUNDING PROPERTIES:**

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

**LAND USE AND ZONING:**

<b>Existing</b>	
<b>Land Use</b>	Vacant
<b>Zoning</b>	R-9 Residential

**Application Description:**

The proposed RDB-U17 subdivision Combination includes 100 lots for single-family residential development. The smallest lot measuring approximately 6,018 sq. ft. and the largest lot measuring approximately 13,032 sq. ft. in size. Storm water drainage will be addressed from an adjacent pond in Rancho Desierto Bello Unit 16. The applicant proposes 52' ROW Residential sub collector Streets and a 76' ROW Minor Arterial Street to serve all the lots in the subdivision.

**Cumulative Parkland Dedication:**

The developer is not required to dedicate any parkland on the proposed 100 unit subdivision. The developer is required to pay \$40,000.00 in park fees.

**Staff Recommendation:**

Staff recommends approval of the combination plat.

**Planning Comments:**

Please correct 34 lots that do not meet the minimum lot width required of 50 ft. for R-9 (Single Family Dwelling) zoning district as marked on plat.

**Public Works Director Comments:**

No comments.

**Town Engineer Comments:**

**§ 5.19 LOT SIZE REQUIREMENTS.**

**5.19.1 General Requirements**

-

~~5.19.1.1 In proposed subdivisions utilizing approved public water systems and approved organized off-site wastewater facilities and there is no on-site ponding for individual lots, the minimum individual lot size shall be no less than six thousand (6,000) square feet in area.~~

-

~~5.19.2 Lot Dimensions. Minimum lot frontage shall be no less than 50' at and behind building front setback line on 6,000 sq. ft. lots. On remaining lots, frontage may not be less than 1/3 of the length of the lot from front to back~~

To summarize:

- ~~1. For lots exactly 6,000 sq. ft.: The lot must have a frontage of at least 50 feet to meet requirements.~~
- ~~2. For lots exceeding 6,000 sq. ft.: If there is no specified minimum frontage in § 5.19.1.1, the primary requirement is that the lot meets the minimum area of 6,000 sq. ft., and additional frontage may not be necessary.~~

~~This suggests a focus on the area requirement for larger lots, while smaller lots (exactly at 6,000 sq. ft.) have an additional requirement for a minimum frontage.~~

~~We did not find any lots that were exactly 6000 sf; therefore the minimum lot width did not apply to these lots. A comments was added to included the size of each lot below the lot number, as required.~~

**School District Comments:**

No objections

**El Paso County 9-1-1 District:**

The 911 District has no concerns regarding this plat.

**El Paso Electric:**

We have no comments for Rancho Desierto Bello Unit 17.

**Texas Gas:**

This project area is clear of El Paso Natural Gas a company of Kinder Morgans Pipelines and Facilities.

**El Paso Central Appraisal District:**

There are no comments for Rancho Desierto Bello #17 here at Central Appraisal.

**Clint Independent School District**

Clint ISD takes no exception to the information presented.

**Additional Requirements:**

§4.2.4 Expiration of Preliminary Plat Approval. Failure of the subdivider to submit a final plat for review and approval within six (6) months of the date of approval of the preliminary plat by the City Council will nullify the approval of the preliminary subdivision plat and obligate the subdivider to reapply for preliminary plat approval, should the subdivider wish to pursue the subdivision. No vested rights will survive if the preliminary plat approval is nullified by a failure of the subdivider to submit a final plat map within the timeframe specified in this section, nor shall the subdivider be entitled to a refund of any application fees or review fees that may have been paid.

