



TOWN OF HORIZON

PLANNING AND ZONING COMMISSION

MEMBER'S PACKET

DECEMBER 16, 2019

6:00 PM



**NOTICE OF REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
TO BE HELD ON MONDAY, DECEMBER 16, 2019 AT 6:00 PM
AT THE CITY COUNCIL CHAMBERS-MUNICIPAL COURTS
15001 DARRINGTON RD., HORIZON CITY, TEXAS 79928
AT WHICH TIME THE FOLLOWING WILL BE DISCUSSED AND CONSIDERED**

AGENDA

1. CALL MEETING TO ORDER & DETERMINATION OF QUOROM

2. EXCUSE COMMISSION MEMBERS NOT IN ATTENDANCE: Excused: 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 sign-up form is available outside the City Council Chambers for those who wish to sign up on the day of the meeting. The Commission retains the option to set reasonable limits on the number, frequency, and length of presentations. For more information, please contact the City Administration Office at (915) 852-1046.

NOTICE TO THE PUBLIC AND APPLICANTS:

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

4. PUBLIC HEARING

A. DISCUSSION AND RECOMMENDATION:

4

On a preliminary & final replat application for **Horizon Country Club Estates Unit Two Replat "A"** (RP #002431-2019), legally described as *being a Replat of Lots 9 thru 22, Block 20, Lots 4 thru 26, Block 21, and portion of Emigrant Road, Horizon Country Club Estates Unit Two, Town of Horizon City, El Paso County, Texas. Containing 7.7903 ± acres.* Application submitted by Conde Inc.

Presenter: Planning Director

B. DISCUSSION AND RECOMMENDATION:

13

On the preliminary plat application (SUB002432-2019) for **Horizon Mesa Commercial Unit Two**, legally described as *a portion of Section 30, Block 78, Township 3, Texas and Pacific Railway Company Surveys, El Paso County, Texas. Containing 25.13 ± Acres.* Application submitted by Hunt Communities Development Co. II, LLC.

Presenter: Planning Director

5. OTHER BUSINESS

A. DISCUSSION:



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Update on the revision to the City's Comprehensive Plan.
Presenter: Planning Director

B. DISCUSSION AND ACTION:

21

To approve the Planning and Zoning meeting minutes of **November 18, 2019**

6. ANNOUNCEMENTS

A. The next regular scheduled meeting: **Monday, January 20, 2020 at 6:00pm**

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 _____ pm.

The Agenda for this meeting of the Planning and Zoning Commission is posted on the city's webpage: <http://www.horizoncity.org>. I, the undersigned authority, hereby certify that the above notice of the meeting of the Planning and Zoning Commission of the Town of Horizon City, Texas, is a correct copy of the notice and that I posted this notice at least seventy-two (72) hours preceding the scheduled meeting of the Planning and Zoning Commission at the City Hall Bulletin Board(s), Horizon City, Texas.

POSTED THIS on the 13th day of December, 2019

BY: _____
Elizabeth S. Luna, Secretary to the Boards

Agenda Removed: _____

Time: _____

By: _____



TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.: RP-002431-2019
Name: Horizon Country Club Estates Unit 2 Replat "A"
Application Type: Combo Replat Application
P&Z Hearing Date: December 16, 2019
Staff Contact: Michelle Padilla, Planning Director
915-852-1046 ext.105; mpadilla@horizoncity.org

Address/Location: North east corner Horizon Blvd. @ Darrington Rd.
Legal Description: Being a Replat of Lots 9 thru 22, Block 20, Lots 4 thru 26, Block 21, and portion of Emigrant Road, Horizon Country Club Estates Unit Two, Town of Horizon City, El Paso County, Texas
Acreage: 7.7903 Acres ±
Existing Use: Vacant
Existing Zoning: C-1 (General Commercial)

Owner: Beltran & Edge LTD
Applicant: Beltran & Edge, LTD

Future Land Use Designation:
Nearest Park: Desmond Corcoran Park AKA Corky Park
Nearest School: Horizon Elementary

Surrounding Zoning and Land Use:
North: R-4 (Residential)
South: C-1 (General Commercial)
East: R-4 (Residential)
West: A-1 (Apartment)

Application Description:

The applicant proposes to replat approximately 7.7903 ± acres of land. The Replat will create three commercial lots and on lot that will serve as a stormwater detention pond for the development. Primary access to the lots will be from Horizon Blvd. with TXDOT approval and Darrington Road.

Staff Recommendation:

Staff recommends approval of the proposed Replat application. The following comments also need to be addressed, prior to City Council action:

Planning Comments:

1. Plat Note #2: Submit Restrictive Covenants for this Replat that will be filed.
 2. Identify portions of roadways to be constructed by developer.
 3. Provide dimensions of “existing E.P.E easement” along Lot 4.
 4. Will an easement be dedicated for the “20’X40” regulating station? Does one exist? If so, please provide easement and dimensions on plat.
 5. Plat note #12 reference City of El Paso’s Standards, please correct.
 6. Provide cross-sections for all abutting roadways on the preliminary plat.
- Using a table, please list revision dates on the face of the submitted revised plats

Public Works Director Comments:

On November 27, 2019, the PW Director provided the following comments for final plat:

1. On the General Notes add a note stating the developer will be responsible for constructing half of the following streets: Emigrant Rd. from the proposed cul-de-sac to Rodman Street, Delake Dr. from Darrington Rd. to Rossman Dr. and Rossman Dr. from Delake Dr. to the middle of the street turning heel.
2. Emigrant Rd. located at the east side of the lot will need to be renamed. Portion of the street will be developed by this project leaving multiple Emigrant Roads. North side of Emigrant Rd. name shall remain. See Ordinance section 4.3.2.2
3. El Paso County 9-1-1 District approval is required for all lot addresses.
4. Provide the number of lots.
5. On the notes section, add sidewalk will be required along the lots abutting the street Right of Way at the time of construction (see Building regulations Section 3.06.146)
6. On the note section, add lot owner shall be responsible for maintain sidewalk, driveways and parkways abutting their property.

Town Engineer Comments:

On November 27, 2019, the following recommendations were received from the city engineer:

Preliminary Plat:

1. Provide acreage of the cul-de-sac surrounded by curves C6, C7, C8 & C9?
2. Show US Postal Service collection Box Unit location on plat.
3. Provide privately-owned easements with appropriate notation indication the holder of such easement, purpose, and facility contained therein, etc, as described in **Section 5.7.2** of the subdivision plat design standards. If privately owned easement and note shown in plans, provide accurate information as the centerline location of all existing pipelines or other utility facilities placed in conformance with the easement owners’ rights. (**Section 5.7.2** of the Subdivision Regulations)
4. Coordinate with the Town of Horizon City with regard to any additional comments they may have.

Final Plat:

1. Provide privately-owned easements with appropriate notation indication the holder of such easement, purpose, and facility contained therein, etc, as described in **Section 5.7.2** of the subdivision plat design standards. If privately owned easement and note shown in plans, provide accurate information as the centerline location of

all existing pipelines or other utility facilities placed in conformance with the easement owners' rights. (**Section 5.7.2** of the Subdivision Regulations)

2. Coordinate with the Town of Horizon City with regard to any additional comments they may have

El Paso Central Appraisal District:

On November 18, 2019 the following recommendation was received:

“Here at Central Appraisal we recommend that the block be changed to Block 23 and start from lot 1 and forward. There already exists a block one with those lots.” Plats were revised and submitted to reflect this comment.

El Paso County 9-1-1 District:

On November 26, 2019, the following comments were received from the district:

“I was just looking over this plat and noticed there is a proposed address of 15001 Darrington Rd on the plat. The addresses on this side of Darrington Rd should be evens and also, I don't know why (Central Appraisal has it as 14999) but I believe 15001 Darrington Rd is the address used by HCPD? Thank you.”

TXDOT Comments:

On November 18, 2019, TXDOT forwarded the following review comments:

“TxDOT has review and issue a driveway permit for the Horizon Country Club Estates for a driveway on Horizon Blvd and the realignment of the hike and bike path and reviewed a master drainage plan for this development. A letter was sent to Ms. Padilla on July 8, 2019. Please see attachment. The driveway permit will expire January 9, 2020.”

Texas Gas Comments:

On November 26, 2019 the following comments were received from TXGAS:

“Texas Gas has no objections. We will either take ROW alignment or alignment on the dedicated utility easement when necessary.”

Additional Requirements:

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

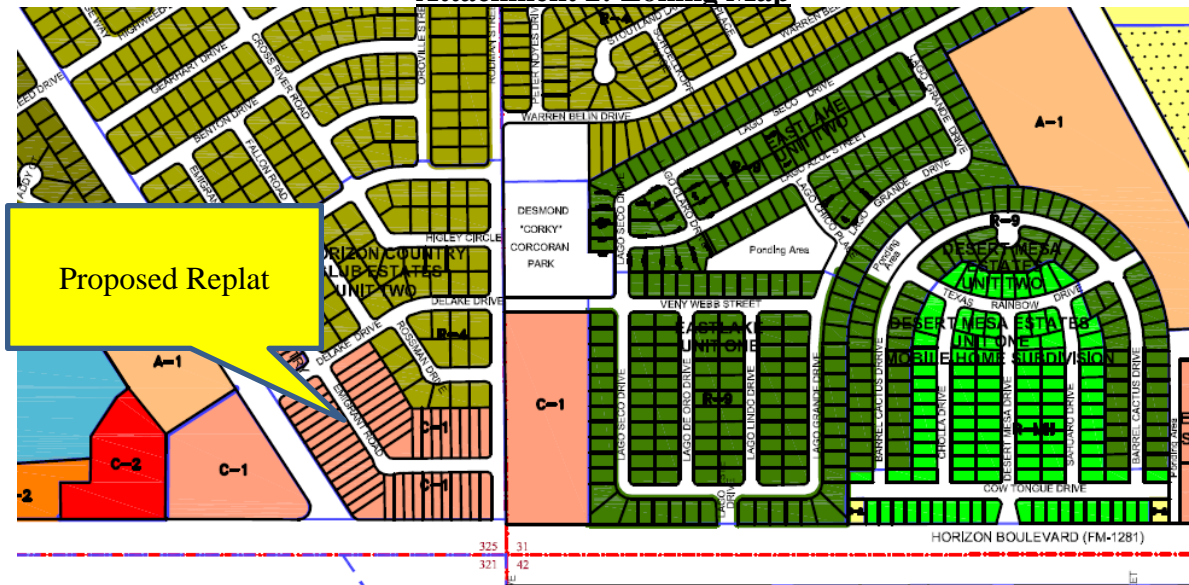
Attachments:

