



**HORIZON CITY**

Incorporated 1988

**AGENDA  
PUBLIC MEETING  
REGULAR PLANNING AND ZONING MEETING  
THE TOWN OF HORIZON CITY, TEXAS  
Monday, January 17, 2022, 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, January 17, 2022 at 6:00 PM** at City Council Chambers Room, 15001 Darrington Road, Horizon City, TX 79928, at which time the following will be discussed and considered:

**1. CALL 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 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. **3**

**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:**

**4**

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:**

**12**

Planning Director

On a preliminary plat application for **Horizon Crossing Unit Three (#SUB002492-2021)**, legally described as *being a portion of C.D. Stewart Survey No. 321, Town of Horizon City, El Paso County, Texas.* Containing 19.469 +/- acres. Application submitted by Conde Inc.

**5. OTHER BUSINESS**

**A. DISCUSSION AND ACTION:** **22**

Planning Director

Requesting approval for the November and December 2022 P&Z Special Meeting Dates as listed on the 2022 Meeting Schedule.

**B. DISCUSSION AND ACTION:** **23**

On the Planning and Zoning meeting minutes for the meeting held on December 20, 2021

**6. ANNOUNCEMENTS**

A. The next regular scheduled meeting: **Monday, February 21, 2022 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 Commission Staff Report**

**Case No.:** SUB-002460-2021  
*Horizon Manor Unit Three Replat "A"*

**Application Type:** **Preliminary and Final Plat**

**P&Z Hearing Date:** December 20, 2021 (Applicant has requested postponement since April 2021)

**Staff Contact:** Michelle Padilla  
915-852-1046; mpadilla@horizoncity.org

**Address/Location:** The vacant parcel is located within Opossum Circle and abuts Duanesburg St.

**Legal Description:** A portion of Lot 19, Block 9, Horizon Manor Unit 3  
Town of Horizon City, El Paso County, Texas

**Acreage:** Approximately 7.9365 ± Acres

**Owner:** JDP Properties LLC

**Applicant:** Not Provided

**Nearest Park:** Golden Eagle Park

**Nearest School:** Carroll T. Welch Elementary School

**SURROUNDING PROPERTIES:**

	<b>Zoning</b>	<b>Land Use</b>
<b>N</b>	R-8 (Residential)	SF (Single Family) Homes
<b>E</b>	R-9 (Residential)	SF (Single Family) Homes
<b>S</b>	R-8 (Residential)	SF (Single Family) Homes
<b>W</b>	R-8 (Residential)	SF (Single Family) Homes

**LAND USE AND ZONING:**

	<b>Existing</b>
<b>Land Use</b>	Vacant
<b>Zoning</b>	R-2 Residential

**Application Description:**

The proposed subdivision is approximately 7.9365 acres and includes 16 lots for single-family residential development, the smallest lot measuring approximately 6,000.2 square feet and the largest lot measuring approximately 6,615.9 square feet in size. In addition, a ponding area of approximately 5.639 acres is included.

In accordance with Section 2.8.1 of the Subdivision Ordinance, the proposed subdivision will require that parkland fees in the amount of \$6,400.00 be paid prior to filing the final plat.

**Notice:**

In accordance with Section 212.015.f of the Texas Local Government Code, notice of the approval of the replat will be mailed to each property owner of a lot in the original

subdivision that is within 200 feet of the lot(s) to be replatted no later than fifteen (15) days after the date of the City Council meeting at which the replat is approved.

**Staff Recommendation:**

Staff recommends *approval* of the proposed preliminary plat with the following conditions:

1. All comments shall be addressed prior to City Council action.

**Planning Comments:**

- If there is ponding to be dedicated, the dedication shall be included in the "Owner's Dedication, Certification and Attestation" statement.
- Staff continues to work with the applicant/developer to determine the City's share, if any, of the drainage improvements.
- Addresses shall be provided for lots 10 through 17, block 1 on both the preliminary and final plats.

**Public Works Director Comments:**

Preliminary Plat:

1. Metes and Bounds description is missing Bearing N 89 57' 28'' E and Distance 110.00' at point of beginning.
2. Provide utility easements on Block 1 lots 1-8.
3. Provide Ponding capacity information/calculations. See Ordinance No.0035, 4.2.2.5 (7c.) and 4.2.2.6 (8c.) and 4.2.2.6 (8d.) and 4.2.2.7 (9).
4. Updated Drainage study/report to be submitted during the Subdivision Improvement Plan Review.
5. Show watershed areas.
6. On the note section #8, modify note stating the developer is responsible to repave/improve any portion of Duanesburg St. and/or Opossum Cir. (to include sidewalk, drainage easements, rock/retaining walls, drainage structures and H.C. Ramps) as necessary for drainage purposes.

Final Plat:

1. Metes and Bounds description is missing Bearing N 89 57' 28'' E and Distance 110.00' at point of beginning.
2. Provide utility easements on Block 1 lots 1-8.
3. Missing addresses on lots 10-17, Block 1, no address review. El Paso County 9-1-1 District approval is required.
4. Updated Drainage study/report to be submitted during the Subdivision Improvement Plan Review.
5. Provide A copy of the restrictions and covenants to be recorded, if any.

**Town Engineer Comments:**

Preliminary Plat:

1. Remove the cross-section for the Residential Sub-collector Street from the plat, included in the plat.
2. Update the drainage calculations table to reflect plat drainage areas.
3. It is not clear from the plat if the pond will remain private or be dedicated to the Town of Horizon City. Please clarify.
4. Update plat with revision date.
5. Coordinate with the Town of Horizon City with regard to any additional comments they may have.

Final Plat:

1. If the pond is going to be dedicated to the Town of Horizon City, include the pond in the dedication statement.

2. Update plat with revision date.
3. Revise dates in dedication and signature blocks to 2021.
4. Coordinate with the Town of Horizon City with regard to any additional comments they may have.

**El Paso Electric Company:**

Plat (comments):

- Lot 1 thru Lot 8 – provide 10' wide easement along frontage of all lots
- Lot 9 (ponding area) - Continue platted 5' wide utility easement along entire  
Access to ponding area converted to 20' wide  
drainage and utility easement  
Future use? Developable?  
Will it be requiring power?

Additional comments:

- Developer is to coordinate with EPE's Operation Departments (Distribution) to discuss/perform construction
- Developer is to provide Engineering plans (construction drawings) to EPE for review and comment

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

Pending comments on proposed addressing.

**Clint Independent School District Comments:**

CISD has the capacity for additional students.

