



**HORIZON CITY**

Incorporated 1988

**AGENDA  
PUBLIC MEETING  
REGULAR PLANNING AND ZONING MEETING  
THE TOWN OF HORIZON CITY, TEXAS  
Monday, August 16, 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, August 16, 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 from the meeting link:**

**<https://horizoncity.webex.com/horizoncity/j.php?MTID=m4522ff4951e84a2ae4b9bc89fdd4d5f2>**

Join by meeting number

Meeting number (access code): 145 181 7245

Meeting password: 16AugPZ!

Tap to join from a mobile device (attendees only)

1-844-621-3956 1451817245## United States Toll Free

+1-415-655-0001 1451817245## 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 has been postponed at previous meetings per the applicant's request)* On the resubmitted replat application for **Horizon Manor Unit Three Replat "A" (#RP-002460-2020)**, legally described as a *portion of Lot 19, Block 9, Horizon Manor Unit Three, Town of Horizon City, El Paso County, Texas*. Containing 7.9365 ± acres. Application submitted by CAD Consulting Co.

**B. DISCUSSION AND RECOMMENDATION:**

5

Planning Director

On a rezoning application request (**#RZ002483-2021**) to approve a change in zone for a tract of land (parcel 1 of 10) from C-1, A-1, A-2, R-2, R-3, R-4A, R-6, and R-9 (Commercial, Apartment, and Residential) to R-3 (Residential), legally described as, *a portion of Section 30, Block 78, Township 3, Texas Pacific Railway Company Surveys, El Paso County, Texas*; totaling 276.104 acres. Application submitted by CEA Group on behalf of Hunt Companies, Investors & General Partners.

**C. DISCUSSION AND RECOMMENDATION:**

Planning Director

On a rezoning application request (**#RZ002483-2021**) to approve a change in zone for a tract of land (parcel 2 of 10) from R-2 (Residential) to C-1 (Commercial), legally described as, *a portion of Section 30, Block 78, Township 3, Texas Pacific Railway Company Surveys, El Paso County, Texas*; totaling 1.983 acres. Application submitted by CEA Group on behalf of Hunt Companies, Investors & General Partners.

**D. DISCUSSION AND RECOMMENDATION:**

Planning Director

On a rezoning application request (**#RZ002483-2021**) to approve a change in zone for a tract of land (parcel 3 of 10) from R-2 (Residential) to C-1 (Commercial), legally described as *a portion of Section 30, Block 78, Township 3, Texas Pacific Railway Company Surveys, El Paso County, Texas*; totaling 1.453 acres. Application submitted by CEA Group on behalf of Hunt Companies, Investors & General Partners.

**E. DISCUSSION AND RECOMMENDATION:**

Planning Director

On a rezoning application request (**#RZ002483-2021**) to approve a change in zone for a tract of land (parcel 4 of 10) from R-2 (Residential) to R-3 (Residential), legally described as *a portion of Section 30, Block 78, Township 3, Texas Pacific Railway Company Surveys, El Paso County, Texas*; totaling 45.426 acres. Application submitted by CEA Group on behalf of Hunt Companies, Investors & General Partners.

**F. DISCUSSION AND RECOMMENDATION:**

Planning Director

On a rezoning application request (**#RZ002483-2021**) to approve a change in zone for a tract of land (parcel 5 of 10) from R-2 (Residential) to C-1 (Commercial), legally described as *a portion of Section 30, Block 78, Township 3, Texas Pacific Railway Company Surveys, El Paso County, Texas*; totaling 1.918 acres. Application submitted by CEA Group on behalf of Hunt Companies, Investors & General Partners.

**G. DISCUSSION AND RECOMMENDATION:**

Planning Director

On a rezoning application request (**#RZ002483-2021**) to approve a change in zone for a tract of land (parcel 6 of 10) from R-2 (Residential) to C-1 (Commercial) legally described as *a portion of Section 30, Block 78, Township 3, Texas Pacific Railway Company Surveys, El Paso County, Texas*; totaling 1.642 acres. Application submitted by CEA Group on behalf of Hunt Companies, Investors & General Partners.

**H. DISCUSSION AND RECOMMENDATION:**

Planning Director

On a rezoning application request (**#RZ002483-2021**) to approve a change in zone for a tract of land (parcel 7 of 10) from R-2 (Residential) to R-3 (Residential), legally described as *a portion of Section 32,*

Block 78, Township 3, Texas Pacific Railway Company Surveys, El Paso County, Texas; totaling 185.716 acres. Application submitted by CEA Group on behalf of Hunt Companies, Investors & General Partners.

**I. DISCUSSION AND RECOMMENDATION:**

Planning Director

On a rezoning application request (#RZ002483-2021) to approve a change in zone for a tract of land (parcel 8 of 10) from R-2 (Residential) to C-2 (Commercial), legally described as a portion of Section 32, Block 78, Township 3, Texas Pacific Railway Company Surveys, El Paso County, Texas; totaling 13.451 acres. Application submitted by CEA Group on behalf of Hunt Companies, Investors & General Partners.

**J. DISCUSSION AND RECOMMENDATION:**

Planning Director

On a rezoning application request (#RZ002483-2021) to approve a change in zone for a tract of land (parcel 9 of 10) from R-2 (Residential) to R-3 (Residential), legally described as a portion of Section 32, Block 78, Township 3, Texas Pacific Railway Company Surveys, El Paso County Texas; totaling 212.581 acres. Application submitted by CEA Group on behalf of Hunt Companies, Investors & General Partners.

**K. DISCUSSION AND RECOMMENDATION:**

Planning Director

On a rezoning application request (#RZ002483-2021) to approve a change in zone for a tract of land (parcel 10 of 10) from R-2 (Residential) to C-2 (Commercial), legally described as a portion of Section 32, Block 78, Township 3, Texas Pacific Railway Company Surveys El Paso County, Texas; totaling 4.263 acres. Application submitted by CEA Group on behalf of Hunt Companies, Investors & General Partners.

**5. OTHER BUSINESS**

**A. DISCUSSION AND ACTION:**

31

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

**6. ANNOUNCEMENTS**

A. The next regular scheduled meeting: **Monday, September 20, 2021, at 6pm.**

**This meeting was not held due to a lack of quorum. A special meeting will be held on September 2, 2021 @ 6p.**

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 Commission Staff Report**

**Case No.:** RZ-002483-2021  
*HZN Mesa HZN Sunrise*

**Application Type:** **Rezoning**

**P&Z Hearing Date:** April 19, 2021

**Staff Contact:** Michelle Padilla  
 915-852-1046; [mpadilla@horizoncity.org](mailto:mpadilla@horizoncity.org)

**Address/Location:** Properties along Eastlake Boulevard; from Desert Mist Drive to Horizon Boulevard.

**Nearest Park:** Horizon Mesa Park

**Nearest School:** Horizon High School

Parcel #	Acreage Tract	Legal Description
HORIZON MESA		
1	276.104	A portion of Section 30, Block 78, Township 3, Texas Pacific Railway Company Surveys
2	1.983	A portion of Section 30, Block 78, Township 3, Texas Pacific Railway Company Surveys
3	1.453	A portion of Section 30, Block 78, Township 3, Texas Pacific Railway Company Surveys
4	45.426	A portion of Section 30, Block 78, Township 3, Texas Pacific Railway Company Surveys
5	1.918	A portion of Section 30, Block 78, Township 3, Texas Pacific Railway Company Surveys
6	1.642	A portion of Section 30, Block 78, Township 3, Texas Pacific Railway Company Surveys
HORIZON SUNRISE		
7	185.716	A portion of Section 32, Block 78, Township 3, Texas Pacific Railway Company Surveys
8	13.451	A portion of Section 32, Block 78, Township 3, Texas Pacific Railway Company Surveys
9	212.581	A portion of Section 32, Block 78, Township 3, Texas Pacific Railway Company Surveys
10	4.263	A portion of Section 32, Block 78, Township 3, Texas Pacific Railway Company Surveys

Parcel #	Current Land Use	Proposed Land Use	Current Zoning	Proposed Zoning	Owner
HORIZON MESA					
1	Vacant	Residential	C-1, A1, A2, R-2, R-3, R-4A, R-6, and R9	R3	LE30; HCH; RG30; HCD
2	Vacant	Commercial	R-2	C1	RG30
3	Vacant	Commercial	R-2	C1	RG30
4	Vacant	Residential	C-1 and R-2	R3	RG30; HCD
5	Vacant	Commercial	R2	C1	RG30
6	Vacant	Commercial	R2	C1	RG30
HORIZON SUNRISE					
7	Vacant	Residential	R2	R3	HCH; HBG32; HB32H; HHC
8	Vacant	Commercial	R2	C2	HHC
9	Vacant	Residential	R2	R3	HCH; HB32H
10	Vacant	Commercial	R2	C2	HB32H; HHC

**Application Description:**

The applicant is requesting to change the zone of approximately 744,537 acres of vacant land currently zoned as C-1 (Commercial), A-1 (Apartments), A-2 (Apartments), R-2 (Residential), R-3 (Residential), R-4A (Residential), R-6 (Residential), and R9 (Residential) to be rezoned as C-1, C-2, and R-3 in accordance with the attached proposed zoning map. The request proposes R-3 (single-family residential) development throughout with pockets of commercial at major intersections. The subject properties include most of the vacant land along Eastlake Boulevard between Desert Mist Drive and Horizon Boulevard.

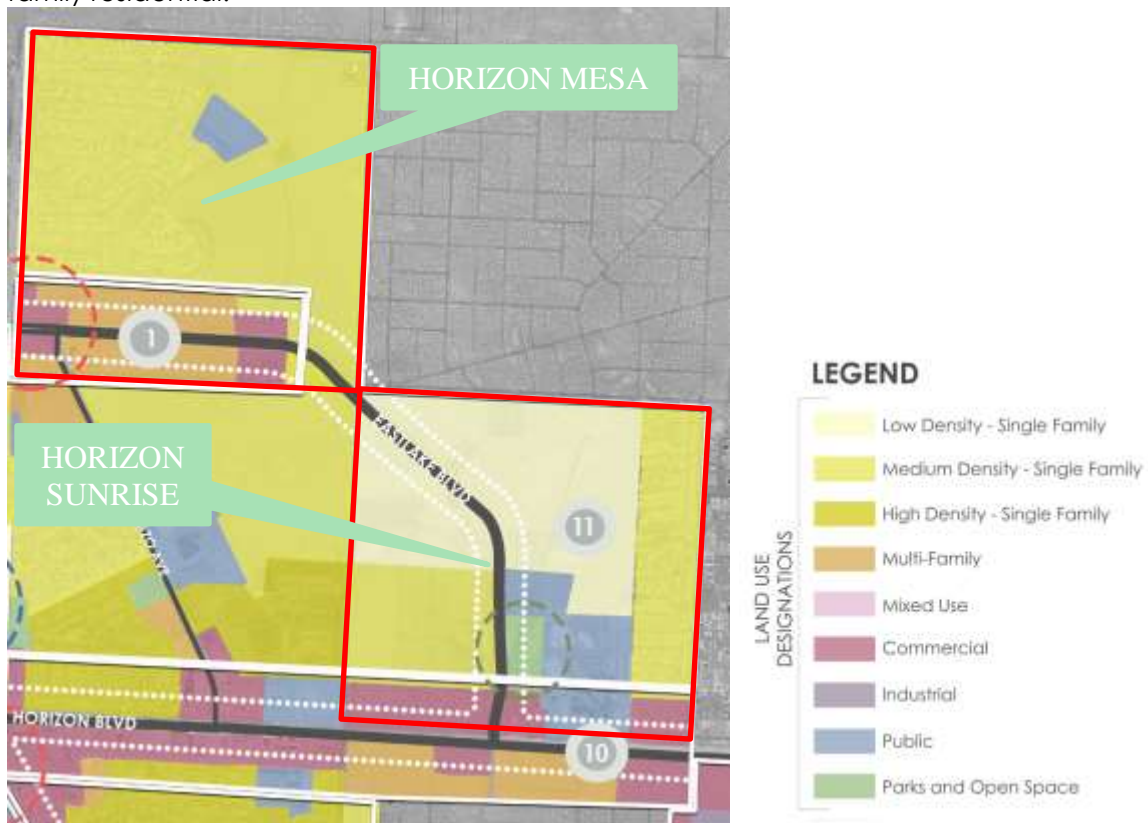
**Notice:**

In accordance with Section 211.007 of the Texas Local Government Code, notices of the August 16, 2021 public hearing were sent to the school district of jurisdiction and to those property owners within 200 feet of the subject property on July 29, 2021. In addition, the applicant is required to erect signs notifying the public of the proposed rezoning on the site proposed for rezoning fifteen (15) days prior to the Planning and Zoning Commission public hearing. This requirement has been met.

