



**HORIZON CITY**

Incorporated 1988

**AGENDA  
PUBLIC MEETING  
REGULAR PLANNING AND ZONING MEETING  
THE TOWN OF HORIZON CITY, TEXAS  
Monday, June 21, 2021, 6:00 PM**

Notice is hereby given that a Regular Planning and Zoning Meeting of the Town of Horizon City, Texas will be held on **Monday, June 21, 2021 at 6:00 PM** at Virtual Meeting , at which time the following will be discussed and considered:

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

**Join by meeting link:**

<https://horizoncity.webex.com/horizoncity/j.php?MTID=md667a3c01415a7379741d6d1385cfa4d>

**Join by meeting number:**

Meeting Number (Access Code): 145 586 5138

Meeting Password: June21PZ!

**Join by phone:**

1-844-621-3956 | USA Toll Free

1-415-655-0001 | US Toll

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

**2. COMMISSION MEMBERS ATTENDANCE:**

**COMMISSIONERS EXCUSED AND UNEXCUSED:**

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

**4. PUBLIC HEARINGS**

**NOTICE TO THE PUBLIC AND APPLICANTS** The staff report for an agenda item may include conditions, exceptions or modifications. The Commission's motion to approve an item in accordance with the staff report or with all staff comments means that any 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:**

Planning Director

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

5

**B. DISCUSSION AND RECOMMENDATION:**

Planner

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

**C. DISCUSSION AND RECOMMENDATION:**

15

Planner

On vacation application request (#VAC002476-2021), to vacate an easement between **428 Cutler Place and 429 Cutler Place, Horizon City, Texas 79928**, legally described as a parcel of land being the easterly portion of a platted walkway between Lots 31 & 32, Block 43, Horizon Heights Unit Ten, El Paso, County, Texas. Application submitted by abutting property owners: Peter & Dulce Bralich and Javier & Teresa Saenz.

**D. DISCUSSION AND RECOMMENDATION:**

23

Planner

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

**E. DISCUSSION AND RECOMMENDATION:**

32

Planner

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

**5. OTHER BUSINESS**

**A. DISCUSSION AND ACTION:**

38

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

**6. ANNOUNCEMENTS**

A. The next regular scheduled meeting: **Monday, July 19, 2021, 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 Regular Planning and Zoning Meeting of the Town of Horizon City, Texas is a correct copy of this notice, and that I posted this notice at least seventy-two (72) hours preceding the scheduled meeting at the City Hall Bulletin Boards of the Town of Horizon City, Texas on this \_ by 5:00 p.m.

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

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

# SPEAKER REQUEST FORM

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

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

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

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

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

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

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

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

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

For (if applicable)       Against (if applicable)

## **OPEN FORUM:**

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

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

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

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

Thank you for your cooperation.

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



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

**Case #:** SUP002475-2021  
**Application Type:** Specific Use Permit (SUP)  
**P&Z Hearing Date:** June 8, 2021  
**Staff Contact:** Emily Offer  
 915-852-1046 ext.407; [eoffer@horizoncity.org](mailto:eoffer@horizoncity.org)

**Address/Location:** 12504 Weaver Road, Horizon City, TX. 79928

**Legal Description:** Lots 1, 2, 3, portion of 14  
 Block 3  
 Horizon Industrial Park Unit One

**Acreage:** Approximately 13.9277 ± acres

**Existing Use:** Light Industrial

**Existing Zoning:** M-1 (Light Industrial)

**Request:** Specific Use Permit to allow the facility to maintain its existing level of operation while transferring ownership.

**Owner:** Air System Components, Inc.

**Applicant:** Air System Components, Inc.

**SURROUNDING PROPERTIES:**

Zoning		Land Use
<b>N</b>	M-1 (Light Industrial)	Munoz Trucking Inc and other Industrial uses
<b>E</b>	M-1 (Light Industrial)	CISD and Power Sports Academy
<b>S</b>	M-1 (Light Industrial)	Vacant and LGA Express
<b>W</b>	R-2 (Residential)	Vacant

**LAND USE AND ZONING:**

	Existing	Proposed
<b>Land Use</b>	M-1 (Light Industrial)	M-1 (Light Industrial)
<b>Zoning</b>	M-1 (Light Industrial)	M-1 (Light Industrial)

**Application Description:**

The applicant is requesting a Specific Use Permit to maintain its existing level of operation once the property is sold. The intention is to lease the property back to the current owner. The property was constructed in 1972, prior to the incorporation of the Town of Horizon City; therefore, the property is legal non-conforming. A transfer of ownership, however, would result in the loss of this property's existing legal non-conforming status. The property currently hosts 95-115 employees; the Town of Horizon City's M-1 (light industrial) zone permits a manufacturing operation with a maximum of 25 employees.

ASC uses and intends to continue using this property to manufacture component parts for heating, ventilation, air conditioning units, linear diffusers, registers, and grills. These components are also painted, packaged, stored, and shipped from the facility on this property.

Section 603.4- Prohibited Uses of Chapter 14 in the Zoning Ordinance (Exhibit A of Chapter 14 Zoning) in the Municipal Code prohibits all uses other than permitted uses and permitted accessory uses unless presented to and approved by the City Council as a Specific Use Permit (SUP).

**Notice:**

In accordance with Section 211.007 of the Texas Local Government Code, notices of the June 21, 2021 public hearing were sent to those property owners within 200 feet of the subject property on June 7, 2021. Any responses received by staff, will be presented to the Commission and Planning and Zoning Commission meeting.

**Staff Recommendation:**

Staff recommends **APPROVAL** of the request for a *Specific Use Permit* for the facility's ability to maintain its existing level of operation.

**Shaping the Horizon: 2030 – Future Land Use Map Designation:**

The Future Land Use Map designates this area as M-1 (light industrial.) This land use classification includes all light manufacturing, processing, storage, and professional research and development activities.

**Options available to the Planning and Zoning Commission:**

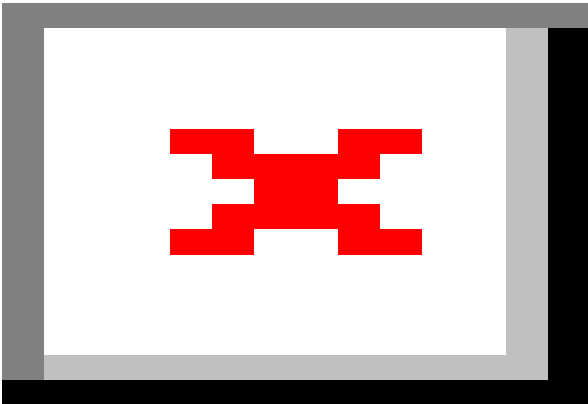
The Planning and Zoning Commission may consider the following options and additional requirements that it identifies when reviewing this specific use permit application:

1. Recommend approval of the request for Specific Use Permit in a M-1 (Light Industrial) Zoning District as stated.
2. Recommend approval of the request for Specific Use Permit in a M-1 (Light Industrial) Zoning District as stated, including any restrictions or modifications to bring the Specific Use Permit into conformance with the Zoning Regulations in the Municipal Code and the Shaping Our Horizon: 2030 A Comprehensive and Strategic Plan.
3. Recommend denial of the Applicant's request for Specific Use Permit finding that it is not in conformance with the Zoning Regulations in the Municipal Code and/or the Shaping Our Horizon: 2030 A Comprehensive and Strategic Plan

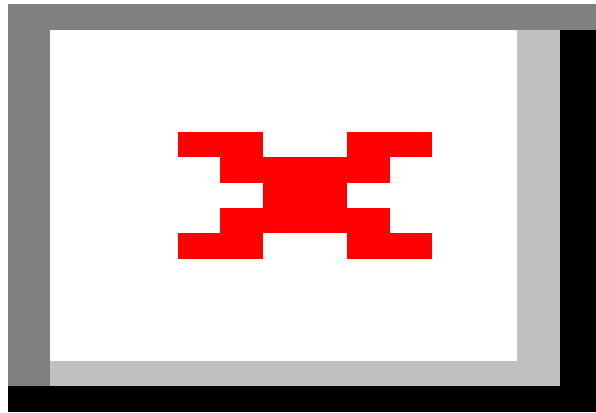
**Attachments:**

- 1 - **Zoning Map**
- 2 - **Aerial Map**
- 3 - **Application**
- 3 - **Letter from Applicant**
- 4 - **Survey**

