



NOTICE OF REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
TO BE HELD ON MONDAY, FEBRUARY 17, 2020 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:**

This item was postponed at the 1/20/2020 Regular P&Z Meeting

Planning Director

On a preliminary & final replat application for **Horizon Manor Unit Three Replat "A"** (SUB #002434-2019), legally described as *a portion of lot 19, Block 9, Horizon Manor Unit Three, Town of Horizon City, El Paso County, Texas. Containing 7.935 ± acres.* Application submitted by CAD Consulting Co.

5. **OTHER BUSINESS**

A. **DISCUSSION AND ACTION:**

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

6. **ANNOUNCEMENTS**

A. The next regular scheduled meeting: **Monday, March 16, 2020 at 6:00pm**

7. **DISCUSSION AND RECOMMENDATION:**

Planning Director

On the final plat application (SUB002438-2020) 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.

8. **DISCUSSION AND RECOMMENDATION:**

Planning Director



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On a rezoning application request (RZ-002435-202000) to approve a change in zone from R-2 (Residential) to C-2 (Commercial) District for a parcel of land legally described as **Lots 6, 7, 16 and 17, Block 484, Horizon City Unit Sixty-Three, El Paso County, Texas, Containing 1.9 Acres ±** Application submitted by Alfred & Rosa Linda Rossy (Owners)

9. DISCUSSION AND RECOMMENDATION:

Planning Director

On a request regarding the vacation of right-of-way application for a portion of LTV Road (VAC002436-2020), legally described as *a portion of Leigh Clark Survey No. 297, El Paso County, Texas, containing 2.416 acres.* Application submitted by RKM Land Partners, LLC

10. DISCUSSION AND RECOMMENDATION:

Planning Director

On a request to approve the Preliminary Plat application for **Rancho Desierto Bello Unit Thirteen Subdivision** (SUB002437-2020), legally described as *a portion of Leigh Clark Survey 297, and Section 43, Block 78, Township 3, Texas and Pacific Railroad Company, Town of Horizon City, El Paso County, Texas. Containing 47.164 Acres ±.* Application submitted by TRE & Associates, L.L.C.

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 14th day of February, 2020

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

Agenda Removed: _____ Time: _____ By: _____

LETTERS AND BOUNDS DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 18, BLOCK 9, HORIZON MANOR UNIT THREE, TOWN OF HORIZON, EL PASO COUNTY, TEXAS, BEING REPLICAT "A", HEREBY SUBDIVIDED INTO THREE (3) PARCELS AS SHOWN ON THE ATTACHED MAP, BEING RECORDED IN VOLUME 36, PAGE 17, EL PASO COUNTY PLAT RECORDS, AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE AT A REBAR WITH CAP STAMPED 2448 FOUND AT THE SOUTHWEST CORNER OF THE INTERSECTION OF LOANA DRIVE AND OPOSSUM CIRCLE (60' ROW);

THENCE, WITH SAID WESTERN ROW LINE, ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 100.00' TO A POINT OF BEGINNING; THENCE, ALONG SAID WESTERN ROW LINE, SOUTH 133°10' EAST A DISTANCE OF 61.00' TO A POINT OF BEGINNING; THENCE, LEAVING SAID WESTERN ROW LINE, SOUTH 00°31'57" EAST A DISTANCE OF 420.48' TO A SET P.K. NAIL;

THENCE, LEAVING SAID WESTERN ROW LINE, SOUTH 89°37'28" WEST A DISTANCE OF 406.00' TO A POINT; THENCE, NORTH 80°43'37" WEST A DISTANCE OF 136.82' TO A POINT; THENCE, NORTH 62°10'18" EAST A DISTANCE OF 20.00' TO A FOUND NAIL;

THENCE, NORTH 71°50'22" EAST A DISTANCE OF 63.30' TO A SET P.K. NAIL;