To date, staff has not received any correspondence in support or in opposition of the request.

**Vision 2020 – Future Land Use Map Designation:**

Horizon City Vision 2020 Strategic Master Plan designates this area for the following uses: low-, medium-, and high-density single family residential; multi-family residential; commercial; public; and parks and open space in accordance with the map and legend below. The developer is proposing a land use plan that includes commercial and single-family residential.



## DEVELOPER'S LAND USE PLAN



### **Staff Recommendation:**

Due to a discrepancy on the online zoning map on the City's website, the notification signs that were posted for the parcels within the Horizon Mesa development area did not include the correct existing zoning categories. The applicant is working to make the necessary changes to the signs; therefore, staff is recommending that the action on the agenda items for parcels one through six be **postponed**. However, the public hearing should be held since notices were mailed out to the abutting property owners.

Staff recommends **approval** of the request to rezone to **R-3** (Residential) and **C-2** (Commercial) for parcels seven through ten within the Horizon Sunrise development area.

### **Planning Division Comments:**

This development proposes R-3 (single-family residential) development throughout with pockets of commercial at major intersections. The proposed R-3 zone will allow for minimum lot sizes of 5,500 square feet, where the smallest lot allowed with the current zoning is 6,000 square feet. The City's Comprehensive Plan calls for low-, medium-, and high-density single family residential in this area and even with the smaller lot size, the number of lots per acre will still fall within the low-density category of 1 to 7 lots per acre. Per the applicant's phasing plan, the proposed zoning will allow for approximately 4.5 lots per acre after considering all other development requirements such as roadways, drainage, and parks.

The future land use plan designates this area to provide a variety of housing types, to include multi-family residential. Approving this development's land use plan and rezoning request will increase the variety in the type of residential dwellings offered although it will not provide for multi-family development.

**Planning and Zoning Commission Options:**

The Planning and Zoning Commission may consider the following options and additional requirements that it may identify when reviewing this rezoning application:

1. Recommend **approval** of the Applicant's request for change of zone classification as stated and forward a recommendation for approval for the change of zone classification to the City Council.
2. Recommend **denial** of the Applicant's request for change of zone classification and forward a recommendation for denial of the requested rezoning to the City Council.

**Attachments:**

**1 – Current Zoning Designation**

**2 – Aerial**

**3 - Future Land Use Map (Comp Plan)**

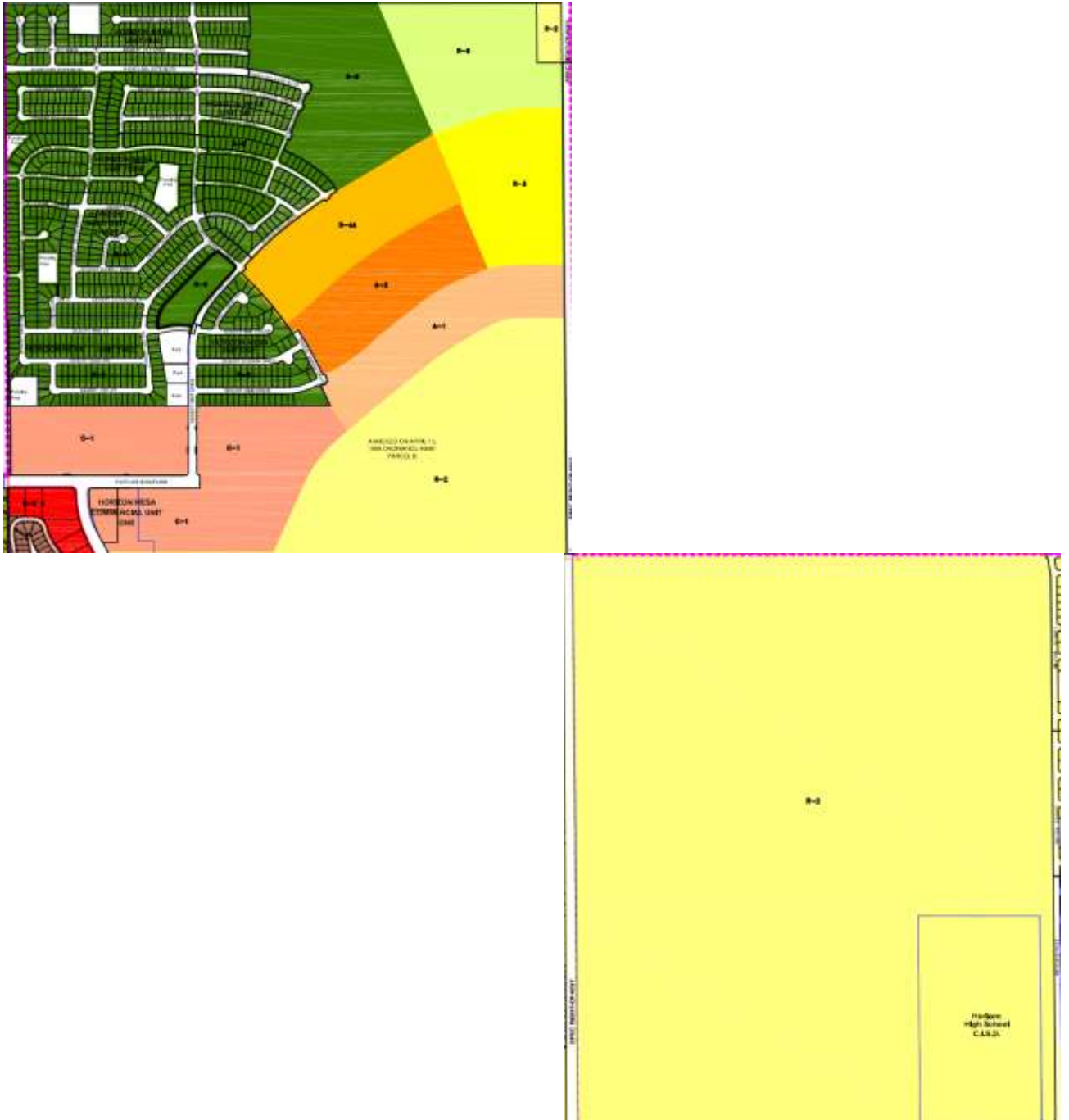
**4 - Boundary Survey Location Map**

**5 – Application**

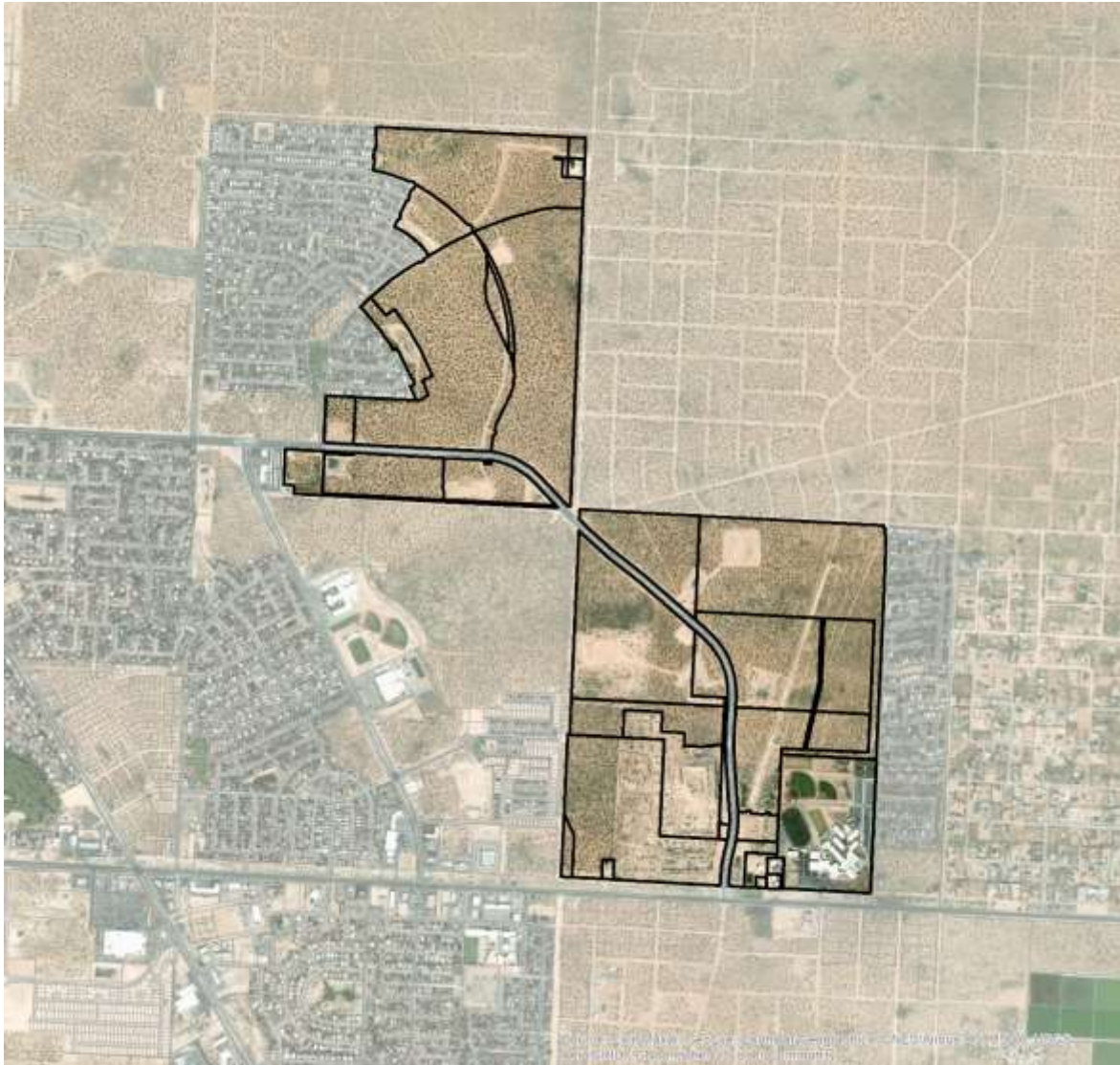
**6 – Surveys**

**7 – Proposed Zoning and Development Maps**

# Attachment 1: Current Zoning Designation



**Attachment 2: Aerial**



### Attachment 3: Future Land Use Map



**Attachment 5: Applications**



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

**REZONE APPLICATION**

*R2002483 - 2021*

1. **Owner of Record:** Lake East 30, LTD., Hunt Communities Holding, LLC., Rodman Growth 30, LTD., Hunt Communities Development Co. II, LLC  
4401 N. Mesa Street, El Paso Texas 79902 (915) 533-1122 jose.lares@huntoompanies.com  
(ADDRESS) (ZIP) (PHONE) (EMAIL)