Attachment 1: Zoning Map



Attachment 2: Aerial Map



## Attachment 3- Application

DocuSign Envelope ID: 8A25B26E-4B2E-4076-8D22-594DFEC4853B



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

### SPECIFIC USE PERMIT APPLICATION

**1. Property Owner of Record:** Air System Components, Inc.  
 c/o Johnson Controls, Inc., Enterprise Property Group, X-80, 5757 N. Green Bay Avenue, Milwaukee, WI 53209  
 (ADDRESS) (ZIP) (PHONE) (EMAIL)

**2. Applicant:** Air System Components, Inc. Is applicant also the Owner?  Yes  No  
 Contact Person: Thad E. Steffen, Director EPG Is applicant also the Contractor?  Yes  No  
 c/o Johnson Controls, Inc., Enterprise Property Group, X-80, 5757 N. Green Bay Avenue, Milwaukee, WI 53209 (414) 524-5613 Thad.E.Steffen@jci.com  
 (ADDRESS) (ZIP) (PHONE) (EMAIL)

**3. Contractor:** \_\_\_\_\_  
 (ADDRESS) (ZIP) (PHONE) (EMAIL)

**4. Site Address/Location:** 12504 Weaver Road, Horizon City, Texas 79928  
**Legal Description:** 1, 2, 3, 4, portion of 14 3 Horizon Industrial Park Unit One - See attached Addendum No. 4  
 (Lot) (Block) (Subdivision Name)  
 If the legal description of the complete tracts or if plat is not available, the **required Metes & Bounds Description** with a survey map is attached?  Yes  No

**5. Briefly explain why you request a Specific Use Permit?** See enclosed letter.

**6. Land's Presents Use:** Light manufacturing, assembly, packaging and distribution Zone M-1  
 Land Vacant  Lot size \_\_\_\_\_ Structure  Structure's size 160,747 Last known date the structure was occupied? 05/14/2021  
**Land's Proposed Use:** Light manufacturing, assembly, packaging and distribution of products. Proposed Zone Use M-1  
 Will you be making any improvements to the existing lot or structure?  Yes  No This request includes *Site Improvements* for approval?  Yes  No

Schedule appointment with Building Official

**Building Official Findings & Pre Licensing Consultation for Non-Conforming Use & Site Improvements**

**7. Non-Conforming use of a lot, uses, land & structures, uses of structures, premises & characteristics of use or site improvements,** necessitates that the applicant and/or contractor consult with the Town's Building Official on the proposed project & Business to discuss any requirements for this request.

**A field inspection on (date)** \_\_\_\_\_ determined the lot is:  Not Applicable  Legal Non-Conforming  Non-Conforming **and Requires the following:** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

\_\_\_\_\_  
**Building Official Signature** \_\_\_\_\_  
**Date**

**NOTICE:** Applicant is responsible for all expenses incurred by the City in connection with the Specific Use Permit Application request, including but not limited to attorney's fees, engineering fees and Public Hearing, Advisory charges will be invoiced separately and shall be paid to the Town prior to City Council action. Applicant's Signature \_\_\_\_\_

**8. Signatures:** Thad E. Steffen Air System Components, Inc., by Thad E. Steffen  
 (OWNER'S SIGNATURE) Air System Components, Inc. (OWNER'S PRINTED NAME)  
 \_\_\_\_\_ (APPLICANT'S SIGNATURE) \_\_\_\_\_ (APPLICANT'S PRINTED NAME)

**FEES:**

<b>EL PASO TIMES PUBLISHING FEE</b>	<b>APPROXIMATELY \$280</b>
<b>ENGINEER FEES</b>	<b>\$60 PER EACH ½ HOUR</b>

Application & Submittals Due Date: \_\_\_\_\_  
 P&Z Scheduled Mtg. Date: \_\_\_\_\_  
 City Council Scheduled Date: \_\_\_\_\_  
 Application Received By: \_\_\_\_\_  
 Date Application Rec'd: \_\_\_\_\_

**Please see reverse side for list of items required at time of submitting SUP application.**

Revised 04May2020

## Attachment 4 – Letter from Applicant

DocuSign Envelope ID: BA2EE66C-4B48-4D84-B66D-0C324D10A044

May 25, 2021

Town of Horizon City  
Planning and Zoning Commission  
Attn: Michelle Padilla, AICP, CNU-A  
14999 Darrington Road  
Horizon City, Texas 79928

***RE: Specific Use Permit – 12504 Weaver Road, Horizon City, Texas 79928, and which is more particularly described on Attachment A, attached hereto and hereby incorporated herein for all purposes (the "Property")***

Dear Ms. Padilla,

Air System Components, Inc. ("ASC") is the current owner of the Property. ASC currently uses the Property to manufacture component parts for its Heating, Ventilation and Air Conditioning units, which includes linear diffusers, registers and grills. These component parts are also painted, packaged, stored and shipped from the facility located on the Property. The facility generally employs between 95-115 employees about 40 of which are engaged in the manufacturing of the component parts.

The Property was constructed in 1972 and has been used consistent with its current use since the time of its initial construction. The Property is currently zoned M-1. The use of the Property is currently designated as legal non-conforming because ASC and its affiliates conduct light manufacturing operations at the Property with more than 25 employees. Permitted uses of a M-1 Zone, include light manufacturing but with a limitation of 25 employees.

ASC is currently engaged in negotiations to sell the Property and lease it back from the new owner on a long-term basis. ASC expects to continue its business operations at the Property as they are currently conducted, and there should be no impact to the community, including no traffic impact, as a result of this transaction. Notwithstanding the lack of a change to the use or operation of the Property, Section 102.1 of Zoning Ordinance 0102 states that if there is a sale of the Property or a change in its leasing status, then the Property would ordinarily lose its legal non-conforming use status. This transaction would obviously involve both a change in ownership and a change in the leasing status of the Property since it is currently owner-occupied.

The effect of ASC being unable to continue its current light manufacturing operations at Property would undoubtedly lead to a reduction in labor force and may also create an insurmountable impediment to the continued viability of ASC's use of the Property. Those are circumstances that ASC, the potential buyer, and hopefully the Town of Horizon City would like to avoid.

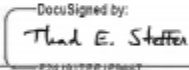
{12187.1/JRH0/06824763.2}

In addition, while there is not presently any intention to expand the footprint of the building, ASC will need to perform significant repairs to the Property (due to its age) over the next ten years. Although not immediate, some of these repairs may exceed the 10% of replacement value threshold set forth in Section 1101.5 of Zoning Ordinance 0102 causing the Property to lose its legal non-conforming status. Obviously, the results of that conclusion would be equally devastating for ASC's Horizon City operations.

Pursuant to Section 1101.6 of Zoning Ordinance 0102, any use which is permitted as a special exception or a variance from the terms of this ordinance shall not be deemed a nonconforming use in such district, but shall without further action be considered a conforming use. Therefore, for the reasons set forth above, ASC is requesting the issuance of a Specific Use Permit so that it may continue its operations at the Property following the conclusion of its sale leaseback transaction and so that it may repair its facility to promote continued operations at the facility.

Should you have any questions, please do not hesitate to contact me. Thank you for your consideration of this request.

Air System Components, Inc.

By:   
Thad E. Steffen, Director, Enterprise  
Property Group, Americas

cc: Lauré Roy, Esq. Legal Director,  
Global Procurement, IT & RE

61385661.1

{12187.1/JRHO/06824763.2}

## ATTACHMENT A

**PARCEL 1:**

Lots 1, 2 and 3, Block 3, HORIZON INDUSTRIAL PARK UNIT ONE, an Addition to the Town of Horizon City, El Paso County, Texas, according to the plat thereof, filed in Volume 39, Page(s) 20, 20A and 20B, Plat Records, El Paso County, Texas.

