



HORIZON CITY

Incorporated 1988

**AGENDA
PUBLIC MEETING
REGULAR PLANNING AND ZONING MEETING
THE TOWN OF HORIZON CITY, TEXAS
Monday, February 17, 2025, 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, February 17, 2025 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:

Chief Planner

On the resubmitted Replat application for **Horizon Manor, Unit Three Replat "A" (Case No. 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. **(Postponed on January 20, 2025)**

B. DISCUSSION AND RECOMMENDATION:

Chief Planner

4

On the resubmitted **Preliminary & Final Subdivision Plat** applications for **Desert Breeze Unit Three (Case No. SUC25-0001)**, and to authorize the Mayor to sign the recording plat, legally described as a Portion of Section 32, Block 78, Township 3, Texas and Pacific Railroad Company Surveys, Town of Horizon City, El Paso County, Texas. Containing 13.272 acres ±. Application submitted by Applicant/Representative: H2O Terra.

C. DISCUSSION AND RECOMMENDATION: **18**
Chief Planner

On the **Vacation** application request (**Case No. SDV24-0003**), to vacate a portion of a 60'- foot Right-of-Way and 10' ft Utility Easements on a portion of Lots 1-10, Block 19 and Lots 1-11, Block 22. Horizon Country Club Estates Unit 3, Town of Horizon City, El Paso County, Texas, to incorporate and make full use of the property. City initiated vacation.

5. OTHER BUSINESS
A. DISCUSSION AND ACTION: **29**
On the Planning and Zoning meeting minutes for the meeting held on December 16, 2024.

6. ANNOUNCEMENTS
A. REMINDER:
Chief Planner
Horizon City e-mail Cybersecurity Training compliance reminder.
B. The next regular scheduled meeting: Monday, March 17, 2025, 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.: SUC25-0001 Desert Breeze Unit Three

Application Type: Preliminary & Final Subdivision Plat Applications
P&Z Hearing Date: February 17, 2025
Staff Contact: Art Rubio, Chief Planner
 915-852-1046, Ext. 407; arubio@horizoncity.org

Address/Location: North of Horizon Blvd. and east of Rifton Ct. and Horizon High School
Property ID Nos.: X57800033203000
Legal Description: A portion of Section 32, Block 78, Township 3, Texas and Pacific Railroad Company, Town of Horizon City, El Paso County, Texas
Property Owner: Hunt Communities Holding L.P.
Applicant/Rep.: H2O Terra, LLC
Nearest Park: Horizon Mesa Park
Nearest School: Horizon High School

SURROUNDING PROPERTIES:		
	Zoning	Land Use
N	R-2 (Single-Family Residential)	Residential
E	ETJ	Mixed Use
S	C-2(Heavy Commercial)/R-2(Single-Family Residential)	Vacant
W	R-2 (Single-Family Residential)	Horizon High School
LAND USE AND ZONING:		
	Existing	Proposed
Land Use	Vacant	Residential Subdivision
Zoning	R-2 Residential	R-2 Residential

Application Description:

Preliminary and Final Subdivision:
 The proposed preliminary and final residential subdivision includes 65 lots for single-family residential development, the smallest lot measuring approximately 6,000 sq. ft. and the largest lot measuring approximately 9,784 sq. ft. A 52 ft. residential street is proposed within the subdivision connecting to Rifton Ct. and Anderpont St. and ultimately to Horizon Blvd.

Cumulative Parkland Dedication:

The developer does not propose to dedicate any parkland or shows to have any park credits for existing related subdivisions Desert Breeze Unit 1 and 2; therefore, fees in lieu of parkland dedication would be required for 65 single-family units at \$400.00 per unit for a total of fee in lieu of parkland dedication of \$26,000.

Staff Recommendation:

Staff recommends approval of the Preliminary and Final Subdivision Plats.

Planning Division Comments:

Preliminary Plat:

Final Plat:

Town Engineer Comments:

Preliminary Plat:

- ~~1. Address redlines and comments shown on plat.~~
- ~~2. Metes and bounds should be described in a clockwise direction.~~
- ~~3. Why are the westerly lot bearings different from the west side subdivision boundary line? Reassess and make corrections.~~
- ~~4. Remove storm manhole symbol from inlets.~~
- ~~5. Why are the easterly lot bearings different from the east side subdivision boundary line? Reassess and make corrections.~~
- ~~6. Verify that roadway names are consistent on the plat in all locations and approved by the El Paso County 9-1-1 District.~~
- ~~7. Confirm all bearing distances and determine if additional line bearings are needed. Make sure there is closure of the subdivision boundary and individual lots.~~
- ~~8. The curve table values of C1 and C2 do not match values in the metes and bounds. See additional comments from the plat.~~

Final Plat:

- ~~1. Address redlines and comments shown on plat.~~
- ~~2. Revise calendar dates used in Acknowledgement, signatures for the City Planning & Zoning Commission, and City Council. This includes the prepared date of the plats.~~
- ~~3. Metes and bounds should be described in a clockwise direction.~~
- ~~4. Why are the westerly lot bearings different from the west side subdivision boundary line? Reassess and make corrections.~~
- ~~5. Why are the easterly lot bearings different from the east side subdivision boundary line? Reassess and make corrections.~~
- ~~6. Verify that roadway names are consistent on the plat in all locations and approved by the El Paso County 9-1-1 District.~~
- ~~7. Confirm all bearing distances and determine if additional line bearings are needed. Make sure there is closure of the subdivision boundary and individual lots.~~
- ~~8. The curve table values of C1 and C2 do not match values in the metes and bounds. See additional comments from the plat.~~

El Paso 9-1-1 District Comments:

Regarding Desert Breeze Unit Three, please ask the developers to change the addresses on Cactus Park Way to the 100 range instead of 200. Please notice that Sun View Ln and Desert Breeze Dr shown above this subdivision are in the 200 range. Please ask the developers to adjust the addressing on Cactus Breeze Way so they begin at 14700 instead of 14708. It is not necessary to adjust the addressing according to that of the

above parallel Crystal Breeze Way. These are different streets and so they can each begin at 14700 and not necessarily be adjusted to each other.

TxDOT Comments:

1. Please have requestor submit grading and drainage plans for review and approval.
2. Any proposed work on TXDOT ROW will require a 1058 permit attached.
3. Please share TXDOT files attached.

El Paso Central Appraisal District Comments:

El Paso Electric Company:

~~Please add a 10' wide easement along the proposed lots for the existing electrical line.~~

Texas Gas:

In reference to the preliminary/final residential subdivision "Desert Breeze Unit three", Texas Gas Service does not have any comments.

Kinder Morgan:

Project area is clear of El Paso Natural Gas a Company of Kinder Morgan's Pipelines and facilities.

Clint Independent School District:

No comments

EPCAD

There are no comments for Desert Breeze #3 from Central Appraisal.

HRMUD:

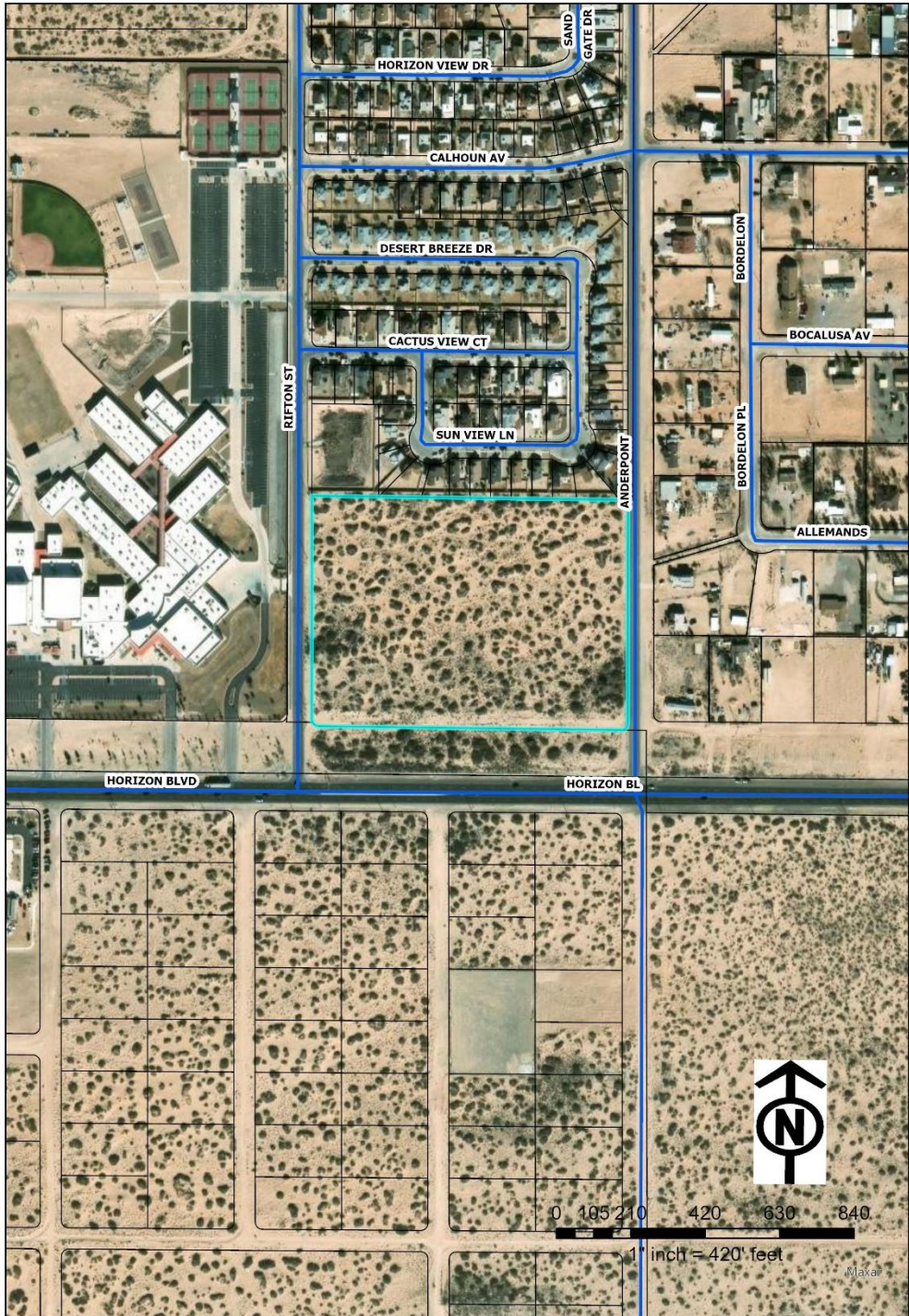
No comments

Attachments:

- 1 - Aerial
- 2 - Zoning Designation Map
- 3 - Location Map
- 4 - Preliminary Plat
- 5 - Final Plat
- 6 - Existing Right-of-Way Cross Sections
- 7 - Preliminary & Final Plat (Combination) Online Application