2. **Applicant** \_\_\_\_\_ Is applicant also the Owner?  Yes  No  
 Contact Person \_\_\_\_\_  
(ADDRESS) (ZIP) (PHONE) (EMAIL)

3. **PARCEL ONE**  
 Site Address/Location \_\_\_\_\_  
 Legal Description: A portion of Section 30, Block 78, Township 3, Texas and Pacific Railway Company Surveys  
(Lot) (Block) (Subdivision Name)

**PARCEL TWO**  
 Site Address/Location \_\_\_\_\_  
 Legal Description: \_\_\_\_\_  
(Lot) (Block) (Subdivision Name) *Acres 276.104*

If the legal description of the complete tracts or if plat is not available, attached are the **required** Metes & Bounds Description & survey map(s)?  Yes  No

4. Briefly explain why you request to rezone? To develop a residential development

5. **Land's Present Use:** Vacant Zone A1, R9  
 Land Vacant  Lot size \_\_\_\_\_ Structure  Structure's size \_\_\_\_\_ Last known date the structure was occupied? \_\_\_\_\_  
**Land's Proposed Use:** Residential Development Proposed Zone Use R3

Will you be making any improvements to the existing lot or structure?  Yes  No This request includes Site Development Plans for approval?  Yes  No

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

6. **Signatures:**  
 See Attached page \_\_\_\_\_  
(OWNER'S SIGNATURE) (OWNER'S PRINTED NAME)

\_\_\_\_\_  
(APPLICANT'S SIGNATURE) (APPLICANT'S PRINTED NAME)

FEE SCHEDULE: (NON-REFUNDABLE)		Application & Submittals Due Date: _____	
<b>\$300</b> - UP TO 1.0 ACRES	<b>\$450</b> - 30.1 ACRES TO 50 ACRES	P&Z Scheduled Mtg. Date: _____	
<b>\$350</b> - 1.1 ACRES TO 10 ACRES	<b>\$500</b> - 50.1 ACRES TO 75 ACRES	City Council Scheduled Date: _____	
<b>\$400</b> - 10.1 ACRES TO 30 ACRES	<b>\$600</b> - 75.1 ACRES AND UP	Application Received By: _____	
<b>EL PASO TIMES PUBLISHING FEE</b> APPROXIMATELY \$460	<b>ENGINEERING FEE</b> APPROXIMATELY \$60 PER 1/4 HOUR	Date Application Rec'd: _____	

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



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

**REZONE APPLICATION**

*R2002483-2021*

1. Owner of Record: Rodman Growth 30, LTD.  
 4401 N. Mesa Street, El Paso Tx. 79902 (915) 533-1122 jose.lares@hurlcomparies.com  
 (ADDRESS) (ZIP) (PHONE) (EMAIL)

2. Applicant \_\_\_\_\_ is applicant also the Owner?  Yes  No  
 Contact Person \_\_\_\_\_

(ADDRESS) (ZIP) (PHONE) (EMAIL)

3. ~~PARCEL ONE~~ TWO  
 Site Address/Location N/A  
 Legal Description: A portion of Section 30, Block 7B, Township 3, Texas and Pacific Railway Company Surveys  
 (Lot) (Block) (Subdivision Name)

PARCEL TWO  
 Site Address/Location \_\_\_\_\_  
 Legal Description: \_\_\_\_\_  
 (Lot) (Block) (Subdivision Name)

*Acres = 1.983*

If the legal description of the complete tracts or if plat is not available, attached are the **required** Notes & Bounds Description & survey map(s)?  Yes  No

4. Briefly explain why you request to rezone? To develop a Commercial site

5. Land's Presents Use: Vacant Zone A1  
 Land Vacant  Lot size \_\_\_\_\_ Structure  Structure's size \_\_\_\_\_ Last known date the structure was occupied? \_\_\_\_\_

Land's Proposed Use: Commercial Development Proposed Zone Use C1  
 Will you be making any improvements to the existing lot or structure?  Yes  No This request includes Site Development Plans for approval?  Yes  No

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

6. Signatures: *[Signature]*  
 (OWNER'S SIGNATURE)

BRION GEORGES  
 (OWNER'S PRINTED NAME)

\_\_\_\_\_  
 (APPLICANT'S SIGNATURE)

\_\_\_\_\_  
 (APPLICANT'S PRINTED NAME)

**FEE SCHEDULE: (NON-REFUNDABLE)**

<b>\$300 - UP TO 1.0 ACRES</b>	<b>\$450 - 30.1 ACRES TO 50 ACRES</b>
<b>\$350 - 1.1 ACRES TO 10 ACRES</b>	<b>\$500 - 50.1 ACRES TO 75 ACRES</b>
<b>\$400 - 10.1 ACRES TO 30 ACRES</b>	<b>\$600 - 75.1 ACRES AND UP</b>
<b>EL PASO TIMES PUBLISHING FEE APPROXIMATELY \$460</b>	<b>ENGINEERING FEE APPROXIMATELY \$60 PER 1/2 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 REZONING application.**



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

**REZONE APPLICATION**

R2002483-2021

1. Owner of Record: Rodman Growth 30, LTD.  
 4401 N. Mesa Street, El Paso Tx. 79902 (915) 533-1122 jose.lares@hunts.com  
 (ADDRESS) (ZIP) (PHONE) (EMAIL)

2. Applicant \_\_\_\_\_ is applicant also the Owner?  Yes  No  
 Contact Person \_\_\_\_\_

(ADDRESS) (ZIP) (PHONE) (EMAIL)

3. PARCEL ONE - THREE  
 Site Address/Location \_\_\_\_\_  
 Legal Description: A portion of Section 30, Block 78, Township 3, Texas and Pacific Railway Company Surveys  
 (Lot) (Block) (Subdivision Name)

PARCEL TWO  
 Site Address/Location \_\_\_\_\_  
 Legal Description: \_\_\_\_\_  
 (Lot) (Block) (Subdivision Name)

Acres = 1.953

If the legal description of the complete tracts or if plat is not available, attached are the required Moles & Bounds Description & survey map(s)?  Yes  No

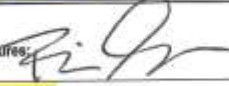
4. Briefly explain why you request to rezone? To develop a Commercial site

5. Land's Presents Use: Vacant Zone A1  
 Land Vacant  Lot size \_\_\_\_\_ Structure  Structure's size \_\_\_\_\_ Last known date the structure was occupied? \_\_\_\_\_

Land's Proposed Use: Commercial Development Proposed Zone Use C1

Will you be making any improvements to the existing lot or structure?  Yes  No This request includes Site Development Plans for approval?  Yes  No

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

6. Signatures:   
 (OWNER'S SIGNATURE)

Brian Georges  
 (OWNER'S PRINTED NAME)

\_\_\_\_\_  
 (APPLICANT'S SIGNATURE)

\_\_\_\_\_  
 (APPLICANT'S PRINTED NAME)

FEE SCHEDULE: (NON-REFUNDABLE)	
\$300 - UP TO 1.0 ACRES	\$450 - 30.1 ACRES TO 50 ACRES
\$350 - 1.1 ACRES TO 10 ACRES	\$500 - 50.1 ACRES TO 75 ACRES
\$400 - 10.1 ACRES TO 30 ACRES	\$600 - 75.1 ACRES AND UP
EL PASO TIMES PUBLISHING FEE APPROXIMATELY \$460	ENGINEERING FEE APPROXIMATELY \$60 PER 1/4 HOUR

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 REZONING application.**



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

**REZONE APPLICATION**

R2002483-2021

1. Owner of Record: Radman Growth 30, LTD., Hunt Communities Development Co. II, LLC.  
 4401 N. Mesa Street, El Paso Texas 79902 (915) 533-1122 jose.lares@huntcompanies.com  
 (ADDRESS) (ZIP) (PHONE) (EMAIL)

2. Applicant \_\_\_\_\_ Is applicant also the Owner?  Yes  No  
 Contact Person \_\_\_\_\_

(ADDRESS) (ZIP) (PHONE) (EMAIL)

3. PARCEL ONE: Four  
 Site Address/Location \_\_\_\_\_  
 Legal Description: A portion of Section 30, Block 78, Township 3, Texas and Pacific Railway Company Surveys  
 (Lot) (Block) (Subdivision Name)

PARCEL TWO  
 Site Address/Location \_\_\_\_\_  
 Legal Description: \_\_\_\_\_ Acres = 45.426  
 (Lot) (Block) (Subdivision Name)

If the legal description of the complete tracts or if plat is not available, attached are the **required** Metes & Bounds Description & survey map(s)?  Yes  No

4. Briefly explain why you request to rezone? To develop a residential development

5. Land's Presents Use: Vacant Zone A2  
 Land Vacant  Lot size \_\_\_\_\_ Structure  Structure's size \_\_\_\_\_ Last known date the structure was occupied? \_\_\_\_\_

Land's Proposed Use: Residential Development Proposed Zone Use R3

Will you be making any improvements to the existing lot or structure?  Yes  No This request includes Site Development Plans for approval?  Yes  No

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

6. Signatures:  
 See Attached page \_\_\_\_\_  
 (OWNER'S SIGNATURE) (OWNER'S PRINTED NAME)  
 \_\_\_\_\_  
 (APPLICANT'S SIGNATURE) (APPLICANT'S PRINTED NAME)

**FEE SCHEDULE: (NON-REFUNDABLE)**

<b>\$300</b> - UP TO 1.0 ACRES	<b>\$450</b> - 30.1 ACRES TO 50 ACRES
<b>\$350</b> - 1.1 ACRES TO 10 ACRES	<b>\$500</b> - 50.1 ACRES TO 75 ACRES
<b>\$400</b> - 10.1 ACRES TO 30 ACRES	<b>\$600</b> - 75.1 ACRES AND UP
<b>EL PASO TIMES PUBLISHING FEE</b> APPROXIMATELY \$460	<b>ENGINEERING FEE</b> APPROXIMATELY \$60 PER 1/2 HOUR

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 REZONING application.**



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

**REZONE APPLICATION**

R2002483-2021

1. Owner of Record: Rodman Growth 30, LTD.  
 4401 N. Mesa Street, El Paso Tx. 79902 (915) 533-1122 jose.lares@huntcompanies.com  
 (ADDRESS) (ZIP) (PHONE) (EMAIL)  
 2. Applicant \_\_\_\_\_ Is applicant also the Owner?  Yes  No  
 Contact Person \_\_\_\_\_

(ADDRESS) (ZIP) (PHONE) (EMAIL)

3. PARCEL ONE ~~ONE~~ FIVE  
 Site Address/Location \_\_\_\_\_  
 Legal Description: A portion of Section 30, Block 78, Township 3, Texas and Pacific Railway Company Surveys  
 (Lot) (Block) (Subdivision Name) Acres = 1.918

PARCEL TWO  
 Site Address/Location \_\_\_\_\_  
 Legal Description: \_\_\_\_\_  
 (Lot) (Block) (Subdivision Name)

If the legal description of the complete tracts or if plat is not available, attached are the required Motes & Bounds Description & survey map(s)?  Yes  No