**PARCEL 2:**

Lot 4, Block 3, HORIZON INDUSTRIAL PARK UNIT ONE, an Addition to the Town of Horizon City, El Paso County, Texas, according to the plat thereof, filed in Volume 39, Pages 20, 20A, and 20B, Plat Records, El Paso County, Texas.

**PARCEL 3:**

A parcel of land containing 6.000 acres more or less, being a portion of Lot 14, Block 3, HORIZON INDUSTRIAL PARK UNIT ONE, an Addition to the Town of Horizon City, El Paso County, Texas, according to the plat thereof, filed in Volume 39, Pages 20, 20A, and 20B, Plat Records, El Paso County, Texas; with said land being more particularly described by metes and bounds as follows: From a point, said point lying at the intersection of the centerlines of Weaver Road and Kenazo Drive; Thence, North 00° 30' 42" West along the centerline of Kenazo Drive a distance of 1,309.44 feet; Thence, North 89° 29' 18" East a distance of 45.00 feet to a point lying on the east right-of-way line of Kenazo Drive, said point also being the POINT OF BEGINNING;

Thence, North 00° 30' 42" West along the East right-of-way line of Kenazo Drive a distance of 42.75 feet;

Thence, continuing along said right-of-way line, 681.71 feet along the arc of a curve to the right, whose central angle is 56° 36' 23", whose radius is 690.02 feet, and whose chord bears North 27° 47' 30" East a distance of 654.33 feet to a point lying on the easterly lot line of said Lot 14;

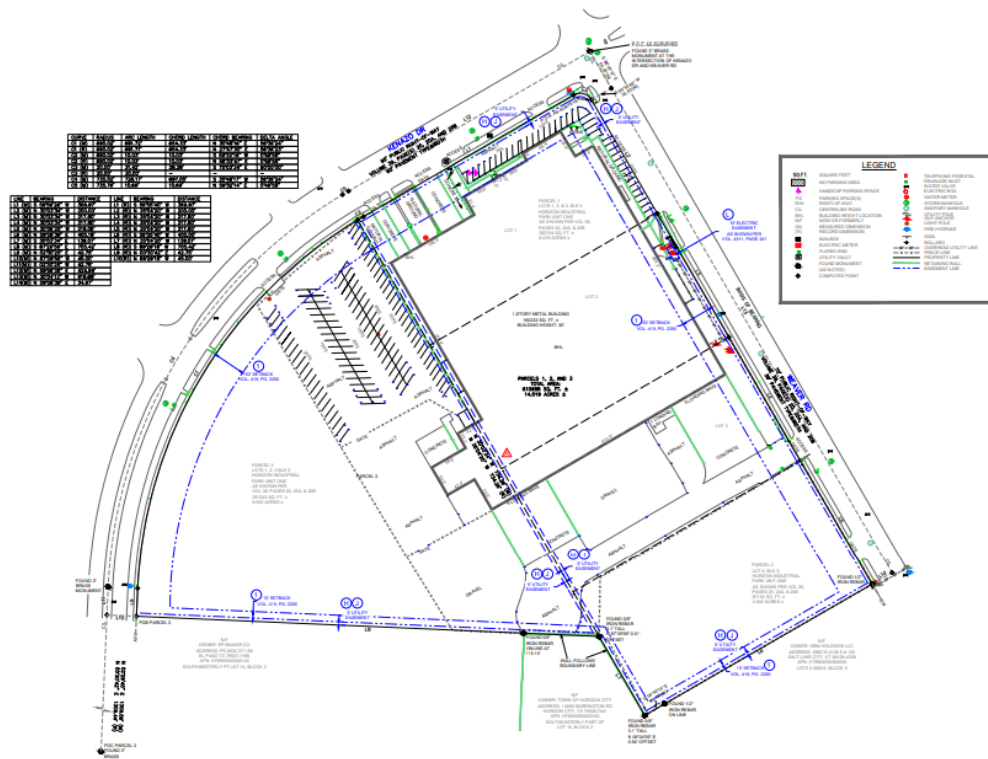
Thence, continuing along said easterly lot line of said Lot 14, South 33° 04' 20" East a distance of 734.26 feet;

Thence, South 89° 29' 18" West, a distance of 705.42 feet to the POINT OF BEGINNING and containing in all 261,343,663 square feet, or 6.000 acres of land more or less.

**Property Address:**

Prior instrument reference: **Document No. 20110009759**





REVISIONS		
NO.	Description of Revision	DATE

**ALTA / NSPS LAND TITLE SURVEY**

ASC PORTFOLIO HORIZON CITY, TX  
 149417 218000-001.220  
 12504 WEAVER ROAD  
 HORIZON CITY, EL PASO COUNTY, TEXAS

RESPONSIBLE SURVEYOR CONTACT INFORMATION

**Blew & Associates, P.A.**

3825 North 50th Drive

Apogeeville, Arkansas, 72708

678-443-6336

Survey@blew.com

SHEET 2 OF 2

Blaw 086 No. 21-0956

Drawn by: BTP Approved by: BSW

Survey Coordinated by:

**Bureau Veritas**

510 E. Memorial Road, Suite A-1

Oklahoma City, OK 73114

800-411-2010

ALTA@bvna.com

www.bvna.com





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

**Case No.:** VAC-002476-2021  
**Application Type:** Easement Vacation  
**P&Z Hearing Date:** June 21, 2021  
**Staff Contact:** Emily Offer, Planner  
 915-852-1046 ext.407; eoffer@horizoncity.org

**Address/Location:** Easement between 428 Cutler Pl. and 429 Cutler Pl.  
**Legal Description:** Lots 31 & 32, Block 43,  
 Horizon Heights Unit 10,  
 El Paso County, Texas,  
**Existing Use:** Vacant

**Owner:** Peter and Dulce Bralich;  
 Javier and Teresa Saenz  
**Applicant:** Peter and Dulce Bralich;  
 Javier and Teresa Saenz  
**Nearest Park:** Corky Park  
**Nearest School:** Horizon Middle School

**SURROUNDING PROPERTIES:**

	<b>Zoning</b>	<b>Land Use</b>
<b>N</b>	R-4 (Residential)	Single Family Housing
<b>E</b>	R-4 (Residential)	Single Family Housing
<b>S</b>	R-4 (Residential)	Single Family Housing
<b>W</b>	R-4 (Residential)	Single Family Housing

**LAND USE AND ZONING:**

	<b>Existing</b>	<b>Proposed</b>
<b>Land Use</b>	Vacant	R-4 (Residential)
<b>Zoning</b>	R-4 (Residential)	R-4 (Residential)

**Application Description:**

The applicants are requesting to vacate the easement between their properties to be subdivided and incorporated into their individual properties currently abutting the easement.

**Notice:**

In accordance with Ordinance No. 0085, notices of the June 21, 2021 public hearing were sent to those property owners within 200 feet of the subject property and notice was also published in the official paper. To date, staff has not received any phone calls or correspondence in support or opposition to the request; however, any responses received by staff will be presented to the Commission at the meeting.

**Staff Recommendation:**

Staff recommends **approval** of the request to vacate the easement in question.

**Horizon Regional Municipal Utility District**

No comments have been received.

**El Paso Electric**

No comments have been received.

**Texas Gas Service**

No comments have been received.

**Spectrum**

No comments have been received.