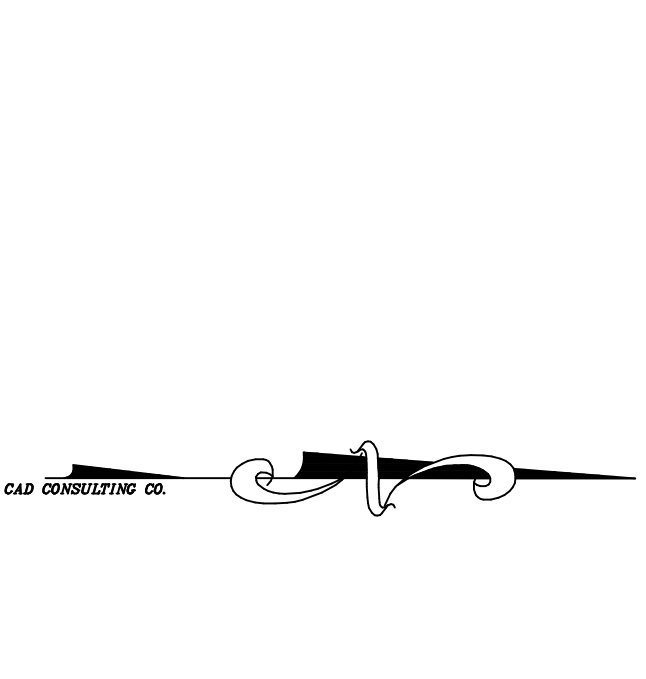
THENCE, NORTH 89°37'28" EAST A DISTANCE OF 386.21' TO A POINT;

THENCE, SOUTH 00°31'57" EAST A DISTANCE OF 61.00' TO A SET 5/8" REBAR;

THENCE, NORTH 89°37'28" EAST, A DISTANCE OF 110.00' TO THE POINT OF BEGINNING AND CONTAINING 345,716 SQ. FT. OR 7.9365 ACRES.

BENCH MARK:
EXISTING SANITARY SEWER MANHOLE LOCATED AT THE INTERSECTION OF LOANA DRIVE AND OPOSSUM DRIVE. BENCH MARK ELEVATION = 4024.60 (NATURAL DATUM). CONTROL INTERVAL = 1 FOOT. CONTROL LABELS OF 1 FEET.

HORIZON MANOR UNIT THREE REPLAT "A"			
REVISION NUMBER	DESCRIPTION OF REVISION	DATE OF REVISION	DONE BY
1.	REVISE COMMENTS FROM TOWN OF HORIZON FROM 12-30-19	01-03-20	EA
2.	REVISE COMMENTS FROM TOWN OF HORIZON FROM 01-07-20	01-08-20	EA
3.			
4.			



LINE	LENGTH	BEARING	CHORD
C1	570.37	S50.00°	332.217'
C2	305.38	S80.00°	152.545'
C3	241.26	S80.00°	82.228'
C4	56.88	S80.00°	19.544'
C5	31.42	S20.00°	10.000'
C6	23.86	S00.00°	4.544'
C7	33.15	S50.00°	17.956'
C8	46.89	S00.00°	23.456'
C9	46.89	S00.00°	23.456'
C10	85.59	S00.00°	42.728'
C11	117.2	S00.00°	58.544'
C12	117.2	S00.00°	58.544'
C13	23.86	S00.00°	4.544'
C14	23.86	S00.00°	4.544'
C15	33.15	S50.00°	17.956'
C16	33.15	S50.00°	17.956'
C17	41.37	S00.00°	20.728'
C18	46.89	S00.00°	23.456'
C19	46.89	S00.00°	23.456'
C20	46.89	S00.00°	23.456'
C21	23.86	S00.00°	4.544'
C22	31.42	S20.00°	10.000'
C23	31.42	S20.00°	10.000'
C24	46.89	S00.00°	23.456'
C25	46.89	S00.00°	23.456'
C26	46.89	S00.00°	23.456'
C27	49.33	S24.60°	11.724'
C28	49.33	S24.60°	11.724'
C29	48.80	S24.60°	11.713'
C30	48.80	S24.60°	11.713'
C31	48.80	S24.60°	11.713'
C32	45.24	S24.60°	10.734'
C33	45.24	S24.60°	10.734'
C34	71.29	S50.00°	11.013'
C35	71.29	S50.00°	11.013'
C36	71.29	S50.00°	11.013'
C37	71.29	S50.00°	11.013'
C38	71.29	S50.00°	11.013'
C39	71.29	S50.00°	11.013'
C40	71.29	S50.00°	11.013'