4. Briefly explain why you request to rezone? To develop a Commercial site  
 5. Land's Presents Use: Vacant Zone A2  
 Land Vacant  Lot size \_\_\_\_\_ Structure  Structure's size \_\_\_\_\_ Last known date the structure was occupied? \_\_\_\_\_  
 Land's Proposed Use: Commercial Development Proposed Zone Use C1  
 Will you be making any improvements to the existing lot or structure?  Yes  No This request includes Site Development Plans for approval?  Yes  No

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

4. Signatures: [Signature]  
 (OWNER'S SIGNATURE)

BRIAN GEORGETS  
 (OWNER'S PRINTED NAME)

\_\_\_\_\_  
 (APPLICANT'S SIGNATURE)

\_\_\_\_\_  
 (APPLICANT'S PRINTED NAME)

**FEE SCHEDULE: (NON-REFUNDABLE)**

\$300 - UP TO 1.0 ACRES	\$450 - 30.1 ACRES TO 50 ACRES
\$350 - 1.1 ACRES TO 10 ACRES	\$500 - 50.1 ACRES TO 75 ACRES
\$400 - 10.1 ACRES TO 30 ACRES	\$600 - 75.1 ACRES AND UP
EL PASO TIMES PUBLISHING FEE APPROXIMATELY \$460	ENGINEERING FEE APPROXIMATELY \$60 PER 1/2 HOUR

Application & Submittals Due Date: \_\_\_\_\_  
 PAZ 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 REZONING application.**



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

**REZONE APPLICATION**

R2002483-2021

1. Owner of Record: Rodman Growth 30, LTD  
 4401 N. Mesa Street, El Paso Tx. 79902 (915) 533-1122 jose.iares@hunto.companies.com  
 (ADDRESS) (ZIP) (PHONE) (EMAIL)  
 2. Applicant \_\_\_\_\_ Is applicant also the Owner?  Yes  No  
 Contact Person \_\_\_\_\_

(ADDRESS) (ZIP) (PHONE) (EMAIL)

3. PARCEL ONE- SIX  
 Site Address/Location \_\_\_\_\_  
 Legal Description: A portion of Section 30, Block 78, Township 3, Texas and Pacific Railway Company Surveys  
 (Lot) (Block) (Subdivision Name) Acres = 1.642

PARCEL TWO  
 Site Address/Location \_\_\_\_\_  
 Legal Description: \_\_\_\_\_  
 (Lot) (Block) (Subdivision Name)


If the legal description of the complete tracts or if plat is not available, attached are the required Notes & Bounds Description & survey map(s)?  Yes  No

4. Briefly explain why you request to rezone? To develop a Commercial site

5. Land's Presents Use: Vacant Zone A2  
 Land Vacant  Lot size \_\_\_\_\_ Structure  Structure's size \_\_\_\_\_ Last known date the structure was occupied? \_\_\_\_\_

Land's Proposed Use: Commercial Development Proposed Zone Use: C1  
 Will you be making any improvements to the existing lot or structure?  Yes  No This request includes Site Development Plans for approval?  Yes  No

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

6. Signatures:   
 (OWNER'S SIGNATURE)

BRION GEORGES  
 (OWNER'S PRINTED NAME)

\_\_\_\_\_  
 (APPLICANT'S SIGNATURE)

\_\_\_\_\_  
 (APPLICANT'S PRINTED NAME)

**FEE SCHEDULE: (NON-REFUNDABLE)**

\$300 - UP TO 1.0 ACRES	\$450 - 30.1 ACRES TO 50 ACRES
\$350 - 1.1 ACRES TO 10 ACRES	\$500 - 50.1 ACRES TO 75 ACRES
\$400 - 10.1 ACRES TO 30 ACRES	\$600 - 75.1 ACRES AND UP
EL PASO TIMES PUBLISHING FEE APPROXIMATELY \$460	ENGINEERING FEE APPROXIMATELY \$60 PER 1/2 HOUR

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

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

**REZONE APPLICATION**

R2002483-2021

1. **Owner of Record:** Hunt Communities Holding, LLC., Horizon Bluff Growth 32, LTD., Horizon Boulevard 32 Holdings, LTD., Hunt Horizon Crossing, LLC.  
 4401 N. Mesa Street, El Paso Texas 79902 (915) 533-1122 jose.lares@huntoonpanies.com  
 (ADDRESS) (ZIP) (PHONE) (EMAIL)  
 2. **Applicant** \_\_\_\_\_ Is applicant also the Owner?  Yes  No  
 Contact Person \_\_\_\_\_

(ADDRESS) (ZIP) (PHONE) (EMAIL)

3. **PARCEL ONE - SEVEN**  
 Site Address/Location \_\_\_\_\_  
 Legal Description: A portion of Section 32, Block 78, Township 3, Texas and Pacific Railway Company Surveys  
 (Lot) (Block) (Subdivision Name)

**PARCEL TWO**  
 Site Address/Location \_\_\_\_\_ Acres = 185.716  
 Legal Description: \_\_\_\_\_  
 (Lot) (Block) (Subdivision Name)

If the legal description of the complete tracts or if plat is not available, attached are the **required** Motes & Bounds Description & survey map(s)?  Yes  No

4. Briefly explain why you request to rezone? To develop a residential development using R3 District  
 5. **Land's Presents Use:** Vacant Zone R2  
 Land Vacant  Lot size \_\_\_\_\_ Structure  Structure's size \_\_\_\_\_ Last known date the structure was occupied? \_\_\_\_\_  
**Land's Proposed Use:** Residential Development Proposed Zone Use R3  
 Will you be making any improvements to the existing lot or structure?  Yes  No This request includes Site Development Plans for approval?  Yes  No

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

6. **Signatures:**  
 See Attached page \_\_\_\_\_  
 (OWNER'S SIGNATURE) (OWNER'S PRINTED NAME)  
 \_\_\_\_\_  
 (APPLICANT'S SIGNATURE) (APPLICANT'S PRINTED NAME)

**FEE SCHEDULE: (NON-REFUNDABLE)**

<b>\$300</b> - UP TO 1.0 ACRES	<b>\$450</b> - 30.1 ACRES TO 50 ACRES
<b>\$350</b> - 1.1 ACRES TO 10 ACRES	<b>\$500</b> - 50.1 ACRES TO 75 ACRES
<b>\$400</b> - 10.1 ACRES TO 30 ACRES	<b>\$600</b> - 75.1 ACRES AND UP
<b>EL PASO TIMES PUBLISHING FEE</b> APPROXIMATELY \$460	<b>ENGINEERING FEE</b> APPROXIMATELY \$60 PER 1/2 HOUR

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

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



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

**REZONE APPLICATION**

R2 002483-2021

1. Owner of Record: Hunt Horizon Crossing, LLC  
 4401 N. Mesa Street, El Paso Tx. 79902 (915) 533-1122 jose.lares@huntcompanies.com  
 (ADDRESS) (ZIP) (PHONE) (EMAIL)  
 2. Applicant \_\_\_\_\_ Is applicant also the Owner?  Yes  No  
 Contact Person \_\_\_\_\_

(ADDRESS) (ZIP) (PHONE) (EMAIL)  
 3. PARCEL ONE Eight  
 Site Address/Location \_\_\_\_\_  
 Legal Description: A portion of Section 32 Block 78, Township 3, Texas and Pacific Railway Company Surveys  
 (Lot) (Block) (Subdivision Name)  
 PARCEL TWO Acres = 13.451

Site Address/Location \_\_\_\_\_  
 Legal Description: \_\_\_\_\_  
 (Lot) (Block) (Subdivision Name)  
 If the legal description of the complete tracts or if plot is not available, attached are the **required** Metes & Bounds Description & survey map(s)?  Yes  No

4. Briefly explain why you request to rezone? To develop a Commercial site  
 5. Land's Presents Use: Vacant Zone R2  
 Land Vacant  Lot size \_\_\_\_\_ Structure  Structure's size \_\_\_\_\_ Last known date the structure was occupied? \_\_\_\_\_  
 Land's Proposed Use: Commercial Development Proposed Zone Use C2  
 Will you be making any improvements to the existing lot or structure?  Yes  No This request includes Site Development Plans for approval?  Yes  No

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

6. Signatures: \_\_\_\_\_ (OWNER'S SIGNATURE) MICHAEL S. VIRAMONTES (OWNER'S PRINTED NAME)  
 \_\_\_\_\_ (APPLICANT'S SIGNATURE) \_\_\_\_\_ (APPLICANT'S PRINTED NAME)

**FEE SCHEDULE: (NON-REFUNDABLE)**

<b>\$300</b> - UP TO 1.0 ACRES	<b>\$450</b> - 30.1 ACRES TO 50 ACRES
<b>\$350</b> - 1.1 ACRES TO 10 ACRES	<b>\$500</b> - 50.1 ACRES TO 75 ACRES
<b>\$400</b> - 10.1 ACRES TO 30 ACRES	<b>\$600</b> - 75.1 ACRES AND UP
<b>EL PASO TIMES PUBLISHING FEE</b> APPROXIMATELY \$460	<b>ENGINEERING FEE</b> APPROXIMATELY \$60 PER 1/2 HOUR

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

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

**REZONE APPLICATION**

R2 002483-2021

1. Owner of Record: Hunt Communities Holding, LLC., Horizon Boulevard 32 Holdings, LTD.  
 4401 N. Mesa Street, El Paso Texas 79902 (915) 533-1122 jose.lares@huntoompanies.com  
 (ADDRESS) (ZIP) (PHONE) (EMAIL)

2. Applicant \_\_\_\_\_ Is applicant also the Owner?  Yes  No  
 Contact Person \_\_\_\_\_

(ADDRESS) (ZIP) (PHONE) (EMAIL)

3. PARCEL ONE - NINE  
 Site Address/Location \_\_\_\_\_  
 Legal Description: A portion of Section 32, Block 78, Township 3, Texas and Pacific Railway Company Surveys  
 (Lot) (Block) (Subdivision Name)

PARCEL TWO  
 Site Address/Location \_\_\_\_\_ Acres = 212.581  
 Legal Description: \_\_\_\_\_  
 (Lot) (Block) (Subdivision Name)

If the legal description of the complete tracts or if plat is not available, attached are the **required** Metes & Bounds Description & survey map(s)?  Yes  No

4. Briefly explain why you request to rezone? To develop a residential development using R3 District

5. Land's Presents Use: Vacant Zone R2  
 Land Vacant  Lot size \_\_\_\_\_ Structure  Structure's size \_\_\_\_\_ Last known date the structure was occupied? \_\_\_\_\_

Land's Proposed Use: Residential Development Proposed Zone Use R3

Will you be making any improvements to the existing lot or structure?  Yes  No This request includes Site Development Plans for approval?  Yes  No

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

6. Signatures:  
 See Attached page \_\_\_\_\_  
 (OWNER'S SIGNATURE)

\_\_\_\_\_  
 (OWNER'S PRINTED NAME)

\_\_\_\_\_  
 (APPLICANT'S SIGNATURE)

\_\_\_\_\_  
 (APPLICANT'S PRINTED NAME)

**FEE SCHEDULE: (NON-REFUNDABLE)**

<b>\$300</b> - UP TO 1.0 ACRES	<b>\$450</b> - 30.1 ACRES TO 50 ACRES
<b>\$350</b> - 1.1 ACRES TO 10 ACRES	<b>\$500</b> - 50.1 ACRES TO 75 ACRES
<b>\$400</b> - 10.1 ACRES TO 30 ACRES	<b>\$600</b> - 75.1 ACRES AND UP
<b>EL PASO TIMES PUBLISHING FEE</b> APPROXIMATELY \$460	<b>ENGINEERING FEE</b> APPROXIMATELY \$60 PER 1/2 HOUR