**Attachments:**

**Attachment 1 – Zoning Map**

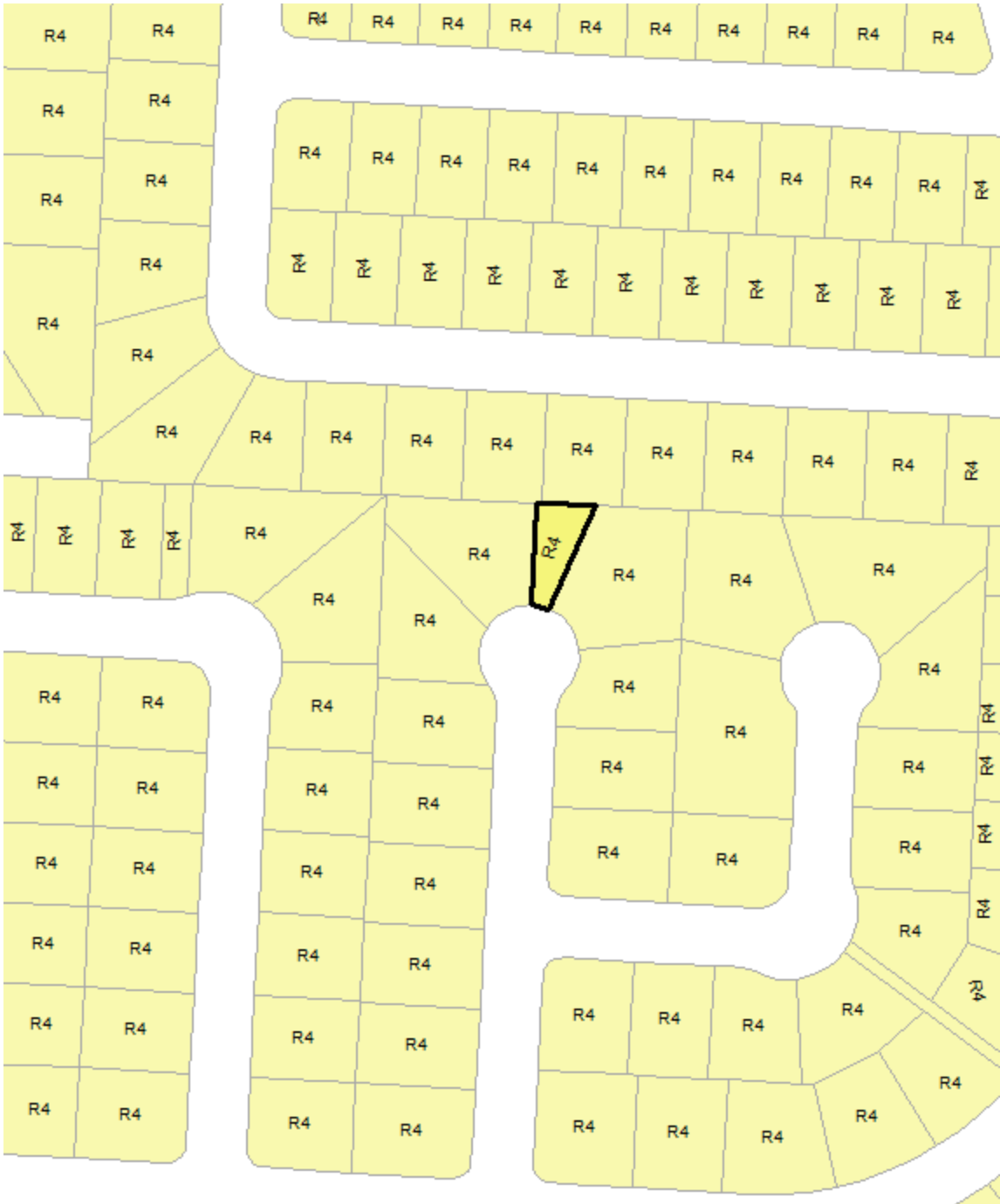
**Attachment 2 – Aerial**

**Attachment 3 – Survey**

**Attachment 4 – Application**



**Attachment 1: Zoning Map**

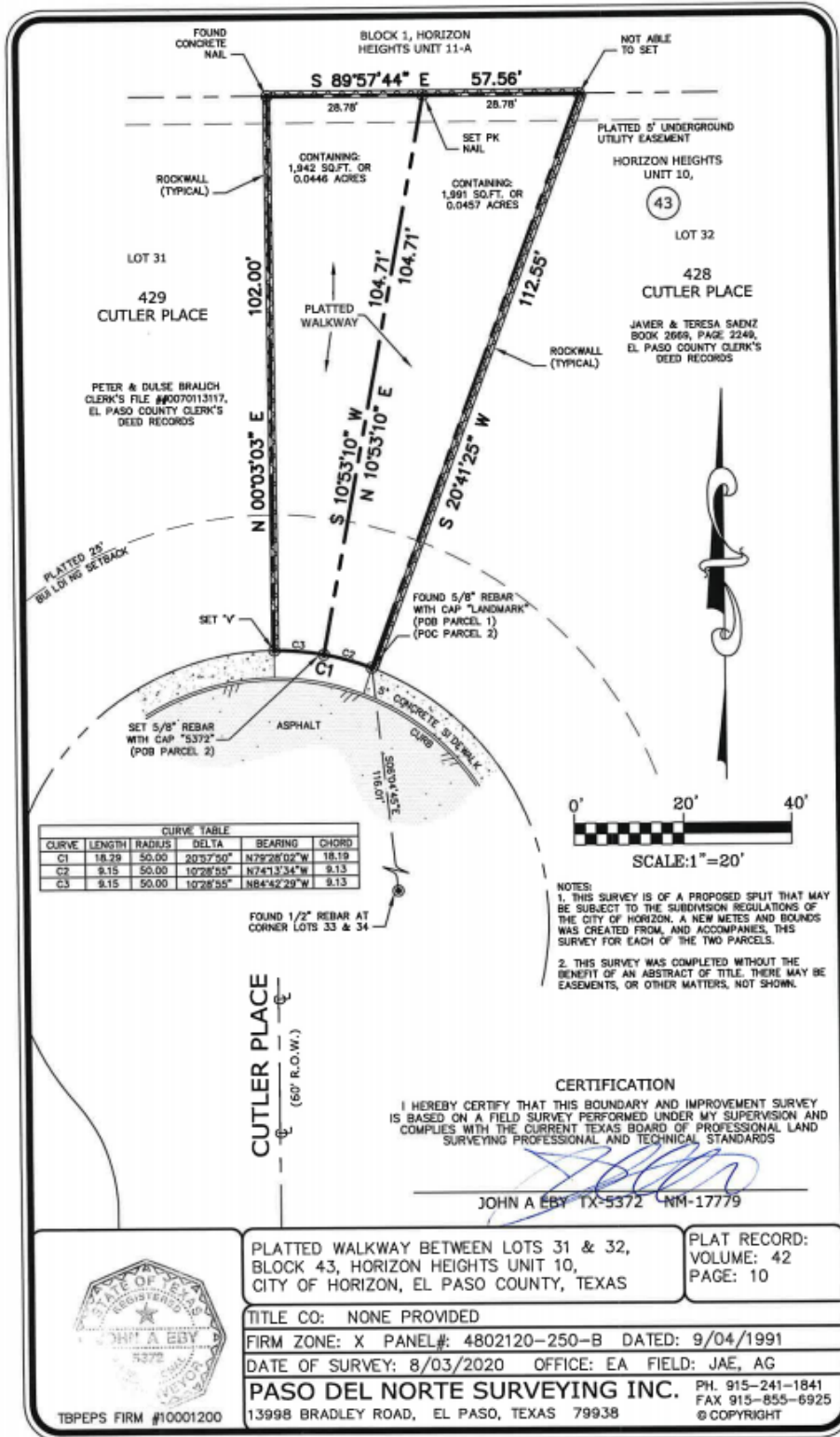


**Attachment 2: Aerial**



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

**Attachment 3: Survey**



**Attachment 3: Application**



Case No. VAC-002476-2021

**VACATION OF PUBLIC EASEMENTS & RIGHTS-OF-WAY APPLICATION**

Date: \_\_\_\_\_

1. APPLICANT'S NAME Peter Bralich & Dulce Bralich; Javier & Teresa Saenz  
ADDRESS 429 Cutler Pl; 428 Cutler Pl. ZIP CODE 79928 TELEPHONE (915) 383-5874 (915) 667-9550
2. PROPERTY OWNER Peter Bralich & Dulce Bralich; Javier & Teresa Saenz  
ADDRESS 429 Cutler Pl; 428 Cutler Pl. ZIP CODE 79928 TELEPHONE (915) 383-5874 (915) 667-9550
3. Request is hereby made to vacate the following: (check one) Street:  Alley:  Easement:  Other:   
Street Name / Location: Between 429 & 428 Cutler/ Lots 31 & 32, Block 43  
Subdivision Name: Horizon Heights Unit 10
4. Reason for vacation request: Splitting of property between the owners of 428 & 429 Cutler Pl.
5. Surface Improvements located in subject property to be vacated:  
None  Paving  Curb & Gutter  Power Lines/Poles  Fences/Walls  Structures  Other
6. Underground Improvements located in the existing rights-of-way:  
None  Telephone  Electric  Gas  Water  Sewer  Storm Drain  Other
7. Future use of the vacated right-of-way:  
Yards  Parking  Expand Building Area  Replat with abutting Land  Other
8. Related applications which are pending (give name or file number): Zoning  N/A Board of Adjustment  N/A  
Subdivision  N/A Building Permits  N/A Other  N/A
9. Signatures: All owners of properties which abut the property to be vacated must appear below with an adequate legal description of the properties they own (use additional paper if necessary).