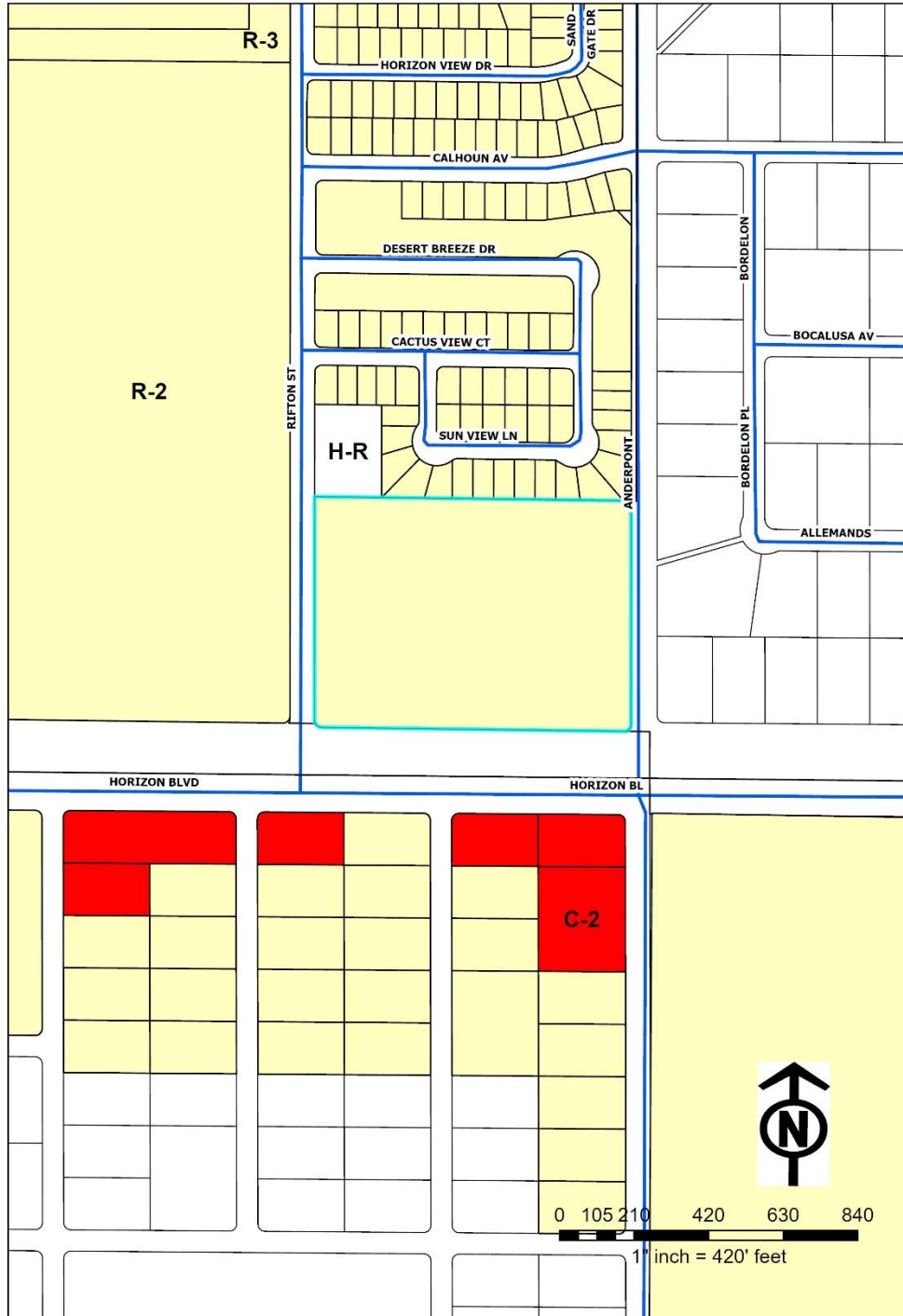
Attachment 1: Aerial Map

**Planning & Zoning Commission
Preliminary / Final Combination Plat
Case No. SUC25-0001**

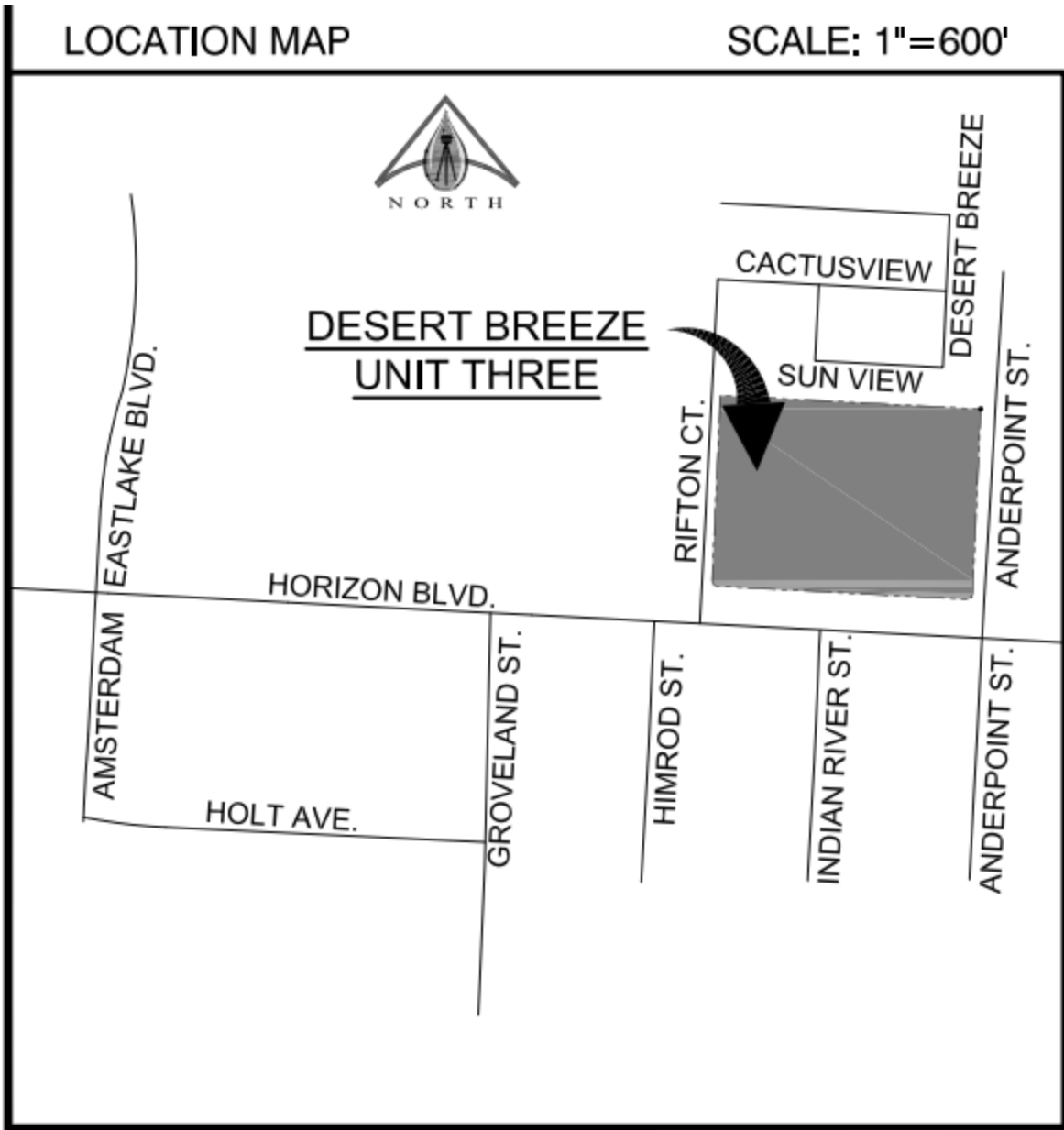


Attachment 1: Zoning Designation Map

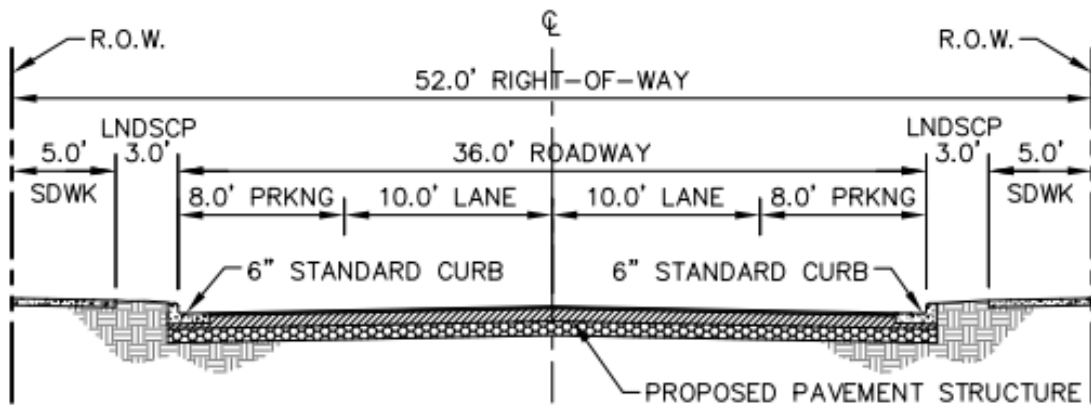
**Planning & Zoning Commission
Preliminary / Final Combination Plat
Case No. SUC25-0001**



Attachment 3: Location Map

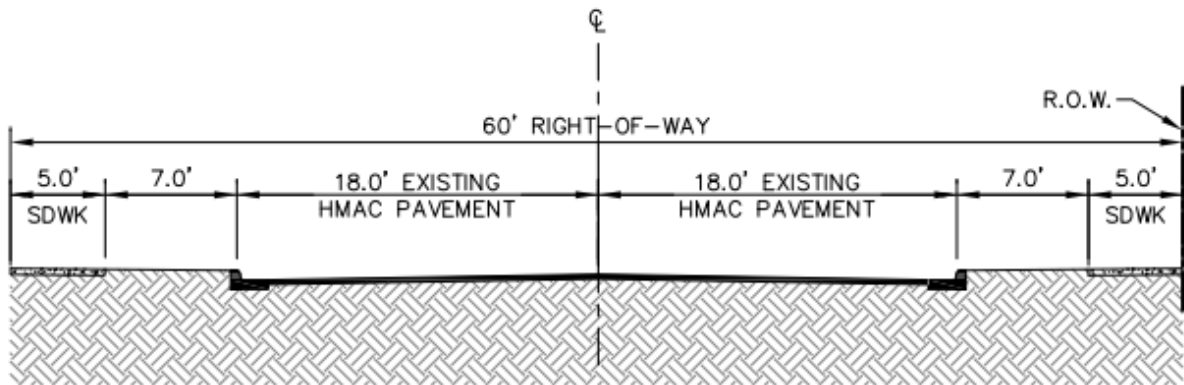


Attachment 6 – Existing Right-of-Way Cross Section



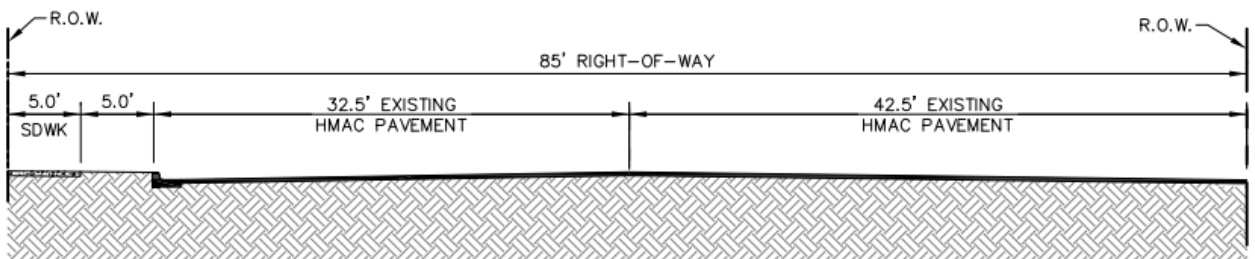
RESIDENTIAL SUBCOLLECTOR STREET (52' RIGHT-OF-WAY)

SCALE: 1"=10'



RIFTON COURT (60' RIGHT-OF-WAY)

SCALE: 1"=10'



ANDERPONT STREET (85' RIGHT-OF-WAY)

SCALE: 1"=10'

Attachment 7: Preliminary & Final Plat (Combination) Online Application



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

MAJOR SUBDIVISION FINAL PLAT APPLICATION

SUBDIVISION PROPOSED NAME: Desert Breeze Unit 3 SUBMITTAL DATE: 01/22/25

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)
Being a portion of section 32, Block 78, Township 3, Texas and Pacific Railroad Co. Surveys town of Horizon, El Paso County, Texas.

2. PROPERTY LAND USES:

	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	<u>9.439</u>	<u>65</u>	OFFICE		
DUPLEX			STREET & ALLEY	<u>2.399</u>	<u>3</u>
APARTMENT			PONDING & DRAINAGE	<u>1.437</u>	<u>1</u>
MOBILE HOME			INSTITUTIONAL		
P.U.D.			OTHER		
PARK (Min 1 Acre)					
SCHOOL					
COMMERCIAL			TOTAL NO. SITES	<u>13.275</u>	<u>69</u>
INDUSTRIAL			TOTAL (GROSS) ACREAGE	<u>13.275</u>	

3. WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? R-2 PROPOSED ZONING R-2

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

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

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

7. IF SINGLE-FAMILY OR DUPLEX DEVELOPMENT IS PROPOSED: AVERAGE FLOOR AREA OF HOUSES 6,000 Sq.ft.

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

9. IS A MODIFICATION OF ANY PORTION OF THE SUBDIVISION ORDINANCE PROPOSED? YES NO
 IF "YES", PLEASE LIST SECTION & EXPLAIN THE NATURE OF THE MODIFICATION _____

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

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

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

14. OWNER OF RECORD Hunt Communities Holding, L.P. 4401 N. Mesa St. El Paso, TX, 79901
 (NAME & ADDRESS) (EMAIL) (PHONE)

15. DEVELOPER Hunt Communities Holding, L.P. 4401 N. Mesa St. El Paso, TX, 79901
 (NAME & ADDRESS) (EMAIL) (PHONE)

16. ENGINEER Isaac Rodriguez 2020 E. Mills Ave. El Paso, TX 79901 irodriguez@h2o-terra.com (915) 533-1418
 (NAME & ADDRESS) (EMAIL) (PHONE)

17. APPLICANT Isaac Rodriguez 2020 E. Mills Ave. El Paso, TX 79901 irodriguez@h2o-terra.com (915) 533-1418
 (NAME & ADDRESS) (EMAIL) (PHONE)

18. REP/POINT OF CONTACT Isaac Rodriguez 2020 E. Mills Ave. El Paso, TX 79901 irodriguez@h2o-terra.com (915) 533-1418
 (NAME & ADDRESS) (EMAIL) (PHONE)

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

Applicant Signature EMAIL irodriguez@h2o-terra.com

APPLICATION MUST BE COMPLETE & VALIDATED PRIOR TO SUBDIVISION PROCESSING
 Acceptance of fee does not grant acceptance of application.
 Non Refundable Deposit \$500.00 | Application Fee: \$150

PLAT NOTES AND RESTRICTIONS:

- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO DESERT BREEZE UNIT THREE BY HORIZON REGIONAL M.U.D. IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE. WATER AND SEWER SERVICES WILL BE EXTENDED TO THE SUBDIVISION FROM EXISTING FACILITIES LOCATED ON RIFTON COURT AND HORIZON BOULEVARD AND WILL BE CONSTRUCTED TO SERVE THIS SUBDIVISION WITHIN TWO (2) YEARS OF DATE OF THE FILING OF THIS PLAT.
- BUILDINGS SHALL BE SET BACK AS FOLLOWS: FRONT LOT SETBACK A MINIMUM OF 20 FEET, SIDE LOT SETBACK A MINIMUM OF 5 FEET, SIDE LOT ABUTTING STREET (ROAD) A MINIMUM OF 10 FEET, AND BACK LOT SETBACK A MINIMUM BE 20 FEET. THESE SETBACKS DISTANCES SHALL NOT CONFLICT WITH SEPARATION OR SETBACK DISTANCES REQUIRED BY RULES GOVERNING PUBLIC UTILITIES, ON-SITE SEWAGE FACILITIES, OR DRINKING WATER SUPPLIES.
- THIS SYMBOL REPRESENTS ALL PROPOSED STREET MONUMENT LOCATIONS.
- PROPERTY CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.
- SET 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED TX 5572, UNLESS OTHERWISE NOTED, AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
- NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
- BUILDER SHALL CONSTRUCT A 5 (FIVE) FOOT WIDE CONCRETE SIDEWALK AS PART OF THE CONSTRUCTION OF IMPROVEMENTS. THE SIDEWALKS ARE LOCATED ALONG FRONT, REAR AND SIDES OF EACH LOT WHERE THE LOT ABUTS A PUBLIC ROAD. RIFTON COURT AND ANDREPOINT STREET SHALL BE CONSTRUCTED BY THE DEVELOPER.
- BUILDER SHALL CONSTRUCT CONCRETE DRIVEWAYS BETWEEN THE ROAD CURB AND THE PROPERTY LINE AS PART OF THE CONSTRUCTION OF IMPROVEMENTS.
- THIS PROPERTY LIES IN ZONE X, AS DESIGNATED BY F.E.M.A.: COUNTY OF EL PASO, COMMUNITY PANEL #480 212 0250 B, DATED SEPTEMBER 4, 1991. CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- LOT OWNERS SHALL BE RESPONSIBLE FOR MAINTAINING THE SIDEWALKS, DRIVEWAYS, AND PARKWAYS ABUTTING THEIR PROPERTY.
- THE STORM WATER RUNOFF FROM DESERT BREEZE UNIT THREE WILL BE CONVEYED INTO THE ON-SITE RETENTION BASIN. LOT 25, BLOCK 3, ARE DESIGNATED AS PONDING AREA AND RETENTION PONDS. NO DWELLING/OCCUPANCY SHALL BE PERMITTED ON LOTS. THESE LOTS SHALL BE DEEDED TO AND MAINTAINED BY TOWN OF HORIZON CITY.
- IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE 232.025(6), IT IS HEREBY EXPRESSED THAT ALL PURCHASE CONTRACTS MADE BETWEEN A PURCHASER OF LAND IN THIS SUBDIVISION WILL CONTAIN A STATEMENT DESCRIBING WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THIS SUBDIVISION.
- VEHICULAR ACCESS TO LOTS ABUTTING HORIZON BOULEVARD (FM1281), RIFTON COURT AND ANDERPOINT STREET SHALL BE FROM DEDICATED STREETS ONLY. THE INSTRUMENT ASSURING RELEASE OF ACCESS IS FILED IN THE EL PASO COUNTY CLERK'S OFFICE. INSTRUMENT NO. _____ BOOK _____ PAGE _____ DATE _____
- TAX CERTIFICATE(S) FOR DESERT BREEZE UNIT THREE ARE FILED IN THE EL PASO COUNTY CLERK'S OFFICE. INSTRUMENT NO. _____ BOOK _____ PAGE _____ DATE _____
- RESTRICTIVE COVENANTS FOR DESERT BREEZE UNIT THREE ARE FILED IN THE EL PASO COUNTY CLERK'S OFFICE. INSTRUMENT NO. _____ BOOK _____ PAGE _____ DATE _____

BENCHMARK NOTES:

- BEARINGS, DISTANCES, AND COORDINATES SHOWN ARE BASED ON GPS OBSERVATIONS USING GRID, NAD 83, TEXAS CENTRAL ZONE.
- FOUND CITY MONUMENT LOCATED AT THE HEEL OF SUN VIEW DRIVE IN FRONT OF LOTS 9 AND 10, BLOCK 1, DESERT BREEZE UNIT ONE. HAVING A STATE PLANE COORDINATE VALUE: N:10,624,315.26', E:483,009.46' ELEVATION = 4022.19' (GRAPHICALLY DEPICTED ON PLAT)

PARCEL DESIGNATION	SQUARE FOOTAGE	ACRES
RESIDENTIAL	411,002.86 SQ.FT.	9.43 AC.
POND	62,589.00 SQ.FT.	1.44 AC.
RIGHT-OF-WAY	104,521.14 SQ.FT.	2.40 AC.
TOTAL	578,113.00 SQ.FT.	13.27 AC.

STREET NAME	LINEAR FEET
CRYSTAL BREEZE WAY	889.33 FT.
CACTUS PARK WAY	322.65 FT.
CACTUS BREEZE WAY	702.75 FT.

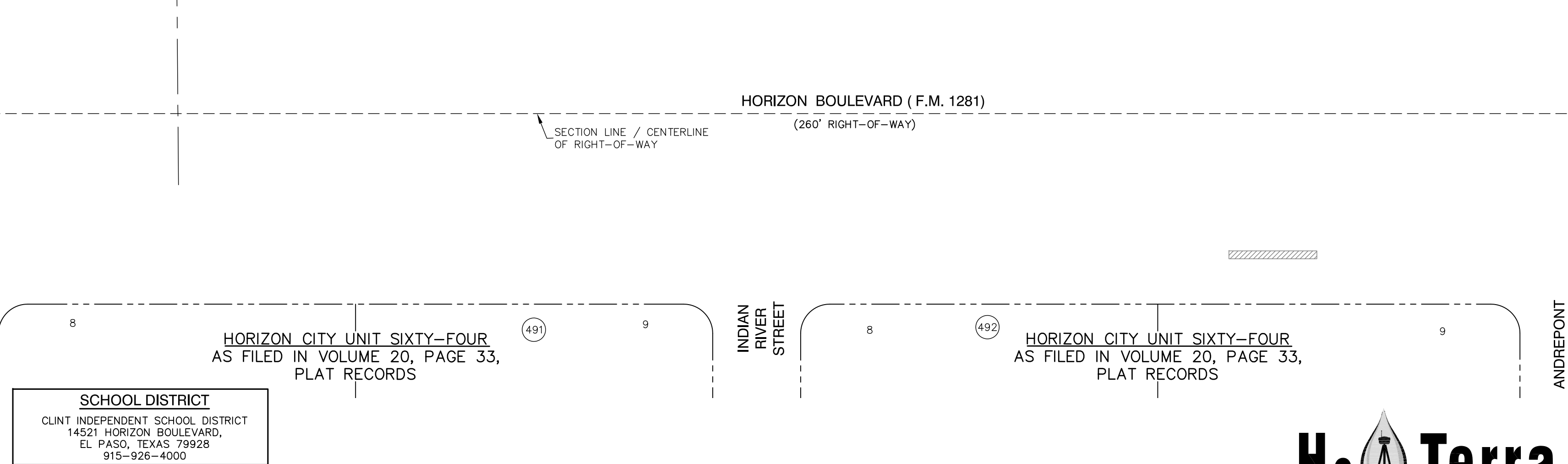
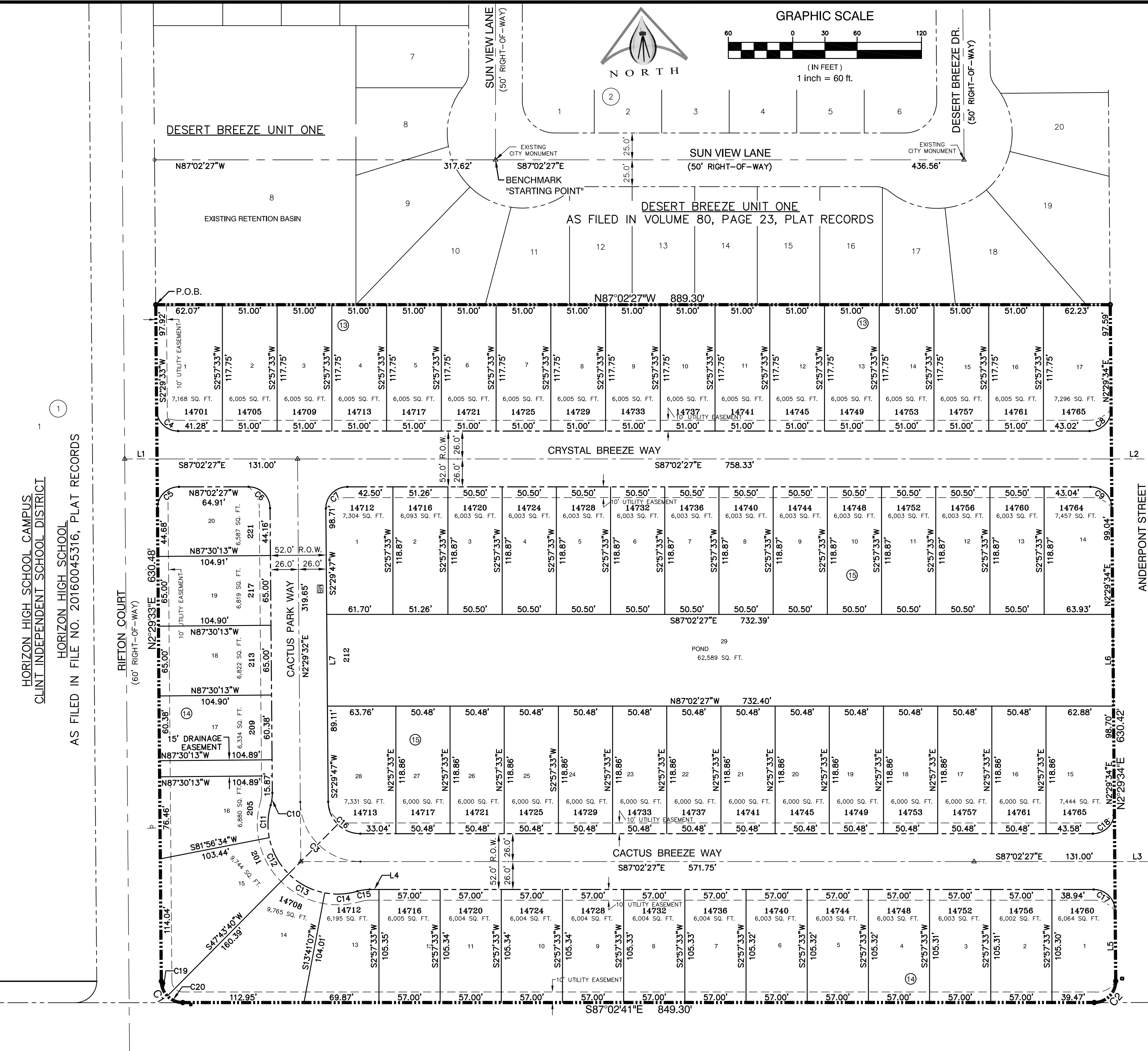
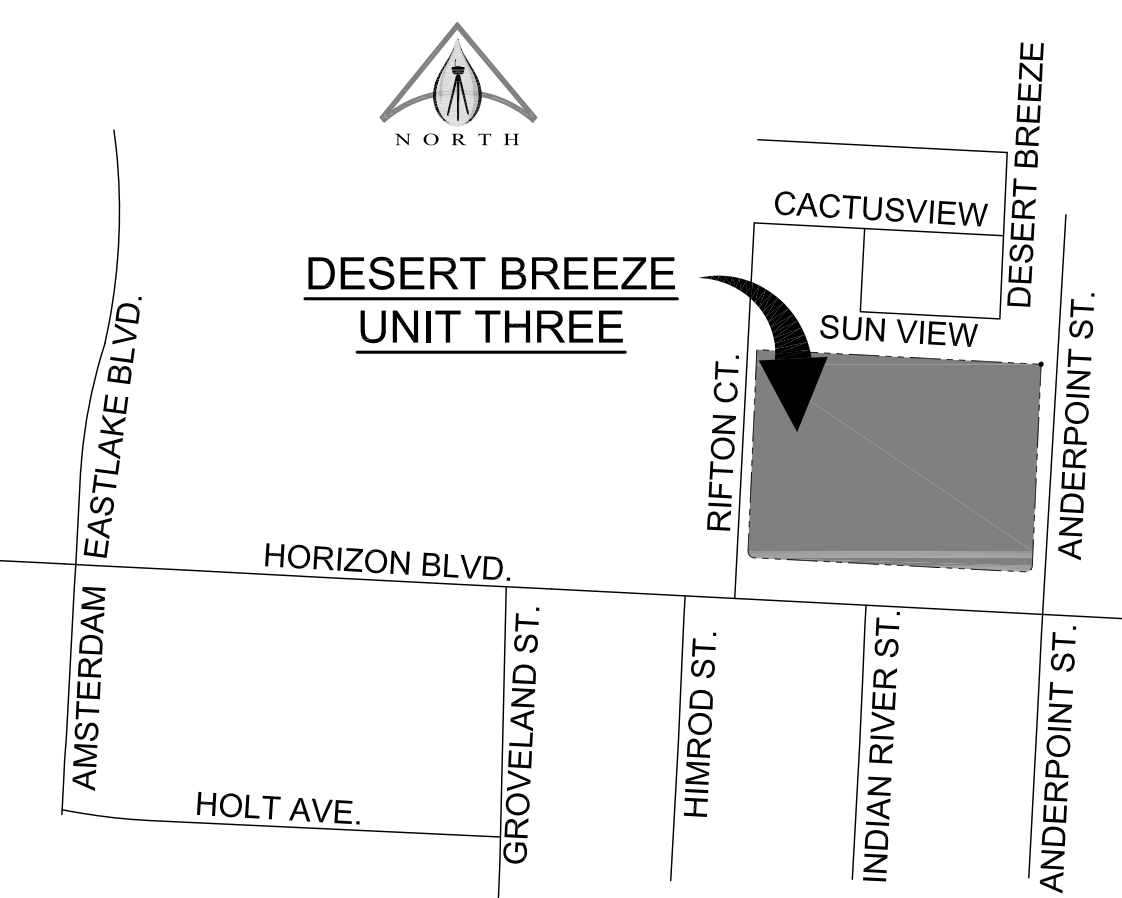
LEGEND