Application & Submittals Due Date: \_\_\_\_\_  
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 Date Application Rec'd: \_\_\_\_\_

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

**REZONE APPLICATION**

R2002483-2021

1. Owner of Record: Horizon Boulevard 32 Holdings, LTD., Hunt Horizon Crossing, LLC  
 4401 N. Mesa Street, El Paso Tx. 79902 (915) 533-1122 jose.lares@huntoompanies.com  
 (ADDRESS) (ZIP) (PHONE) (EMAIL)  
 2. Applicant \_\_\_\_\_ is applicant also the Owner?  Yes  No

Contact Person \_\_\_\_\_

(ADDRESS) (ZIP) (PHONE) (EMAIL)

3. PARCEL ONE - TEN  
 Site Address/Location \_\_\_\_\_  
 Legal Description: A portion of Section 32 Block 78, Township 3, Texas and Pacific Railway Company Surveys  
 (Lot) (Block) (Subdivision Name)

PARCEL TWO Acres = 4.263  
 Site Address/Location \_\_\_\_\_  
 Legal Description: \_\_\_\_\_  
 (Lot) (Block) (Subdivision Name)

If the legal description of the complete tracts or if plat is not available, attached are the required Metes & Bounds Description & survey map(s)?  Yes  No

4. Briefly explain why you request to rezone? To develop a Commercial site

5. Land's Presents Use: Vacant Zone R2  
 Land Vacant  Lot size \_\_\_\_\_ Structure  Structure's size \_\_\_\_\_ Last known date the structure was occupied? \_\_\_\_\_  
 Land's Proposed Use: Commercial Development Proposed Zone Use C2

Will you be making any improvements to the existing lot or structure?  Yes  No This request includes Site Development Plans for approval?  Yes  No

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

6. Signatures:  
 See Attached page  
 (OWNER'S SIGNATURE) \_\_\_\_\_ (OWNER'S PRINTED NAME) \_\_\_\_\_  
 (APPLICANT'S SIGNATURE) \_\_\_\_\_ (APPLICANT'S PRINTED NAME) \_\_\_\_\_

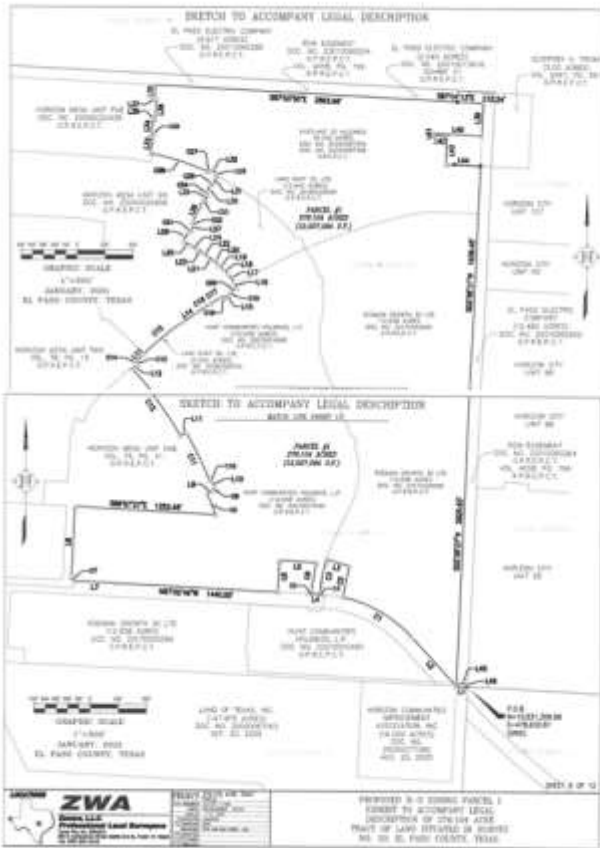
**FEE SCHEDULE: (NON-REFUNDABLE)**

\$300 - UP TO 1.0 ACRES	\$450 - 30.1 ACRES TO 50 ACRES
\$350 - 1.1 ACRES TO 10 ACRES	\$500 - 50.1 ACRES TO 75 ACRES
\$400 - 10.1 ACRES TO 30 ACRES	\$600 - 75.1 ACRES AND UP
EL PASO TIMES PUBLISHING FEE APPROXIMATELY \$460	ENGINEERING FEE APPROXIMATELY \$60 PER 1/4 HOUR

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

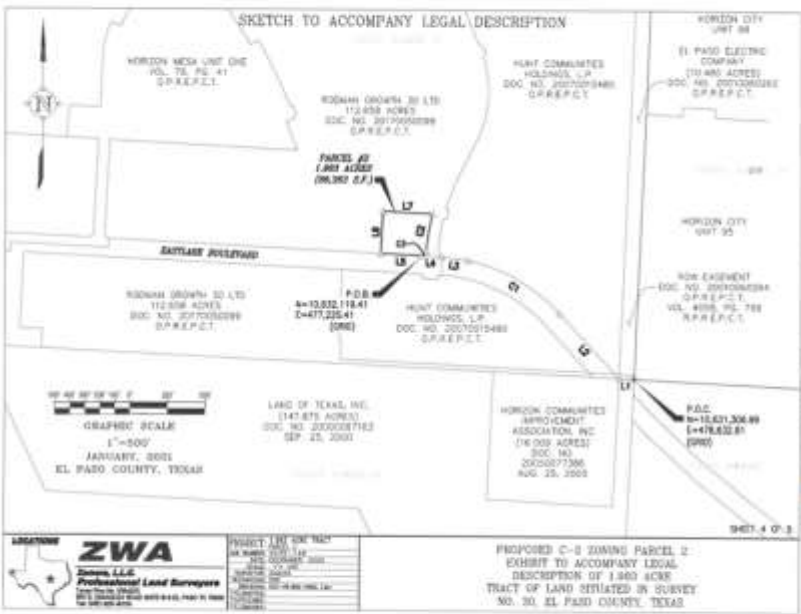
Please see reverse side for list of items required at time of submitting REZONING application.

# Attachment 6: Surveys

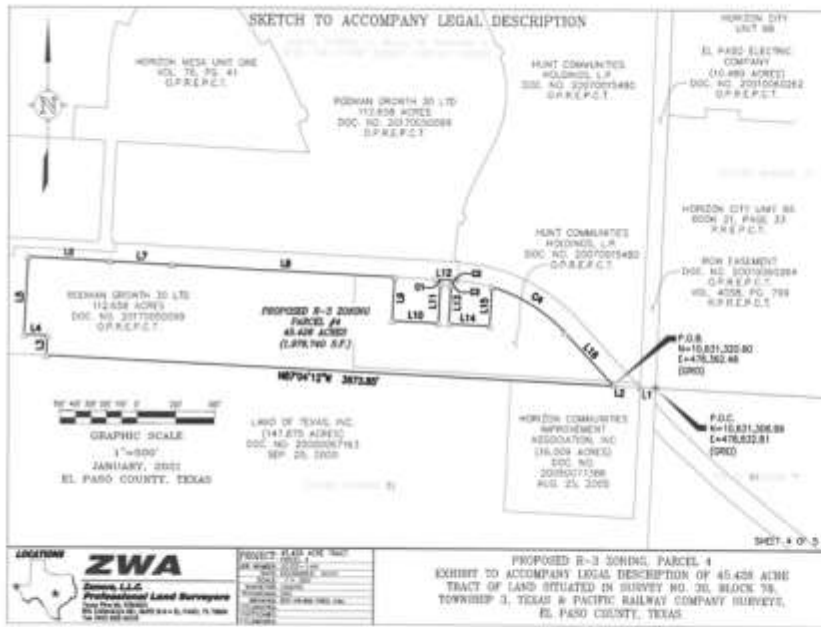
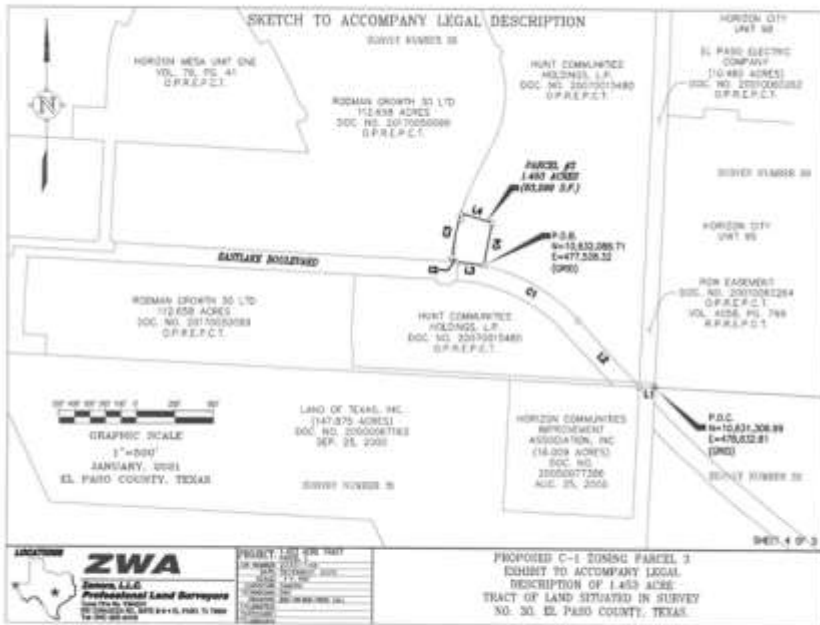


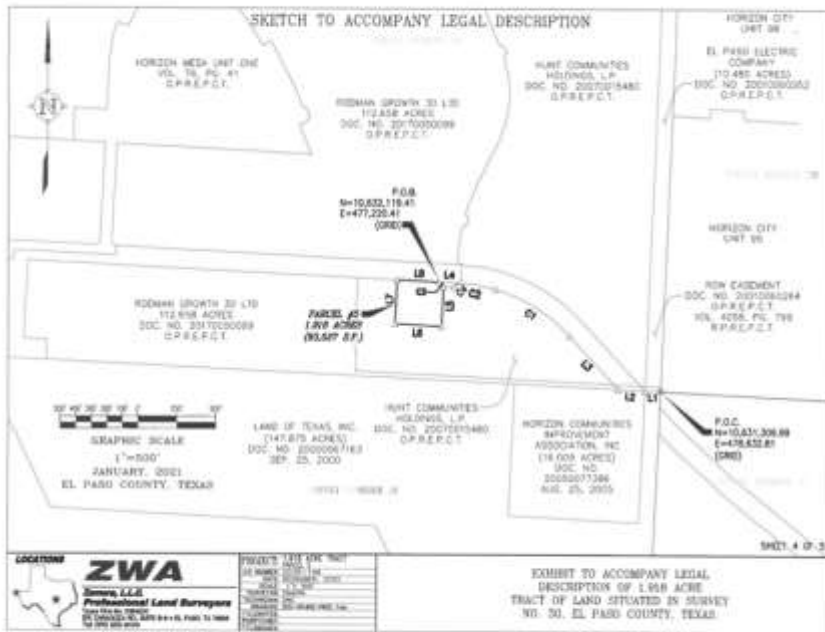
LINE	DIRECTION	DISTANCE
1.1	N 87° 12' 12" W	88.02
1.2	N 87° 12' 12" W	88.02
1.3	N 87° 12' 12" W	88.02
1.4	N 87° 12' 12" W	88.02
1.5	N 87° 12' 12" W	88.02
1.6	N 87° 12' 12" W	88.02
1.7	N 87° 12' 12" W	88.02
1.8	N 87° 12' 12" W	88.02
1.9	N 87° 12' 12" W	88.02
2.0	N 87° 12' 12" W	88.02
2.1	N 87° 12' 12" W	88.02
2.2	N 87° 12' 12" W	88.02
2.3	N 87° 12' 12" W	88.02
2.4	N 87° 12' 12" W	88.02
2.5	N 87° 12' 12" W	88.02
2.6	N 87° 12' 12" W	88.02
2.7	N 87° 12' 12" W	88.02
2.8	N 87° 12' 12" W	88.02
2.9	N 87° 12' 12" W	88.02
3.0	N 87° 12' 12" W	88.02
3.1	N 87° 12' 12" W	88.02
3.2	N 87° 12' 12" W	88.02
3.3	N 87° 12' 12" W	88.02
3.4	N 87° 12' 12" W	88.02
3.5	N 87° 12' 12" W	88.02
3.6	N 87° 12' 12" W	88.02
3.7	N 87° 12' 12" W	88.02
3.8	N 87° 12' 12" W	88.02
3.9	N 87° 12' 12" W	88.02
4.0	N 87° 12' 12" W	88.02