Signature <u><i>[Signature]</i></u> _____ _____	Legal Description <u>Lot 31, Block 43, Horizon Heights Unit 10</u> <u>Lot 32, Block 43, Horizon Heights Unit 10</u>	Telephone <u>(915) 383-5874</u> <u>(915) 667-9550</u>
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The undersigned Owner/Applicant/Agent understands that the processing of this Application will be handled in accordance with the procedure for Requesting Vacations and that no action on processing will be taken without payment of the non-refundable processing fee. It is further understood that acceptance of this application and fee in no way obligates the Town of Horizon City to grant the Vacation.

The undersigned acknowledges that he or she is authorized to do so, and upon the Town's request will provide evidence satisfactory to the Town's confirming these representations.

The granting of a vacation request shall not be construed to be a waiver of or an approval of any violation of any of the provisions of any applicable ordinances.

OWNER / APPLICANT SIGNATURE: \_\_\_\_\_ REPRESENTATIVE: \_\_\_\_\_

Easement Fee: \$75  
Right-of-Way Fee: \$150

**Note:** Applicant is responsible for all expenses incurred by the City in connection with this request, including but not limited to attorney's fees, engineering fees, appraisals, and publication. Charges will be invoiced separately. Applicant's initials \_\_\_\_\_

**Please see reverse side for a list of items required when submitting the Vacation application.**

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.



Case No. \_\_\_\_\_

### VACATION OF PUBLIC EASEMENTS & RIGHTS-OF-WAY APPLICATION

Date: 5.23.2024

1. APPLICANT'S NAME Javier Saenz, Teresa Saenz  
ADDRESS 428 Cutter Pl ZIP CODE 79278 TELEPHONE 915.607.9550
2. PROPERTY OWNER Javier Saenz, Teresa Saenz  
ADDRESS 428 Cutter Pl ZIP CODE 79278 TELEPHONE 915.607.9550
3. Request is hereby made to vacate the following: (check one) Street  Alley  Easement  Other   
Street Name / Location Cutter Place  
Subdivision Name: \_\_\_\_\_
4. Reason for vacation request: add easement to property
5. Surface Improvements located in subject property to be vacated:  
None  Paving  Curb & Gutter  Power Lines/Poles  Fences/Walls  Structures  Other
6. Underground Improvements located in the existing rights-of-way:  
None  Telephone  Electric  Gas  Water  Sewer  Storm Drain  Other
7. Future use of the vacated right-of-way:  
Yards  Parking  Expand Building Area  Replat with abutting Land  Other
8. Related applications which are pending (give name or file number): Zoning  \_\_\_\_\_ Board of Adjustment  \_\_\_\_\_  
Subdivision  \_\_\_\_\_ Building Permits  \_\_\_\_\_ Other  \_\_\_\_\_
9. Signatures: All owners of properties which abut the property to be vacated must appear below with an adequate legal description of the properties they own (use additional paper if necessary).

Signature <u>Javier Saenz</u> <u>Teresa Saenz</u>	Legal Description _____ _____	Telephone <u>915.607.9550</u> <u>915.607.9550</u>
---	-------------------------------------	---

The undersigned Owner/Applicant/Agent understands that the processing of this Application will be handled in accordance with the procedure for Requesting Vacations and that no action on processing will be taken without payment of the non-refundable processing fee. It is further understood that acceptance of this application and fee in no way obligates the Town of Horizon City to grant the Vacation.

The undersigned acknowledges that he or she is authorized to do so, and upon the Town's request will provide evidence satisfactory to the Town's confirming these representations.

The granting of a vacation request shall not be construed to be a waiver of or an approval of any violation of any of the provisions of any applicable ordinances.

OWNER / APPLICANT SIGNATURE: Javier Saenz REPRESENTATIVE: \_\_\_\_\_

Easement Fee: \$75  
Right-of-Way Fee: \$150

Note: Applicant is responsible for all expenses incurred by the City in connection with this request, including but not limited to attorney's fees, engineering fees, appraisals, and publication. Charges will be invoiced separately. Applicant's initials \_\_\_\_\_

**Please see reverse side for a list of items required when submitting the Vacation application.**

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.



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

**Case #:** SUB002477-2021 – Aria Subdivision  
**Application Type:** Preliminary Plat  
**P&Z Hearing Date:** June 8, 2021  
**Staff Contact:** Emily Offer  
 915-852-1046 ext.407; [eooffer@horizoncity.org](mailto:eooffer@horizoncity.org)

**Address/Location:** 15131 Alberton, El Paso County, Texas  
**Legal Description:** A portion of the E1/2 of the SW1/4 of the S1/4 of the SW1/4  
 Of section 39, Block 78, Township 3,  
 Texas and Pacific RR Co. Surveys  
 El Paso County, Texas

**Acreage:** Approximately 4.9429 ± acres  
**Property Owner:** Martin Monroy  
**Applicant:** CAD Consulting Co.  
**Nearest Park:** Golden Eagle Park  
**Nearest School:** Horizon High School

**SURROUNDING PROPERTIES:**

Land Use	
<b>N</b>	Industrial
<b>E</b>	Residential
<b>S</b>	Residential
<b>SW</b>	Residential

**LAND USE AND ZONING:**

	Existing	Proposed
<b>Land Use</b>	Residential and Light Industrial	Residential
<b>ETJ</b>	Horizon City's 1-Mile ETJ	Horizon City's 1-Mile ETJ

**Application Description:**

The applicant is requesting to subdivide the area into two lots. The proposed subdivision includes 2 lots, the smallest lot measuring approximately 43,680 square feet and the largest lot measuring approximately 171,634 square feet.

**Staff Recommendation:**

Horizon City Vision 2020 Strategic Master Plan does not designate a proposed zone for this area as it is not within Horizon City's city limits; however, it is within the City's extra-territorial jurisdiction. Staff recommends **APPROVAL** of the plat with the condition that all staff comments shall be addressed prior to City Council action.

**Planning Division Comments:**

According to Section 5.2.3 of the Subdivision Regulations in the Municipal Code, the development is required to dedicate property right-of-way along Alberton Ave. as it is designated as a major arterial on the City's major thoroughfare plan. An additional 25 feet of right-of-way is required to be dedicated by this development.

City Council may exempt a developer from having to fully improve a thoroughfare provided the developer submits a traffic impact analysis (TIA) demonstrating such full improvements are neither necessitated by, nor attribute to, the new development. To date, no analysis has been submitted.

**Staff continues to work with El Paso County to determine the dedication requirements.**

**Public Works Director Comments:**

Preliminary Plat

1. Missing Benchmark/DATUM
2. Legend is missing existing/proposed contour line information.
3. Will vehicular access prohibition be required at backside of lot? If so, add it on new note 24.

Final Plat

1. Missing Benchmark/DATUM
2. Will vehicular access prohibition be required at backside of lot? If so, add it on new note 24.
3. El Paso County 9-1-1 District approval is required for all lot addresses.
4. Provide a copy of the restrictions and covenants to be recorded, if any.
5. Grading and drainage plans along with Engineering report need to be approved by the County prior to the plat being recorded.