- PROPOSED CITY MONUMENT
- SET 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED TX 5572, UNLESS OTHERWISE NOTED
- BOUNDARY LINE
- PROPERTY LINE
- CENTERLINE
- U.S. POSTAL SERVICE COLLECTION BOX

LOT COUNT

- RESIDENTIAL = 65
- BLOCK 13, LOT 1-17
- BLOCK 14, LOT 1-20
- BLOCK 15, LOT 1-28
- POND = 1
- BLOCK 15, LOT 29
- TOTAL = 66**

LOCATION MAP SCALE: 1"=600'



SCHOOL DISTRICT
 CLINT INDEPENDENT SCHOOL DISTRICT
 14521 HORIZON BOULEVARD,
 EL PASO, TEXAS 79928
 915-926-4000

NORTHEAST SERVICE AREA IMPACT FEES			
METER SIZE	METER CAPACITY RATIO	WATER	WASTEWATER
LESS THAN 1 INCH	1	\$1,178.00	\$291.00
1 INCH	1.67	\$1,967.00	\$486.00

H₂Terra
 ENGINEERING, SURVEYING, SOLUTIONS.
 TBPE FIRM NO. F-2103 TBPLS FIRM NO. 10060700
 2020 E. MILLS AVENUE El Paso, TX 79901
 (915) 533-1418 FAX: (915) 533-4972

DESERT BREEZE UNIT THREE

BEING A PORTION OF SECTION 32, BLOCK 78, TOWNSHIP3, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS. CONTAINING IN ALL 578,113 SQUARE FEET OR 13.27 ACRES OF LAND MORE OR LESS

OWNER'S DEDICATION, CERTIFICATION

STATE OF TEXAS
 COUNTY OF EL PASO

HUNT COMMUNITIES GP LLC, OWNER(S) OF THE 13.272 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED DESERT BREEZE UNIT THREE, HEREBY SUBDIVIDE THE LAND DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO THE USE OF THE PUBLIC THE STREET RIGHT-OF-WAYS, PONDS, AND UTILITY EASEMENTS AS HEREON LAID DOWN AND DESIGNATED, INCLUDING EASEMENTS FOR OVERHANG OF SERVICE WIRES FOR POLE TYPE UTILITIES, AND BURIED SERVICE WIRES CONDUITS AND PIPES FOR UNDERGROUND UTILITIES AND THE RIGHT TO INGRESS AND EGRESS FOR SERVICE AND CONSTRUCTION AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SPECIFIC IMPROVEMENTS TO BE DEDICATED TO THE TOWN OF HORIZON CITY, TEXAS ARE THE STREET RIGHT-OF-WAYS. SPECIFIC

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET THE MINIMUM STATE STANDARDS;
 (B) SEWER CONNECTIONS TO THE LOTS MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
 (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET THE MINIMUM STATE STANDARDS; AND
 (D) GAS CONNECTION, IF AVAILABLE, PROVIDED TO THE LOTS MEET THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

HUNT PEYTON ESTATES, LLC
 BY: HUNT COMMUNITIES DEVELOPMENT CO., LLC, ITS SOLE MEMBER

ACKNOWLEDGEMENT

THE STATE OF TEXAS
 COUNTY OF EL PASO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2025 BY JOSE LARES AS, VICE PRESIDENT OF HUNT COMMUNITIES GP LLC, A TEXAS LIMITED LIABILITY COMPANY IN ITS CAPACITY AS SOLE MEMBER OF HUNT COMMUNITIES GP, LLC, A TEXAS LIMITED LIABILITY COMPANY WHO STATED THAT (S)HE EXECUTED SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC IN AND FOR EL PASO COUNTY, TEXAS

MY COMMISSION EXPIRES _____

TOWN OF HORIZON CITY PLANNING AND ZONING COMMISSION

THIS SUBDIVISION IS HEREBY APPROVED AS TO THE PLATTING AND AS TO THE CONDITIONS OF THE DEDICATION IN ACCORDANCE WITH CHAPTER 212 OF THE LOCAL GOVERNMENT CODE OF TEXAS THIS _____ DAY OF _____, 2025 A.D.

CITY COUNCIL FOR TOWN OF HORIZON CITY

THIS SUBDIVISION IS HEREBY APPROVED AS TO THE PLATTING AND AS TO THE CONDITIONS OF THE DEDICATION IN ACCORDANCE WITH CHAPTER 212 OF THE LOCAL GOVERNMENT CODE OF TEXAS THIS _____ DAY OF _____, 2025 A.D.

ACCEPTED AND ADAPTED BY THE CITY COUNCIL OF THE TOWN OF HORIZON CITY THIS _____ DAY OF _____, 2025 A.D.

ELVA SCHULLER, CITY CLERK ANDRES RENTERIA, MAYOR

ISABEL VASQUEZ, P.E. HUITT-ZOLLARS, INC, TOWN ENGINEER

APPROVED FOR FILING THIS _____ DAY OF _____, 2025 A.D.

COUNTY CLERK'S RECORDING CERTIFICATE

I, _____, COUNTY CLERK OF EL PASO COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED AND RECORDED UNDER THE INSTRUMENT NO. _____

COUNTY CLERK _____ DATE _____

BY: DEPUTY _____ DATE _____

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND IS IN COMPLIANCE WITH THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, PROFESSIONAL AND TECHNICAL STANDARDS, REGISTERED PUBLIC LAND SURVEYOR NO. 2449



CHARLES HENRY GUTIERREZ, R.P.L.S. 5572
 FIRM REGISTRATION / LICENSE NO. 10060700

PREPARED BY AND UNDER THE SUPERVISION OF ISAAC RODRIGUEZ, REGISTERED PROFESSIONAL ENGINEER NO. 143538



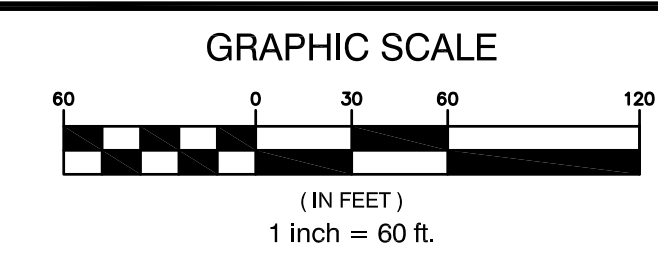
ISAAC D. RODRIGUEZ, P.E.
 TEXAS REGISTERED ENGINEERING FIRM F-2103

PRINCIPAL CONTACTS:					
NAME	ADDRESS	CITY & ZIP	PHONE	FAX	
OWNER:	JOSE L. LARES JR. P.E., HUNT COMMUNITIES	601 N. MESA, SUITE 1900	EL PASO, TEXAS 79901	915-298-0418	-
DEVELOPER:	JOSE L. LARES JR. P.E., HUNT COMMUNITIES	601 N. MESA, SUITE 1900	EL PASO, TEXAS 79901	915-298-0418	-
ENGINEER:	ISAAC D. RODRIGUEZ, P.E., 143538	2020 E. MILLS AVE.	EL PASO, TEXAS 79901	915-533-1418	915-533-4972
SURVEYOR:	CHARLES HENRY GUTIERREZ, R.P.L.S. 5572	2020 E. MILLS AVE.	EL PASO, TEXAS 79901	915-533-1418	915-533-4972

DESERT BREEZE

UNIT THREE

BEING A PORTION OF SECTION 32, BLOCK 78, TOWNSHIP 3, TEXAS
AND PACIFIC RAILROAD COMPANY SURVEYS,
TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS.
CONTAINING IN ALL 578.113 SQUARE FEET OR 13.272 ACRES OF LAND MORE OR LESS



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.00'	31.25'	19.84'	28.17'	S42°16'34"E	89°32'14"
C2	20.00'	31.25'	19.84'	28.17'	N48°11'12"E	89°32'14"
C3	56.00'	87.51'	55.55'	78.88'	S42°16'20"E	89°32'14"
C4	20.00'	31.25'	19.84'	28.17'	S42°16'27"E	89°32'14"
C5	20.00'	31.58'	20.16'	28.40'	S47°43'33"W	90°27'46"
C6	20.00'	31.25'	19.84'	28.17'	N42°16'20"W	89°32'14"
C7	20.00'	31.58'	20.16'	28.40'	S47°43'40"W	90°27'46"
C8	20.00'	31.58'	20.16'	28.40'	N47°43'34"E	90°27'46"
C9	20.04'	31.32'	19.88'	28.23'	N42°23'37"W	89°32'14"
C10	40.00'	11.49'	5.78'	11.45'	N10°43'20"E	16°27'05"
C11	65.00'	30.64'	15.61'	30.35'	N5°26'43"E	27°00'19"
C12	65.00'	38.82'	20.01'	38.24'	N25°09'53"W	34°12'54"
C13	65.00'	38.62'	19.90'	38.05'	N59°17'36"W	34°02'34"
C14	65.00'	30.83'	15.71'	30.54'	N89°54'13"W	27°10'39"
C15	40.00'	11.49'	5.78'	11.45'	S84°44'01"W	16°27'05"
C16	30.00'	46.88'	29.76'	42.25'	S42°16'20"E	89°32'14"
C17	20.00'	31.25'	19.84'	28.17'	N42°16'26"W	89°32'14"
C18	20.05'	31.66'	20.21'	28.47'	N47°52'18"E	90°27'46"
C19	20.02'	15.28'	8.04'	14.92'	S19°24'06"E	43°45'06"
C20	19.98'	15.97'	8.44'	15.55'	S64°10'13"E	45°47'08"

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L6	S2°29'34"W	85.46'
L7	N2°29'47"E	85.46'

METES AND BOUNDS DESCRIPTION

Description of 13.271-acre parcel of land being a portion of Section 32, Block 78, Township 3, Texas and Pacific Railroad Surveys, Horizon City, El Paso County, Texas, being more particularly described by metes and bounds as follows to wit:

Commencing at an existing City monument at the intersection of Sun View Lane (50-foot Right-of-Way, Desert Breeze Subdivision Unit One as filed on March 16, 2005 in Volume 80, Page 23, Doc. #2005002552 plat records of El Paso County, Texas) and Cactus View Lane (50-foot Right-of-Way) from which another City monument at the intersection of Sun View Lane and Desert Breeze Drive (50-foot right-of-way) bears South 87°02'27" East, a distance of 426.56 feet; Thence, North 87°02'27" West, a distance of 317.62 feet to a point on the easterly right-of-way of Rilhon Street (70-foot right-of-way) Thence, South 02°29'33" West, along said right-of-way line, a distance of 135.00 feet to a nail set on a rock wall being the Point of Beginning of this description;

Thence South 87°02'27" East along the southerly boundary line of Desert Breeze Unit One as filed on March 16, 2005 in Volume 80, Page 23, Doc. #2005002552 plat records of El Paso County, Texas, a distance of 889.30 feet to a found nail on rockwall, said nail lying along the westerly right-of-way line of Anderport Street;

Thence South 02°29'34" West, along said westerly right-of-way line 630.42 feet to a found 5/8" rebar with cap busted;

Thence 31.25 feet continuing along said right-of-way line, along the arc of a curve to the right, having a radius of 20.00 feet, a central angle of 89°32'14", and a chord which bears South 48°11'12" West, a distance of 28.17 feet to a found 5/8" rebar with plastic cap "Roe Engineering" on the northerly right-of-way line of Horizon Boulevard (200-foot right-of-way);

Thence North 87°02'41" East, along said northerly right-of-way line, a distance of 849.30 feet to a found 5/8" rebar with cap stamped busted;

Thence, 31.25 feet along the arc of a curve to the right having a radius of 20.00 feet, a central angle of 89°32'14", and a chord which bears North 42°16'34" West, a distance of 28.17 feet to a found 5/8" rebar with cap busted, said rebar lying along the easterly right-of-way of Rilhon Street (70-foot right-of-way);

Thence, North 02°29'33" East, a distance of 630.48 feet to the Point of Beginning and containing in all 578.099 square feet or 13.271 acres of land more or less.