LINE	DIRECTION	DISTANCE
4.1	N 87° 12' 12" W	88.02
4.2	N 87° 12' 12" W	88.02
4.3	N 87° 12' 12" W	88.02
4.4	N 87° 12' 12" W	88.02
4.5	N 87° 12' 12" W	88.02
4.6	N 87° 12' 12" W	88.02
4.7	N 87° 12' 12" W	88.02
4.8	N 87° 12' 12" W	88.02
4.9	N 87° 12' 12" W	88.02
5.0	N 87° 12' 12" W	88.02
5.1	N 87° 12' 12" W	88.02
5.2	N 87° 12' 12" W	88.02
5.3	N 87° 12' 12" W	88.02
5.4	N 87° 12' 12" W	88.02
5.5	N 87° 12' 12" W	88.02
5.6	N 87° 12' 12" W	88.02
5.7	N 87° 12' 12" W	88.02
5.8	N 87° 12' 12" W	88.02
5.9	N 87° 12' 12" W	88.02
6.0	N 87° 12' 12" W	88.02



LINE	DIRECTION	DISTANCE
1.1	N 87° 12' 12" W	88.02
1.2	N 87° 12' 12" W	88.02
1.3	N 87° 12' 12" W	88.02
1.4	N 87° 12' 12" W	88.02
1.5	N 87° 12' 12" W	88.02
1.6	N 87° 12' 12" W	88.02
1.7	N 87° 12' 12" W	88.02
1.8	N 87° 12' 12" W	88.02
1.9	N 87° 12' 12" W	88.02
2.0	N 87° 12' 12" W	88.02
2.1	N 87° 12' 12" W	88.02
2.2	N 87° 12' 12" W	88.02
2.3	N 87° 12' 12" W	88.02
2.4	N 87° 12' 12" W	88.02
2.5	N 87° 12' 12" W	88.02
2.6	N 87° 12' 12" W	88.02
2.7	N 87° 12' 12" W	88.02
2.8	N 87° 12' 12" W	88.02
2.9	N 87° 12' 12" W	88.02
3.0	N 87° 12' 12" W	88.02





**LEGEND:**

- 1. SURVEY FOR 100' FRONT EASEMENT (DASHED LINES)
- 2. SURVEY FOR 100' FRONT EASEMENT (DASHED LINES)
- 3. SURVEY FOR 100' FRONT EASEMENT (DASHED LINES)
- 4. UNDEVELOPED PLOT

\*\*\*\*\* SPECIAL FIELD RECORDS & PLOTS (DASHED LINES)

--- OCCUPY HAZARD

--- ROOF OF BUILDING

--- WALL

--- FENCE

**NOTE:** THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A FULL RECONSTRUCTION OF THE SURVEY AS SET FORTH IN A PUBLIC RECORD. CLAIMS BY THE SURVEYOR ARE NOT INCLUDED IN THIS SURVEY OR INSTRUMENT PERTAINING TO THIS PROJECT.

**MEASUREMENTS:** ALL MEASUREMENTS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD 83) AND THE 2011 DATUM.

**LEGAL DESCRIPTION:** THE SURVEYOR HAS REVIEWED THE PUBLIC RECORDS AND HAS FOUND THAT THE SURVEYOR HAS NOT BEEN ADVISED OF ANY INTERESTS OR CLAIMS THAT MAY AFFECT THIS SURVEY.

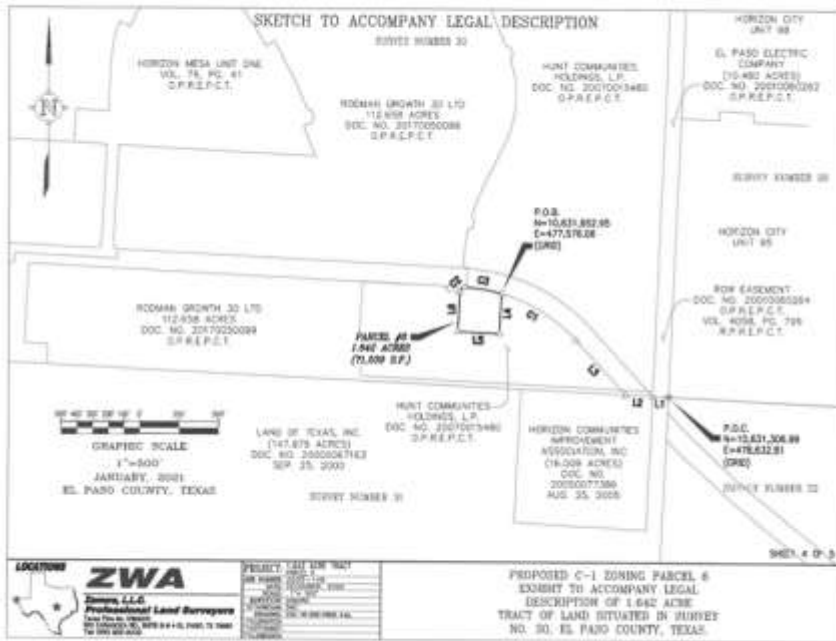
**TABLE 1 (CURVE TABLE)**

STATION	CHORD BEARING	CHORD DISTANCE	ARC BEARING	ARC DISTANCE
10+00.00	S 89° 58' 00" W	100.00	100° 00' 00" E	100.00
10+100.00	S 89° 58' 00" W	100.00	100° 00' 00" E	100.00
10+200.00	S 89° 58' 00" W	100.00	100° 00' 00" E	100.00
10+300.00	S 89° 58' 00" W	100.00	100° 00' 00" E	100.00
10+400.00	S 89° 58' 00" W	100.00	100° 00' 00" E	100.00
10+500.00	S 89° 58' 00" W	100.00	100° 00' 00" E	100.00

**TABLE 2 (LINE TABLE)**

LINE NO.	BEARING	DISTANCE
10	S 89° 58' 00" W	100.00
11	S 89° 58' 00" W	100.00
12	S 89° 58' 00" W	100.00
13	S 89° 58' 00" W	100.00
14	S 89° 58' 00" W	100.00
15	S 89° 58' 00" W	100.00
16	S 89° 58' 00" W	100.00
17	S 89° 58' 00" W	100.00
18	S 89° 58' 00" W	100.00

**ZWA** Professional Land Surveyor



**LEGEND:**

- 1. SURVEY FOR 100' FRONT EASEMENT (DASHED LINES)
- 2. SURVEY FOR 100' FRONT EASEMENT (DASHED LINES)
- 3. SURVEY FOR 100' FRONT EASEMENT (DASHED LINES)
- 4. UNDEVELOPED PLOT

\*\*\*\*\* SPECIAL FIELD RECORDS & PLOTS (DASHED LINES)

--- OCCUPY HAZARD

--- ROOF OF BUILDING

--- WALL

--- FENCE

**NOTE:** THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A FULL RECONSTRUCTION OF THE SURVEY AS SET FORTH IN A PUBLIC RECORD. CLAIMS BY THE SURVEYOR ARE NOT INCLUDED IN THIS SURVEY OR INSTRUMENT PERTAINING TO THIS PROJECT.

**MEASUREMENTS:** ALL MEASUREMENTS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD 83) AND THE 2011 DATUM.

**LEGAL DESCRIPTION:** THE SURVEYOR HAS REVIEWED THE PUBLIC RECORDS AND HAS FOUND THAT THE SURVEYOR HAS NOT BEEN ADVISED OF ANY INTERESTS OR CLAIMS THAT MAY AFFECT THIS SURVEY.

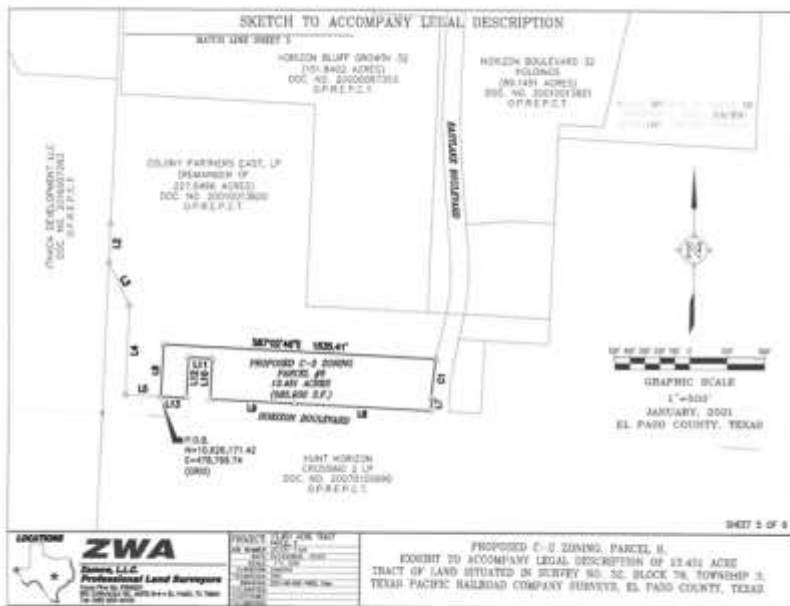
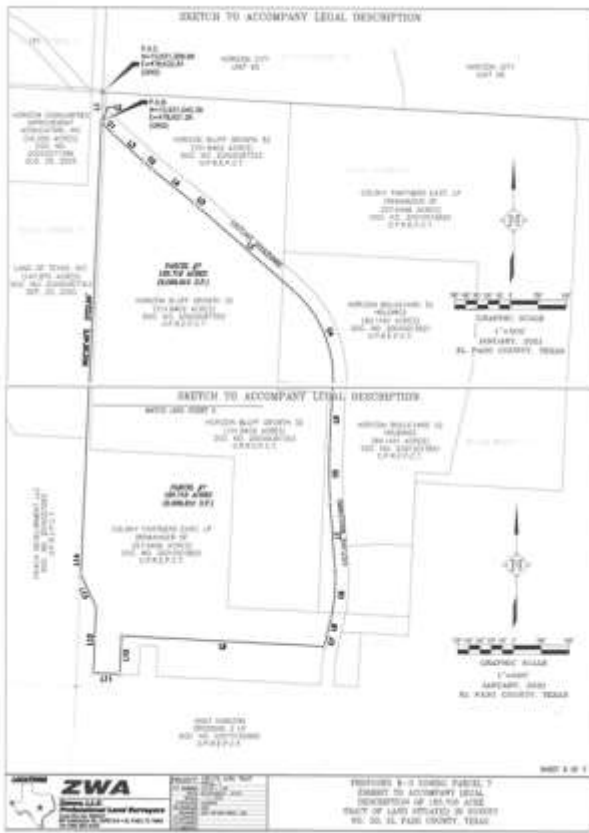
**TABLE 1 (CURVE TABLE)**