**Town Engineer Comments:**

*Recommended Conditions for Preliminary Plat Approval:*

1. Show location and size of water and sewer lines on plat.
2. Provide basis for bearing and elevations.
3. The set monuments should have a cap that is traceable to the licensed surveyor or the company, per Texas minimum standards.
4. Coordinate with Town for any additional comments.

*Recommended Conditions for Final Plat Approval:*

1. Provide basis for bearing and elevations.
2. The set monuments should have a cap that is traceable to the licensed surveyor or the company, per Texas minimum standards.
3. Verify all dates on plat, they should read 2021.
4. Coordinate with Town for any additional comments.

*Engineer's Report:*

1. Is an engineer's report required for property within the ETJ? Provide Engineer's report, if necessary.

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

The 911 District has no adverse comments regarding this plat.

**El Paso Electric Company:**

El Paso Electric has existing facilities serving lot two that are not represented in the final design. All electric easements shall be shown for approval.

**School District Comments:**

The Socorro Independent School District has reviewed Aria Subdivision and it is beyond our jurisdiction.

Clint Independent School District did not provide comments.

**TxDOT Comments:**

TxDOT did not provide comments.

**El Paso County**

Per El Paso County, the subdivision plat is concurred conditionally pending the following:

1. Revise Drainage Report to cite specific case ID for grading and drainage plans.
2. Approval of variance from standard 2.8 (R) by Commissioners Court

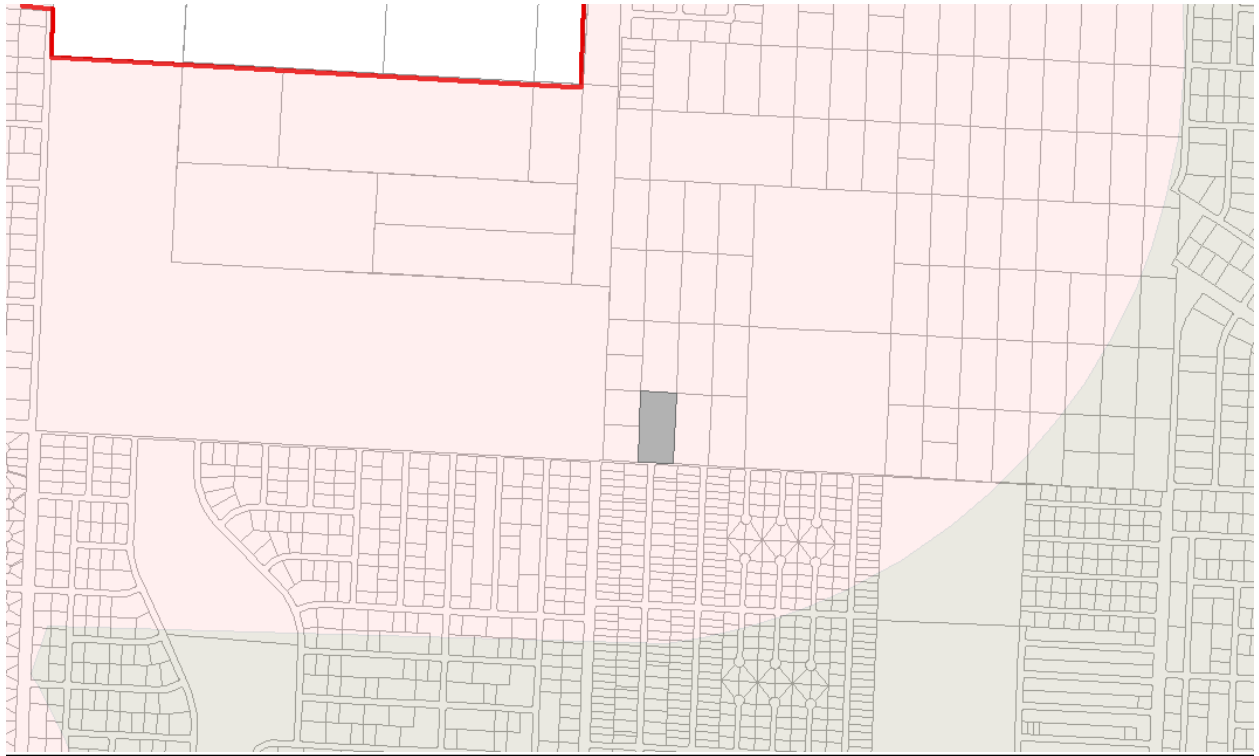
**El Paso Central Appraisal District Comments:**





The EPCAD approves this development.

**Attachments:**

- 1 – ETJ Map**
- 2 – Aerial**
- 3 – Applications**
- 4 – Preliminary Plat**
- 5 – Final Plat**

**Attachment 1: ETJ Map**



-  Aria Subdivision
-  Horizon City's City Limits
-  Horizon City's 1-mile ETJ
-  Socorro's 5-mile ETJ

**Attachment 2: Aerial 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 PROPOSED NAME: ARIA SUBDIVISION SUBMITTAL DATE: 5/27/2021

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)  
A PORTION OF E 1/2 OF THE SW 1/4 OF THE SW 1/4 OF THE S 1/4 OF THE SW 1/4 OF SECTION 39, BLOCK 78, TOWNSHIP 3, TARRANT CO TEXAS

PROPERTY LAND USES:	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	<u>4.9429</u>	<u>2</u>	OFFICE	_____	_____
DUPLEX	_____	_____	STREET & ALLEY	_____	_____
APARTMENT	_____	_____	PONDING & DRAINAGE	_____	_____
MOBILE HOME	_____	_____	INSTITUTIONAL	_____	_____
P.U.D.	_____	_____	OTHER	_____	_____
PARK (Min 1 acre)	_____	_____		_____	_____
SCHOOL	_____	_____		_____	_____
COMMERCIAL	_____	_____	TOTAL NO. SITES	_____	<u>2</u>
INDUSTRIAL	_____	_____	TOTAL (GROSS) ACREAGE	<u>4.9429</u>	_____

3. WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? \_\_\_\_\_ 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) ON-SITE PONDING

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   
 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 EA  
 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 EA IF YES, PLEASE SUBMIT COPY.

14. OWNER OF RECORD MARTIN MONROY (NAME & ADDRESS) (EMAIL) 915-603-1370 (PHONE)

15. DEVELOPER SUBMITOR CAO CONSULTING CO (NAME & ADDRESS) (EMAIL) 915-633-6422 (PHONE)

16. ENGINEER 4S ENGINEERING (NAME & ADDRESS) (EMAIL) 915-443-9644 (PHONE)

17. APPLICANT CAO CONSULTING CO (NAME & ADDRESS) (EMAIL) 915-633-6422 (PHONE)

18. REPI/POINT OF CONTACT CAO CONSULTING CO (NAME & ADDRESS) (EMAIL) 915-633-6422 (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 EA.  
 Applicant Signature [Signature] EMAIL CAOCONSULTING@AOL.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**

SUBDIVISION PROPOSED NAME: AAA SUBDIVISION SUBMITTAL DATE: 9/27/2021

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)  
A PORTION OF THE E 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 39, BLOCK 78, TOWNSHIP 3, TEXAS & PACIFIC RAILROAD SURVEYS

2. PROPERTY LAND USES:

	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	<u>4.9429</u>	<u>2</u>	OFFICE	_____	_____
DUPLEX	_____	_____	STREET & ALLEY	_____	_____
APARTMENT	_____	_____	PONDING & DRAINAGE	_____	_____
MOBILE HOME	_____	_____	INSTITUTIONAL	_____	_____
P.U.D.	_____	_____	OTHER	_____	_____
PARK (Min 1 Acre)	_____	_____	_____	_____	_____
SCHOOL	_____	_____	_____	_____	_____
COMMERCIAL	_____	_____	TOTAL NO. SITES	_____	<u>2</u>
INDUSTRIAL	_____	_____	TOTAL (GROSS) ACREAGE	<u>4.9429</u>	_____

3. WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? N/A 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) ON SITE PONDING