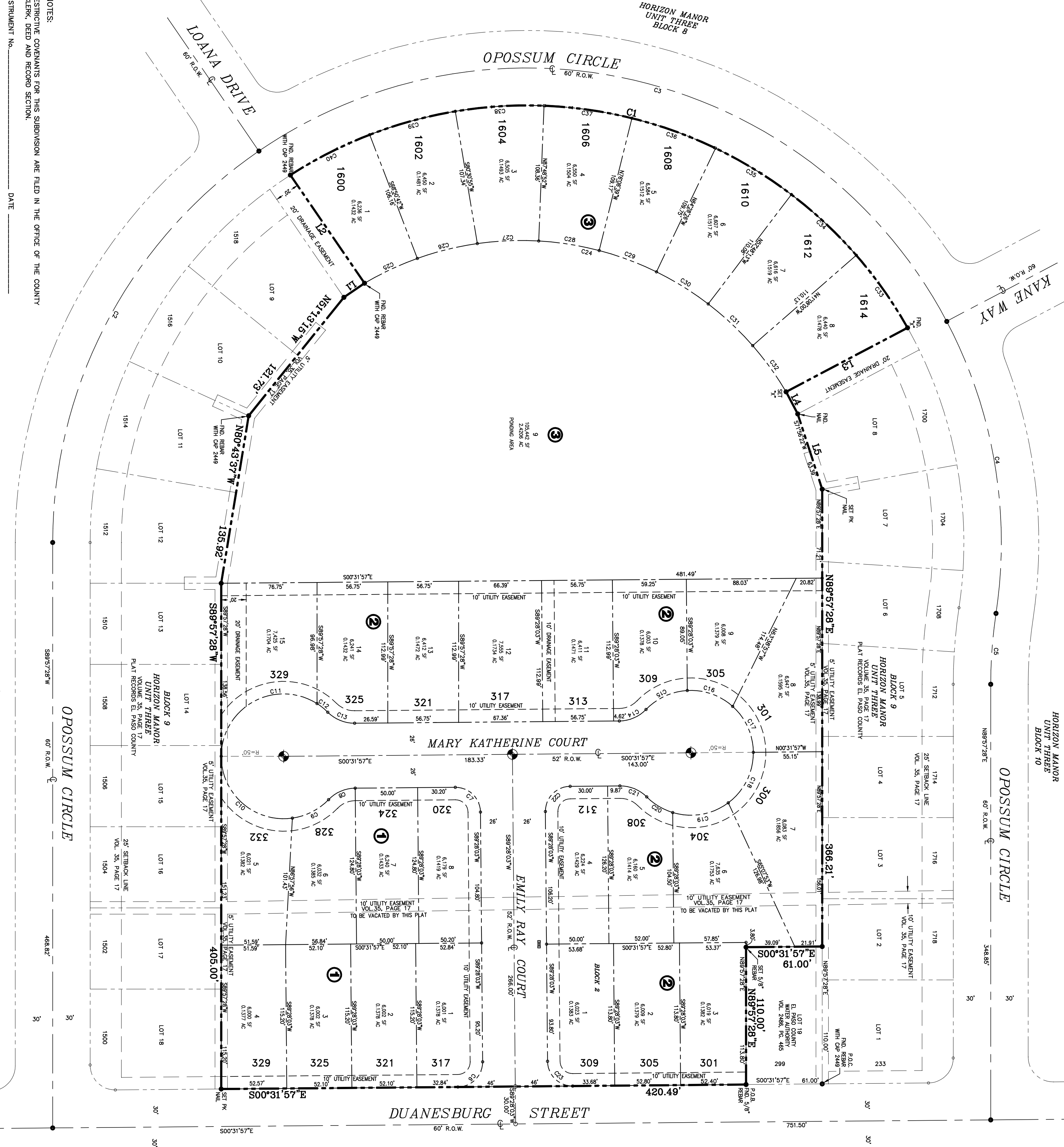
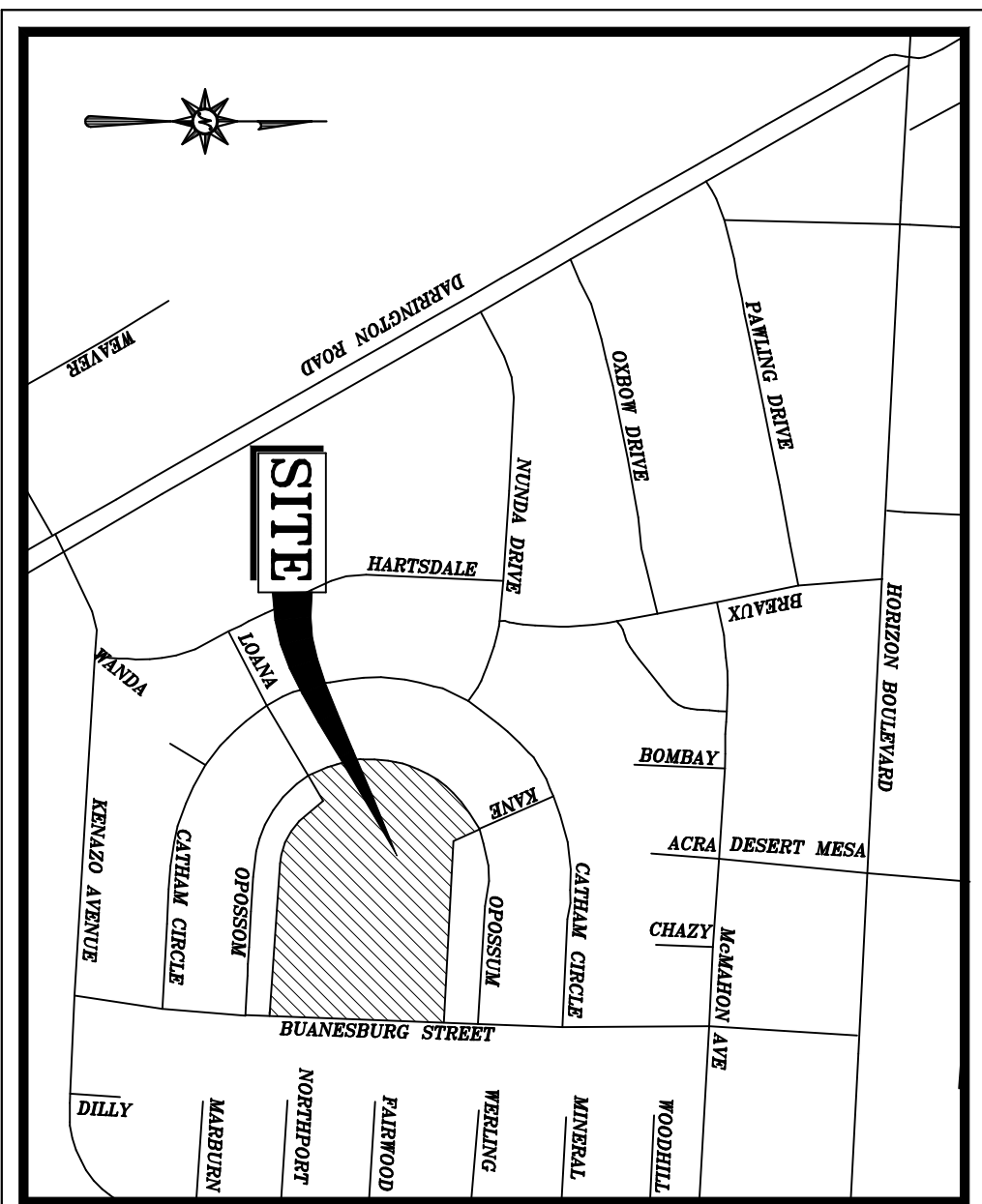
LINE	LENGTH	BEARING
L1	20.00	N42°28'18"W
L2	108.00	S58°31'42"W
L3	110.00	S27°48'42"E
L4	63.30	N75°58'42"E