STATION	CHORD BEARING	CHORD DISTANCE	ARC BEARING	ARC DISTANCE
10+00.00	S 89° 58' 00" W	100.00	100° 00' 00" E	100.00
10+100.00	S 89° 58' 00" W	100.00	100° 00' 00" E	100.00
10+200.00	S 89° 58' 00" W	100.00	100° 00' 00" E	100.00
10+300.00	S 89° 58' 00" W	100.00	100° 00' 00" E	100.00
10+400.00	S 89° 58' 00" W	100.00	100° 00' 00" E	100.00
10+500.00	S 89° 58' 00" W	100.00	100° 00' 00" E	100.00

**TABLE 2 (LINE TABLE)**

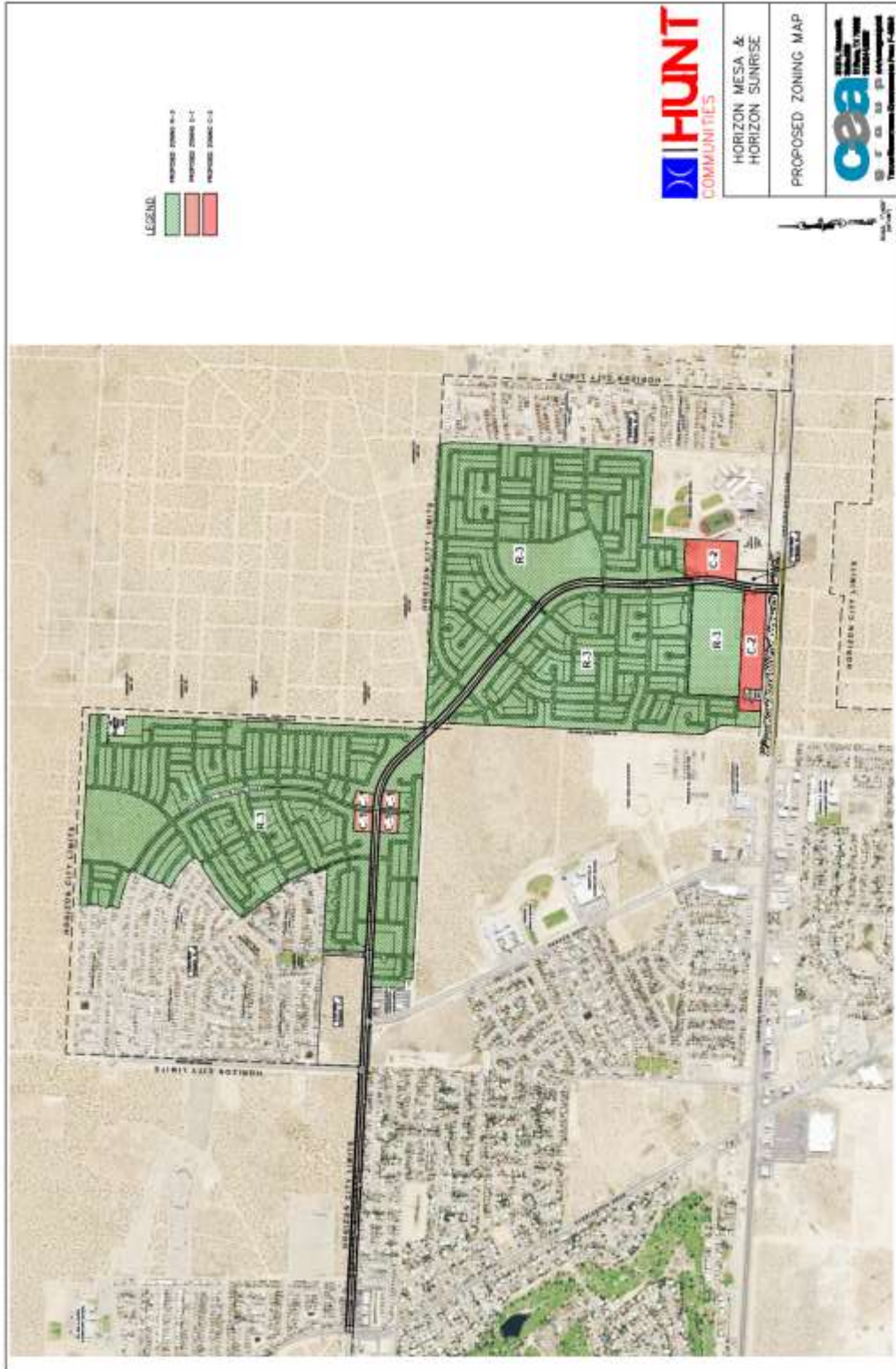
LINE NO.	BEARING	DISTANCE
10	S 89° 58' 00" W	100.00
11	S 89° 58' 00" W	100.00
12	S 89° 58' 00" W	100.00
13	S 89° 58' 00" W	100.00
14	S 89° 58' 00" W	100.00
15	S 89° 58' 00" W	100.00
16	S 89° 58' 00" W	100.00
17	S 89° 58' 00" W	100.00
18	S 89° 58' 00" W	100.00

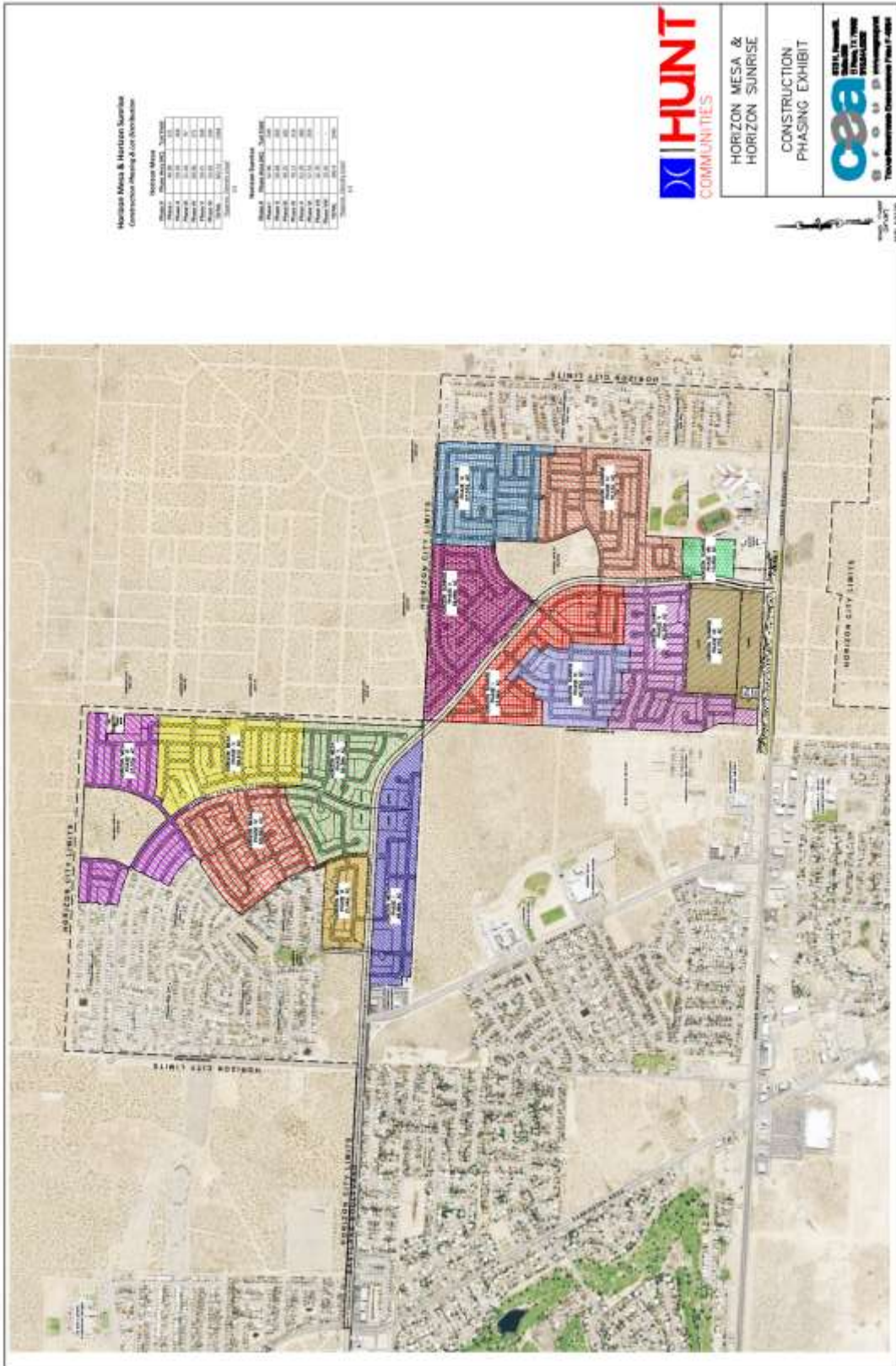
**ZWA** Professional Land Surveyor





**Attachment 7: Proposed Zoning and Development Maps**





Horizon Mesa & Horizon Sunrise  
Construction Phasing & City Distribution

Horizon Mesa	
Phase	Units
Phase 1	1,000
Phase 2	1,000
Phase 3	1,000
Phase 4	1,000
Phase 5	1,000
Phase 6	1,000
Phase 7	1,000
Phase 8	1,000
Phase 9	1,000
Phase 10	1,000
Phase 11	1,000
Phase 12	1,000
Phase 13	1,000
Phase 14	1,000
Phase 15	1,000
Phase 16	1,000
Phase 17	1,000
Phase 18	1,000
Phase 19	1,000
Phase 20	1,000
Phase 21	1,000
Phase 22	1,000
Phase 23	1,000
Phase 24	1,000
Phase 25	1,000
Phase 26	1,000
Phase 27	1,000
Phase 28	1,000
Phase 29	1,000
Phase 30	1,000
Phase 31	1,000
Phase 32	1,000
Phase 33	1,000
Phase 34	1,000
Phase 35	1,000
Phase 36	1,000
Phase 37	1,000
Phase 38	1,000
Phase 39	1,000
Phase 40	1,000
Phase 41	1,000
Phase 42	1,000
Phase 43	1,000
Phase 44	1,000
Phase 45	1,000
Phase 46	1,000
Phase 47	1,000
Phase 48	1,000
Phase 49	1,000
Phase 50	1,000

Horizon Sunrise	
Phase	Units
Phase 1	1,000
Phase 2	1,000
Phase 3	1,000
Phase 4	1,000
Phase 5	1,000
Phase 6	1,000
Phase 7	1,000
Phase 8	1,000
Phase 9	1,000
Phase 10	1,000
Phase 11	1,000
Phase 12	1,000
Phase 13	1,000
Phase 14	1,000
Phase 15	1,000
Phase 16	1,000
Phase 17	1,000
Phase 18	1,000
Phase 19	1,000
Phase 20	1,000
Phase 21	1,000
Phase 22	1,000
Phase 23	1,000
Phase 24	1,000
Phase 25	1,000
Phase 26	1,000
Phase 27	1,000
Phase 28	1,000
Phase 29	1,000
Phase 30	1,000
Phase 31	1,000
Phase 32	1,000
Phase 33	1,000
Phase 34	1,000
Phase 35	1,000
Phase 36	1,000
Phase 37	1,000
Phase 38	1,000
Phase 39	1,000
Phase 40	1,000
Phase 41	1,000
Phase 42	1,000
Phase 43	1,000
Phase 44	1,000
Phase 45	1,000
Phase 46	1,000
Phase 47	1,000
Phase 48	1,000
Phase 49	1,000
Phase 50	1,000