7. IF SINGLE-FAMILY OR DUPLEX DEVELOPMENT IS PROPOSED: AVERAGE FLOOR AREA OF HOUSES NOT KNOWN

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  NONE

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 BM  
 IF YES, submit REQUIRED GUARANTEE (SECTION 4.10.3 & 6.1.7, Municode Chapter 10) OR Improvement Cost Estimates & Construction Agreement \_\_\_\_\_

13. WILL ANY RESTRICTIONS AND COVENANTS BE RECORDED WITH PLAT? YES  NO  INITIALS BM IF YES, PLEASE SUBMIT COPY.

14. OWNER OF RECORD MARTIN MONROY (NAME & ADDRESS) \_\_\_\_\_ (EMAIL) \_\_\_\_\_ (PHONE) 915-603-1570

15. DEVELOPER \_\_\_\_\_ (NAME & ADDRESS) \_\_\_\_\_ (EMAIL) \_\_\_\_\_ (PHONE) \_\_\_\_\_

16. ENGINEER YS ENGINEERING Ali Basmal (NAME & ADDRESS) \_\_\_\_\_ (EMAIL) \_\_\_\_\_ (PHONE) 915-443-9644

17. APPLICANT \_\_\_\_\_ (NAME & ADDRESS) \_\_\_\_\_ (EMAIL) \_\_\_\_\_ (PHONE) \_\_\_\_\_

18. REP/POINT OF CONTACT CAA CONSULTING CO. CAA@CONSULTING1@TOL.COM (NAME & ADDRESS) \_\_\_\_\_ (EMAIL) \_\_\_\_\_ (PHONE) 915-633-6422

**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 RMC  
 Applicant Signature [Signature] EMAIL rbeckymonroy@yahoo.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







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

**Case #:** SUB002478-2021 – Rancho Desierto Bello Unit 13 Phase 2  
**Application Type:** Final Plat  
**P&Z Hearing Date:** June 8, 2021  
**Staff Contact:** Emily Offer  
 915-852-1046 ext.407; [eooffer@horizoncity.org](mailto:eooffer@horizoncity.org)

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

**Acreage:** Approximately 17.563 ± acres  
**Property Owner:** SDC Development, LTD  
**Applicant:** TRE & Associates, LLC  
**Nearest Park:** Golden Eagle Park  
**Nearest School:** Ricardo Estrada Junior High School

**SURROUNDING PROPERTIES:**

Zoning		Land Use
<b>N</b>	R-9 (Residential)	Single Family Residential
<b>E</b>	R-9 (Residential)	Vacant
<b>S</b>	R-9 (Residential)	Vacant
<b>W</b>	R-9 (Residential)	Ricardo Estrada Junior High School

**LAND USE AND ZONING:**

	Existing	Proposed
<b>Land Use</b>	Vacant	Residential and Commercial
<b>Zoning</b>	R-9 (Residential) and R-2 (Residential)	R-9 (Residential) and R-2 (Residential)

**Application Description:**

The applicant is also requesting to subdivide approximately 17.563 acres. The proposed subdivision includes 83 lots for single-family residential development, the smallest lot measuring approximately 6,215 square feet and the largest lot measuring approximately 13,120 square feet in size.

In accordance with Section 2.8.1 of the Subdivision Ordinance, the developer will be utilizing the parkland fee credit established with Unit 13 Phase 1 to cover the required \$4,800.00 (\$400 per residential unit) in parkland fees. This unit will also utilize the parkland credit approved by City Council, leaving the developer with a remaining credit of 2.522 acres for any future units (after Unit 15) within the development.

**Staff Recommendation:**

Although the Comprehensive plan designates this area for Parks and Open Space, the developer is developing the area in accordance with the current zoning requirements, and they are dedicating a 5.022 acre park to serve the series of Rancho Desierto Bello

developments. Staff recommends **APPROVAL** of the final plat with the condition that all staff comments shall be addressed prior to City Council action.

**Planning Division Comments:**

1. The street suffix "Court" is reserved for cul-de-sacs only. Mescal Bean Court needs a new suffix, such as "Drive" or "Road".

**Public Works Director Comments:**

1. Blocks 53 lots 45-48, and lot 91-92 provide address numbers (for address review purpose).
2. Address review/approval by the El Paso County 9-1-1 District is required
3. Add a note stating sidewalk to be constructed by developer in areas fronting the three drainage and/or HRMUD easements.
4. Provide a copy of the restrictions and covenants to be recorded, if any.

**Town Engineer Comments:**

The Town Engineer does not have any comments on the RDB Unit 13 Phase 2 plat.

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

The 911 District has no adverse comments regarding this plat.

**School District Comments:**

The Socorro Independent School District has reviewed Rancho Desierto Bello Unit Thirteen Phase Two and it is beyond our jurisdiction.

Clint Independent School District did not provide comments.

**TxDOT Comments:**

TxDOT has no comments since proposed unit is not abutting TxDOT right of way.

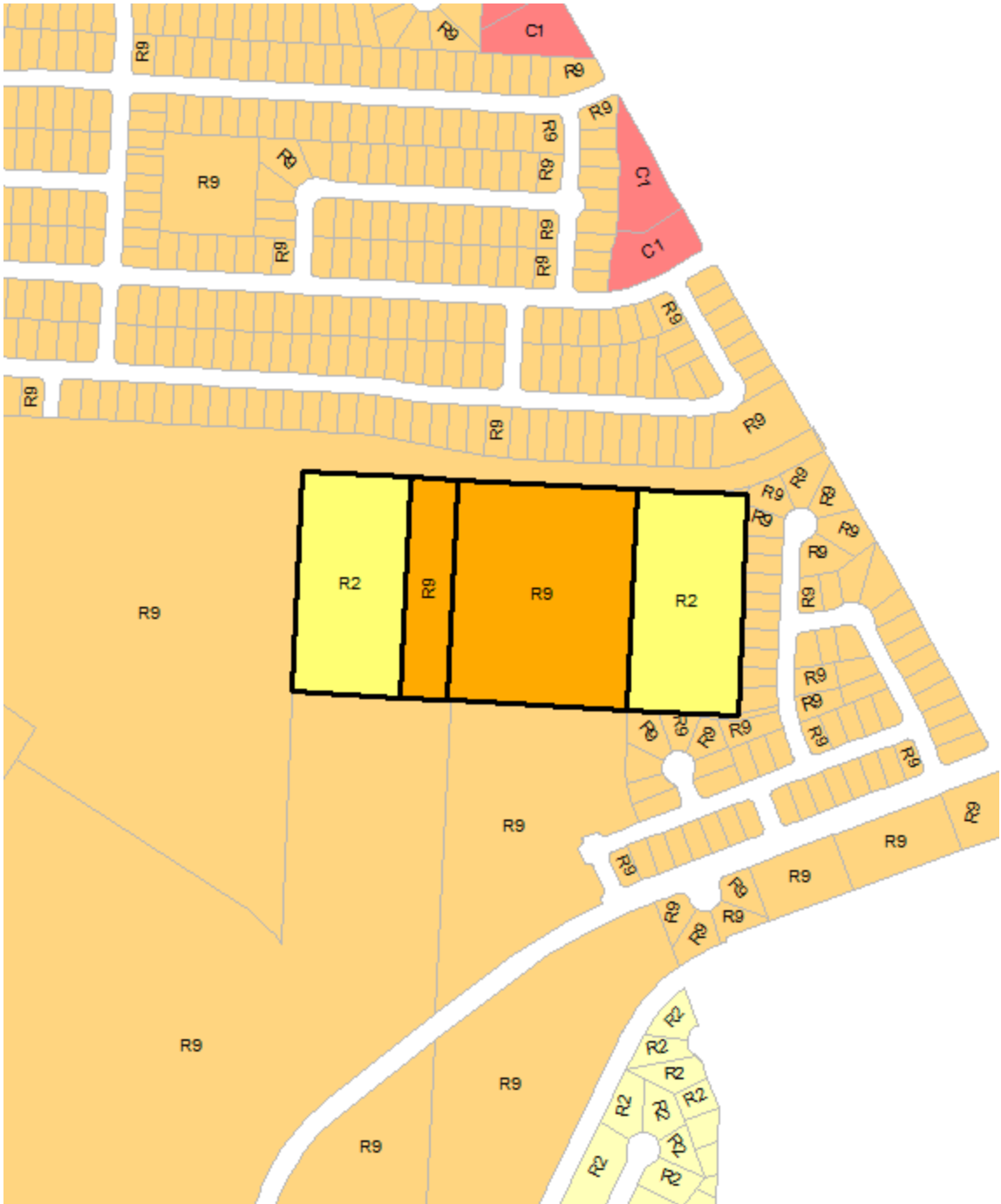
**El Paso Central Appraisal District Comments:**

The EPCAD approves this development.