V:\Hunt Communities GP LLC\031622-7 Desert Breeze Unit 3\05-CADD\03 - Plots\02_Final\FINAL_PLAT_2.10.25.DWG 02/14/25 8:17AM

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H₂O Terra
ENGINEERING, SURVEYING, SOLUTIONS.
TBPE FIRM NO. F-2103 TBPLS FIRM NO. 10060700
2020 E. MILLS AVENUE El Paso, TX 79901
(915) 533-1418 FAX: (915) 533-4972

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	JOSE L. LARES, JR. P.E., HUNT COMMUNITIES	601 N. MESA, SUITE 1900	EL PASO, TEXAS 79901	915-298-0418	-
	ISAAC RODRIGUEZ, P.E., #45538	2020 E. MILLS AVE	EL PASO, TEXAS 79901	915-533-1418	915-533-4972
	CHARLES HENRY GUTIERREZ, P.P.A., S. 5572	2020 E. MILLS AVE	EL PASO, TEXAS 79901	915-533-1418	915-533-4972

DESERT BREEZE UNIT THREE					
REVISION NUMBER	SHEET NAME OR NUMBER	DESCRIPTION OF REVISION	DATE OF REVISION	APPROVED BY	

PREPARED: FEBRUARY 7, 2025

SHEET 2 OF 2

DESERT BREEZE

UNIT THREE

BEING A PORTION OF SECTION 32, BLOCK 78, TOWNSHIP3, TEXAS
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TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS,
CONTAINING IN ALL 578,113 SQUARE FEET OR 13.27 ACRES OF LAND MORE OR LESS
OWNER'S DEDICATION, CERTIFICATION

PRELIMINARY PLAT

PLAT NOTES AND RESTRICTIONS:

- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO DESERT BREEZE UNIT THREE BY HORIZON REGIONAL M.U.D. IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE. WATER AND SEWER SERVICES WILL BE EXTENDED TO THE SUBDIVISION FROM EXISTING FACILITIES LOCATED ON RIFTON COURT AND HORIZON BOULEVARD AND WILL BE CONSTRUCTED TO SERVE THIS SUBDIVISION WITHIN TWO (2) YEARS OF DATE OF THE FILING OF THIS PLAT.
- BUILDINGS SHALL BE SET BACK AS FOLLOWS: FRONT LOT SETBACK A MINIMUM OF 20 FEET, SIDE LOT SETBACK A MINIMUM OF 5 FEET, SIDE LOT ABUTTING STREET (ROAD) A MINIMUM OF 10 FEET, AND BACK LOT SETBACK A MINIMUM BE 20 FEET. THESE SETBACKS DISTANCES SHALL NOT CONFLICT WITH SEPARATION OR SETBACK DISTANCES REQUIRED BY RULES GOVERNING PUBLIC UTILITIES, ON-SITE SEWAGE FACILITIES, OR DRINKING WATER SUPPLIES.
- THIS SYMBOL REPRESENTS ALL PROPOSED STREET MONUMENT LOCATIONS.
- PROPERTY CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.
- SET 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED TX 5572, UNLESS OTHERWISE NOTED, AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
- NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
- BUILDER SHALL CONSTRUCT A 5 (FIVE) FOOT WIDE CONCRETE SIDEWALK AS PART OF THE CONSTRUCTION OF IMPROVEMENTS. THE SIDEWALKS ARE LOCATED ALONG FRONT, REAR AND SIDES OF EACH LOT WHERE THE LOT ABUTS A PUBLIC ROAD. RIFTON COURT AND ANDREPOINT STREET SHALL BE CONSTRUCTED BY THE DEVELOPER.
- BUILDER SHALL CONSTRUCT CONCRETE DRIVEWAYS BETWEEN THE ROAD CURB AND THE PROPERTY LINE AS PART OF THE CONSTRUCTION OF IMPROVEMENTS.
- THIS PROPERTY LIES IN ZONE X, AS DESIGNATED BY F.E.M.A.: COUNTY OF EL PASO, COMMUNITY PANEL #480 212 0250 B, DATED SEPTEMBER 4, 1991. CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- LOT OWNERS SHALL BE RESPONSIBLE FOR MAINTAINING THE SIDEWALKS, DRIVEWAYS, AND PARKWAYS ABUTTING THEIR PROPERTY.
- THE STORM WATER RUNOFF FROM DESERT BREEZE UNIT THREE WILL BE CONVEYED INTO THE ON-SITE RETENTION BASIN. LOT 25, BLOCK 3, ARE DESIGNATED AS PONDING AREA AND RETENTION PONDS. NO DWELLING/ OCCUPANCY SHALL BE PERMITTED ON LOTS. THESE LOTS SHALL BE DEEDED TO AND MAINTAINED BY TOWN OF HORIZON CITY.
- IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE 232.022(6), IT IS HEREBY EXPRESSED THAT ALL PURCHASE CONTRACTS MADE BETWEEN A PURCHASER OF LAND IN THIS SUBDIVISION WILL CONTAIN A STATEMENT DESCRIBING WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THIS SUBDIVISION.
- VEHICULAR ACCESS TO LOTS ABUTTING HORIZON BOULEVARD (FM1281), RIFTON COURT AND ANDREPOINT STREET BE FROM OTHER DEDICATED STREETS ONLY. THE INSTRUMENT ASSURING RELEASE OF ACCESS IS FILED IN THE EL PASO COUNTY CLERK'S OFFICE. INSTRUMENT NO. _____ BOOK _____ PAGE _____ DATE _____
- TAX CERTIFICATE(S) FOR DESERT BREEZE UNIT THREE ARE FILED IN THE EL PASO COUNTY CLERK'S OFFICE. INSTRUMENT NO. _____ BOOK _____ PAGE _____ DATE _____
- RESTRICTIVE COVENANTS FOR DESERT BREEZE UNIT THREE ARE FILED IN THE EL PASO COUNTY CLERK'S OFFICE. INSTRUMENT NO. _____ BOOK _____ PAGE _____ DATE _____

BENCHMARK NOTES:

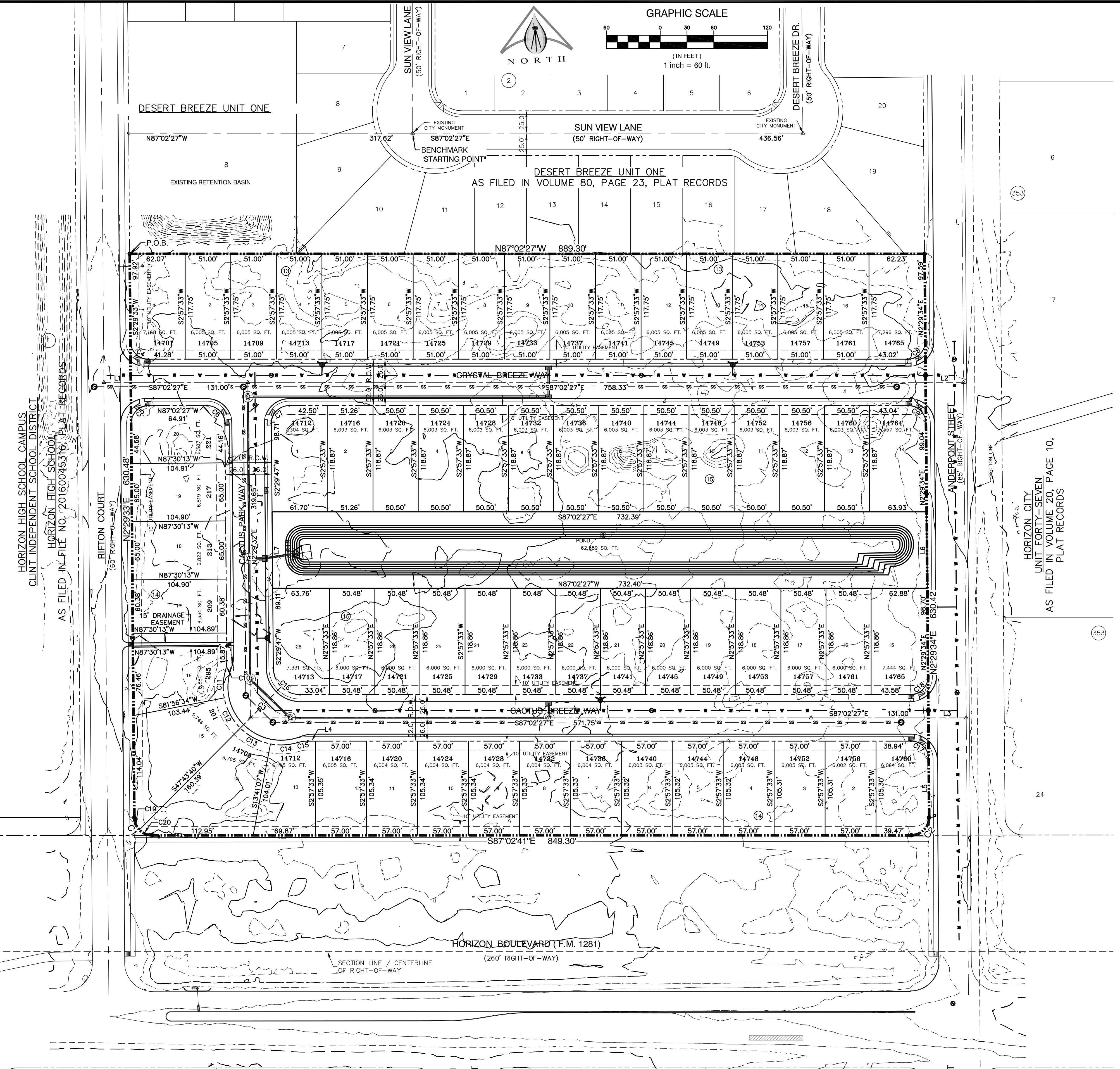
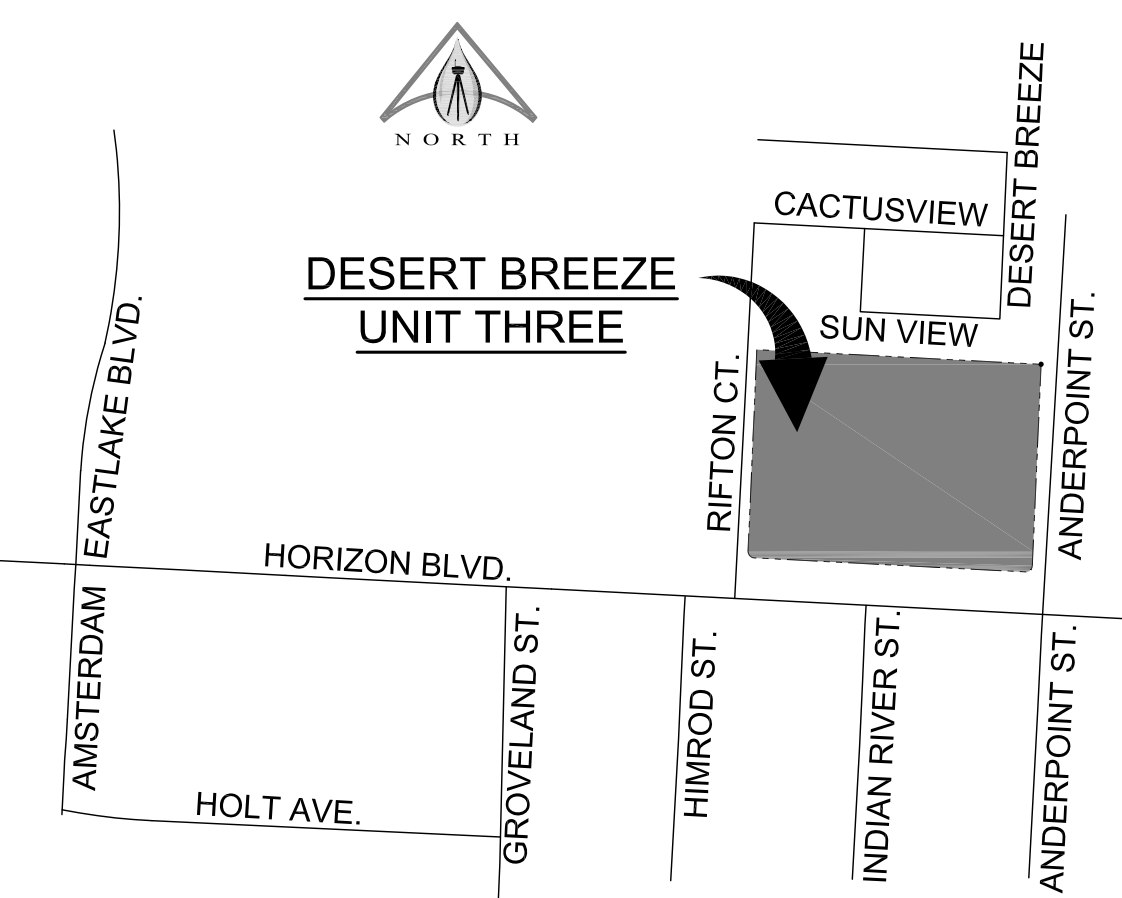
- BEARINGS, DISTANCES, AND COORDINATES SHOWN ARE BASED ON GPS OBSERVATIONS USING GRID, NAD 83, TEXAS CENTRAL ZONE.
- FOUND CITY MONUMENT LOCATED AT THE HEEL OF SUN VIEW DRIVE IN FRONT OF LOTS 9 AND 10, BLOCK 1, DESERT BREEZE UNIT ONE. HAVING A STATE PLANE COORDINATE VALUE: N:10,624,315.26', E:483,009.46' ELEVATION = 4022.19' (GRAPHICALLY DEPICTED ON PLAT)

PARCEL DESIGNATION	SQUARE FOOTAGE	ACRES
RESIDENTIAL	411,002.86 SQ.FT.	9.43 AC.
POND	62,589.00 SQ.FT.	1.44 AC.
RIGHT-OF-WAY	104,521.14 SQ.FT.	2.40 AC.
TOTAL	578,113.00 SQ.FT.	13.27 AC.