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

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

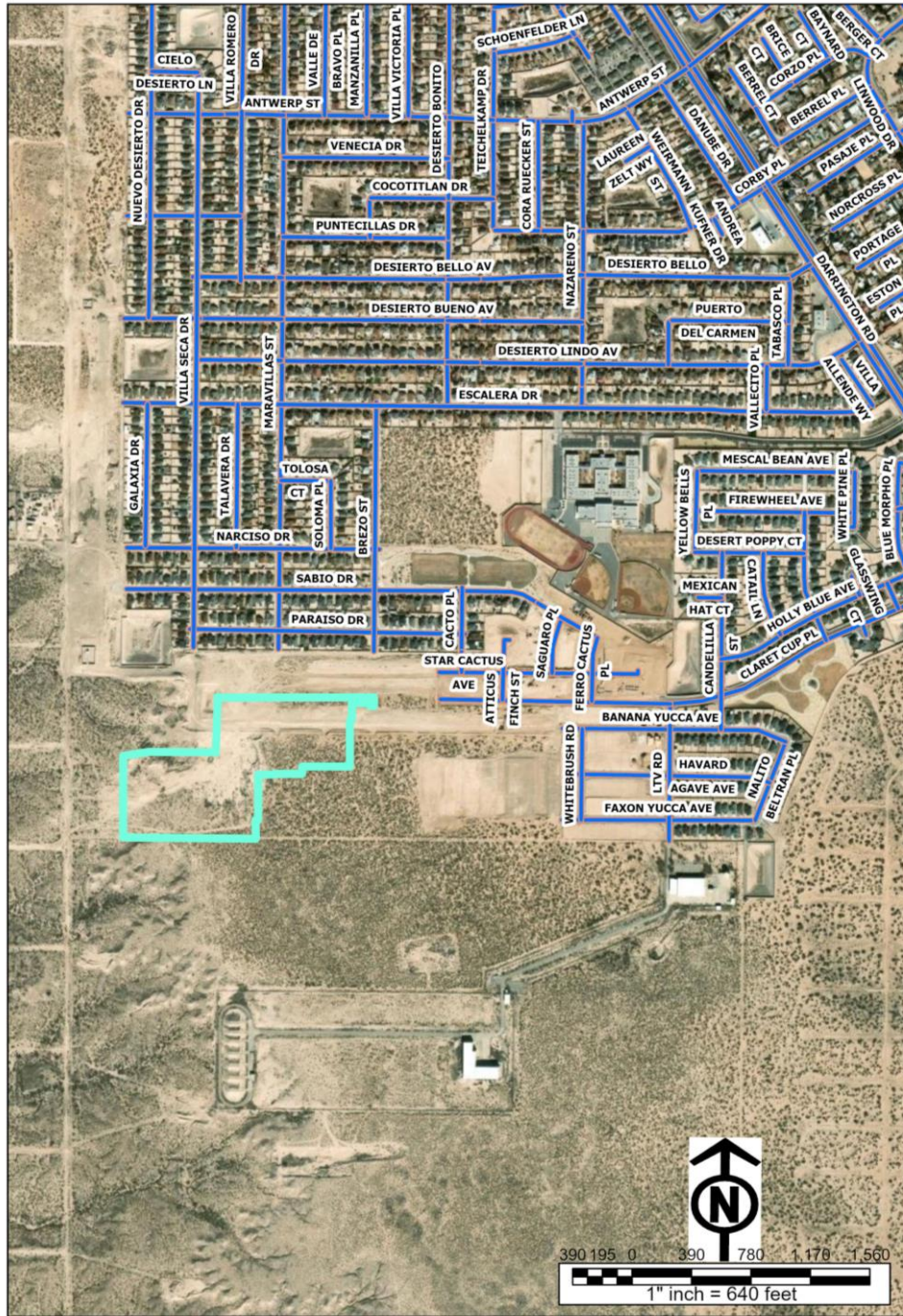
- Any required parks fees shall be paid prior to the recordation of the plat if applicable.

**Attachments:**

- 1 - Aerial**
- 2 - Zoning Designation Map**
- 3 - Location Map**
- 4 - Preliminary Plat**
- 5 - Final Plat**
- 6 - Right of Way Cross Sections**
- 7 - Preliminary-Final Plat Application**