**Additional Requirements:**

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

**Attachments:**

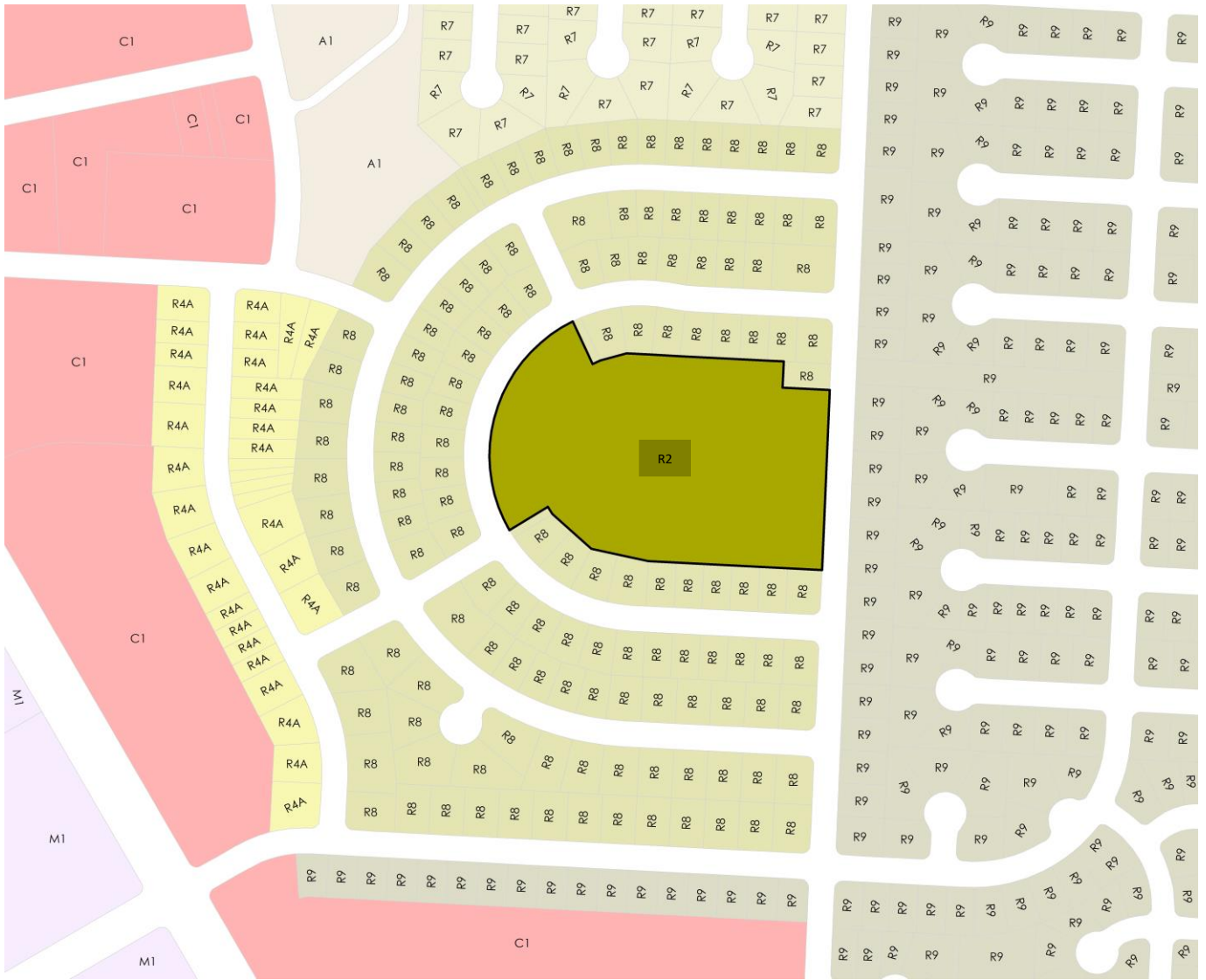
- 1 Aerial
- 2 Zoning Map
- 3 Location Map
- 4 Preliminary Plat
- 5 Final Plat
- 6 Application

**Attachment 1: Aerial**



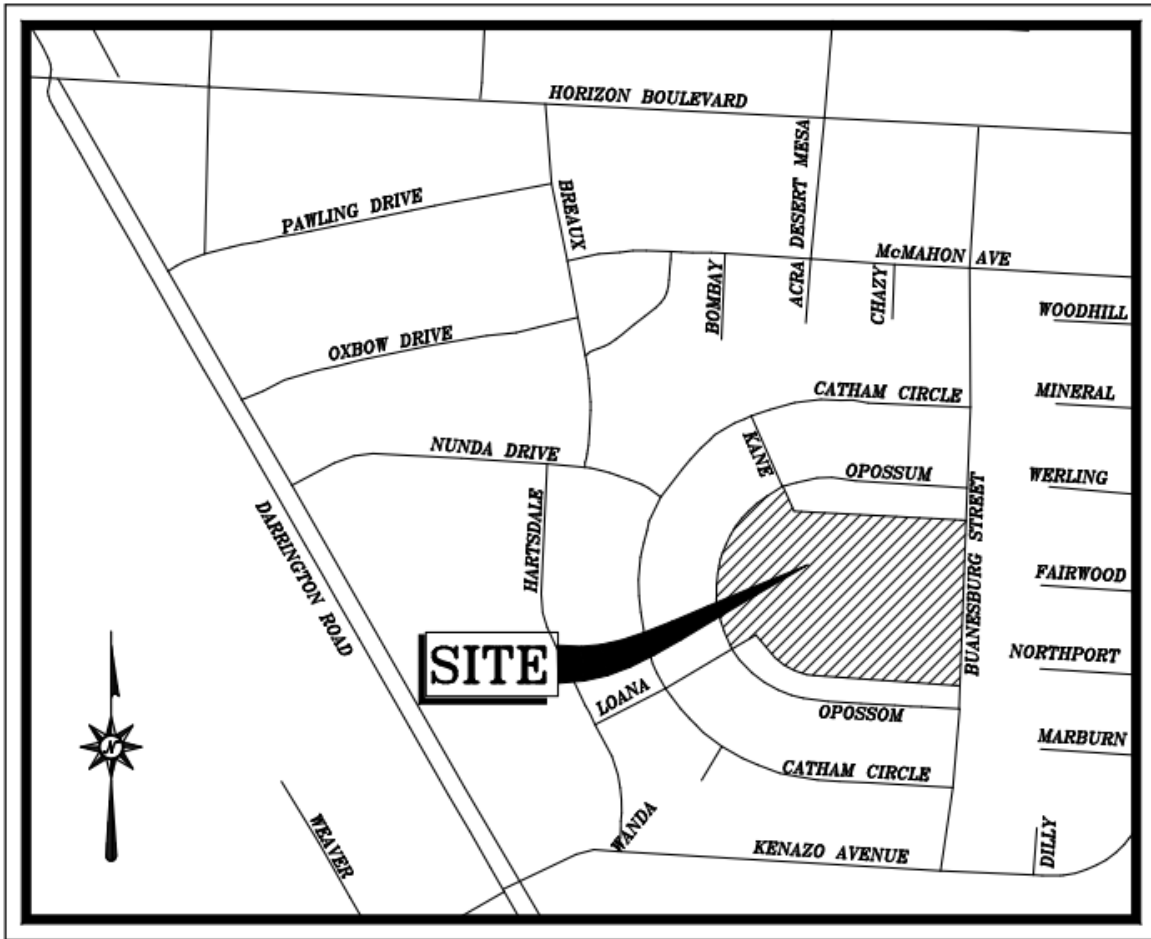
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

**Attachment 2: Zoning Designation**



Attachment 3- Location Map

LOCATION MAP: 1"=600'