STREET NAME	LINEAR FEET
CRYSTAL BREEZE WAY	889.33 FT.
CACTUS PARK WAY	322.65 FT.
CACTUS BREEZE WAY	702.75 FT.

LOT COUNT	
RESIDENTIAL	= 65
BLOCK 13, LOT 1-17	= 17
BLOCK 14, LOT 1-20	= 20
BLOCK 15, LOT 1-20	= 20
POND	= 1
BLOCK 15, LOT 29	= 1
TOTAL	= 66

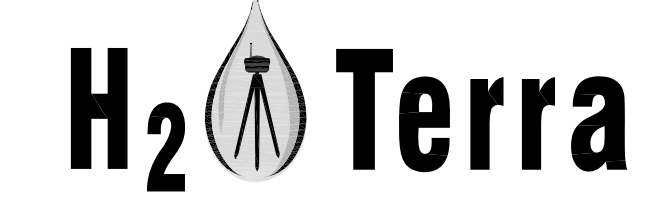
LOCATION MAP SCALE: 1"=600'



SCHOOL DISTRICT
CLINT INDEPENDENT SCHOOL DISTRICT
14521 HORIZON BOULEVARD,
EL PASO, TEXAS 79928
915-926-4000

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NORTHEAST SERVICE AREA IMPACT FEES			
METER SIZE	METER CAPACITY RATIO	WATER	WASTEWATER
LESS THAN 1 INCH	1	\$1,178.00	\$291.00
1 INCH	1.67	\$1,967.00	\$486.00



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PREPARED: FEBRUARY 7, 2025

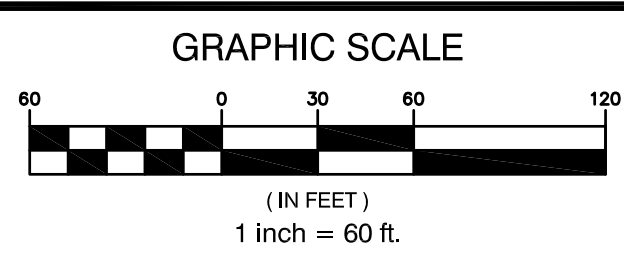
SHEET 1 OF 2

V:\Hunt Communities GP LLC\031622-7 Desert Breeze Unit 3\05-CA00\03 - Plats\02-Final\PRELIMINARY PLAT 2-7-25.DWG 02/14/25 8:20AM

DESERT BREEZE

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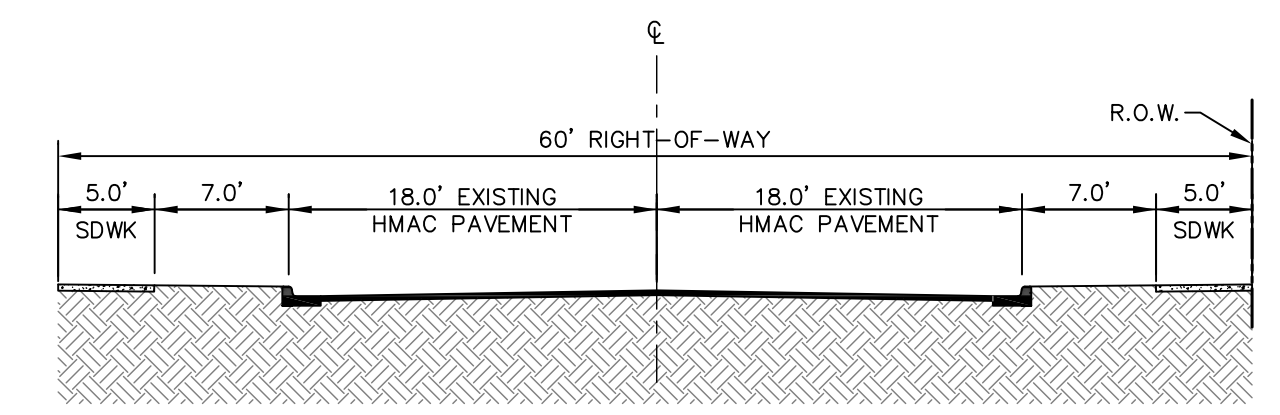
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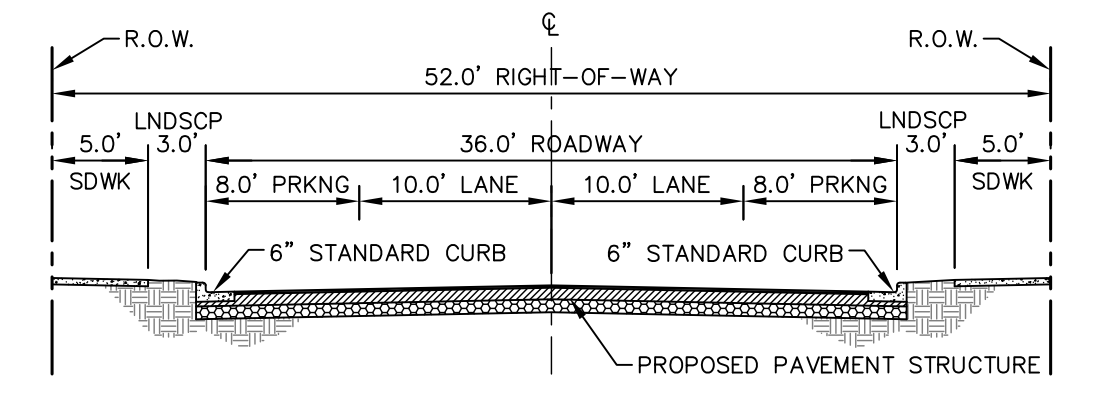
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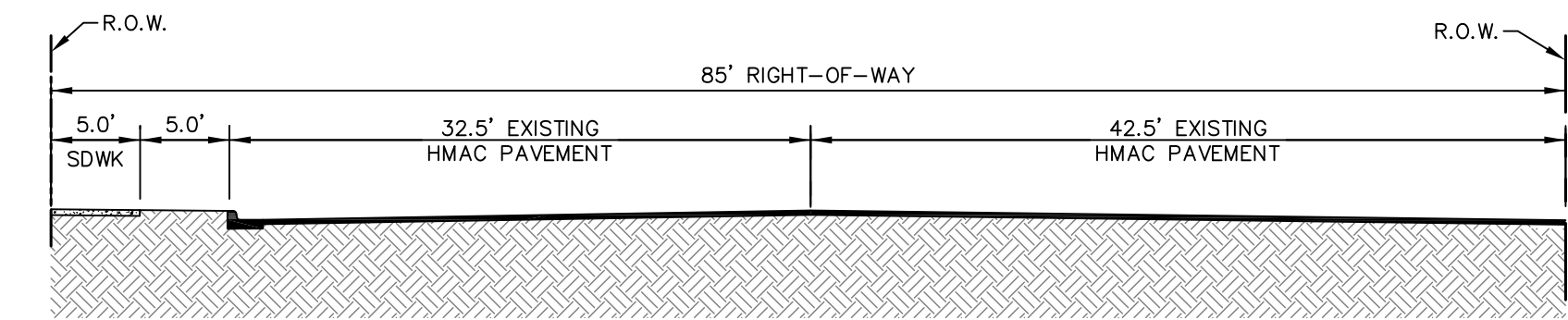
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RIFTON COURT (60' RIGHT-OF-WAY)
SCALE: 1"=10'



RESIDENTIAL SUBCOLLECTOR STREET (52' RIGHT-OF-WAY)
SCALE: 1"=10'



ANDERPONT STREET (85' RIGHT-OF-WAY)
SCALE: 1"=10'

V:\Hunt Communities GP LLC\031622-7 Desert Breeze Unit 3\05-CADD\03 - Plots\02_Final\PRELIMINARY PLAT 2-7-25.DWG 02/14/25 8:19AM

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	JOSE L. LARES, JR. P.E.	HUNT COMMUNITIES	601 N. MESA, SUITE 1900	EL PASO, TEXAS 79901	915-298-0418
	ISAAC RODRIGUEZ, P.E.	445538	2020 E. MILLS AVE	EL PASO, TEXAS 79901	915-533-1418
	CHARLES HENRY GUTIERREZ, P.P.L.S.	3572	2020 E. MILLS AVE	EL PASO, TEXAS 79901	915-533-1418

DESERT BREEZE UNIT THREE				
REVISION NUMBER	SHEET NAME OR NUMBER	DESCRIPTION OF REVISION	DATE OF REVISION	REVISION APPROVED BY

PREPARED: FEBRUARY 7, 2025

SHEET 2 OF 2



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

Case No.: SDV24-0003
Application Type: Right-of-Way Vacation
P&Z Hearing Date: February 17, 2025
Staff Contact: Art Rubio, Chief Planner
 915-852-1046 ext.407; arubio@horizoncity.org
Address/Location: Emigrant Rd., located East of Darrington Rd. and North of Horizon Blvd.
Property ID No.: N/A
Legal Description: A portion of Horizon Country Club Estates Unit 3, According to the Plat Thereof Recorded in Volume 27, Page 53, Real Property Records of El Paso County, Texas.
Existing Use: Vacant
Owner: Town of Horizon City
Applicant/Rep.: Town of Horizon City
Nearest Park: Corky Park
Nearest School: Horizon Middle School

SURROUNDING PROPERTIES:		
	Zoning	Land Use
N	R-4	Residential (Vacant)
E	R-4	Residential (Vacant)
S	C-1 (General Commercial)	Commercial
W	A-1	Vacant
LAND USE AND ZONING:		
	Existing	Proposed
Land Use	Unimproved Street	To Be Developed
Zoning	C-1	C-1

Application Description:

On the **Vacation** application request (**Case No. SDV24-0003**), to vacate a portion of a 60'-foot Right-of-Way and 10' ft Utility Easements on a portion of Lots 1-10, Block 19 and Lots 1-11, Block 22. Horizon Country Club Estates Unit 3, Town of Horizon City, El Paso County, Texas, to incorporate and make full use of the property. City initiated vacation.

Notice:

In accordance with Horizon City Code of Ordinance, *Chapter 1 General Provisions, Article 1.08 Vacation of Public Easement or Right-of-Way, Section 1.08.003 Procedure; Notice of Public Hearings (b) (2) Public Easement Vacation*, notice of the planning and zoning commission and the city council hearing shall not be required personally to abutting property owners when the application is for vacation of a public easement. Any responses received by staff will be presented to the Commission at the meeting.

Staff Recommendation:

HRMUD

El Paso Electric

We have no comments for the vacation of ROW for Emigrant Rd.

Texas Gas Service

Texas Gas Service does not have any comments.

El Paso Natural Gas – Kinder Morgan

This project area is clear of El Paso Natural Gas a Company of Kinder Morgan's Pipelines and Facilities.