- 1- Aerial View
- 2- Zoning Map
- 3- Location Map
- 4- Preliminary Plat
- 5- Application

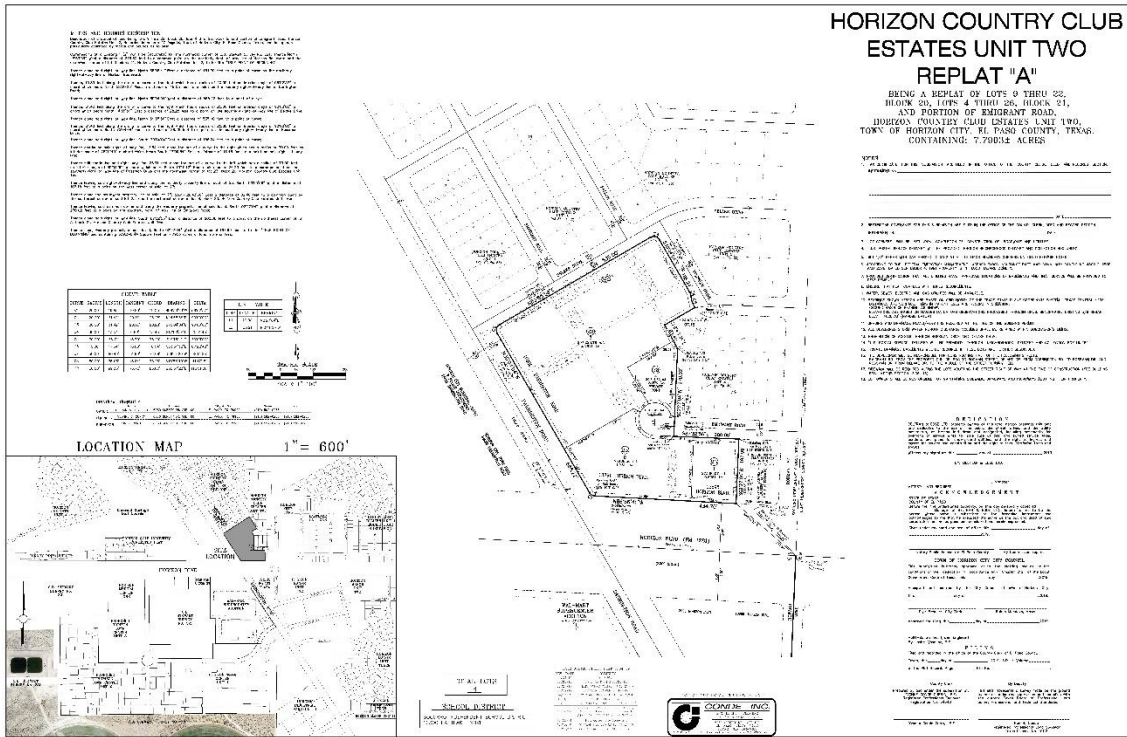
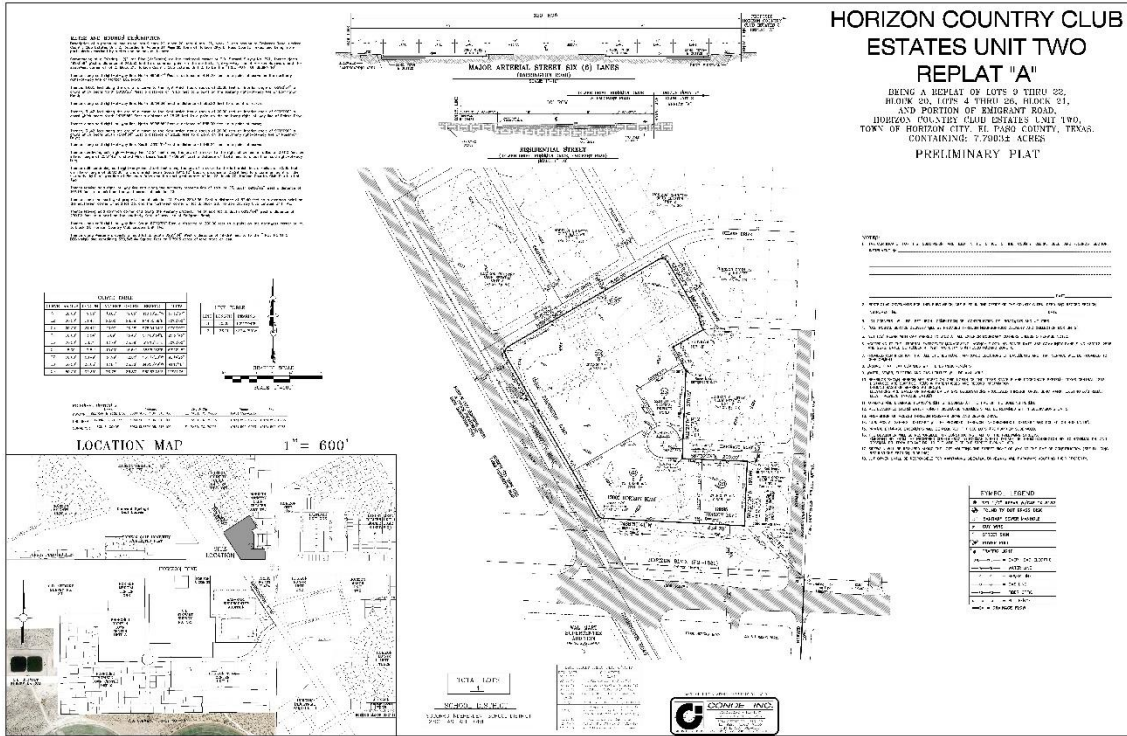
Attachment 1: Aerial View



Attachment 2: Zoning Map



Attachment 4: Preliminary & Final Plats Revised 12/12/19



Attachment 5: Application

RP-002431-2019



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

REPLAT APPLICATION

SUBDIVISION ASSIGNED NAME: Horizon Country Club Estates Unit 2 Replat "A" DATE: November 18, 2019

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)
Being a Replat of Lots 9 thru 22, Block 20, Lots 4 Thru 26, Block 21, and Portion of Emigrant Road, Horizon Country Club Estates Unit Two, Town of Horizon City, El Paso County, Texas

2. PROPERTY LAND USES:

	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	_____	_____	OFFICE	_____	_____
DUPLEX	_____	_____	STREET & ALLEY	_____	_____
APARTMENT	_____	_____	PONDING & DRAINAGE	<u>0.4670</u>	<u>1</u>
MOBILE HOME	_____	_____	INSTITUTIONAL	_____	_____
P.U.D.	_____	_____	OTHER	_____	_____
PARK	_____	_____	_____	_____	_____
SCHOOL	_____	_____	_____	_____	_____
COMMERCIAL	<u>7.3233</u>	<u>3</u>	TOTAL NO. SITES	_____	<u>4</u>
INDUSTRIAL	_____	_____	TOTAL (GROSS) ACREAGE	<u>7.7903</u>	_____

3. WHAT IS THE EXISTING ZONING OF THE ABOVE DESCRIBED PROPERTY? _____ 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 n/a
5. WHAT TYPE OF UTILITY EASEMENTS ARE PROPOSED? UNDERGROUND OVERHEAD COMBINATION
6. WHAT TYPE OF DRAINAGE IS PROPOSED? (IF APPLICABLE LIST MORE THAN ONE) On Site Ponding
7. IF SINGLE-FAMILY OR DUPLEX DEVELOPMENT IS PROPOSED: AVERAGE FLOOR AREA OF HOUSES _____
8. PRICE RANGE: _____ TO _____, FINANCED UNDER FHA VA CONVENTIONAL
9. ARE SPECIAL IMPROVEMENTS PROPOSED IN CONNECTION WITH THE DEVELOPMENT? YES NO
10. IS A MODIFICATION OF ANY PORTION OF THE SUBDIVISION ORDINANCE PROPOSED? YES NO
 IF ANSWER IS "YES", PLEASE EXPLAIN THE NATURE OF THE MODIFICATION _____
11. WHAT TYPE OF LANDSCAPING IS PROPOSED? PARKWAY MEDIANS OTHER
12. REMARKS AND/OR EXPLANATION OF SPECIAL CIRCUMSTANCES: n/a
13. WILL PLAT BE RECORDED PRIOR TO SUBDIVISION IMPROVEMENTS BEING COMPLETED & APPROVED? YES NO INITIALS CC
 IF YES, PROVIDE THE REQUIRED GUARANTEE PER SECTION 4.10.3, & 8.1.7, ORD. #35 (ATTACH COPY)
14. WILL ANY RESTRICTIONS AND COVENANTS BE RECORDED WITH PLAT? YES NO INITIALS CC IF YES, PLEASE ATTACH COPY.
15. OWNER OF RECORD Beltran & Edge, LTD 1117 Los Jardines Circle, El Paso, TX 79912 915-526-3898
 (NAME & ADDRESS) (ZIP) (PHONE)
16. OPTIONEE _____
 (NAME & ADDRESS) (ZIP) (PHONE)
17. DEVELOPER Beltran & Edge, LTD 1117 Los Jardines Circle, El Paso, TX 79912 915-526-3898
 (NAME & ADDRESS) (ZIP) (PHONE)
18. ENGINEER Conde, Inc. 6080 Surety Dr., Ste 100 El Paso, TX 79905 915-592-0283
 (NAME & ADDRESS) (ZIP) (PHONE)
19. APPLICANT Beltran & Edge, LTD 1117 Los Jardines Circle, El Paso, TX 79912 915-526-3898
 (NAME & ADDRESS) (ZIP) (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 will be invoiced separately. Initials CC