**Attachment 5 - Application**



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

**REPLAT APPLICATION**

*RP-002460-2020*

SUBDIVISION PROPOSED NAME: HORIZON MANOR UNIT 3 REPLAT A SUBMITTAL DATE: \_\_\_\_\_

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)  
A PORTION OF LOT 19, BLOCK 9, HORIZON MANOR UNIT THREE

2. PROPERTY LAND USES:

	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	_____	<u>16</u>	OFFICE	_____	_____
DUPLEX	_____	_____	STREET & ALLEY	_____	_____
APARTMENT	_____	_____	PONDING & DRAINAGE	<u>5.6369</u>	<u>1</u>
MOBILE HOME	_____	_____	INSTITUTIONAL	_____	_____
P.U.D.	_____	_____	OTHER	_____	_____
PARK	_____	_____		_____	_____
SCHOOL	_____	_____	TOTAL NO. SITES	_____	<u>16</u>
COMMERCIAL	_____	_____	TOTAL (GROSS) ACREAGE	<u>7.9365</u>	_____
INDUSTRIAL	_____	_____			

*Planning Department*  
3/25/21  
*State Rec'd*

3. WHAT IS THE EXISTING ZONING OF THE ABOVE DESCRIBED PROPERTY? R-2 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) DRAIN TO POND

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

10. WHAT TYPE OF LANDSCAPING IS PROPOSED? PARKWAY  MEDIANS  OTHER

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 JDP  
 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 JDP IF YES, PLEASE ATTACH COPY.

14. OWNER OF RECORD JAP PROPERTIES LLC 6713 CARTAN AVE 256-1913  
 (NAME & ADDRESS) (EMAIL) (PHONE)

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

16. ENGINEER 4S ENGINEERING SERVICES 3616 MCRAE 443-9644  
 (NAME & ADDRESS) (EMAIL) (PHONE)

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

18. REP/POINT OF CONTACT CAD CONSULTING CO. 1790 N. LEE TREVINO 633-6422  
 (NAME & ADDRESS) (EMAIL) (PHONE)

**NOTE:** Applicant is responsible for all expenses incurred by the City in connection with the Replat approval request, including but not limited to attorney's fees, engineering fees and publication. Charges exceeding deposit will be invoiced separately. Initials JDP.

Applicant Signature [Signature] EMAIL JAPPROPERTIES@OUTLOOK

APPLICATION MUST BE COMPLETE & VALIDATED PRIOR TO SUBDIVISION PROCESSING  
 Acceptance of fee does not grant acceptance of application.  
 Non Refundable Deposit \$500 | Application Fees: \$100 | Publishing Fee Deposit (if applicable): \$260

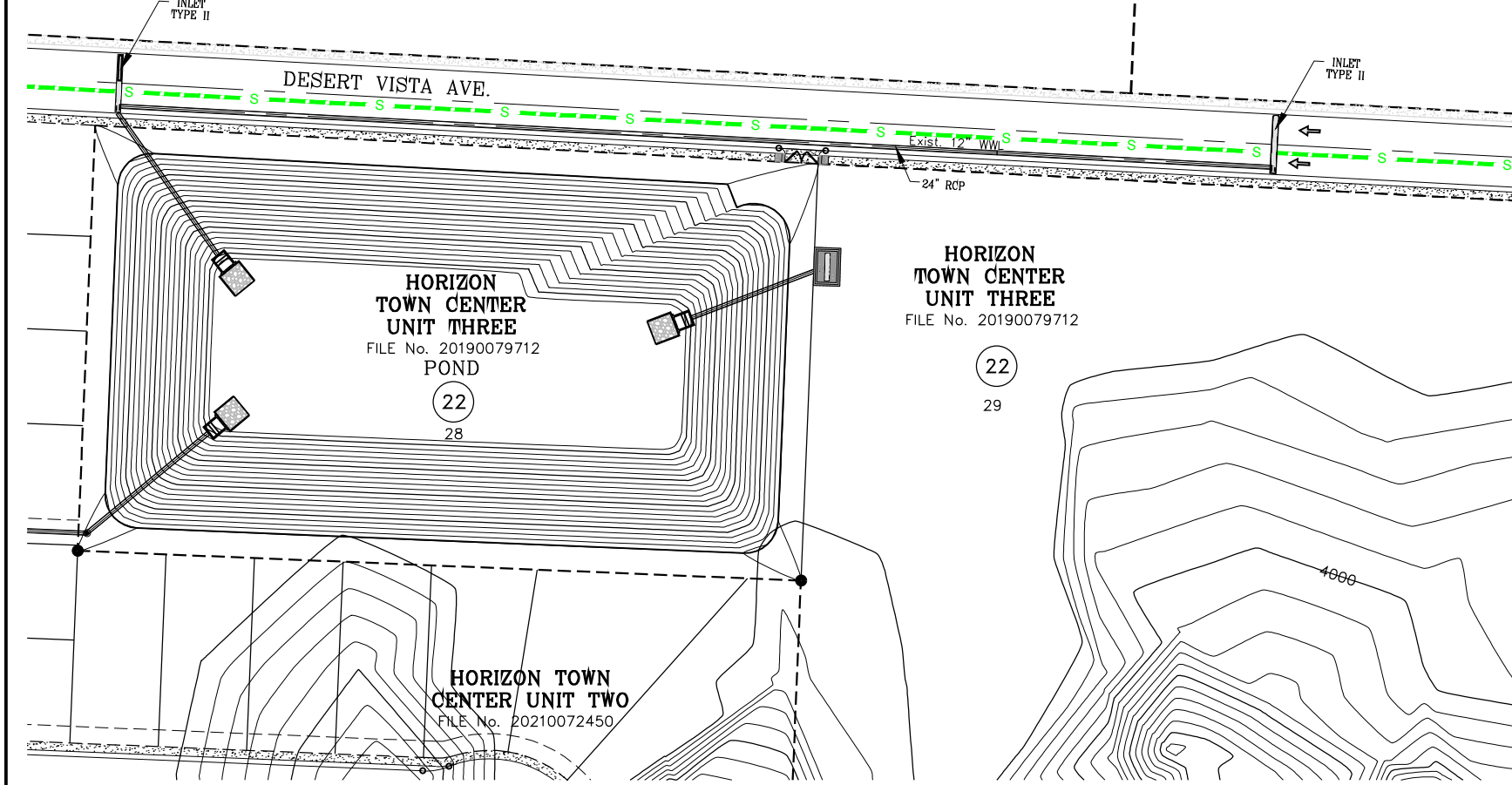
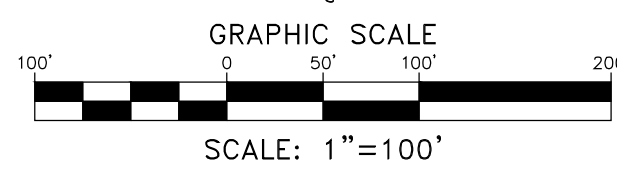
# HORIZON CROSSING UNIT THREE

BEING A PORTION OF C.D STEWART SURVEY NO. 321,  
TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS  
CONTAINING: 19.469 ACRES