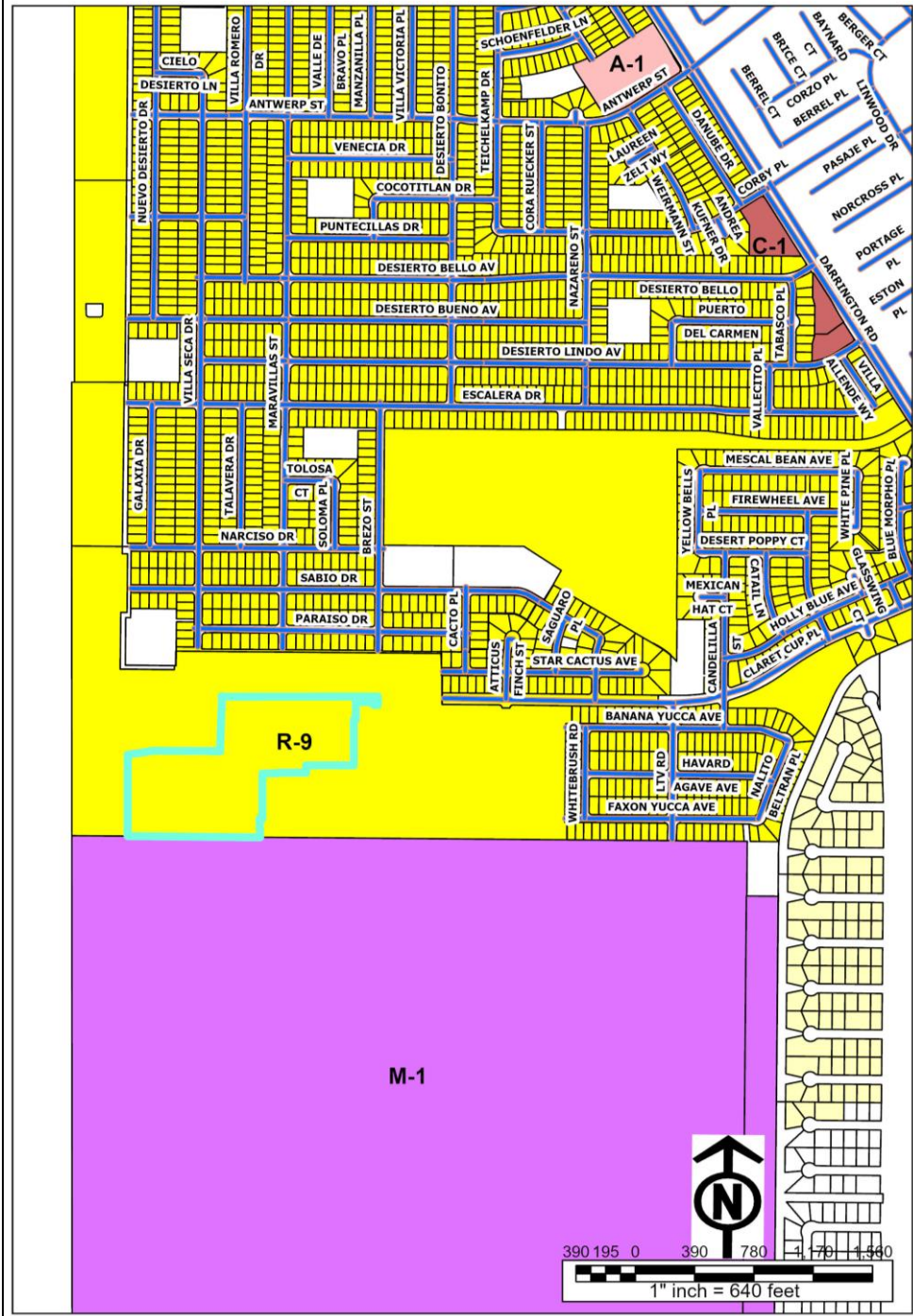
Attachment 1: Aerial

Planning & Zoning Commission  
Preliminary / Final Combination Plat  
Case No. SUC24-0002