Applicant Signature [Signature] EMAIL aliquethmontes@iclar.com

APPLICATION MUST BE COMPLETE & VALIDATED PRIOR TO SUBDIVISION PROCESSING

Acceptance of fee does not grant acceptance of application.
 Non Refundable Deposit \$500, & Fees: \$250 (\$100 Replat & \$150 Improvement Plan), Publishing Fee Deposit (if applicable): \$250

HORIZON COUNTRY CLUB ESTATES UNIT TWO REPLAT "A"

BEING A REPLAT OF LOTS 9 THRU 22, BLOCK 20, LOTS 4 THRU 26, BLOCK 21, AND PORTION OF EMIGRANT ROAD, HORIZON COUNTRY CLUB ESTATES UNIT TWO, TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS. CONTAINING: 7.7903± ACRES
PRELIMINARY PLAT

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being lots 9 thru 22, block 20, lots 4 thru 26, block 2, and portion of Emigrant Road, Horizon Country Club Estates Unit Two, Recorded in Volume 27, Page 20, Town of Horizon City, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

Commencing at an Existing 1 3/4" Iron Pipe (McCombs) for the northeast corner of C.D. Stewart Survey No. 321. Thence North 42°53'59" West a distance of 243.30 feet to a common point on the northerly right-of-way line of Horizon Boulevard and the southwest corner of lot 3, block 21, Horizon Country Club Estates Unit 2, to be the "TRUE POINT OF BEGINNING"

Thence along said right-of-way line, North 86°56'41" West a distance of 434.70 feet to a point of curve on the northerly right-of-way line of Horizon Boulevard;

Thence, 19.85 feet along the arc of a curve to the right which has a radius of 20.00 feet an interior angle of 56°52'37" a chord which bears North 58°30'23" West a distance of 19.05 feet to a point on the easterly right-of-way line of Darrington Road;

Thence along said right-of-way line, North 30°04'04" West a distance of 565.22 feet to a point of curve;

Thence, 31.42 feet along the arc of a curve to the right which has a radius of 20.00 feet an interior angle of 90°00'00" a chord which bears North 14°55'56" East a distance of 28.28 feet to a point on the southerly right-of-way line of Delake Drive;

Thence along said right-of-way line, North 59°55'56" East a distance of 535.00 feet to a point of curve;

Thence, 31.42 feet along the arc of a curve to the right which has a radius of 20.00 feet an interior angle of 90°00'00" a chord which bears South 75°04'04" East a distance of 28.28 feet to a point on the southerly right-of-way line of Rossman Drive;

Thence along said right-of-way line, South 30°04'04" East a distance of 186.24 feet to a point of curve;

Thence continuing said right-of-way line, 13.54 feet along the arc of a curve to the right which has a radius of 30.00 feet an interior angle of 25°51'45" a chord which bears South 17°09'34" East a distance of 13.43 feet to a point on said right-of-way line;

Thence still continuing said right-of-way line, 36.71 feet along the arc of a curve to the left which has a radius of 70.00 feet an interior angle of 30°03'00" a chord which bears South 19°15'12" East a distance of 36.29 feet to a common point on the southerly right-of-way line of Rossman Drive and the northwest corner of lot 23, block 20, Horizon Country Club Estates Unit Two;

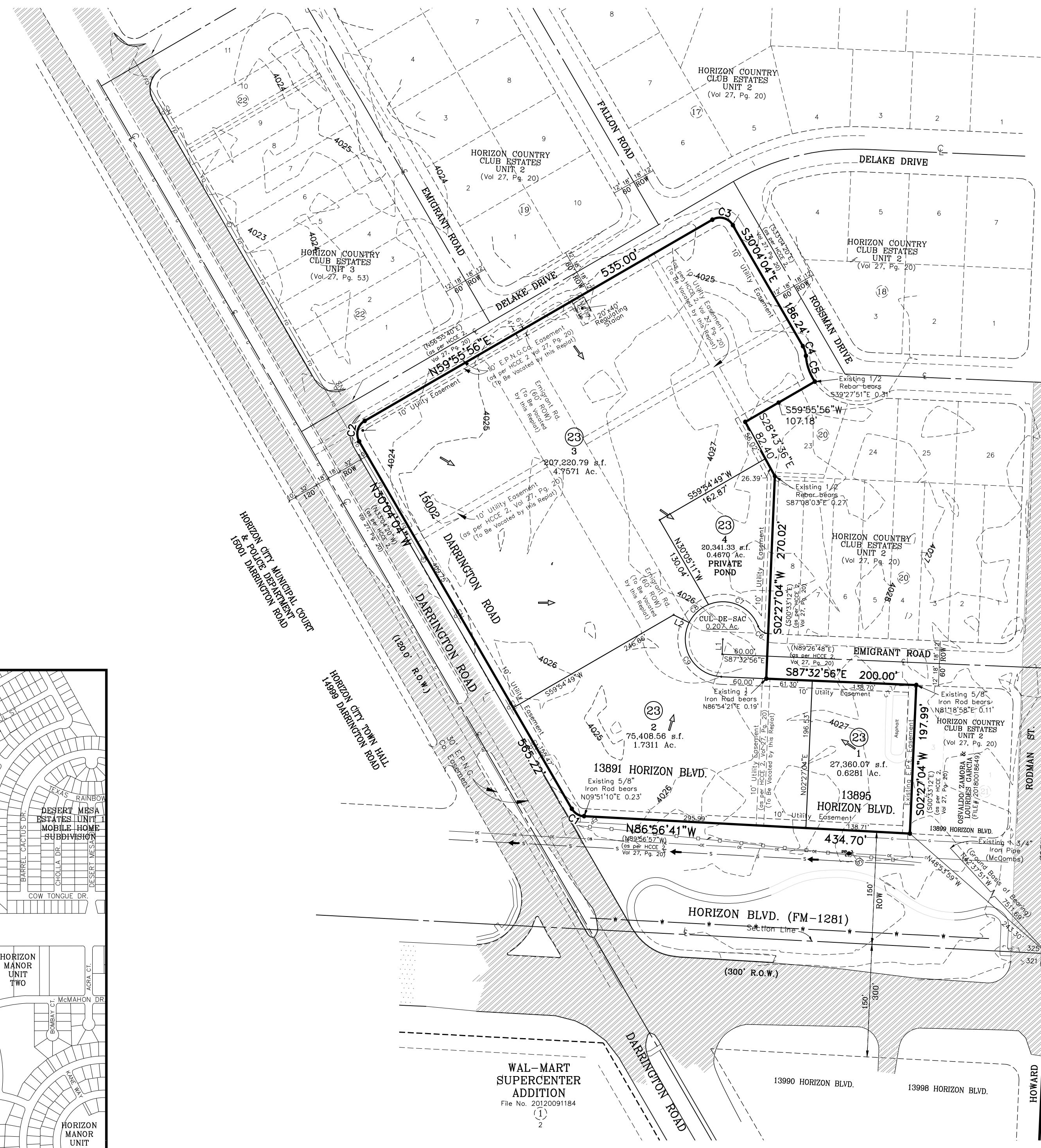
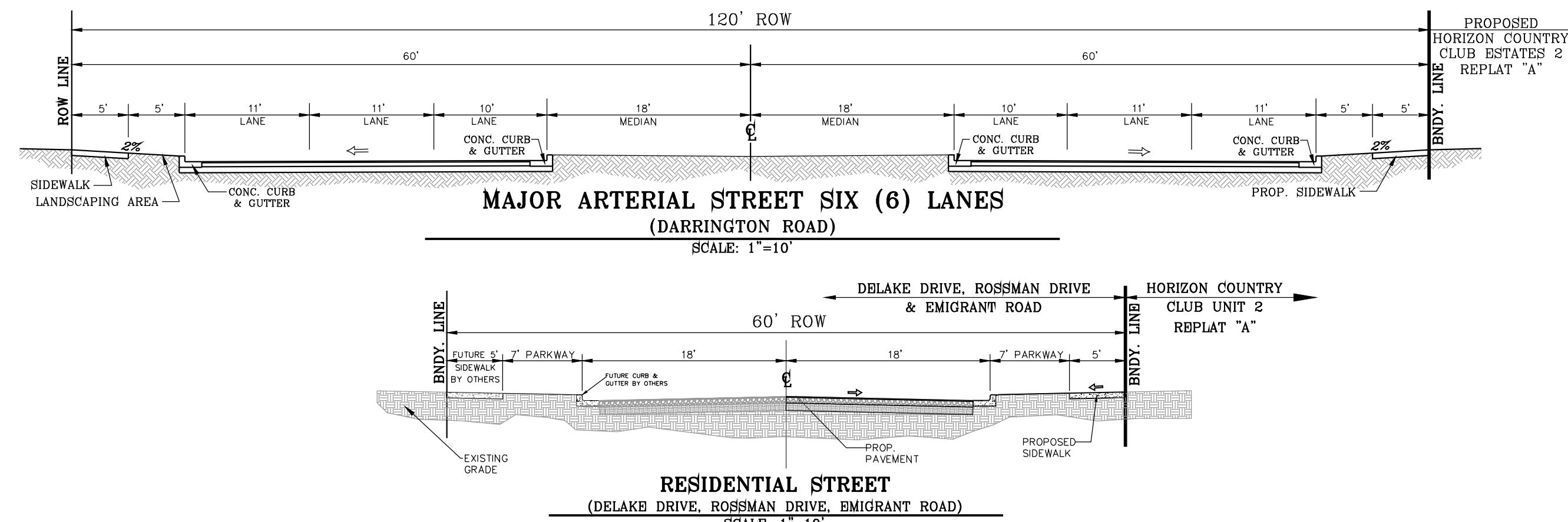
Thence leaving said right-of-way line and along the northerly property line of said lot 23, South 59°55'56" West a distance of 107.18 feet to a point on the west corner of said lot 23;