## PRELIMINARY PLAT

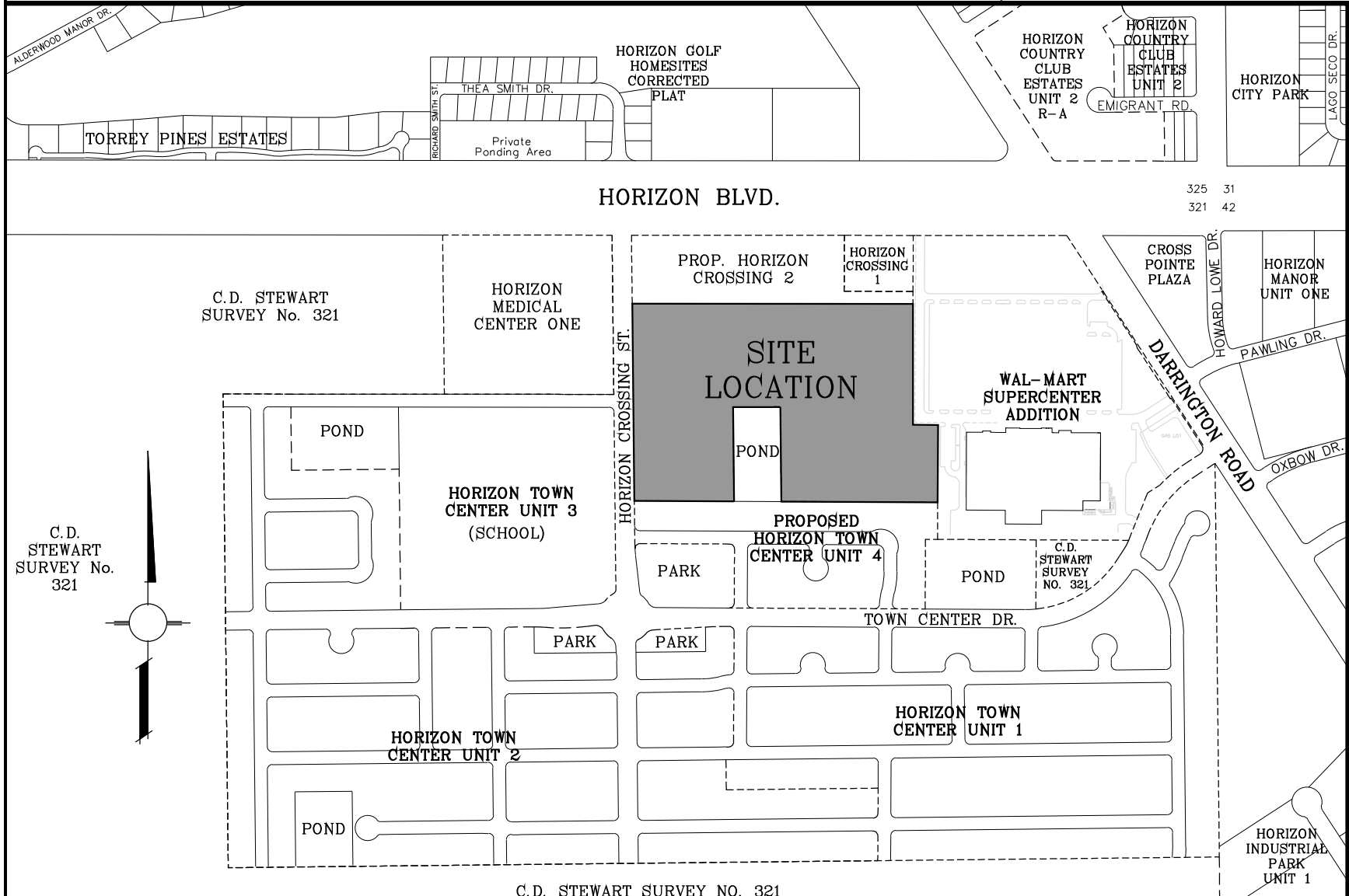
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	375.00'	39.79'	19.92'	39.78'	N83°52'33"W	6°04'49"
C2	400.00'	160.42'	81.30'	159.35'	N75°28'26"W	22°58'42"
C3	400.00'	168.87'	80.50'	157.83'	S75°21'46"E	22°45'22"
C4	425.00'	168.80'	85.53'	167.69'	S75°21'46"E	22°45'22"
C5	375.00'	110.59'	55.70'	110.19'	N72°26'04"W	16°53'49"
C6	20.00'	31.65'	20.24'	28.45'	S47°42'01"W	90°40'22"
C7	20.00'	31.18'	19.77'	28.12'	S42°17'59"E	89°19'38"
C8	10.00'	15.83'	10.12'	14.22'	N47°42'01"E	90°40'22"
C9	10.00'	15.59'	9.88'	14.06'	N47°17'58"W	89°19'38"
C10	10.00'	15.83'	10.12'	14.22'	S47°42'02"W	90°40'24"
C11	10.00'	15.59'	9.88'	14.06'	S42°17'59"E	89°19'38"
C12	425.00'	170.44'	86.38'	169.30'	N75°28'28"W	22°58'38"
C13	375.00'	148.94'	75.46'	147.96'	S75°21'46"E	22°45'22"

LINE TABLE		
LINE	LENGTH	BEARING
L1	39.00'	S86°57'48"E
L2	25.00'	N02°21'50"E
L3	39.00'	S87°38'10"E



### LOCATION MAP

1" = 600'



SYMBOL LEGEND	
	SET 1/2" REBAR W/CAP TX 5152
	FOUND TX DOT BRASS DISK
	SANITARY SEWER MANHOLE
	GUY WIRE
	STREET SIGN
	POWER POLE
	TRAFFIC LIGHT
	WATER VALVE
	FIRE HYDRANT
	OVER HEAD ELECTRIC
	WATER LINE
	SEWER LINE
	CABLE LINE
	TELEPHONE LINE
	GAS LINE
	DRAINAGE AREA
	DRAINAGE FLOW

### METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of C.D Stewart Survey No. 321, Town of Horizon City, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

Commencing for reference at an existing brass disk City Monument at the centerline intersection of Town Center Dr. and Horizon Crossing St. from which an existing brass disk City Monument at the centerline intersection of Town Center Dr. and Mar Vista Pl. bears, South 86°43'32" East a distance of 1043.05 feet; thence along the centerline of Horizon Crossing St., North 02°21'50" East a distance of 465.44 feet to a point; thence leaving said centerline South 87°38'10" East a distance of 39.00 feet to a point on the easterly right-of-way line of Horizon Crossing St. as referenced on plot of Horizon Town Center Unit One, Recorded in Clerks File No. 20180057691, Real Property Records of El Paso County, Texas for the "True Point of Beginning".