Spectrum

AT&T

Attachments:

Attachment 1 – Aerial Map

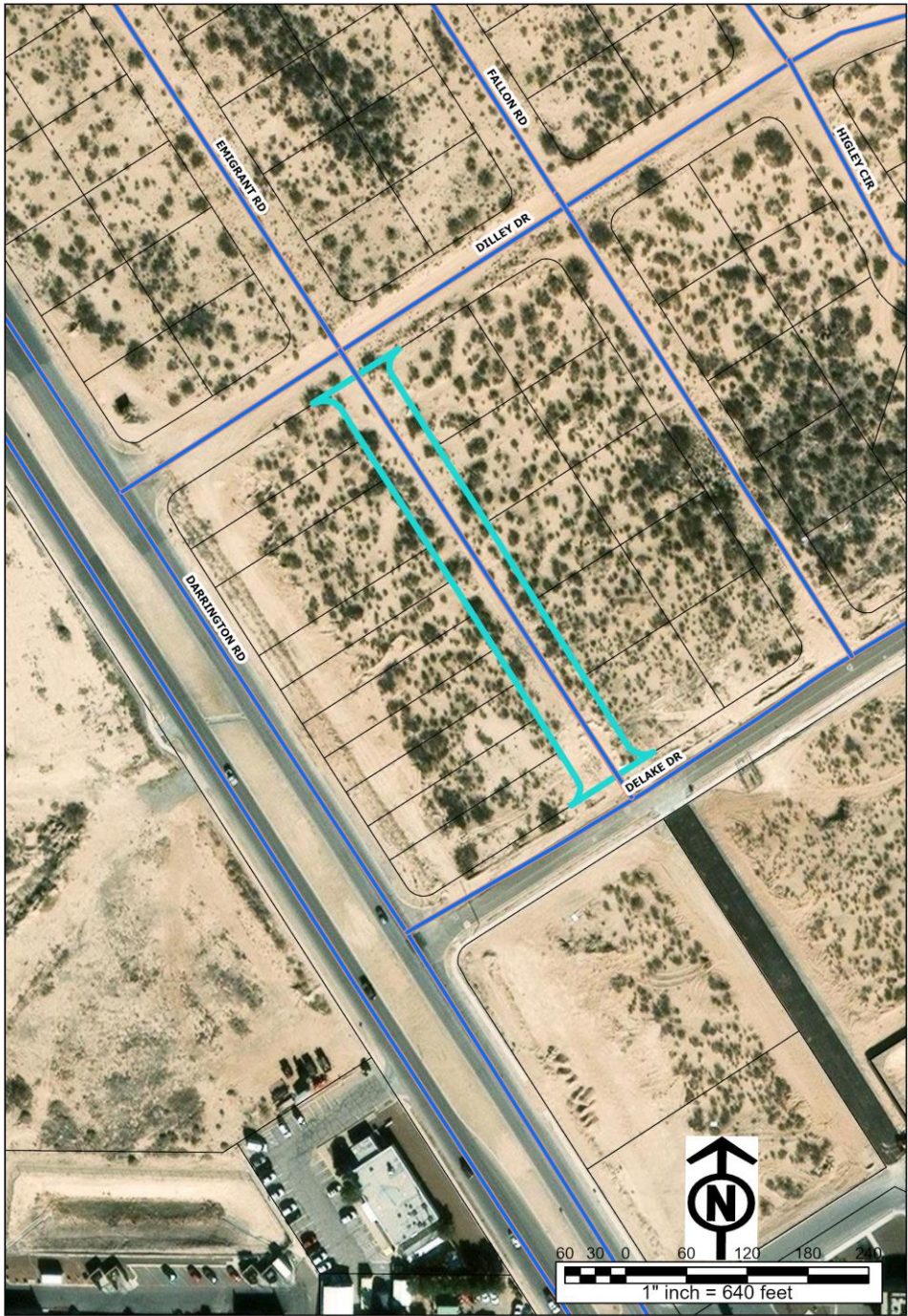
Attachment 2 – Zoning Map

Attachment 3 – Survey and M&B

Attachment 4 – Application

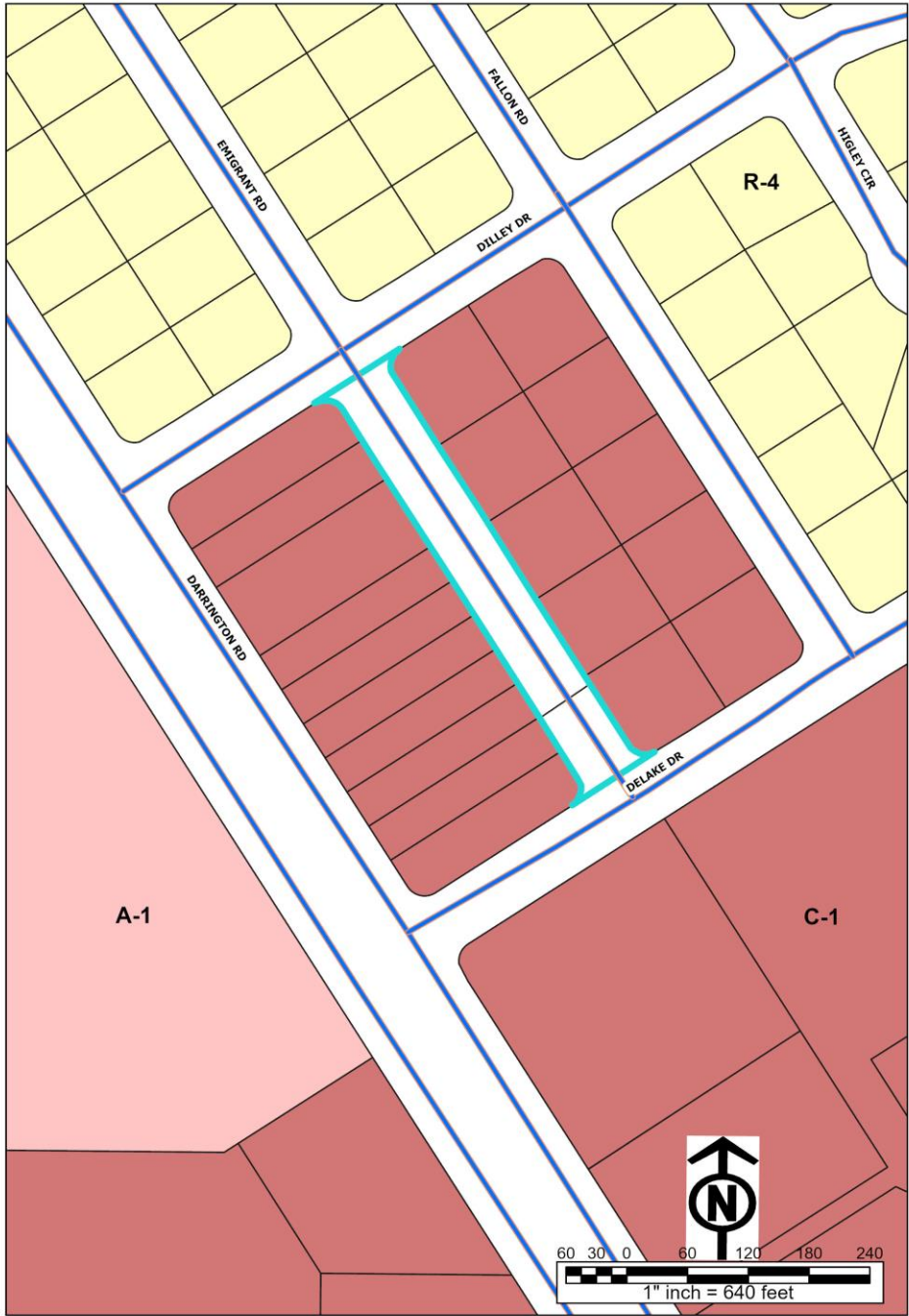
Attachment 1: Aerial Map

**Planning & Zoning Commission
Vacation of Right-of-Way
Case No. SDV24-0003**



Attachment 2: Zoning Map

**Planning & Zoning Commission
Vacation of Right-of-Way
Case No. SDV24-0003**



Attachment 3: Survey & M&B

Prepared for:
January 8, 2025
(Emigrant Road)

METES AND BOUNDS DESCRIPTION

Description of a 60 foot right of way of Emigrant Road out of Horizon Country Club Estates Unit Three as recorded in Volume 27, Page 20, Plat Records of El Paso County, Texas and being more particularly described by Metes and Bounds as follows:

The “**TRUE POINT OF BEGINNING**” being a found 5/8” rebar with a cap marked Landmark TX. 5586 on the intersection of the westerly right of way line of Emigrant Road with the common line of Lots 10 and 11, Block 22, Horizon Country Club Estates Unit Two from which a found 5/8” rebar with a cap marked Landmark TX. 5586 on the intersection of the westerly right of way line of Emigrant Road with the common line of Lots 2 and 3, Block 22, Horizon Country Club Estates Unit Two bears South 33°04’20” East a distance of 325.00 feet;

Thence along the westerly right of way line of Emigrant Road, North 33°04’20” West a distance of 36.00 feet to a point of curve from which a found ½” rebar bears South 09°27’08” West a distance of 0.67 feet;

Thence, 31.42 feet along the arc of a curve to the left, having a radius of 20.00 feet, a central angle of 90°00’00” and a chord which bears North 78°04’20” West a distance of 28.28 feet to a set ½” rebar with cap marked TX 5152 on the southerly right of way line of Dilley Drive;

Thence along said right of way line, North 56°55’40” East a distance of 100.00 feet to a set ½” rebar with cap marked TX 5152;

Thence leaving said right of way line, 31.42 feet along the arc of a curve to the left, having a radius of 20.00 feet, a central angle of 90°00’00” and a chord which bears South 11°55’40” West a distance of 28.28 feet to a found ½” rebar with cap marked TX 5152 on the easterly right of way line of Emigrant Road;

Thence long said right of way line, South 33°04’20” East a distance of 432.00 feet to a point of curve from which a found ½” rebar with cap marked TX 6223 bears, South 79°44’10” East a distance of 0.24 feet and a 1/2” rebar bears South 18°37’30” East a distance of 0.43 feet;

CONDE INC
ENGINEERING / LAND SURVEYING / PLANNING
6080 SURETY DRIVE / SUITE 100 / EL PASO, TEXAS 79905
(915) 592-0283 FAX (915) 592-0286 FIRM# 10078100

Thence, 31.42 feet along the arc of a curve to the left, having a radius of 20.00 feet, a central angle of 90°00'00" and a chord which bears South 78°04'20" East a distance of 28.28 feet to a point on the southerly right of way line of Delake Drive from which a found ½" rebar with cap marked TX 6233 bears, South 70°39'36" West a distance of 0.31 feet;

Thence along the southerly right of way line of Delake Drive, South 56°55'40" West a distance of 100.00 feet to a point from which a found ½" rebar with cap marked TX 6233 bears, North 76°41'22" East a distance of 0.31 feet;

Thence, 31.42 feet along the arc of a curve to the left, having a radius of 20.00 feet, a central angle of 90°00'00" and a chord which bears North 11°55'40" East a distance of 28.28 feet to a point on the westerly right of way line of Emigrant Road from which a found ½" rebar with cap marked TX 6233 bears, North 70°53'38" East a distance of 0.31 feet;

Thence along said right of way line of Emigrant Road, North 33°04'20" West a distance of 396.00 feet to the **TRUE POINT OF BEGINNING** and containing 28,663 Square Feet or 0.6580 Acres of land more or less.

Note: A drawing of even date accompanies this description.


Ron R. Conde
R.P.L.S. No. 5152



CONDE, INC.
ENGINEERING / LAND SURVEYING / PLANNING
6080 SURETY DRIVE SUITE 100 / EL PASO, TEXAS 79905
(915) 592-0283 FAX (915) 592-0286 FIRM# 10078100

Attachment 4: Application



Town of Horizon City, TX

Town of Horizon City Hall

14999 Darrington Road
Horizon City, TX 79928
915-852-1046
<https://www.horizoncity.org/>

PERMIT

SDV24-0003	VACATION (PLAT/ROW/EASEMENT)
SITE ADDRESS: 14999 DARRINGTON RD HORIZON CITY	ISSUED:
PRIMARY PARCEL: X32500000000675	EXPIRES:
PROJECT NAME: EMIGRANT RD. ROW VACATION	

APPLICANT: TOWN OF HORIZON CITY
14999 DARRINGTON RD
HORIZON CITY, TX 79928-7441

OWNER: TOWN OF HORIZON CITY
14999 DARRINGTON RD
HORIZON CITY, TX 79928-7441

Detail Name
RELATED APPLICATIONS WHICH ARE PENDING

Detail Value
N

Prepared for:
January 8, 2025
(Emigrant Road)

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Note: A drawing of even date accompanies this description.



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R.P.L.S. No. 5152



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(915) 592-0283 FAX (915) 592-0286 FIRM# 10078100

NOTES:

SCHEDULE B ITEMS LISTED BELOW PER FIRST AMERICAN TITLE GUARANTY COMPANY COMMITMENT FOR TITLE INSURANCE GF NO. 242187-COM WITH EFFECTIVE DATE OF NOVEMBER 21, 2024, ISSUED DECEMBER 4, 2024 AND GF FILE NO. 242188-COM, ISSUED NOVEMBER 21, 2024, ISSUED DECEMBER 4, 2024.