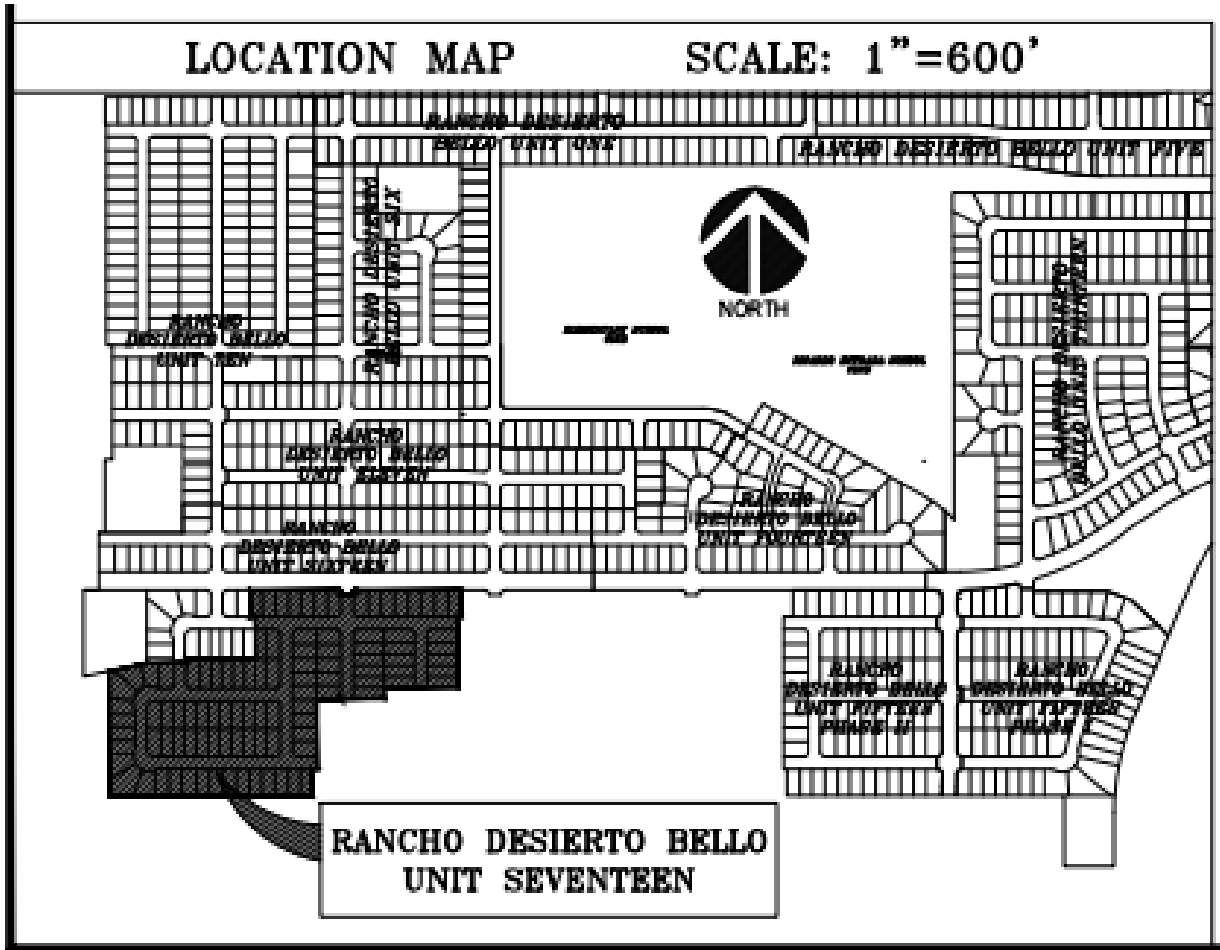


Attachment 2: Zoning Designation Map

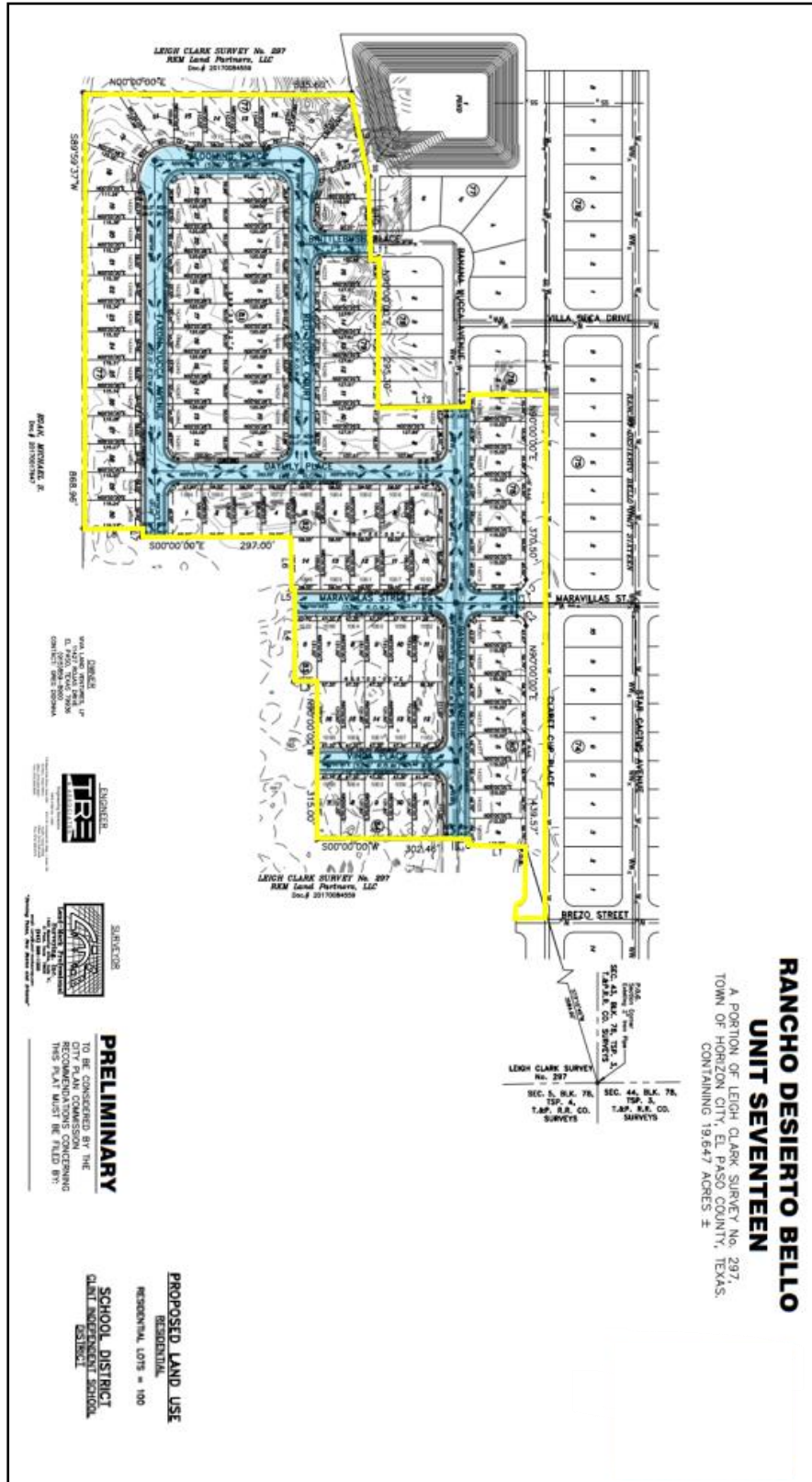
Planning & Zoning Commission  
Preliminary / Final Combination Plat  
Case No. SUC24-0002