Thence along said right-of-way line, North 02°21'50" East a distance of 792.60 feet to a point;

Thence leaving said right of way line, South 86°57'46" East a distance of 1128.71 feet to point on the westerly boundary line of Walmart Super Center Addition as recorded in clerks file no. 20120091184;

Thence along said boundary line these following 3 courses:

1. South 03°02'12" West a distance of 486.46 feet to a point;
2. South 86°43'07" East a distance of 100.62 feet to a point;
3. South 03°13'36" West a distance of 310.70 feet to a point;

Thence leaving said boundary line, North 86°43'32" West a distance of 616.53 feet to a point;

Thence, North 02°21'50" East a distance of 377.17 feet to a point of curve;

Thence, 39.79 feet along the arc of a curve to the left which has a radius of 375.00 feet on interior angle of 06°04'49"; a chord which bears North 83°55'23" West a distance of 39.78 feet to a point;

Thence, North 86°57'48" West a distance of 162.32 feet to point;

Thence, South 02°21'50" West a distance of 378.44 feet to a point;

Thence, North 86°43'32" West a distance of 400.45 feet to the "TRUE POINT OF BEGINNING" and containing 848,063.72 Square Feet or 19.469 acres of land more or less.

### NOTES:

1. TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.  
INSTRUMENT No. \_\_\_\_\_ DATE \_\_\_\_\_
2. RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.  
INSTRUMENT No. \_\_\_\_\_ DATE \_\_\_\_\_
3. LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.
4. "U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS".
5. SET 1/2" REBAR WITH CAP MARKED TX 5152 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
6. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO 480212-2508 AND 2378, DATED SEPTEMBER 4, 1991 PROPERTY IS IN FLOOD HAZARD ZONE X.
7. BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE 4203, NAD 83.
8. VERTICAL DATUM IS NAVD 88 AS DETERMINED BY GPS OBSERVATIONS AT NGS STATION V 1384 ELEVATION=3655.47.
9. PROVIDED CERTIFICATION THAT ALL UTILITIES HAVE APPROVED LOCATIONS OF EASEMENTS AND THAT SERVICE WILL BE PROVIDED TO DEVELOPMENT.
10. ENSURE THAT PLAT COMPLIES WITH TBPLS REQUIREMENTS.
11. GRADING PLAN REQUIRED FOR EACH LOT AT THE TIME OF THE BUILDING PERMIT.
12. STORM SEWER AND PRIVATE PONDS FOR COMMERCIAL PARCELS TO BE MAINTAINED PRIVATELY.
13. ALL 50' PRIVATE DRIVEWAYS WILL BE CONSTRUCTED AND MAINTAINED BY THE DEVELOPER.
14. ALL COMMERCIAL LOTS HAVE ACCESS BY WAY OF THE 50' PRIVATE DRIVEWAY, UTILITY AND DRAINAGE EASEMENT INST. No. \_\_\_\_\_
15. DIRECT ACCESS WILL BE ALLOWED AT HORIZON BLVD BY A 50' PRIVATE DRIVEWAY, UTILITY AND DRAINAGE EASEMENT INST. No. \_\_\_\_\_

DATE SUBMIT PRELY & FINAL PLAT 12/18/21	REVISION	COMMENTS
01/03/22	1	Public Works & Town Engineer Comments
01/11/22	2	Rev. Address as per 911 comments

DATE OF PREPARATION: DECEMBER 18, 2021

CONDE INC.  
ENGINEERING / PLANNING  
GIS / SURVEYING / CAD  
6080 SURETY DR. STE 100  
EL PASO, TEXAS 79905  
PHONE: (915) 592-0286  
FAX: (915) 592-0286

PRINCIPAL CONTACTS:	Name	Address	City & Zip	Phone	Fax
OWNER:	CAMINO REAL INVESTMENT PROPERTIES, LLC	6080 SURETY DR. STE 300	EL PASO COUNTY, TEXAS 79905	(915) 592-0290	
ENGINEER:	YVONNE C. CURRY	6080 SURETY DR. STE 100	EL PASO, TX 79905	(915) 592-0283 (915) 592-0286	
SURVEYOR:	RON R. CONDE	6080 SURETY DR. STE 100	EL PASO, TX 79905	(915) 592-0283 (915) 592-0286	

SCHOOL DISTRICT  
SOCORRO INDEPENDENT SCHOOL DISTRICT  
12300 EASTLAKE DRIVE



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

**Case No.:** SUB002492-2021  
*Horizon Crossing - Unit Three*

**Application Type:** **Preliminary Plat Subdivision**

**P&Z Hearing Date:** January 17, 2022

**Staff Contact:** Michelle Padilla, Planning Director  
 915-852-1046; mpadilla@horizoncity.org

**Address/Location:** Abutting Horizon Blvd. and Horizon Crossing St.

**Legal Description:** Horizon Crossing - Unit Three  
 Being A portion of C D STEWART SURVEY #321 (19.469 ACRES)  
 El Paso County, Horizon City, Texas

**Property Owner:** Camino Real Investment Properties LLC

**Applicant:** Camino Real Investment Properties LLC

**Nearest Park:** Corky Park

**Nearest School:** Horizon High School

**SURROUNDING PROPERTIES:**

<b>N</b>	A-2 (Multi-Family Residential) and C-1 and C-2 (Commercial)	Multi-Family Residential and Commercial
<b>E</b>	C-2 (Commercial)	Walmart
<b>S</b>	R-2 (Residential)	Vacant
<b>W</b>	C-2 (Commercial)	Hospital

**LAND USE AND ZONING:**

<b>Land Use</b>	Vacant
<b>Zoning</b>	C-2 Commercial

**Application Description:**

*Preliminary Subdivision:*

The applicant is requesting to subdivide approximately 19.469 acres of land. The proposed subdivision includes 4 lots for commercial development, the smallest lot measuring approximately 151,105.41 square feet and the largest lot measuring approximately 264,408.72 square feet in size. The lots will have perpetual access via a 50' wide private driveway, utility, and drainage easement. A portion of the proposed subdivision was rezoned from R-9/CO to Commercial (C-2) on June 8, 2021 (Ordinance 0269).

**Staff Recommendation:**

Staff recommends **APPROVAL** of the preliminary plat with the following conditions:

- All staff comments shall be addressed prior to City Council action.

**Planning Division Comments:**

1. The proposed 50' Private Driveway, Utility, and Drainage Easement shall be recorded prior to the plat being recorded and the instrument number shall be provided on the face of the recording plat. The easement document shall be submitted for review before it is recorded.
2. The developer is proposing to utilize a future stormwater pond in Horizon Town Center Unit Four, a residential development, to address the drainage from this commercial development. Typically, staff recommends that the City Council only accept that future stormwater pond for maintenance as a public improvement if at least 50% of the runoff into the pond is from residential developments. Staff is working on the developer on an agreement to address this.

**Public Works Director Comments:**

**HORIZON CROSSING U-3**

**PRELIMINARY PLAT**

1<sup>st</sup> Review 12/22/2021

1. Drainage flow arrows show water draining into another property at southwest side. The adjacent pond should be shown along with the corresponding watershed areas and calculations or add a note referencing the master drainage plan.

(See Ordinance No.0035 4.2.2.5 (7c.) and 4.2.2.6 (8c.) and 4.2.2.6 (8d.) and 4.2.2.7 (9) )

2. Show existing and proposed drainage flow arrows. Provide Ponding information. Show watershed areas with pond capacity calculations. Will these lots drain into the proposed pond (if so, add a note stating the lots will drain into HTC-3 AND U-4) or will they be on-site ponding lots?