10a. MATTERS SET FORTH ON THE SUBDIVISION PLAT, INCLUDING BUT NOT LIMITED TO BUILDING SET BACK LINES, EASEMENTS FOR PUBLIC UTILITIES, AND EASEMENTS FOR BURIED SERVICE WIRES, CONDUITS, ETC., WITH THE RIGHT TO INGRESS AND EGRESS FOR SERVICE, SHOWN ON THE RECORDED PLAT OF SAID ADDITION IN VOLUME 27, PAGE 20, REAL PROPERTY RECORDS, EL PASO COUNTY, TEXAS. SAID EASEMENTS BEING A 5 FEET IN WIDTH EASEMENT ALONG THE REAR PROPERTY LINE OF ALL LOTS; A 5 FEET UTILITY EASEMENT ALONG THE NORTHERLY PROPERTY LINE OF LOTS 1, 4, 7, AND 10; AND A 5 FEET UTILITY EASEMENT ALONG THE SOUTHERLY PROPERTY LINE OF LOTS 2, 5, 6, AND 9.

10f. THIS PROPERTY LIES WITHIN THE TAXING JURISDICTION AND AUTHORITY OF THE HORIZON REGIONAL MUNICIPAL UTILITY DISTRICT F/K/A/ EL PASO COUNTY WATER AUTHORITY (M.U.D.) AS REFERRED TO UNDER CLERK'S FILE NO. 20090069802 AND CLERK'S FILE NO. 20120103988, REAL PROPERTY RECORDS, EL PASO COUNTY, TEXAS.

10s. RESERVATION OF MINERAL INTEREST IS RESERVED AS A FREE ROYALTY TO THE STATE OF TEXAS IN PATENT RECORDED IN VOLUME 934, PAGE 284, REAL PROPERTY RECORDS, EL PASO COUNTY, TEXAS. (Vol. 934, Pg 284 covers Lot 6, Block 2, Rosedale Farms Subdivision No. 3)

10t. RESERVATION OF ROYALTY WHICH MAY BE RESERVED IN ANY OIL, GAS AND MINERAL TO R.C. SPARKS, ETAL, OF RECORD IN VOLUME 1294, PAGE 441, REAL PROPERTY RECORDS, EL PASO COUNTY, TEXAS; AND TRANSFERRED TO WILNA RUTH SPARKS, ETAL, IN VOLUME 325, PAGE 86, REAL PROPERTY RECORDS, EL PASO COUNTY, TEXAS. (Not Applicable)

10u. TITLE TO ALL, OIL, GAS AND MINERALS OF EVERY KIND AND CHARACTER NOT PREVIOUSLY CONVEYED IN, ON AND UNDER THE INSURED PREMISES, TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, HERETOFORE RESERVED, OR CONVEYED BY PREDECESSORS IN TITLE TO HORIZON PROPERTIES CORPORATION, 1 VOLUME 1141, PAGE 1729, REAL PROPERTY RECORDS, EL PASO COUNTY, TEXAS. (Not Applicable)

10v. TERMS, CONDITIONS, EASEMENTS, RESTRICTIONS AND PROVISIONS OF THAT CERTAIN DEVELOPMENT AGREEMENT DATED DECEMBER 16, 1961, BY AND BETWEEN HORIZON PROPERTIES CORPORATION AND SOUTHER GULF UTILITIES, INC., IN VOLUME 1687, PAGE 506, REAL PROPERTY RECORD, EL PASO COUNTY, TEXAS. (Affects Property)

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO 480212-250B and 237B, DATED SEPTEMBER 4, 1991 PROPERTY IS IN FLOOD HAZARD ZONE X.

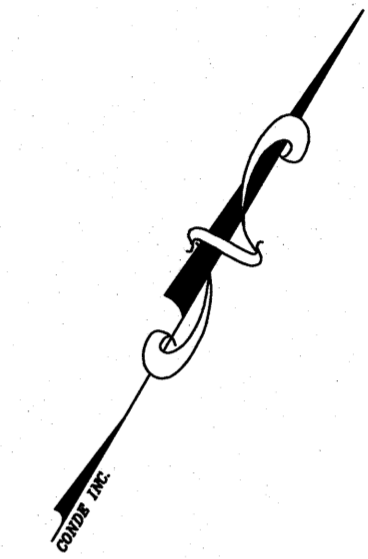
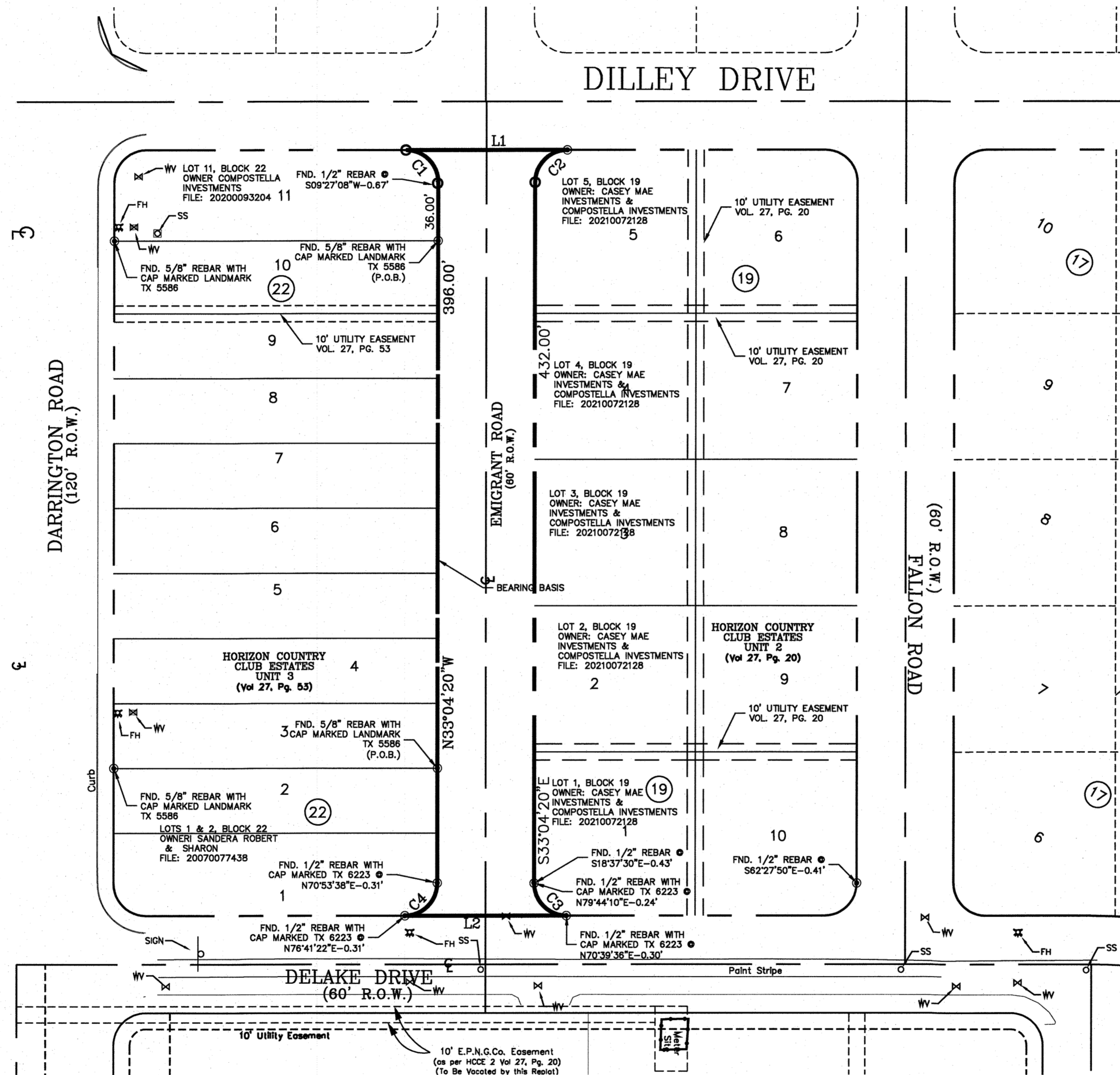
A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANY THIS DRAWING.

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.00'	31.42'	20.00'	28.28'	N78°04'20"W	90°00'00"
C2	20.00'	31.42'	20.00'	28.28'	S11°55'40"W	90°00'00"
C3	20.00'	31.42'	20.00'	28.28'	S78°04'20"E	90°00'00"
C4	20.00'	31.42'	20.00'	28.28'	N11°55'40"E	90°00'00"

LINE TABLE		
LINE	LENGTH	BEARING
L1	100.00	N66°55'40"E
L2	100.00	S66°55'40"W

PLAT OF SURVEY

A PORTION OF HORIZON COUNTRY CLUB ESTATES UNIT 3, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 27, PAGE 53, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS CONTAINING 28,663 SQUARE FEET OR 0.6580 ACRES



SCALE: 1" = 60'

SYMBOL LEGEND	
●	FOUND CONTROL POINT
⊕	FOUND CITY MONUMENT
⊙	SET 1/2" REBAR W/CAP 5152
⊗	FIRE HYDRANT
⊙	SANITARY SEWER
⊗	WATER VALVE
⊕	TRAFFIC SIGN



CERTIFICATION
 THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF BASED ON THE FACTS EXISTING AT TIME OF THIS SURVEY.

RON R. CONDE
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS LICENSE NO. 5152

CONDE INC.
 ENGINEERING / PLANNING / LAND SURVEYING / CADD
 6080 SURETY DRIVE-SUITE 100-EL PASO, TEXAS 79905
 PHONE (915) 592-0283, FAX (915) 592-0286, FIRM# 10078100

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MINUTES – REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
HELD ON MONDAY, DECEMBER 16, 2024 @ 6:00 PM
15001 DARRINGTON RD., HORIZON CITY, TEXAS 79928

1. **CALL MEETING TO ORDER & DETERMINATION OF QUORUM-PLEDGE OF ALLIGIANCE**

Quorum established and meeting called to order at 6:07 pm.

2. **COMMISSION MEMBERS ATTENDANCE:
COMMISSIONERS EXCUSED AND UNEXCUSED:**

ACTION: Motion made by **RODRIGUEZ**, 2nd by **JOLLEY** to excuse absent Planning & Zoning Commission members.
AYES: **JOLLEY, MELENDEZ, RODRIGUEZ, AVILA, GARDEA**
ABSTAIN:
MOTION CARRIED

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.

No one signed up to speak.

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.

4A. **DISCUSSION AND RECOMMENDATION:**

Chief Planner

On the resubmitted **Replat** application for **Horizon Manor, Unit Three Replat "A" (Case No. 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. (**Postponed at the November 18, 2024 P&Z Meeting**)

ACTION: Motion made by **JOLLEY**, 2nd by **GARDEA** to postpone Replat request to January 20, 2025 Planning and Zoning Meeting.

AYES: **JOLLEY, MELENDEZ, RODRIGUEZ, AVILA, GARDEA**
ABSTAIN:
MOTION CARRIED



**MINUTES – REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
HELD ON MONDAY, DECEMBER 16, 2024 @ 6:00 PM
15001 DARRINGTON RD., HORIZON CITY, TEXAS 79928**

4B. DISCUSSION AND RECOMMENDATION:

Chief Planner

On the **Preliminary & Final Subdivision Plat** applications for **Kenazo Subdivision (Case No. SUC24-0003)**, and to authorize the Mayor to sign the recording plat, legally described as Two Portions of Sections 31, block 78, Township 3, Texas and Pacific Railroad Surveys, Town of Horizon City, El Paso County, Texas. Containing 4.0031 acres ±. Application submitted by Applicant/Representative: JLJ Designs.

ACTION: Motion made by **GARDEA** , 2nd by **RODRIGUEZ** to approve Kenazo Subdivision and have staff comments addressed prior to the item beign presented on City Council January 14, 2025.

AYES: JOLLEY, MELENDEZ, RODRIGUEZ, AVILA, GARDEA
ABSTAIN
MOTION CARRIED

5. OTHER BUSINESS

5A. DISCUSSION AND ACTION:

On the Planning and Zoning meeting minutes for the meeting held on November 18, 2024.

ACTION: Motion made by **RODRIGUEZ** , 2nd by **JOLLEY** to approve November 18, 2024 meeting minutes.

AYES: JOLLEY, MELENDEZ, RODRIGUEZ, AVILA
ABSTAIN: GARDEA
MOTION CARRIED

5B. DISCUSSION AND ACTION:

Chief Planner

On the election of a Co-Chairman to the Planning & Zoning Commission.

ACTION: Motion made by **GARDEA** , 2nd by **AVILA** to elect Matthew Gardea as Co Chairman for P&Z Commission

AYES: JOLLEY, MELENDEZ, RODRIGUEZ, AVILA, GARDEA
ABSTAIN:
MOTION CARRIED

6. ANNOUNCEMENTS

6A. The next regular scheduled meeting: **Monday, January 20, 2025 at 6pm. Postponed for Monday, February 17, 2025 at 6 pm.**

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 6:23 pm.

ACTION: ADJOURNMENT
AYES: JOLLEY, MELENDEZ, RODRIGUEZ, AVILA, GARDEA.
MOTION CARRIED



MINUTES – REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
HELD ON MONDAY, DECEMBER 16, 2024 @ 6:00 PM
15001 DARRINGTON RD., HORIZON CITY, TEXAS 79928

Roberto Avila – Chair (Date)

ATTEST:

David Ruiz
Planning Specialist

DISTRIBUTION OF MINUTES:

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