**Attachment 3- Location Map**



**Attachment 4- Preliminary Plat**



**RANCHO DESIERTO BELLO  
UNIT SEVENTEEN**

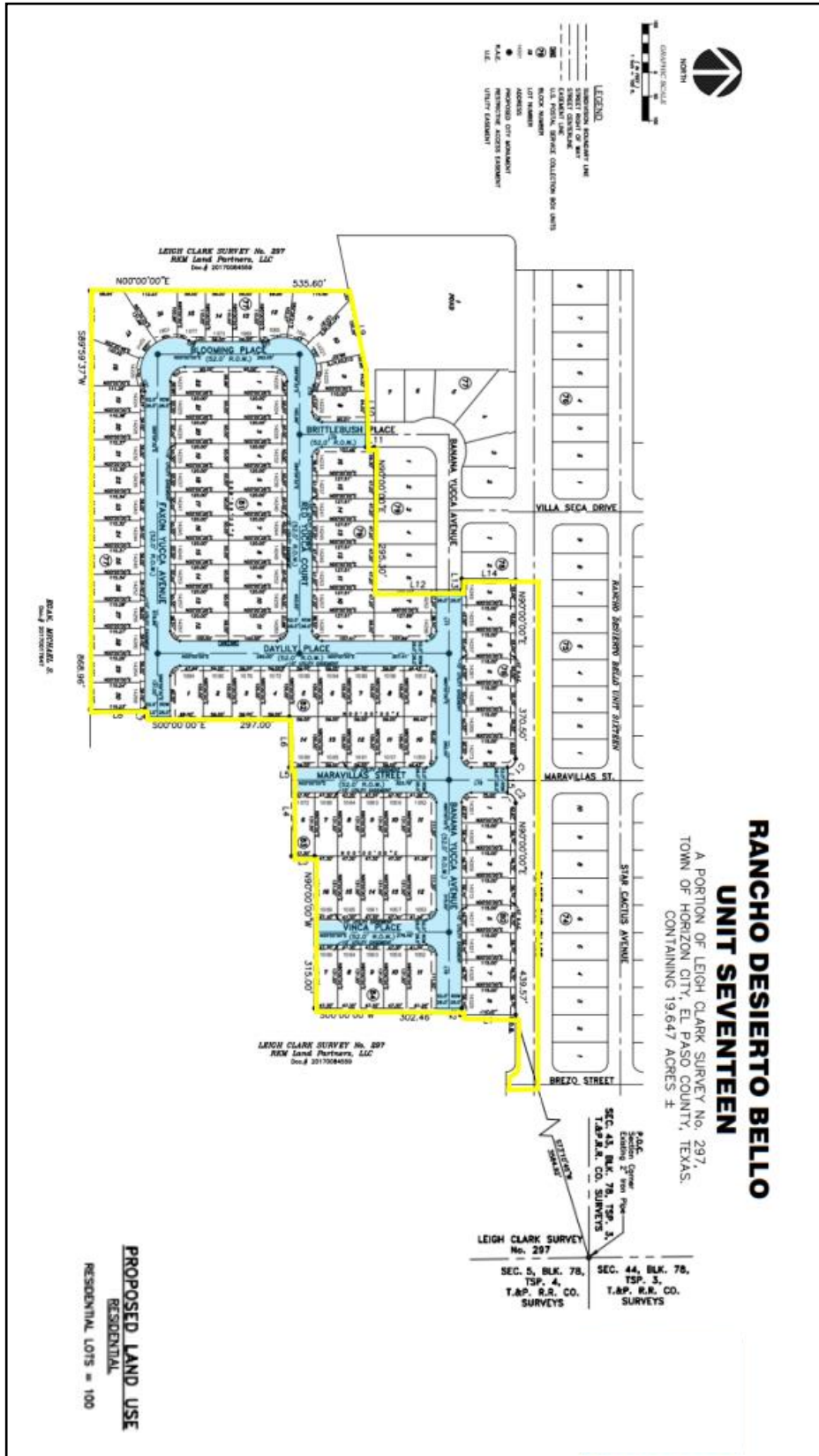
A PORTION OF LEITCH CLARK SURVEY No. 297,  
TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS,  
CONTAINING 19.647 ACRES ±