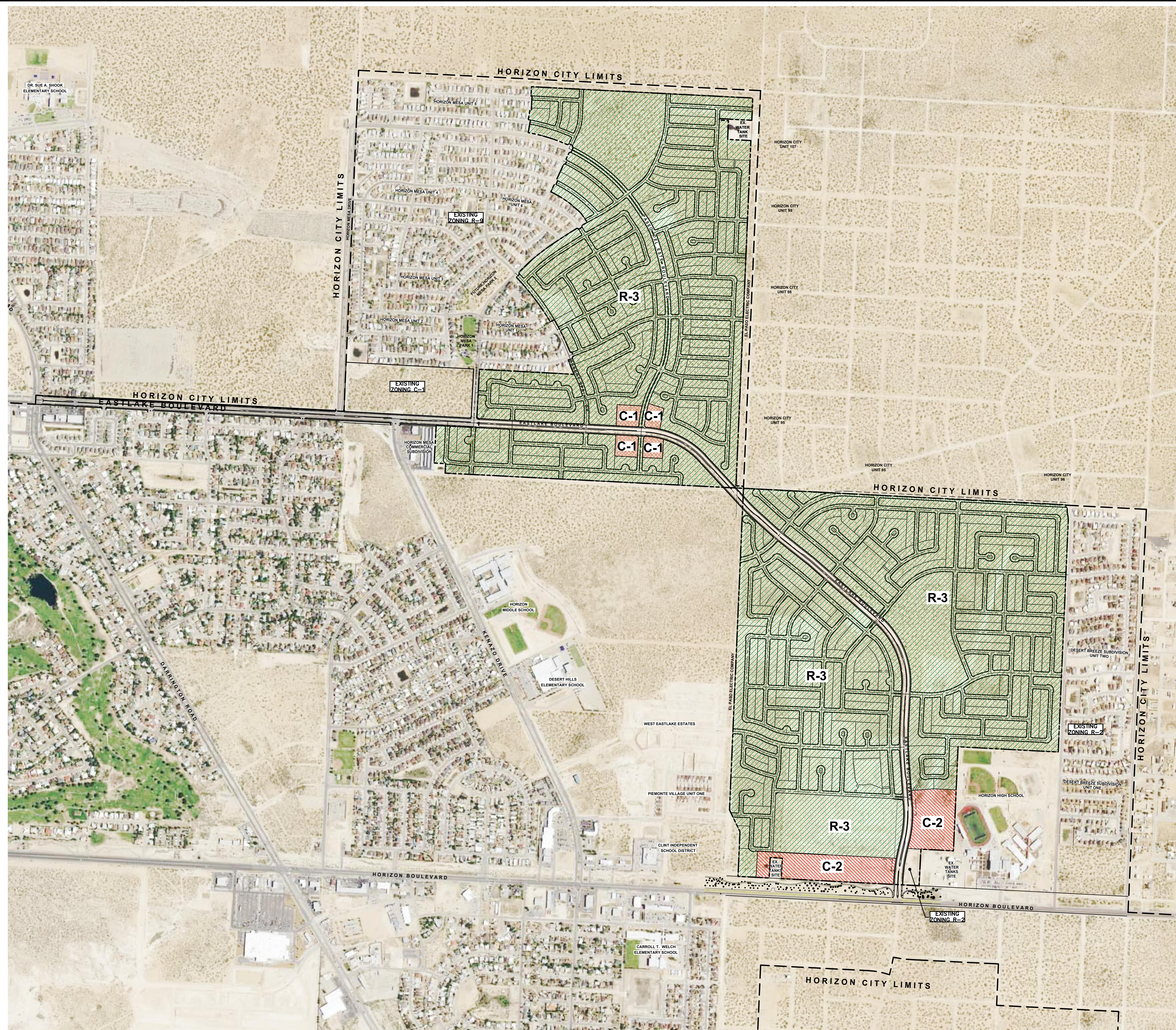


HORIZON MESA &  
HORIZON SUNRISE

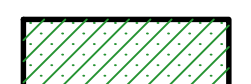


CONSTRUCTION  
PHASING EXHIBIT



Scale: 1" = 100'  
Date: 08/16/21



**LEGEND**

-  PROPOSED ZONING R-3
-  PROPOSED ZONING C-1
-  PROPOSED ZONING C-2

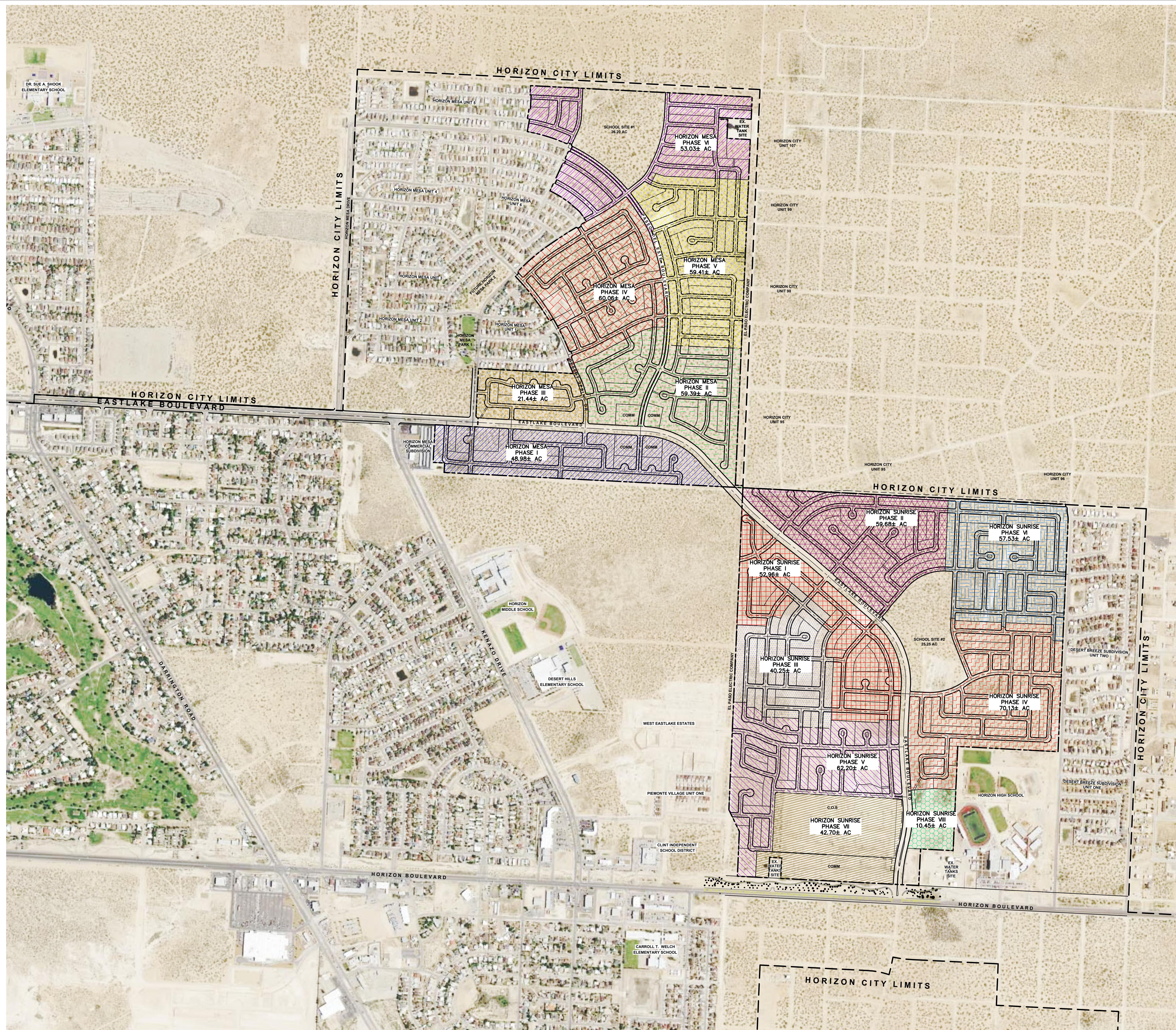


**HORIZON MESA &  
HORIZON SUNRISE**

**PROPOSED ZONING MAP**

**cea** group  
 813 N. Kansas St.  
 Suite 300  
 El Paso, TX 79902  
 915.544.5232  
 www.ceagroup.net  
 TEXAS REGISTERED ENGINEERING FIRM F-4564

SCALE: 1"=600'  
 (24"x36")  
 DATE: 8/13/20



**Horizon Mesa & Horizon Sunrise  
Construction Phasing & Lot Distribution**

**Horizon Mesa**

Phase #	Phase Area (AC)	*Lot Yield
Phase I	48.98	221
Phase II	59.39	268
Phase III	21.44	97
Phase IV	60.06	271
Phase V	59.41	268
Phase VI	53.03	239
<b>TOTAL</b>	<b>302.31</b>	<b>1364</b>

\*Approx. Density Used  
4.5

**Horizon Sunrise**

Phase #	Phase Area (AC)	*Lot Yield
Phase I	52.96	239
Phase II	59.68	269
Phase III	40.25	182
Phase IV	70.13	316
Phase V	62.20	280
Phase VI	57.53	259
Phase VII	42.70	-
Phase VIII	10.45	-
<b>TOTAL</b>	<b>395.9</b>	<b>1545</b>

\*Approx. Density Used  
4.5



**HORIZON MESA &  
HORIZON SUNRISE**

**CONSTRUCTION  
PHASING EXHIBIT**

**cea** group  
813 N. Kansas St.  
Suite 300  
El Paso, TX 79902  
915.544.5232  
www.ceagroup.net  
TEXAS REGISTERED ENGINEERING FIRM F-4564

SCALE: 1"=600'  
(24"x36")  
DATE: 5/27/20



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

2. **COMMISSION MEMBERS ATTENDANCE:**

**COMMISSIONERS EXCUSED: AVILA, Robert**

**UNEXCUSED: None**

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 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.

A. **DISCUSSION AND RECOMMENDATION:**

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

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

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

**MOTION CARRIED**

B. **DISCUSSION AND RECOMMENDATION:**

On a preliminary and final plat applications for **Horizon Crossing Unit Two (#SUB002479-2021)**, legally described as *being a portion of C.D. Stewart Survey No. 321, Town of Horizon City, El Paso County, Texas.* Containing 5.7109 acres. Application submitted by Conde Inc.

**ACTION:** Motion made by **GARDEA, 2<sup>ND</sup>** by **DURAN** to recommend approval with staff comments and conditions.

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

**MOTION CARRIED**



**5. OTHER BUSINESS**

**A. DISCUSSION AND ACTION:**

On the Planning and Zoning meeting minutes for the meeting of June 21, 2021

**ACTION:** Motion made by **MELENDEZ**, 2<sup>ND</sup> by **DURAN** to approve the meeting minutes.

**All members in favor.**

**MOTION CARRIED**

**6. ANNOUNCEMENTS**

A. The next regular scheduled meeting: **Monday, August 16, 2021 at 6pm.**

B. In person meetings to resume September 1, 2021.

**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 6:10 pm.

\_\_\_\_\_  
Robert Avila Jr. – 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](http://www.horizoncity.org)