Thence along the southwest property line of said lot 23, South 28°43'36" East a distance of 82.40 feet to a common point on the southwest corner of said lot 23, and the northwest corner of lot 8, block 20, Horizon Country Club Estates Unit Two;

Thence leaving said common corner and along the westerly property line of said lot 8, South 02°27'04" West a distance of 270.02 feet to a point on the southerly right-of-way line of Emigrant Road;

Thence along said right-of-way line, South 87°32'56" East a distance of 200.00 feet to a point on the northwest corner of lot 3, block 21, Horizon Country Club Estates Unit Two;

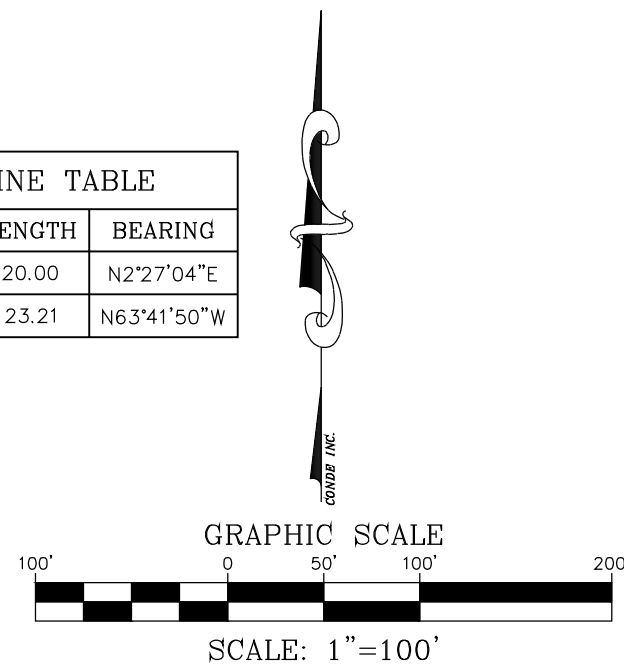
Thence along westerly property of said lot 3, South 02°27'04" West a distance of 197.99 feet to the "TRUE POINT OF BEGINNING" and containing 339,345.44 Square Feet or 7.7903 acres of land more or less.



- NOTES:
- TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION. INSTRUMENT No. _____ DATE _____
 - RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION. INSTRUMENT No. _____ DATE _____
 - LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.
 - "U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS".
 - SET 1/2" REBAR WITH CAP MARKED TX 5152 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO 480212-2508 AND 2378, DATED SEPTEMBER 4, 1991 PROPERTY IS IN FLOOD HAZARD ZONE X.
 - PROVIDED CERTIFICATION THAT ALL UTILITIES HAVE APPROVED LOCATIONS OF EASEMENTS AND THAT SERVICE WILL BE PROVIDED TO DEVELOPMENT.
 - ENSURE THAT PLAT COMPLIES WITH TBPLS REQUIREMENTS.
 - WATER, SEWER, ELECTRIC AND GAS UTILITIES WILL BE AVAILABLE.
 - BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM- TEXAS CENTRAL 4203. DISTANCES ARE SURFACE. ITEMS IN PARENTHESES ARE RECORD INFORMATION. GROUND BASIS OF BEARING AS SHOWN. ELEVATIONS ARE BASED ON NAVD83 DATUM GPS OBSERVATIONS PROCESSED THROUGH OPUS. BENCHMARK: EXISTING 5/8 REBAR ELEV= 4028.78' (NAVD83 DATUM)
 - GRADING AND DRAINAGE PLANS/PERMIT IS REQUIRED AT THE TIME OF THE BUILDING PERMIT.
 - ALL DEVELOPED STORM WATER RUNOFF DISCHARGE VOLUMES SHALL BE RETAINED WITHIN SUBDIVISION'S LIMITS.
 - PROHIBITION OF ACCESS THROUGH ROSSMAN DRIVE AND DELAKE DRIVE.
 - "U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS".
 - PRIVATE DRAINAGE EASEMENTS WILL BE REQUIRED IF THESE LOTS ARE FURTHER SUBDIVIDED.
 - THE DEVELOPER WILL BE RESPONSIBLE FOR CONSTRUCTING HALF OF THE FOLLOWING STREETS: EMIGRANT RD FROM THE PROPOSED CUL-DE-SAC TO ROSSMAN DR. FROM DARRINGTON RD. TO ROSSMAN DR. AND ROSSMAN DR. FROM DELAKE DR. TO THE MIDDLE OF THE STREET TURNING HEEL.
 - SIDEWALK WILL BE REQUIRED ALONG THE LOTS ABUTTING THE STREET RIGHT OF WAY AT THE TIME OF CONSTRUCTION (SEE BUILDING REGULATIONS SECTION. 3.06.146).
 - LOT OWNER SHALL BE RESPONSIBLE FOR MAINTAINING SIDEWALK, DRIVEWAYS AND PARKWAYS ABUTTING THEIR PROPERTY.

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.00'	19.85'	10.83'	19.05'	N58°30'23"W	56°52'37"
C2	20.00'	31.42'	20.00'	28.28'	N14°55'56"E	90°00'00"
C3	20.00'	31.42'	20.00'	28.28'	S75°04'04"E	90°00'00"
C4	30.00'	13.54'	6.89'	13.43'	S17°09'34"E	25°51'45"
C5	70.00'	36.71'	18.79'	36.29'	S19°15'12"E	30°03'00"
C6	15.00'	17.64'	10.00'	16.64'	S53°51'32"E	67°22'48"
C7	50.00'	80.49'	51.99'	72.08'	N66°17'20"W	92°14'25"
C8	50.00'	36.03'	18.84'	35.26'	S46°56'49"W	41°17'18"
C9	50.00'	99.35'	76.78'	83.80'	S30°37'23"E	113°51'06"

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.00	N2°27'04"E
L2	23.21	N63°41'50"W

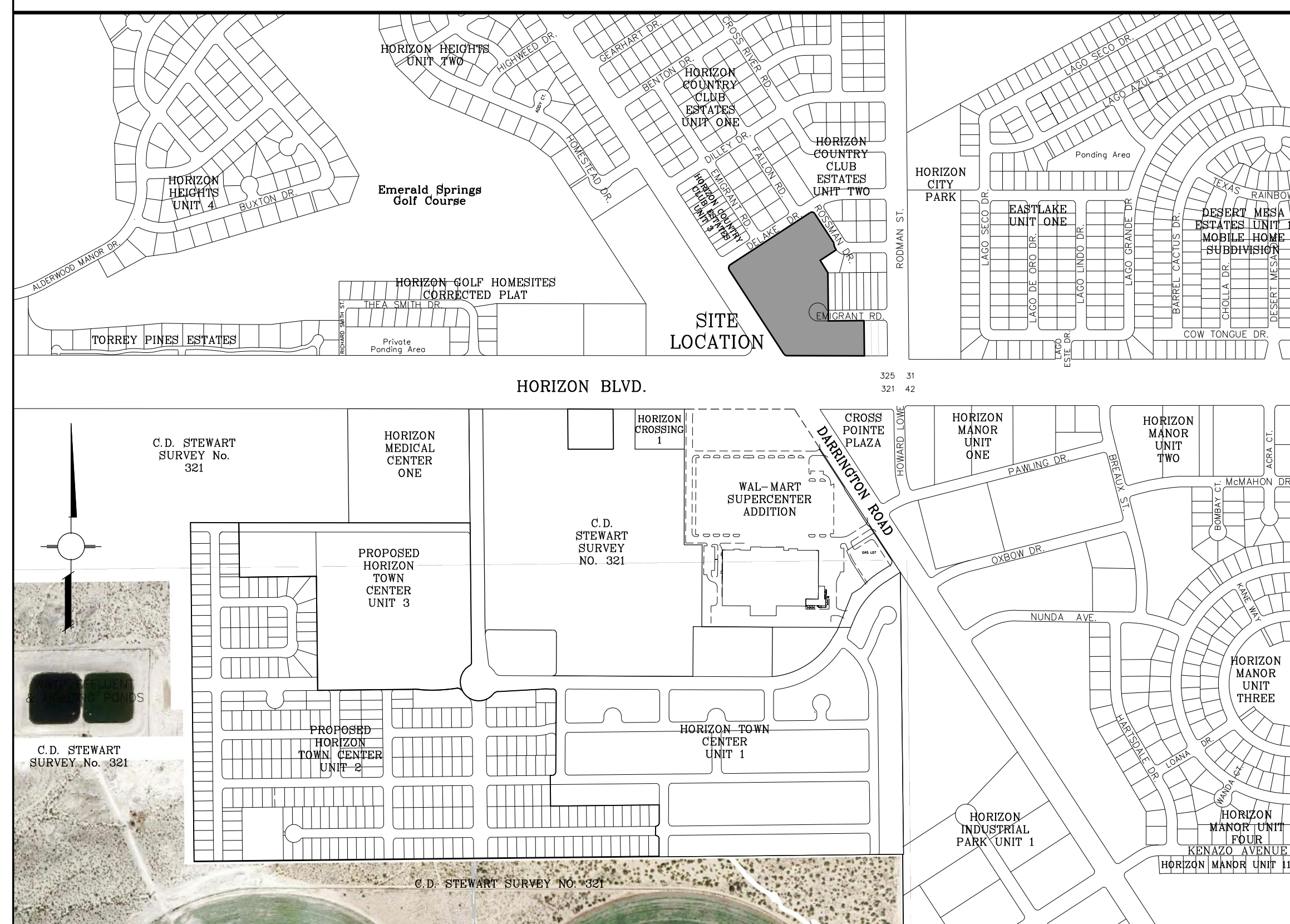


PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: BELTRAN & EDGE LTD.	6080 SURETY DR. STE 100	EL PASO, TX. 79905	(915) 592-0283	
ENGINEER: YVONNE C. CURRY	6080 SURETY DR. STE 100	EL PASO, TX. 79905	(915) 592-0283 (915) 592-0286	
SURVEYOR: RON R. CONDE	6080 SURETY DR. STE 100	EL PASO, TX. 79905	(915) 592-0283 (915) 592-0286	