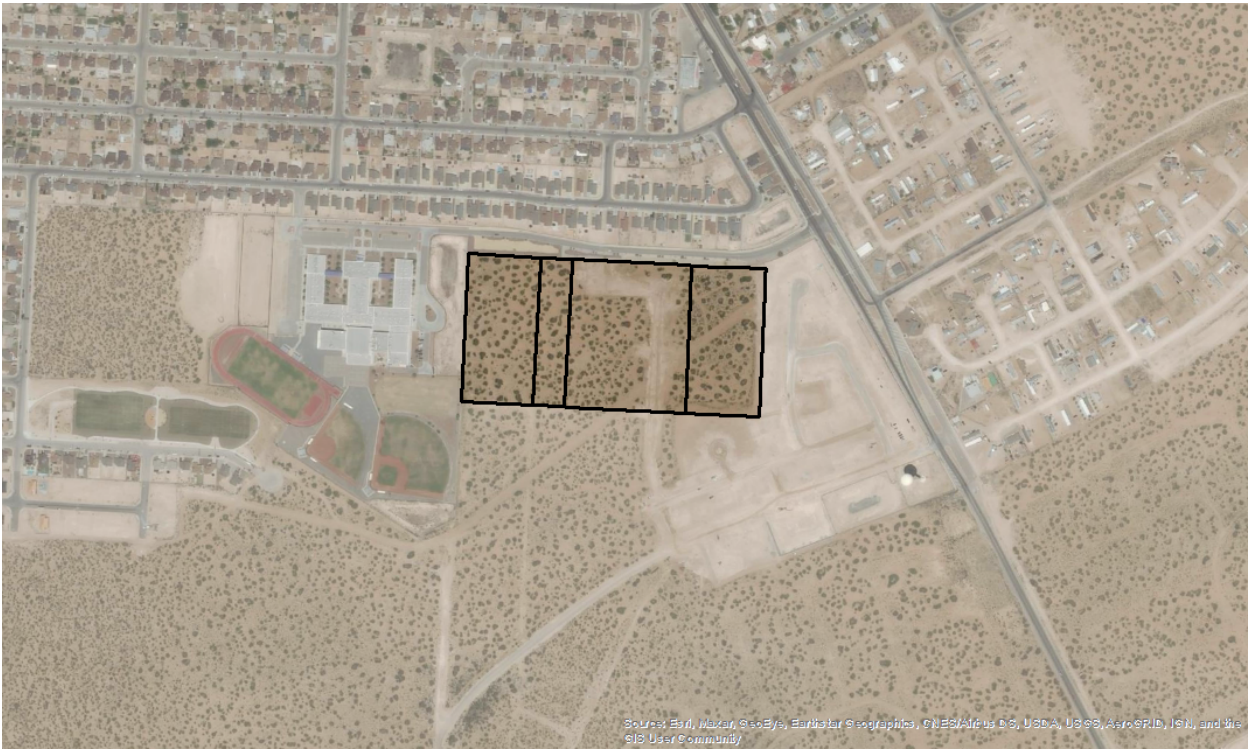
**Attachments:**

- 1 – Zoning Map
- 2 – Aerial
- 3 – Applications
- 4 – Plat

**Attachment 1: Zoning Map**



**Attachment 2: Aerial Map**



**Attachment 3- Application**



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

**MAJOR SUBDIVISION  
 FINAL PLAT APPLICATION**

SUBDIVISION PROPOSED NAME: Rancho Desierto Bello Unit 13 Phase II SUBMITTAL DATE: 5/26/2021

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 17.563 ACRES +/-.

2. PROPERTY LAND USES:

	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	<u>14.843</u>	<u>83</u>	OFFICE	_____	_____
DUPLEX	_____	_____	STREET & ALLEY	<u>2.72</u>	_____
APARTMENT	_____	_____	PONDING & DRAINAGE	_____	_____
MOBILE HOME	_____	_____	INSTITUTIONAL	_____	_____
P.U.D.	_____	_____	OTHER	_____	_____
PARK (Min 1 Acre)	_____	_____	_____	_____	_____
SCHOOL	_____	_____	_____	_____	_____
COMMERCIAL	_____	_____	TOTAL NO. SITES	_____	<u>83</u>
INDUSTRIAL	_____	_____	TOTAL (GROSS) ACREAGE	<u>17.563</u>	_____

3. WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? R-9, R-2 PROPOSED ZONING N/A

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

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 L.I.  
 IF YES, submit REQUIRED GUARANTEE (SECTION 4.10.3 & 8.1.7, Municode Chapter 10) OR Improvement Cost Estimates & Construction Agreement

13. WILL ANY RESTRICTIONS AND COVENANTS BE RECORDED WITH PLAT? YES  NO  INITIALS \_\_\_\_\_ IF YES, PLEASE SUBMIT COPY.

14. OWNER OF RECORD SDC Development, LTD jduran@desertviewhomes.com (915) 591-5319  
 (NAME & ADDRESS) (EMAIL) (PHONE)

15. DEVELOPER SDC Development, LTD jduran@desertviewhomes.com (915) 591-5319  
 (NAME & ADDRESS) (EMAIL) (PHONE)

16. ENGINEER TRE & Associates, LLC lbaven@tr-eng.com (915) 850-9093  
 (NAME & ADDRESS) (EMAIL) (PHONE)

17. APPLICANT TRE & Associates, LLC lbaven@tr-eng.com (915) 850-9093  
 (NAME & ADDRESS) (EMAIL) (PHONE)

18. REP/POINT OF CONTACT TRE & Associates, LLC lbaven@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 L.I.

Applicant Signature [Signature] EMAIL lbaven@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





1. CALL MEETING TO ORDER & DETERMINATION OF QUORUM

2. COMMISSION MEMBERS ATTENDANCE: EXCUSED : UNEXCUSED Crispin Melendez

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:

Planning Director

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

**ACTION:** Motion made by GARDEA, 2<sup>ND</sup> by DURAN to postpone item.

**ALL IN FAVOR. MOTION CARRIED**

B. DISCUSSION AND RECOMMENDATION:

Planning Director

*(This item was postponed at the April 19, 2021 meeting)*

On a rezoning application (#RZ002471-2021) request to approve a change in zone from a Residential R-9 and C-2 Commercial zone to Residential R-2 and Commercial C-2 zone for properties legally described as *being a portion of C.D Stewart Survey No. 321, Town of Horizon City, El Paso County, Texas*. Application submitted by Conde Inc.

**ACTION:** Motion made by GARDEA, 2<sup>ND</sup> by DURAN to recommend approval of the rezoning application with staff comments.

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

**MOTION CARRIED**



5. OTHER BUSINESS

A. DISCUSSION AND ACTION:

On the Planning and Zoning meeting minutes for the meeting of April 19, 2021

**ACTION:** Motion made by GARDEA, 2<sup>ND</sup> by FLORES to approve meeting minutes of April 19, 2021.

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

**MOTION CARRIED**

6. ANNOUNCEMENTS

A. The next regular scheduled meeting: **Monday, June 21, 2021, at 6pm.**

EXECUTIVE SESSION

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

**ADJOURNMENT:** The meeting adjourned at 6:35 pm.

\_\_\_\_\_  
Robert Avila Jr. – Chair

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

**ATTEST:**

\_\_\_\_\_  
Elizabeth S. Luna  
Secretary to the Boards

**DISTRIBUTION OF MINUTES:**

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