**PRELIMINARY**  
TO BE CONSIDERED BY THE  
PROPERTY OWNERS AND  
RECOMMENDATIONS CONCERNING  
THIS PLAT MUST BE FILED BY:

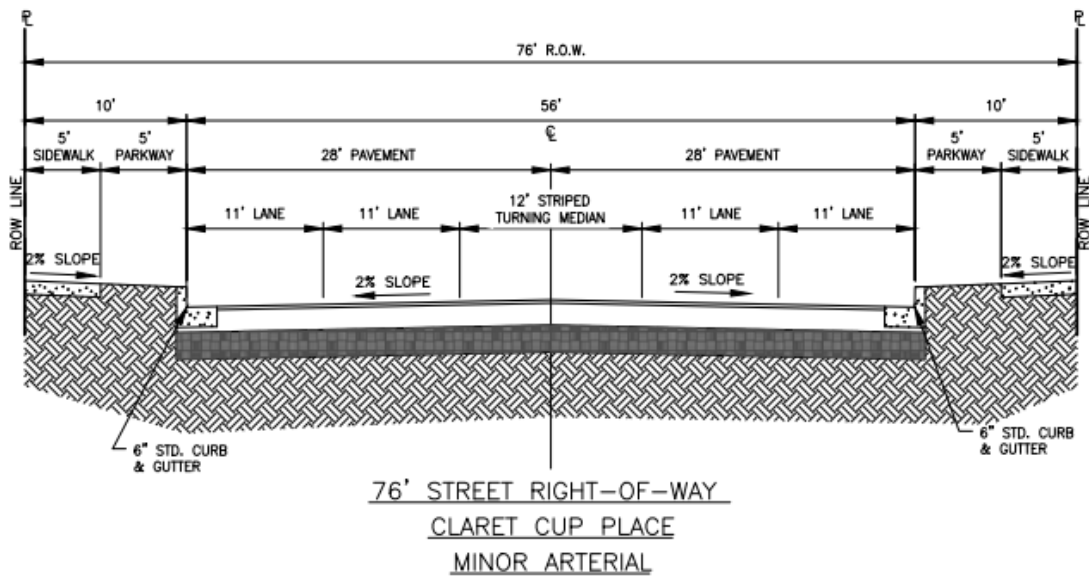
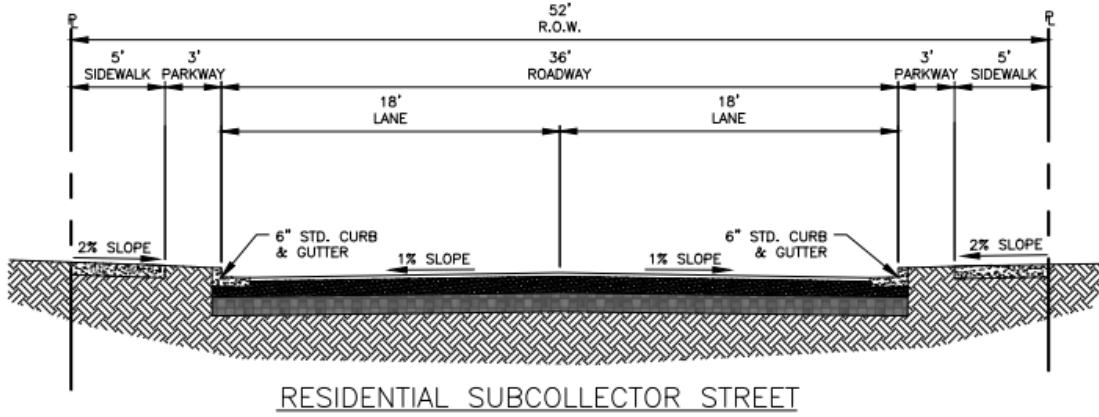