LOCATION MAP

1" = 600'



TOTAL LOTS
4
SCHOOL DISTRICT
SOCORRO INDEPENDENT SCHOOL DISTRICT
12300 EASTLAKE DRIVE

REV. DATE	COMMENTS
02/04/19	1st SUBMIT
03/25/19	E.P.E. COMMENTS (3/25/19)
03/25/19	PUBLIC WORKS COMMENTS (3/25/19)
04/02/19	ENGINEER COMMENTS (4/1/19)
04/12/19	P.W. PLANNING COMMENTS (4/11/19)
10/07/19	SUBMIT FINAL PLAT
11/18/19	REV. PRELIM & FINAL PLAT (ADD LOTS)
11/19/19	Central Appraisal Comments (Block #) & Horizon Planning Dept. Comments (Space for instrument #'s on Note # 1)
12/05/19	Rev. as per City Comments
12/07/19	P.W. PLANNING COMMENTS (12/7/19)
12/12/19	Rev. Address as per City Comments

DATE OF PREPARATION: FEBRUARY 04, 2019

6080 SURETY DR. STE 100
EL PASO, TEXAS 79905
PHONE: (915) 592-0283
FAX: (915) 592-0286 FIRM# 20078100

SYMBOL LEGEND	
	SET 1/2" REBAR W/CAP TX 5152
	FOUND TX DOT BRASS DISK
	SANITARY SEWER MANHOLE
	GUY WIRE
	STREET SIGN
	POWER POLE
	TRAFFIC LIGHT
	OVER HEAD ELECTRIC
	WATER LINE
	SEWER LINE
	GAS LINE
	FIBER OPTIC
	SILT FENCE
	DRAINAGE FLOW

HORIZON COUNTRY CLUB ESTATES UNIT TWO REPLAT "A"

BEING A REPLAT OF LOTS 9 THRU 22,
BLOCK 20, LOTS 4 THRU 26, BLOCK 21,
AND PORTION OF EMIGRANT ROAD,
HORIZON COUNTRY CLUB ESTATES UNIT TWO,
TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS.
CONTAINING: 7.7903± ACRES

NOTES:

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- SET 1/2" REBAR WITH CAP MARKED TX 5152 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO 480212-2508 AND 2378, DATED SEPTEMBER 4, 1991 PROPERTY IS IN FLOOD HAZARD ZONE X.
- PROVIDED CERTIFICATION THAT ALL UTILITIES HAVE APPROVED LOCATIONS OF EASEMENTS AND THAT SERVICE WILL BE PROVIDED TO DEVELOPMENT.
- ENSURE THAT PLAT COMPLIES WITH TBPLS REQUIREMENTS.
- WATER, SEWER, ELECTRIC AND GAS UTILITIES WILL BE AVAILABLE.
- BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM- TEXAS CENTRAL 4203. DISTANCES ARE SURFACE. ITEMS IN PARENTHESES ARE RECORD INFORMATION. GROUND BASIS OF BEARING AS SHOWN. ELEVATIONS ARE BASED ON NAVD83 DATUM GPS OBSERVATIONS PROCESSED THROUGH OPUS. BENCHMARK: EXISTING 5/8 REBAR ELEV.= 4028.78' (NAVD83 DATUM)
- GRADING AND DRAINAGE PLANS/PERMIT IS REQUIRED AT THE TIME OF THE BUILDING PERMIT.
- ALL DEVELOPED STORM WATER RUNOFF DISCHARGE VOLUMES SHALL BE RETAINED WITHIN SUBDIVISION'S LIMITS.
- PROHIBITION OF ACCESS THROUGH ROSSMAN DRIVE AND DELAKE DRIVE.
- "U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS".
- PRIVATE DRAINAGE EASEMENTS WILL BE REQUIRED IF THESE LOTS ARE FURTHER SUBDIVIDED.
- THE DEVELOPER WILL BE RESPONSIBLE FOR CONSTRUCTING HALF OF THE FOLLOWING STREETS: EMIGRANT RD. FROM THE PROPOSED CUL-DE-SAC TO ROSSMAN STREET, DELAKE DR. FROM DARRINGTON RD. TO ROSSMAN DR. AND ROSSMAN DR. FROM DELAKE DR. TO THE MIDDLE OF THE STREET TURNING HEEL.
- SIDEWALK WILL BE REQUIRED ALONG THE LOTS ABUTTING THE STREET RIGHT OF WAY AT THE TIME OF CONSTRUCTION (SEE BUILDING REGULATIONS SECTION, 3.06.146).
- LOT OWNER SHALL BE RESPONSIBLE FOR MAINTAINING SIDEWALK, DRIVEWAYS AND PARKWAYS ABUTTING THEIR PROPERTY.

DEDICATION

BELTRAN & EDGE LTD. properly owners of this land, hereby presents this plat and dedicates to the use of the public the street, drives, and the utility easements, as hereon laid down and designated, including easements for overhead of service wires for pole utility, and buried service wires, conduits and pipes for underground utilities, and the right to ingress and egress for service and construction and the right to trim interfering trees and shrubs.

Witness my signature this _____ day of _____, 2019.

By: BELTRAN & EDGE LTD.

_____, Manager

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared _____, Manager of BELTRAN & EDGE 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 of said corporation for the purpose and considerations herein expressed.

Given under my hand and seal of office this _____ day of _____, 2019.

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

TOWN OF HORIZON CITY CITY COUNCIL

This subdivision is hereby approved as to the platting and as to the conditions of the dedication in accordance with Chapter 212 of the Local Government Code of Texas, this _____ day of _____, 2019.

Accepted and adopted by the City Council of Town of Horizon City this _____ day of _____, 2019.

Elvia Schuller, City Clerk Ruben Mendoza, Mayor

Approved for filing this _____ day of _____, 2019.

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this _____ day of _____, 2019, A.D. in Volume _____ of the Plat Record, Page _____ File No. _____

County Clerk By Deputy

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

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

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

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being lots 9 thru 22, block 20, lots 4 thru 26, block 21, and portion of Emigrant Road, Horizon Country Club Estates Unit 2, Recorded in Volume 27, Page 20, Town of Horizon City, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

Commencing at a Existing 1 3/4" Iron Pipe (McCombs) for the northeast corner of C.D. Stewart Survey No. 321. Thence North 49°33'59" West a distance of 243.30 feet to a common point on the northerly right-of-way line of Horizon Boulevard and the southwest corner of lot 3, block 21, Horizon Country Club Estates Unit 2, to be the "TRUE POINT OF BEGINNING"

Thence along said right-of-way line, North 86°56'41" West a distance of 434.70 feet to a point of curve on the northerly right-of-way line of Horizon Boulevard;

Thence, 19.85 feet along the arc of a curve to the right which has a radius of 20.00 feet an interior angle of 56°52'37" a chord which bears North 58°30'23" West a distance of 19.05 feet to a point on the easterly right-of-way line of Darrington Road;

Thence along said right-of-way line, North 30°04'04" West a distance of 565.22 feet to a point of curve;

Thence, 31.42 feet along the arc of a curve to the right which has a radius of 20.00 feet an interior angle of 90°00'00" a chord which bears North 14°55'56" East a distance of 28.28 feet to a point on the southerly right-of-way line of Delake Drive;

Thence along said right-of-way line, North 59°55'56" East a distance of 535.00 feet to a point of curve;

Thence, 31.42 feet along the arc of a curve to the right which has a radius of 20.00 feet an interior angle of 90°00'00" a chord which bears South 75°04'04" East a distance of 28.28 feet to a point on the southerly right-of-way line of Rossman Drive;

Thence along said right-of-way line, South 30°04'04" East a distance of 186.24 feet to a point of curve;

Thence continuing said right-of-way line, 13.54 feet along the arc of a curve to the right which has a radius of 30.00 feet an interior angle of 25°51'45" a chord which bears South 17°09'34" East a distance of 13.43 feet to a point on said right-of-way line;

Thence still continuing said right-of-way line, 36.71 feet along the arc of a curve to the left which has a radius of 70.00 feet an interior angle of 30°03'00" a chord which bears South 19°15'12" East a distance of 36.29 feet to a common point on the southerly right-of-way line of Rossman Drive and the northwest corner of lot 23, block 20, Horizon Country Club Estates Unit Two;

Thence leaving said right-of-way line and along the northerly property line of said lot 23, South 59°55'56" West a distance of 107.18 feet to a point on the west corner of said lot 23;

Thence along the southwest property line of said lot 23, South 28°43'36" East a distance of 82.40 feet to a common point on the southwest corner of said lot 23, and the northeast corner of lot 8, block 20, Horizon Country Club Estates Unit Two;

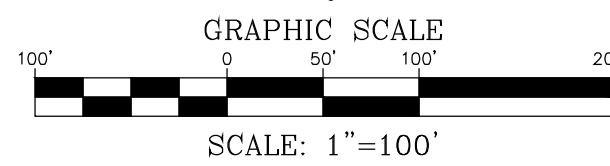
Thence leaving said common corner and along the westerly property line of said lot 8, South 02°27'04" West a distance of 270.02 feet to a point on the southerly right-of-way line of Emigrant Road;

Thence along said right-of-way line, South 87°32'56" East a distance of 200.00 feet to a point on the northwest corner of lot 3, block 21, Horizon Country Club Estates Unit Two;

Thence along westerly property of said lot 3, South 02°27'04" West a distance of 197.99 feet to the "TRUE POINT OF BEGINNING" and containing 339,345.44 Square Feet or 7.7903 acres of land more or less.