SCHOOL DISTRICT
CLINT INDEPENDENT SCHOOL DISTRICT

TOTAL NUMBER OF LOTS
RESIDENTIAL = 31
POND = 1

LEGEND
= PROPOSED MAIL BOXES
= PROPOSED CITY MANHOLE

LOCATION MAP: 1" = 600'



STREET NAME	LINEAR FEET
EMILY RAY STREET	266.00 FEET
MARY KATHERINE COURT	326.33 FEET

CONSULTING COMPANY
1790 LEE TRENTINO DRIVE SUITE 503
EL PASO, TEXAS 79936
TEL (915) 633-6422 FAX (915) 633-6424

OWNER/DEVELOPER:
JPD PROPERTIES LLC
6713 CAPITAN RIDGE
EL PASO, TEXAS 79912
PHONE: (915) 256-1913

ENGINEER:
CARLOS M. JIMENEZ, P.E.
3016 MOGAB, S.E. A
EL PASO, TX 79923
PHONE: (915) 581-3312

HORIZON MANOR UNIT THREE REPLAT "A"

REPLAT OF A PORTION OF LOT 19, BLOCK 9
HORIZON MANOR UNIT THREE
TOWN OF HORIZON CITY,
EL PASO COUNTY, TEXAS,
CONTAINING:
345,716 SQ. FT. OR 7.9365 ACRES ±

OWNERS DEDICATION, CERTIFICATION AND ATTESTATION
JPD PROPERTIES LLC, as owners of the 7.9365 acres of land encompassed with the proposed HORIZON MANOR UNIT THREE REPLAT "A", hereby dedicate the land set as herein laid down and designated, including easements for overhead service wires for pole type utilities and the right for installation of service poles dogeared lot lines as underground utilities, and the right to ingress and egress for service and construction, and the right to trim interfering trees and shrubs shown herein.

I certify that I have complied with the requirement of Texas Local Government Code 232.032 and that:
A) the water quality and connections to the lots meet, or will meet, the minimum state standards;
B) electrical connections provided to the lots meet, or will meet, the minimum state standards; and
C) gas connections, if available, provided to the lots meet, or will meet, the minimum state standards.
I attest that the matters asserted in this plat are true and complete.
Witness our signature this _____ day of _____, 2020.
JOHN DESJONGHAMPERS FOR JPD PROPERTIES LLC DATE

STATE OF TEXAS
COUNTY OF EL PASO
ACKNOWLEDGEMENT
Before me, the undersigned authority, on this day personally appeared John Desjonghampers, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.
Given under my hand and seal of office this _____ day of _____, 2020.
Notary Public in and for El Paso County My Commission Expires _____

TOWN OF HORIZON CITY TOWN COUNCIL
CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE 212.008 (c) AND 212.015 (f)
This subdivision is hereby approved as to the plotting and as to the conditions of the dedication in accordance with Chapter 212 of the local Government Code of Texas this _____ day of _____, 2020 A.D.
Accepted and adopted by the City Council of Town of Horizon City this _____ day of _____, 2020 A.D.
ELVA SCHULLER, City Clerk RUBEN MENDOZA, Mayor

Approved for filing this _____ day of _____, 2020 A.D.
HUITE-ZOLLARS, INC. (Town Engineer)
By: ISABEL VASQUEZ, P.E.
VICE PRESIDENT
El Paso County Clerk
El Paso County Clerk

COUNTY CLERK'S RECORDING CERTIFICATE
I, _____ COUNTY CLERK OF EL PASO COUNTY, certify that the plat bearing this certificate was filed and recorded under Instrument Number _____ in the Plat Records of the El Paso County.

This plat represents a survey made on the ground by the engineer and is subject to the rules and regulations of the Board of Professional and Technical Standards.
Carlos M. Jimenez, P.E.
Registered Professional Land Surveyor
Texas License No. 3950