**PROPOSED LAND USE**  
RESIDENTIAL  
RESIDENTIAL LOTS = 190  
**SCHOOL DISTRICT**  
CLARK INDEPENDENT SCHOOL  
DISTRICT

**Attachment 5- Final Plat**



**Attachment 6 – Right of Way Cross Sections**



**Attachment 7 – Preliminary-Final Plat Application**



**Town of Horizon City, TX**  
**Town of Horizon City Hall**

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

**PERMIT**

**SUC24-0002**

**SUBDIVISION COMBO (SUB/REPLAT-  
BOTH PRELIM/FINAL)**

**SITE ADDRESS:** 0 UNKNOWN HORIZON CITY  
**PRIMARY PARCEL:** X29700000000080  
**PROJECT NAME:** RANCHO DESIERTO BELLO U-17

**ISSUED:**  
**EXPIRES:**

**APPLICANT:** Barraza, Karen  
110 Mesa Park Dr. Suite 200  
El Paso, TX 79912  
9154128906

**OWNER:** RKM LAND PARTNERS LLC  
7910 GATEWAY #102  
EL PASO, TX 79915-1810

Detail Name	Detail Value
If the project will have improvements dedicated to the City, have the plans been approved?	N



MINUTES – REGULAR MEETING  
OF THE PLANNING AND ZONING COMMISSION  
HELD ON MONDAY, SEPTEMBER 16, 2024 @ 6:00 PM  
15001 DARRINGTON RD., HORIZON CITY, TEXAS 79928

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

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

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

**ACTION:** Motion made by **JOLLEY**, 2<sup>nd</sup> by **RODRIGUEZ** to excuse absent Planning & Zoning Commission members.  
**AYES:** **CORRAL, MELENDEZ, AVILA, JOLLEY, RODRIGUEZ**  
**ABSTAIN:**  
**MOTION CARRIED**

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

No one signed up to speak.

4. **PUBLIC HEARINGS**

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

4A. **DISCUSSION AND RECOMMENDATION:**

Chief Planner

On the resubmitted **Replat** application for **Horizon Manor, Unit Three Replat "A" (Case No. RP-002460-2020)**, legally described as a portion of Lot 19, Block 9, Horizon Manor Unit Three, Town of Horizon City, El Paso County, Texas. Containing 7.9365 acres ±. Application submitted by CAD Consulting Co. **(Postponed at the August 19, 2024 P&Z Meeting)**

**ACTION:** Motion made by **RODRIGUEZ**, 2<sup>nd</sup> by **CORRAL** to postpone Replat request to October 21, 2024 Planning and Zoning Meeting.

**AYES:** **JOLLEY, MELENDEZ, AVILA, RODRIGUEZ, CORRAL**  
**ABSTAIN:**  
**MOTION CARRIED**



MINUTES – REGULAR MEETING  
OF THE PLANNING AND ZONING COMMISSION  
HELD ON MONDAY, SEPTEMBER 16, 2024 @ 6:00 PM  
15001 DARRINGTON RD., HORIZON CITY, TEXAS 79928

**4B. DISCUSSION AND RECOMMENDATION:**

Chief Planner

On the Preliminary Subdivision Plat application for Verdancia Unit 1 (Case No. SDP24-0002), legally described Being All of Tract 1, 2F, 3D, and 3H, and a Portion of Tract 2, 3 and 3B, Section 30, Block 78, Township 3, Texas and Pacific Railway Company Survey, Town of Horizon City, El Paso County, Texas. Containing 103.02 ± acres. Application submitted by Applicant/Representative: CEA Group.