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.00'	19.85'	10.83'	19.05'	N58°30'23"W	56°52'37"
C2	20.00'	31.42'	20.00'	28.28'	N14°55'56"E	90°00'00"
C3	20.00'	31.42'	20.00'	28.28'	S75°04'04"E	90°00'00"
C4	30.00'	13.54'	6.89'	13.43'	S17°09'34"E	25°51'45"
C5	70.00'	36.71'	18.79'	36.29'	S19°15'12"E	30°03'00"
C6	15.00'	17.64'	10.00'	16.64'	S53°51'32"E	67°22'48"
C7	50.00'	80.49'	51.99'	72.08'	N66°17'20"W	92°14'25"
C8	50.00'	36.03'	18.84'	35.26'	S46°56'49"W	41°17'18"
C9	50.00'	99.35'	76.78'	83.80'	S30°37'23"E	113°51'06"

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.00	N27°04"E
L2	23.21	N63°41'50"W

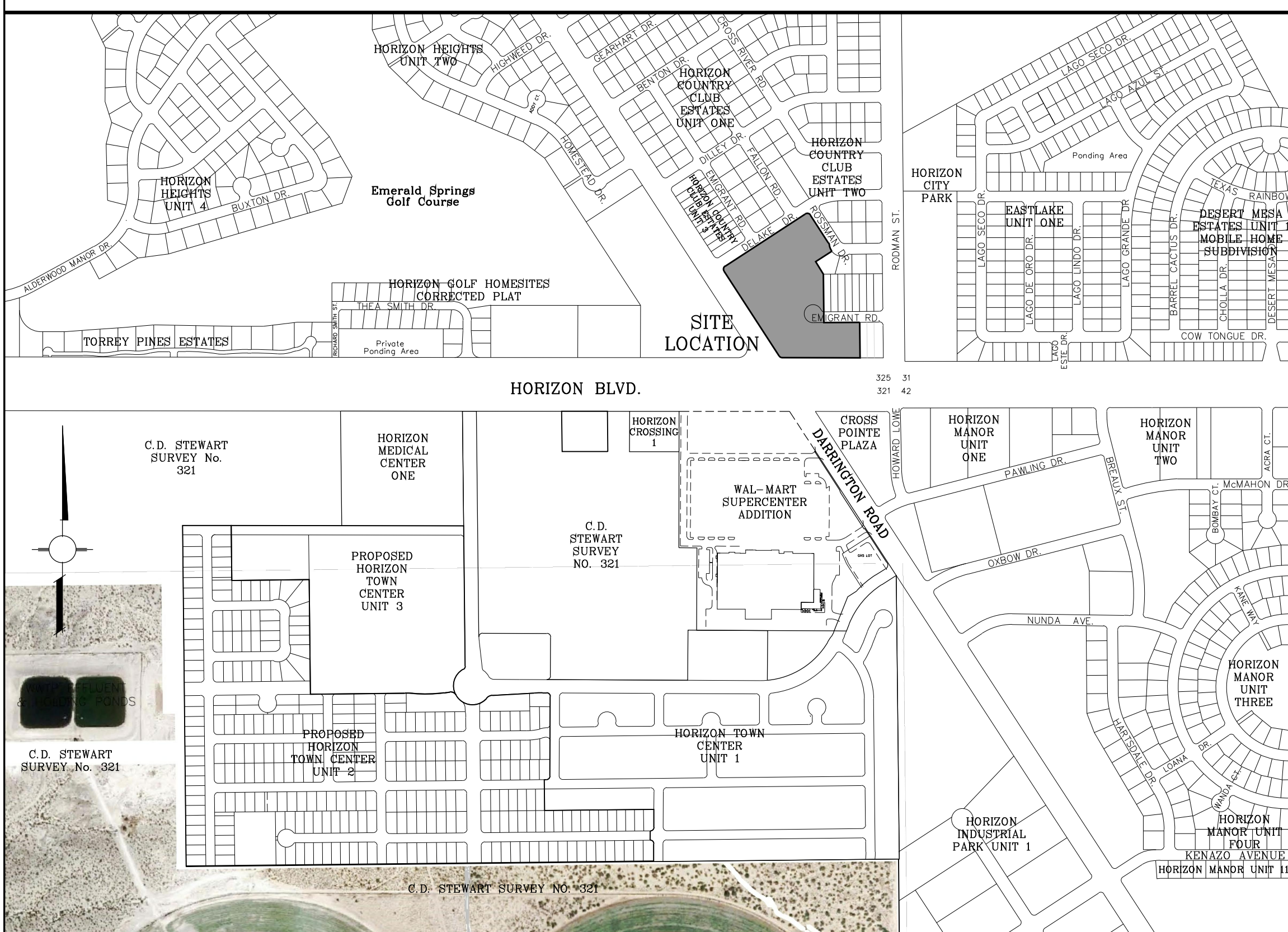


PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: BELTRAN & EDGE LTD.	6080 SURETY DR. STE 100	EL PASO, TX. 79905	(915) 592-0283	
ENGINEER: YVONNE C. CURRY	6080 SURETY DR. STE 100	EL PASO, TX. 79905	(915) 592-0283 (915) 592-0286	
SURVEYOR: RON R. CONDE	6080 SURETY DR. STE 100	EL PASO, TX. 79905	(915) 592-0283 (915) 592-0286	

LOCATION MAP

1" = 600'



TOTAL LOTS
4

SCHOOL DISTRICT
SOCORRO INDEPENDENT SCHOOL DISTRICT
12300 EASTLAKE DRIVE

REV. DATE	COMMENTS
02/04/19	1st SUBMIT
03/25/19	E.P.E. COMMENTS (3/25/19)
03/25/19	PUBLIC WORKS COMMENTS (3/25/19)
04/02/19	ENGINEER COMMENTS (4/7/19)
04/12/19	P.W. PLANNING COMMENTS (4/11/19)
10/9/19	SUBMIT FINAL PLAT
11/18/19	REV. PRELY & FINAL PLAT (ADD LOTS)
11/19/19	Central Appraisal Comments (Block #) & Horizon Planning Dept. Comments (Space for Instrument #'s on Note # 1)
12/05/19	Rev. as per City Comments
12/10/19	P.W. PLANNING COMMENTS (11/27/19)
12/12/19	Rev. Address as per City Comments

DATE OF PREPARATION: FEBRUARY 04, 2019

CONDE INC.
ENGINEERING / PLANNING
GPS / SURVEYING / CAD
6080 SURETY DR. STE 100
EL PASO, TEXAS 79905
PHONE: (915) 592-0283
REGISTRATION NO. F-388 FAX: (915) 092-0286 FIRM# 20078100



TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.: SUB002432-2019
Subdivision Name: Horizon Mesa Commercial Unit Two
Application Type: Preliminary Plat Subdivision Application
P&Z Hearing Date: December 16, 2019
Staff Contact: Michelle Padilla, Planning Director
915-852-1046 ext.105; mpadilla@horizoncity.org

Address/Location: Subdivision is north of Eastlake Blvd. Between Horizon Mesa Dr. And Desert Mist Drive

Legal Description: A portion of Section 30, Block 78, Township 3, Texas and Pacific Railway Company Surveys, El Paso County, Texas

Acreage: 25.13 Acres ±

Existing Use: Vacant

Existing Zoning: C-1 (Light Commercial)

Owner/Applicant: Hunt Communities Development Co. II, LLC

Engineer: CEA Group

Surrounding Zoning and Land Use:

North: R-9/CO (Residential) - SFU

South: C-1 (Light Commercial) – Vacant & Established Business

East: County of El Paso

West: C-1 (Light Commercial) – Vacant

Future Land Use Designation: Commercial

Nearest Park: Horizon Mesa Park

Nearest School: Horizon Middle School (CISD)

Application Description:

The applicant is proposing to create three (3) commercial lots. Lot 1 measures approximately 339,736 sq. ft, lot 2 is approximately 293,868 sq. ft, and lot 3 is approximately 461,240 sq. ft.

The developer for the northwestern lot has indicated that drainage for a majority of the subdivision will discharge into an existing pond located north and adjacent to the subject property within the Horizon Mesa Unit Two Subdivision (see location map). In order to do so, the developer will need to modify the drainage pond to accommodate the capacity needed. The overall drainage plan for the area that was submitted with Horizon Mesa Unit Two subdivision shows the runoff from the area that this subdivision application covers discharging into the now existing pond.

Staff Recommendation:

Staff recommends *APPROVAL* of the proposed subdivision with the condition that all plat and TIA comments are addressed prior to City Council action.

Planning Comments:

1. It is recommended that utility easement be dedicated along the perimeter of the subdivision. Please show location of such easements on preliminary plat if they are being dedicated.
2. Plat Note #9 significantly conflicts with Horizon City's zoning regulation and setback requirements. Please remove note.
3. Please include a reference to the Town of Horizon City in Plat note #11

Public Works Director Comments:

On November 27, 2019, the following review comments were received:

1. Provide a 10ft. utility easement for both lots abutting Eastlake and for the lot abutting Desert Mist Dr.
 2. Provide a 10ft utility easements for lot 1, block 1
 3. Note #11, and & Horizon City Public Works Department.
 4. Missing/verify locaton of any existing utilites in Horizom Mesa Dr.
 5. Legend is missing water and sanitary sewer lines.
 6. Provide the total acreage for each lot below the lot number.
 7. Provide closure with metes and bound description on the final plat.
 8. Provide a note stating drainage destination. In this case water flowing from the pacel into Morizon Mesa U-2 pond or on-site ponding. Proiding drainage flow arrows along with calculation from the engineer's study.
 9. Show proposed drainage easements (if applicable) for comment #8
- Note: Missing addresses. El Paso County 9-1-1 District approval is required for the address on the final plat.