(See Ordinance No.0035 4.2.2.5 (7c.) and 4.2.2.6 (8c.) and 4.2.2.6 (8d.) and 4.2.2.7 (9) )

3. If the lots will be required to be onsite ponding, add this information to the notes OR reference comment 1 AND 2.

4. Provide Instrument number for 50' Private Access R.O.W. and Utility and Drainage Easement.

5. Provide easements around or front of each lot.

**Town Engineer Comments:**

**Horizon Crossing Unit Three**

**Summary of Recommended Conditions for Preliminary Plat Approval:**

The Town Engineer recommends the following:

1. The drainage flow arrows show that runoff is being directed toward Horizon Crossing, the runoff from the commercial area shall be contained on site and not directed towards public rights-of-ways.
- ~~2. Include all utilities on the face of the plat in the legend, i.e. gas, comm, etc.~~
- ~~3. Match Metes and Bounds to face of Plat.~~

of Town Center Dr. and Mar Vista Pl. bears, South 86°43'32" East a distance of 1043.05 feet; thence along the centerline of Horizon Crossing

4. Indicate size of all existing utilities shall be shown for all utilities on preliminary plats. *Provide utility sizes for the utilities shown in the Wal-Mart Supercenter Addition and Horizon Crossing Unit 1 Subdivisions to the northeast of the proposed subdivision.*
5. Drainage for commercial parcels are to be contained within their boundaries. Plat indicates that runoff is to be directed towards ponds in Horizon Town Center Unit 4 and Horizon Town Center Unit 3. Provide temporary drainage facilities for the commercial development. The Town will only recommend the acceptance of the ponding facility if residential drainage is at least 50% of the total volume.
- 6. Add a revision date to face of plat.*

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

The 911 District has recommended proposed addresses to be changed. A revised plat dated 11 Jan 2022 was sent to the District with the addresses and they approved.

**El Paso County Comments:**

EP County requested clarification on the drainage from the southern lots fronting Horizon Crossing Street. They asked if the drainage will be accepted in off-site retention ponds. The City's Public Works Director provided the requested information and no other comments were provided.

**El Paso Electric Comments:**

El Paso Electric requests that the developer submit for an approved permit. Utility letters submitted with the subdivision application indicate Horizon Crossing Unit 2. Staff has requested that all utility letters be updated and submitted with the correct project reference as Horizon Crossing Unit Three.

**School District Comments:**

The Socorro Independent School District has reviewed Horizon Crossing Unit Three. This subdivision is within the service area of Horizon Heights Elementary, Colonel John Ensor Middle and Eastlake High.

Clint Independent School District has no comments, this subdivision is not within Clint ISD's jurisdiction.

**TxDOT Comments:**

TxDOT is requesting for the applicant to submit their grading and drainage plans to TxDOT for review prior to improvements or construction begins provided the properties abut Horizon Blvd., a TxDOT right-of-way.

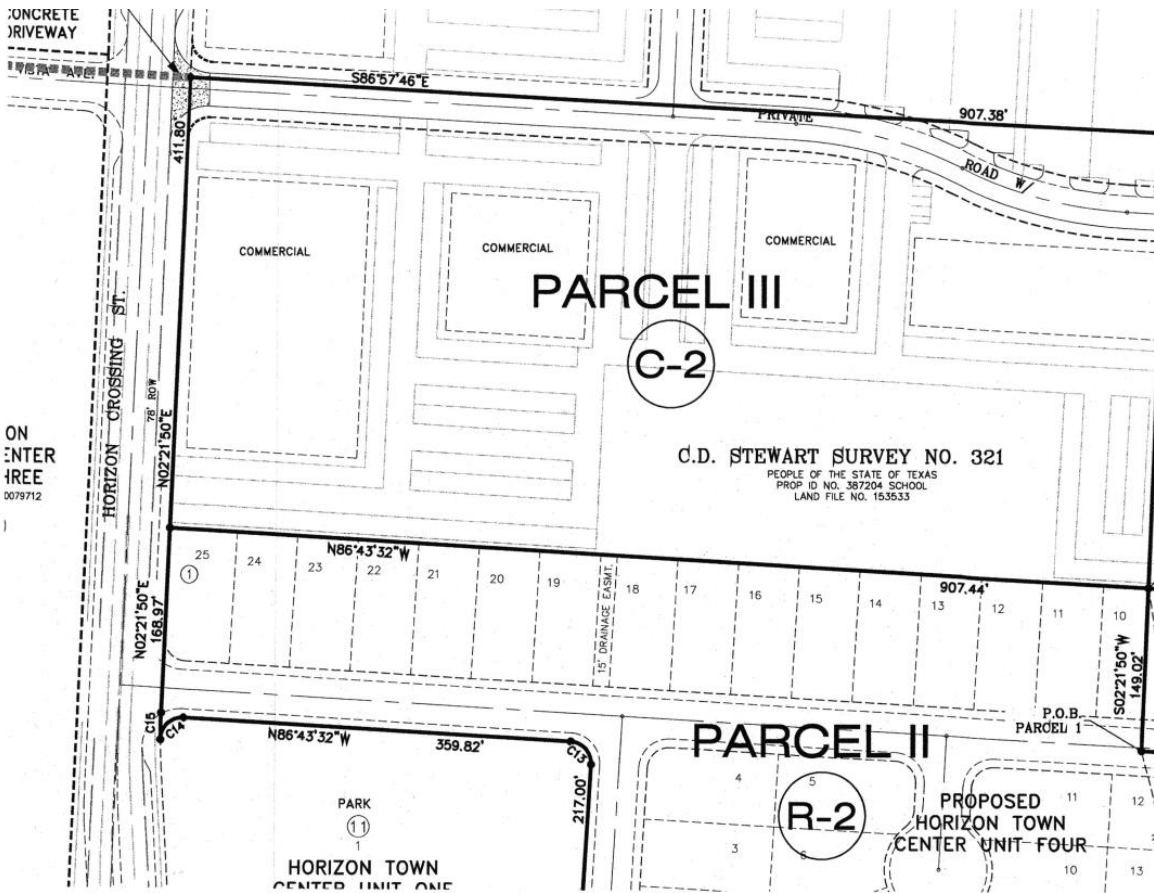
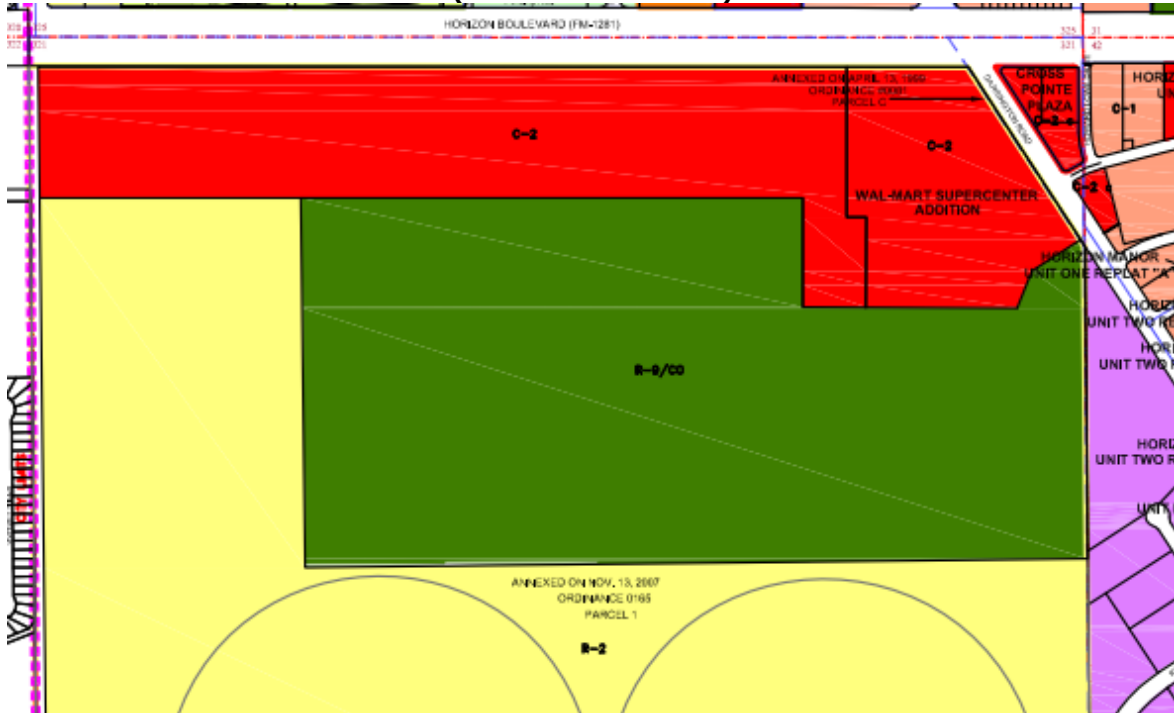
**El Paso Central Appraisal District Comments:**