**ACTION:** Motion to made by **RODRIGUEZ** , 2<sup>nd</sup> by **CORRAL** to approve zone changes on Parcels 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 13, Case Nos. ZRZ24-0002, ZRZ24-0014 and ZRZ24-0018 combined.

**AYES: JOLLEY, MELENDEZ, AVILA, RODRIGUEZ, CORRAL**  
**ABSTAIN**  
**MOTION CARRIED**

**5. OTHER BUSINESS**

**5A. DISCUSSION AND ACTION:**

On the Planning and Zoning meeting minutes for the meeting held on August 19, 2024.

**ACTION:** Motion made by **JOLLEY** , 2<sup>nd</sup> by **CORRAL** to approve meeting minutes.

**AYES: MELENDEZ, AVILA, RODRIGUEZ, JOLLEY, CORRAL**  
**ABSTAIN:**  
**MOTION CARRIED**

**6. ANNOUNCEMENTS**

6A. The next regular scheduled meeting: **Monday, October 21, 2024 at 6pm.**

**EXECUTIVE SESSION**

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

**ADJOURNMENT:** The meeting adjourned at 6:20 pm.

**ACTION: ADJOURNMENT**  
**AYES: CORRAL, MELENDEZ, AVILA, JOLLEY, RODRIGUEZ.**  
**MOTION CARRIED**

\_\_\_\_\_  
Roberto Avila – Chair

\_\_\_\_\_  
(Date)

**ATTEST:**

\_\_\_\_\_  
David Ruiz  
Planning Specialist



**MINUTES – REGULAR MEETING  
OF THE PLANNING AND ZONING COMMISSION  
HELD ON MONDAY, SEPTEMBER 16, 2024 @ 6:00 PM  
15001 DARRINGTON RD., HORIZON CITY, TEXAS 79928**

**DISTRIBUTION OF MINUTES:**

Original: Horizon City Administrative File  
Copy: Planning and Zoning Commission  
Posted: Internet Website: [www.horizoncity.org](http://www.horizoncity.org)

## 2025 Meeting Schedule for Planning & Zoning

Regular Meetings held every **3rd Monday** of each month @6pm in City Council Chambers located @ 15001 Darrington Rd.

Meeting Date	Subdivision/ Replat Submittal Window	Rezone/SUP/Vacation Submittal Date	Application Submittal Deadline	Notice Post Date Min. <b>15</b> days prior	Agenda Post Date
Jan. 20, 2025	12/16/2024 to 12/19/2024	12/12/2024	12/19/2024	1/5/2025	1/16/2025
Feb. 17, 2025	1/20/2025 to 1/23/2025	1/16/2025	1/23/2025	2/2/2025	2/13/2025
Mar. 17, 2025	2/17/2025 to 2/20/2025	2/13/2025	2/20/2025	3/2/2025	3/13/2025
Apr. 21, 2025	3/17/2025 to 3/20/2025	3/13/2025	3/20/2025	4/6/2025	4/17/2025
May. 19, 2025	4/21/2025 to 4/24/2025	4/17/2025	4/24/2025	5/4/2025	5/15/2025
Jun. 16, 2025	5/19/2025 to 5/22/2025	5/15/2025	5/22/2025	6/1/2025	6/12/2025
Jul. 21, 2025	6/16/2024 to 6/19/2025	6/12/2025	6/19/2025	7/6/2025	7/17/2025
Aug. 18, 2025	7/21/2024 to 7/24/2025	7/17/2025	7/24/2025	8/3/2025	8/14/2025
Sep. 15, 2025	8/18/2025 to 8/21/2025	8/14/2025	8/21/2025	8/31/2025	9/11/2025
Oct. 20, 2025	9/22/2025 to 9/25/2025	9/18/2025	9/25/2025	10/5/2025	10/16/2025
Spec. Mtg. Nov. 03, 2025					Oct. 30, 2025
Nov. 17, 2025	10/20/2025 to 10/23/2025	10/16/2025	10/23/2025	11/2/2025	11/13/2025
Spec. Mtg. Dec. 01, 2025					Nov. 27, 2025
Dec. 15, 2025	11/17/2025 to 11/20/2025	11/13/2025	11/20/2025	11/30/2025	12/11/2025
*Special Meetings only if needed					

DRAFT