Town Engineer Final Plat Comments:

On December 6, 2019, the following review comments were received:

1. The parcel is wholly within the Town of Horizon City Limits. Revise notes to reflect the Town of Horizon City's ordinances.
2. Street north of subdivision is Desert Ash, not Desert Sage; revise in both the plat and location map.
3. Revise legal description, to read "Town of Horizon City, El Paso, County, Texas...", subdivision in Town of Horizon City's city limits.
4. There is a subdivision to the south of the proposed subdivision also called "Horizon Mesa Commercial Unit One" is this subdivision a part of that subdivision. Two subdivision cannot have the same name, rename this subdivision.
5. Revise ETJ note. The plat is within Horizon City's city limits, not City of El Paso's ETJ.
6. Revise Note 9, this should follow the Town of Horizon City ordinance for setbacks.

7. Revise Note 11, to include coordination with Town of Horizon Public Works Director to obtain permits within the Town of Horizon City's city limits. Only Horizon Mesa Drive is within the County.
8. Revise Note 13, to read "City" Engineer.
9. Revise Note 14, to include Town of Horizon City, most of the roads are maintained by the City since they are within the city limits.
10. Revise Note 17, the water and sewer lines are maintained by the Horizon Regional MUD, the drainage for public infrastructure and residential is maintained by the City, and commercial drainage is maintained by the Owner.
11. Sheet 2, revise legal description
12. Coordinate with the Town of Horizon City with regard to any additional comments they may have

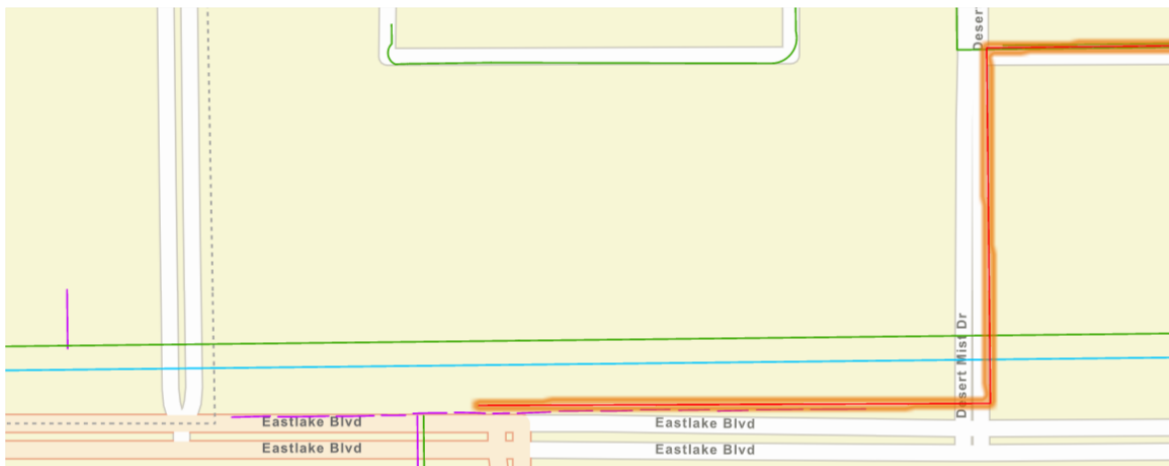
TXDOT Comments:

The proposed development is not abutting TxDOT right of way.

AT&T Comments:

On November 22, 2019, the following review comments were received:

"We have fiber cables that go along Eastlake and Desert Mist. It would be best for us if we could get an easement/path to the corner of Eastlake and Desert Mist..."



El Paso Central Appraisal District:

On November 22, 2019, EPCAD provided the following review comments:

"Here in central appraisal district there is already a Horizon Mesa Commercial #1. With Block 1 lots 1 thru 3. We recommend to use #2, block 2 lots 1 thru 3."

Additional Requirements:

1. Within six (6) months of the approval of the preliminary plat by the Town Council, a final plat application with improvement plans will need to be submitted for City Council approval.

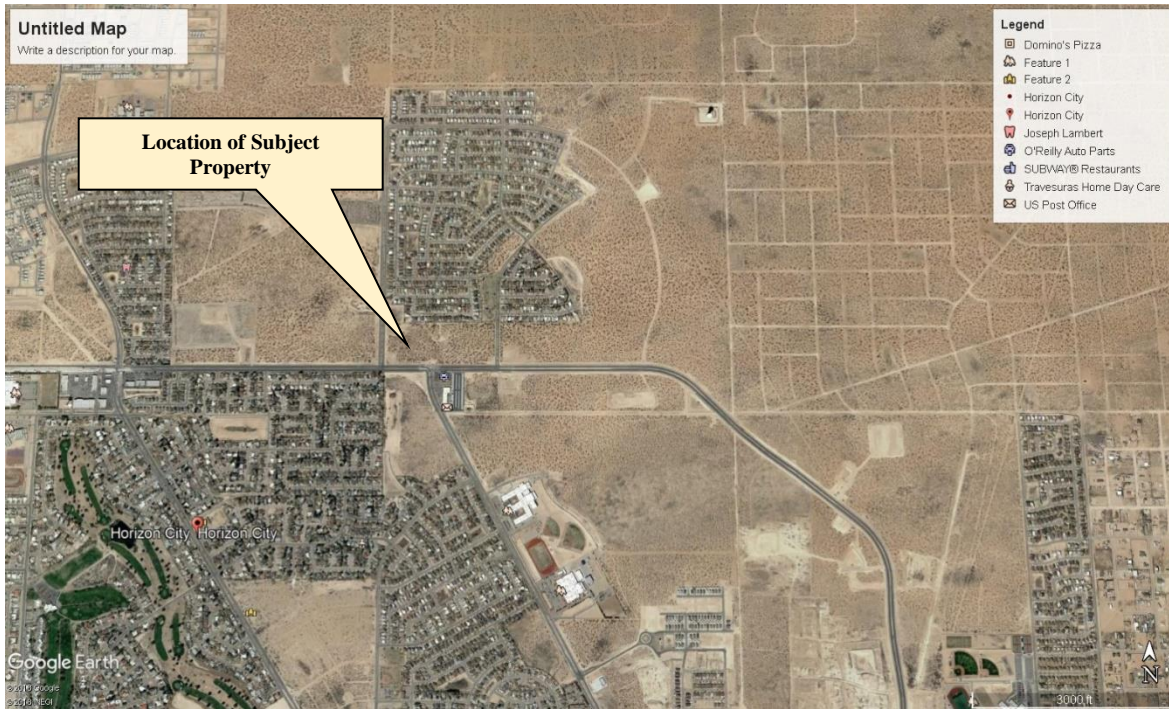
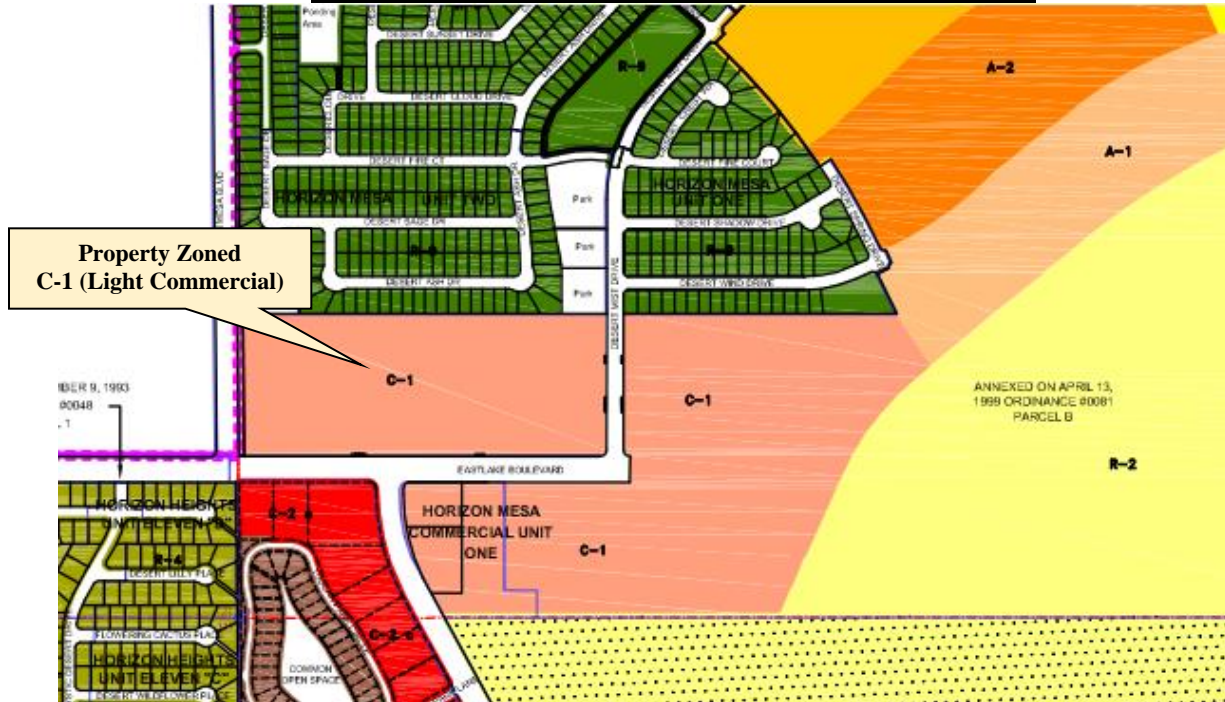
Attachments:

Attachment 1 – Aerial View, Zoning & Location Map

Attachment 2 – Plats - Preliminary

Attachment 3 – Applications

Attachment 1: Zoning, Aerial View & Location Map



Attachment 3: Applications



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

**MAJOR SUBDIVISION
 PRELIMINARY APPLICATION**

SUBDIVISION ASSIGNED NAME: Horizon Mesa Commercial Unit 2 DATE: 12/10/19

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)
A Portion of Section 30, Block 78, Township 3, Texas and Pacific Railway Company Surveys, El Paso County, Texas. Containing 25.13 Acres.