The EPCAD approves this development.

**Attachments:**

- 1 – Zoning Designation**
- 2 – Aerial Map**
- 3 – Location Map**
- 4 – Application**
- 5 – Preliminary Plat**

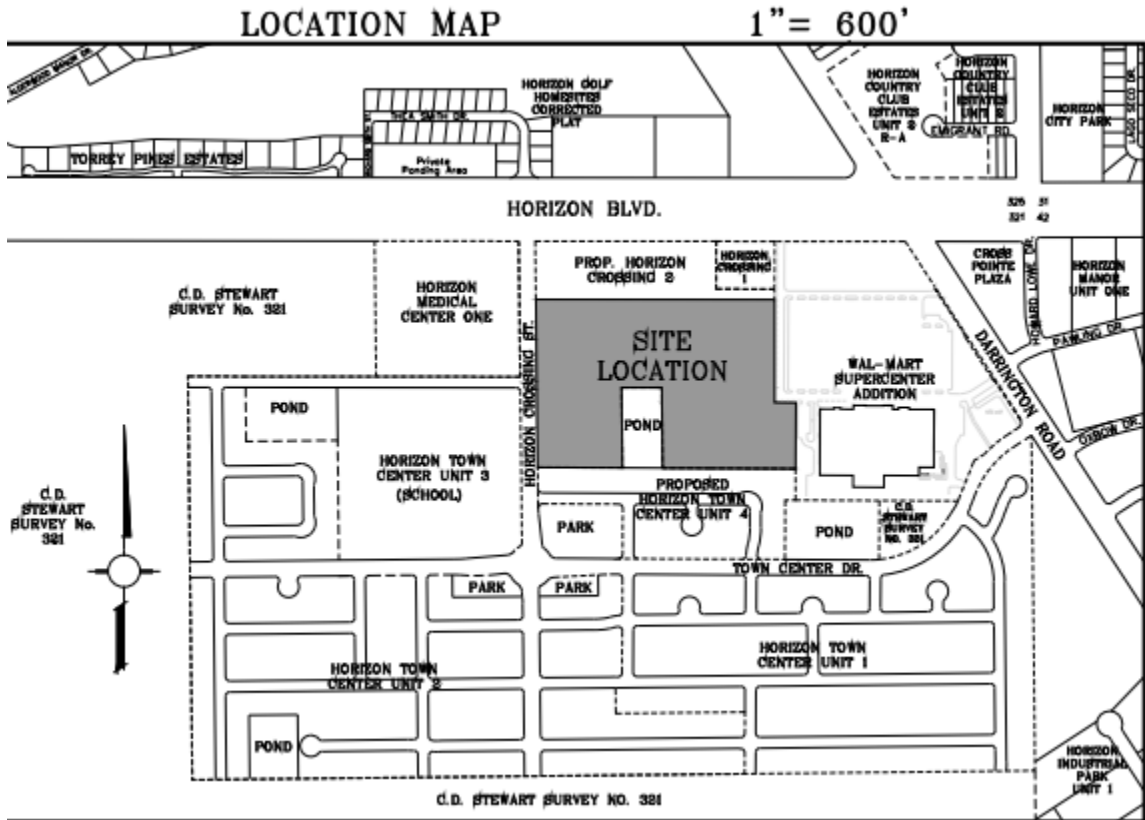
**Attachment 1: Zoning Designation  
(See Ordinance 0269)**



## Attachment 2: Aerial



**Attachment 3: Location Map**



**Attachment 4: Application**

SUBD002492-2021



**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: HORIZON CROSSING UNIT THREE SUBMITTAL DATE: 12/17/2021

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)  
Being A Portion of C. D. Stewart Survey No. 321, Town of Horizon City, El Paso County, Texas

2. PROPERTY LAND USES:

	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	_____	_____	OFFICE	_____	_____
DUPLEX	_____	_____	STREET & ALLEY	_____	_____
APARTMENT	_____	_____	PONDING & DRAINAGE	_____	_____
MOBILE HOME	_____	_____	INSTITUTIONAL	_____	_____
P.U.D.	_____	_____	OTHER	_____	_____
PARK (Min 1 acre)	_____	_____	Existing Private ROW	_____	_____
SCHOOL	_____	_____	Utility & Drainage Easement	<u>1.726</u>	_____
COMMERCIAL	<u>17.726</u>	<u>4</u>	TOTAL NO. SITES	<u>5</u>	_____
INDUSTRIAL	_____	_____	TOTAL (GROSS) ACREAGE	<u>19.469</u>	_____

3. WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? C-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  N/A

5. WHAT TYPE OF UTILITY EASEMENTS ARE PROPOSED? UNDERGROUND  OVERHEAD  COMBINATION

6. WHAT TYPE OF DRAINAGE IS PROPOSED? (IF APPLICABLE LIST MORE THAN ONE) Lot to street to drainage structures

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

10. WHAT TYPE OF LANDSCAPING IS PROPOSED? PARKWAY  MEDIANS  OTHER

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 CC  
 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 CC IF YES, PLEASE SUBMIT COPY.