2. PROPERTY LAND USES:

	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	_____	_____	OFFICE	_____	_____
DUPLEX	_____	_____	STREET & ALLEY	_____	_____
APARTMENT	_____	_____	PONDING & DRAINAGE	_____	_____
MOBILE HOME	_____	_____	INSTITUTIONAL	_____	_____
P.U.D.	_____	_____	OTHER	_____	_____
PARK (Min 1 acre)	_____	_____	_____	_____	_____
SCHOOL	_____	_____	_____	_____	_____
COMMERCIAL	25.13	3	TOTAL NO. SITES	25.13	3
INDUSTRIAL	_____	_____	TOTAL (GROSS) ACREAGE	25.13	_____

3. WHAT IS THE EXISTING ZONING OF THE ABOVE DESCRIBED PROPERTY? C-1 PROPOSED ZONING C-1

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 SHEET FLOW INTO EXISTING DRAINAGE INFRASTRUCTURE

6. WHAT TYPE OF DRAINAGE IS PROPOSED? (IF APPLICABLE LIST MORE THAN ONE)

7. IF SINGLE-FAMILY OR DUPLEX DEVELOPMENT IS PROPOSED: AVERAGE FLOOR AREA OF HOUSES N/A

8. PRICE RANGE: _____ TO _____ FINANCED UNDER FHA VA CONVENTIONAL

9. ARE SPECIAL IMPROVEMENTS PROPOSED IN CONNECTION WITH THE DEVELOPMENT? YES NO

10. IS A MODIFICATION OF ANY PORTION OF THE SUBDIVISION ORDINANCE PROPOSED? YES NO

11. WHAT TYPE OF LANDSCAPING IS PROPOSED? PARKWAY MEDIANS OTHER N/A

12. REMARKS AND/OR EXPLANATION OF SPECIAL CIRCUMSTANCES: _____

13. OWNER OF RECORD Hunt Communities Development Co. II, LLC. 4401 North Mesa, El Paso, TX 79902 (915) 545-2631

14. OPTIONEE _____

15. DEVELOPER Hunt Communities Development Co. II, LLC. 4401 North Mesa, El Paso, TX 79902 (915) 545-2631

16. ENGINEER CEA Group 813 N. Kansas St., Ste. 300 El Paso, TX 79902 (915) 544-5232

17. APPLICANT Hunt Communities Development Co. II, LLC. 4401 North Mesa, El Paso, TX 79902 (915) 545-2631

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 will be invoiced separately. Initials BJG

Applicant Signature [Signature] EMAIL brion.georges@huntcommcog.com

APPLICATION MUST BE COMPLETE & VALIDATED PRIOR TO SUBDIVISION PROCESSING
 Acceptance of fee does not grant acceptance of application.
 Non Refundable Deposit \$500.00 Fee: \$250.00 (\$100 Preliminary Plat & \$150 Improvement Plan Review)



TOWN OF HORIZON CITY

14999 Darrington Road
Horizon City, Texas 79928
Phone 915-852-1046 Fax 915-852-1005

MAJOR SUBDIVISION
PRELIMINARY APPLICATION

SUBDIVISION ASSIGNED NAME: Horizon Mesa Commercial Unit 2

DATE: 12/10/19

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)
A Portion of Section 30, Block 78, Township 3, Texas and Pacific Railway Company Surveys, El Paso County, Texas. Containing 25.13 Acres.

2. PROPERTY LAND USES:

Table with 6 columns: Use Type, Acres, Sites, Use Type, Acres, Sites. Rows include Single-Family, Duplex, Apartment, Mobile Home, P.U.D., Park, School, Commercial, Industrial, Office, Street & Alley, Ponding & Drainage, Institutional, Other, and Totals.

3. WHAT IS THE EXISTING ZONING OF THE ABOVE DESCRIBED PROPERTY? C-1 PROPOSED ZONING C-1

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

5. WHAT TYPE OF UTILITY EASEMENTS ARE PROPOSED? UNDERGROUND [] OVERHEAD [] COMBINATION [X] SHEET FLOW INTO EXISTING DRAINAGE INFRASTRUCTURE

6. WHAT TYPE OF DRAINAGE IS PROPOSED? (IF APPLICABLE LIST MORE THAN ONE)

7. IF SINGLE-FAMILY OR DUPLEX DEVELOPMENT IS PROPOSED: AVERAGE FLOOR AREA OF HOUSES N/A

8. PRICE RANGE: TO FINANCED UNDER FHA [] VA [] CONVENTIONAL []

9. ARE SPECIAL IMPROVEMENTS PROPOSED IN CONNECTION WITH THE DEVELOPMENT? YES [] NO [X]

10. IS A MODIFICATION OF ANY PORTION OF THE SUBDIVISION ORDINANCE PROPOSED? YES [] NO [X]

IF ANSWER IS "YES", PLEASE EXPLAIN THE NATURE OF THE MODIFICATION

11. WHAT TYPE OF LANDSCAPING IS PROPOSED? PARKWAY [] MEDIANS [] OTHER [] N/A

12. REMARKS AND/OR EXPLANATION OF SPECIAL CIRCUMSTANCES:

13. OWNER OF RECORD Hunt Communities Development Co. II, LLC. 4401 North Mesa, El Paso, TX 79902 (915) 545-2631

14. OPTIONEE

15. DEVELOPER Hunt Communities Development Co. II, LLC. 4401 North Mesa, El Paso, TX 79902 (915) 545-2631

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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 will be invoiced separately. Initials BG

Applicant Signature

EMAIL

brion.georges@huntcommuniti.com

APPLICATION MUST BE COMPLETE & VALIDATED PRIOR TO SUBDIVISION PROCESSING

Acceptance of fee does not grant acceptance of application.

Non Refundable Deposit \$500.00 Fee: \$250.00 (\$100 Preliminary Plat & \$150 Improvement Plan Review)



**MINUTES - REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
HELD ON MONDAY, NOVEMBER 18, 2019 @ 6:00 PM
15001 DARRINGTON RD., HORIZON CITY, TEXAS 79928**

1. CALL MEETING TO ORDER & DETERMINATION OF QUOROM

2. EXCUSE COMMISSION MEMBERS NOT IN ATTENDANCE: **Excused:** R. Avila, C. Berry, J. Weaver, R. Garcia
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 sign-up form is available outside the City Council Chambers for those who wish to sign up on the day of the meeting. The Commission retains the option to set reasonable limits on the number, frequency, and length of presentations. For more information, please contact the City Administration Office at (915) 852-1046.

NOTICE TO THE PUBLIC AND APPLICANTS:

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

4. PUBLIC HEARING

A. DISCUSSION AND RECOMMENDATION:

On a Specific Use Permit (**SUP#002424-2019**) application request to approve a temporary real estate office in an R-9/CO (Residential) zone located at **13800 Villa Vista Ave, legally described as Lot 1, Block 6, Horizon Town Center Unit One, Town of Horizon City, El Paso County, Texas.** Application submitted by BIC Homes

ACTION: Motion made by **MELENDEZ**, 2ND by **CRUZ** to recommend approval of the specific use permit with staff recommendations/conditions.

AYES: FLORES, CRUZ, MELENDEZ, RIVENBURG, DURAN AND GARCIA. MOTION CARRIED.

B. DISCUSSION AND RECOMMENDATION:

On a Specific Use Permit (**SUP #002429-2019**) application request to allow a tank trailer sales and service business, a C-2 Use in an M-1 zone for **491 S. Darrington Rd. with adjacent property ID#235254**, and legally described *SE PT and SW PT of Lot 8, Block 2, Horizon Industrial Park Unit One Replat.* Application submitted by PSC Custom LLC.

ACTION: Motion made by **CRUZ**, 2ND by **MELENDEZ** to recommend approval of the specific use permit with staff recommendations/conditions.

AYES: FLORES, CRUZ, MELENDEZ, RIVENBURG, DURAN AND GARCIA. MOTION CARRIED.



C. DISCUSSION AND RECOMMENDATION:

On a request for a subdivision Replat (#RP-002428-2019) application to adjust the boundary lines for three residential sites located at **221 Isla Vista Lane, 217 Isla Vista Lane, & 213 Isla Vista Lane**, legally described as *Lots 1, 2, & 3, Block 2, Horizon Town Center Unit One, Town of Horizon City, El Paso County, Texas, Containing .4618 acres ±*

ACTION: Motion made by **MELENDEZ, 2ND** by **DURAN** to recommend approval of the subdivision with staff recommendations/conditions.

AYES: FLORES, CRUZ, MELENDEZ, RIVENBURG, DURAN AND GARCIA. **MOTION CARRIED.**

5. OTHER BUSINESS

A. DISCUSSION:

Update on the revision to the City's Comprehensive Plan. Presenter: Planning Director

B. DISCUSSION AND ACTION:

To approve the Planning and Zoning meeting minutes of **September 16, 2019**

ACTION: Motion made by **MELENDEZ, 2ND** by **RIVENBURG** to recommend approval of the meeting minutes.

AYES: FLORES, CRUZ, MELENDEZ, RIVENBURG, DURAN AND GARCIA. **MOTION CARRIED.**

6. ANNOUNCEMENTS

A. 2020 Planning & Zoning Meeting and Application Processing Schedule to be posted to City's Website

B. The next regular scheduled meeting: **Monday, December 16, 2019 at 6:00pm**

EXECUTIVE SESSION

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



**MINUTES - REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
HELD ON MONDAY, NOVEMBER 18, 2019 @ 6:00 PM
15001 DARRINGTON RD., HORIZON CITY, TEXAS 79928**

ADJOURNMENT: The meeting adjourned at 6:35 pm.

Robert Rivenburg – Chair

(Date)

ATTEST:

Elizabeth S. Luna
Secretary to the Boards

DISTRIBUTION OF MINUTES:

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