14. OWNER OF RECORD Camino Real Investment Properties, LLC 6080 Surety Dr. Ste. 300 El Paso, TX 79905 915-592-0290  
(NAME & ADDRESS) (EMAIL) (PHONE)

15. DEVELOPER Camino Real Investment Properties, LLC 6080 Surety Dr. Ste. 300 El Paso, TX 79905 915-592-0290  
(NAME & ADDRESS) (EMAIL) (PHONE)

16. ENGINEER Conde, Inc. 6080 Surety Dr., Ste. 100 El Paso, TX 79905 cconde@condeinc.com 915-592-0283  
(NAME & ADDRESS) (EMAIL) (PHONE)

17. APPLICANT Camino Real Investment Properties, LLC 6080 Surety Dr. Ste. 300 El Paso, TX 79905 915-592-0290  
(NAME & ADDRESS) (EMAIL) (PHONE)

18. REP/POINT OF CONTACT Conrad Conde 6080 Surety Dr., Ste. 100 El Paso, TX 79905 cconde@condeinc.com -592-0283  
(NAME & ADDRESS) (EMAIL) (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 CC  
 Applicant Signature \_\_\_\_\_ EMAIL cconde@condeinc.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



# 2022 Meeting Schedule for Planning and Zoning

Regular meetings held every 3rd Mon. of each month @ 6:00p - City Council Chambers @ 15001 Darrington Rd.

2022 Meeting Date	Subdivision/Replats Submittal Window	Rezone/SUP/Vacation Submittal Date	Applications Submittal Deadline	Notice Post Date Min 15 days prior	Agenda Post Date
17-Jan-22	12/20/21 to 12/22/21	12/16/21	12/22/21	12/30/21	01/13/22
21-Feb-22	01/24 to 01/27	01/20/22	01/27/22	02/04/22	02/17/22
21-Mar-22	02/21 to 02/24	02/17/22	02/24/22	03/04/22	03/17/22
18-Apr-22	03/21 to 03/24	03/17/22	03/24/22	04/01/22	04/14/22
16-May-22	04/18 to 04/21	04/14/22	04/21/22	04/29/22	05/12/22
20-Jun-22	05/23 to 05/26	05/19/22	05/26/22	06/03/22	06/17/22
18-Jul-22	06/20 to 06/23	06/16/22	06/23/22	07/01/22	07/14/22
15-Aug-22	07/18 to 07/21	07/14/22	07/21/22	07/29/22	08/11/22
19-Sep-22	08/22 to 08/25	08/18/22	08/25/22	09/02/22	09/15/22
17-Oct-22	09/19 to 09/22	09/15/22	09/22/22	09/30/22	10/13/22
21-Nov-22	10/24 to 10/27	10/17/22	10/27/22	11/04/22	11/17/22
Special Mtg. 16-Nov-22					14-Nov-2022
19-Dec-22	11/21 to 11/23	11/17/22	11/23/22	12/02/22	12/15/22
Special Mtg. 14-Dec-22					12-Dec-2022

*Special Meeting Dates for the November and December Planning and Zoning Meetings.*



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

2. **COMMISSION MEMBERS ATTENDANCE:**

**COMMISSIONERS EXCUSED AND UNEXCUSED: Cecily Armstrong**

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:**

*(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.

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

**AYES: BERRY, MELENDEZ, AVILA, DURAN and GARDEA.**

**MOTION CARRIED**

B. **DISCUSSION AND RECOMMENDATION:**

On the preliminary & final plat applications (**#SUB002470-2021**) for **Horizon Town Center Unit Four**, a property legally described as *being a portion of C.D Stewart Survey No. 321, Town of Horizon City, El Paso County, Texas,* Containing 11.03 Acres +/- Application submitted by Conde, Inc.

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

**AYES: BERRY, MELENDEZ, AVILA, DURAN and GARDEA.**

**MOTION CARRIED**



**C. DISCUSSION AND RECOMMENDATION:**

On a preliminary plat application (#SUB002489-2021) for **Kenazo Estates Unit One**, a property legally described as *Being Track 8, Section 31, Block 78, Township 3, Texas and Pacific Railroad Survey, Town of Horizon City, El Paso County, Texas* Containing 4.944 Acres +/- Application submitted by Conde, Inc.

**ACTION:** Motion made by **MELENDEZ**, 2<sup>ND</sup> by **GARDEA** to recommend approval of subdivision plat as per staff recommendation, comments and conditions.

**AYES: BERRY, E. FLORES, MELENDEZ, AVILA, DURAN and GARDEA.**

**MOTION CARRIED**

**D. DISCUSSION AND RECOMMENDATION:**

On a preliminary plat application (#SUB002490-2021) for **Kenazo Estates Unit Two**, a property legally described as *Being Track 9, Section 31, Block 78, Township 3, Texas and Pacific Railroad Survey, Town of Horizon City, El Paso County, Texas* Containing 8.695 Acres +/- Application submitted by Conde, Inc.

**ACTION:** Motion made by **GARDEA**, 2<sup>ND</sup> by **DURAN** to recommend approval of subdivision plat as per staff recommendation, comments and conditions.

**AYES: BERRY, E. FLORES, MELENDEZ, AVILA, DURAN and GARDEA.**

**MOTION CARRIED**

**E. DISCUSSION AND RECOMMENDATION:**

On a rezoning application (#RZ002491-2021) to approve a change in zone for a tract of land from PUD (Planned Unit Development) to C-2 (Commercial), legally described as *being Tract 8, Section 31, Block 78, Township 3, Texas and Pacific Railroad Survey, Town of Horizon City, El Paso County, Texas* (proposed as **Kenazo Estates Unit One** subdivision); containing 4.944 Acres +/- Application submitted by Conde, Inc.

**ACTION:** Motion made by **GARDEA**, 2<sup>ND</sup> by **MELENDEZ** to recommend approval of zone change from PUD (Planned Unit Development) to C-1 (Commercial) as per recommended staff comments/conditions.

**AYES: BERRY, E. FLORES, MELENDEZ, AVILA, DURAN and GARDEA.**

**MOTION CARRIED**

**F. DISCUSSION AND RECOMMENDATION:**

On a rezoning application (#RZ002491-2021) to approve a change in zone for a tract of land from PUD (Planned Unit Development) to C-2 (Commercial), legally described as *being Tract 9, Section 31, Block 78, Township 3, Texas and Pacific Railroad Survey, Town of Horizon City, El Paso County, Texas* (proposed as **Kenazo Estates Unit Two** subdivision); containing 8.695 Acres +/- Application submitted by Conde, Inc.

**ACTION:** Motion made by **GARDEA**, 2<sup>ND</sup> by **BERRY** to recommend approval of zone change from PUD (Planned Unit Development) to C-1 (Commercial) as per recommended staff comments/conditions.

**AYES: BERRY, E. FLORES, MELENDEZ, AVILA, DURAN and GARDEA.**

**MOTION CARRIED**



**5. OTHER BUSINESS**

**A. DISCUSSION AND ACTION:**

On the Planning and Zoning meeting minutes for the meeting of September 20, 2021

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

**ALL IN FAVOR**  
**MOTION CARRIED**

**6. ANNOUNCEMENTS**

A. The next regular scheduled meeting: **Monday, January 18, 2022 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 6:38 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)