



HORIZON CITY

Incorporated 1988

**AGENDA
PUBLIC MEETING
REGULAR PLANNING AND ZONING MEETING
THE TOWN OF HORIZON CITY, TEXAS
Monday, November 21, 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, November 21, 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 **4** interest listed on this agenda. Speakers from the audience will be given an opportunity to discuss each item in the order in which it appears on the agenda, prior to the Commission discussing the item unless otherwise approved by the Chairman. A "Speaker Request" form is available for those who wish to sign up on the day of the meeting. This form is also available in advance by downloading the attached form. Please submit the "Speaker Request" form completely filled out to the Board Secretary prior to the meeting. The Commission retains the option to set reasonable limits on the number, frequency, and length of presentations. Please contact the Board Secretary at (915) 852-1046 Ext. 404 with any additional questions.

4. PUBLIC HEARINGS

NOTICE TO THE PUBLIC AND APPLICANTS The staff report for an agenda item may include conditions, exceptions or modifications. The Commission's motion to approve an item in accordance with the staff report or with all staff comments means that any modification, waivers, exceptions requested by the applicant and recommended for approval by staff and any staff recommended conditions, have been approved, without necessitating that the Commission restate the modifications, exceptions, waivers, or conditions as part of the motion to approve and that any findings required to be made by the Commission, have been made. If the Commission does not wish to approve an exception or modification, or require a condition, then the Commission's motion will state which have not been approved, otherwise, the staff report, with all modifications, exceptions and conditions, is approved and the applicant shall comply with all provisions of the staff report.

A. DISCUSSION AND RECOMMENDATION:

5

Planner

On a **Rezoning** application request (**Case No. RZ-002503-2022-WITHDRAWN**) to approve a change in zone for a portion of a tract of land from R-2 (Residential) to R-3 (Residential), legally described as *a portion of Section 32, Block 78, Township 3, Texas and Pacific Railroad Surveys, Town of Horizon City, El Paso County, Texas, and can be further identified as Parcel Identification No. (PID No.) X57800033203000*. Containing 13.27-acres. Application submitted by H2O Terra, LLC, Representative for the owner.

B. DISCUSSION AND RECOMMENDATION: 14
Planner

On a **Specific Use Permit** application (**Case No. SUP-002510-2022**) to upgrade an existing church sign on a property located at 17018 Darrington Rd., legally described as *a portion of Lot 60, Block 43, Horizon Heights Unit Ten Subdivision, Town of Horizon City, El Paso County, Texas, and can be further identified as Parcel Identification No. (PID No.) H78801004300610*. Containing 3-acres +/- . Application submitted by David W. Miller, Representative for the owner.

C. DISCUSSION AND RECOMMENDATION: 25
Planner

On a **Specific Use Permit** application (**Case No. SUP-002512-2022**) for restaurant and retail use on a property located at 501 Darrington Rd., legally described as *a portion of Sections 42 and 43, also known as Tract 5D, Section 42 and Tract 1H, Section 43, Block 78, Township 3, Town of Horizon City, El Paso County, Texas, and can be further identified as Parcel Identification No. (PID No.) X57800034200755*. Containing 1-acre +/- . Application submitted by Lorena Armenta, Representative for the owner.

D. DISCUSSION AND RECOMMENDATION: 34
Planner

On a **Specific Use Permit** application (**Case No. SUP-002515-2022**) for gym and retail use on a property located at **197 Darrington Rd.**, legally described as *Lot 1, Block 1, Horizon Industrial Park, Unit One Replat "A", Town of Horizon City, El Paso County, Texas, and can be further identified by Property Identification Number (PID No) H789000001A0100*. Containing 2.3122-acres +/- . Application submitted by Michael Luciano, Representative for the owner.

E. DISCUSSION AND RECOMMENDATION: 43
Planner

On a **Preliminary and Final Residential Subdivision Plat** application for **Desert Breeze Unit 3 (Case No. SUB-002516-2022)**, legally described as *a portion of Section 32, Block 78, Township 3, Texas and Pacific Railroad Surveys, Town of Horizon City, El Paso County, Texas, and can be further identified as Parcel Identification No. (PID No.) X57800033203000*. Containing 13.27-acres. Application submitted by H2O Terra, LLC, Representative for the owner.

F. DISCUSSION AND RECOMMENDATION:

Carlos Gallinar

Presentation On Draft Transit Oriented Development (TOD) Architectural Design Standards

G. DISCUSSION AND RECOMMENDATION: 55
Planner

On **Ordinance No. 0102, Amendment No. 036**. An ordinance amending the Municipal Code of The Town of Horizon City, Texas, Chapter 14 (Zoning), Exhibit A (Zoning Ordinance), to revise and amend the following: Chapter 6 (General Commercial Districts), Section 602.2 (Bulk Standards) Subsection 602.2.2 (Setback Requirements), amending Table in C-1 (General Commercial) and C-2 (Heavy Commercial) Zoning Districts, front with parking and side abutting street with parking setback and Chapter 7 (Industrial

Districts), Section 702.3 (Height and Bulk Standards), Subsection 702.3.1 (Minimum Setback Standards), adding tables in M-1 (Light Industrial) and M-2 (Heavy Industrial) Zoning Districts front and side with parking; Proper Notice and Hearing; and Effective date; the penalty being as provided in section 810 of the Zoning Ordinance (No. 0102) of The Town of Horizon City, Texas, creating a misdemeanor punishable by a fine not to exceed \$2,000.

5. OTHER BUSINESS

A. ECONOMIC DEVELOPMENT CORPORATION PRESENTATION

Eddie Garcia, Executive Director

B. DISCUSSION AND ACTION:

On the approval of the Planning and Zoning Commission Meeting Schedule for 2023.

C. DISCUSSION AND ACTION:

On the approval of the Planning and Zoning meeting minutes for the meeting held on September 19, 2022.

6. ANNOUNCEMENTS

A. Training for Planning and Zoning Commissioners.

B. The next regular scheduled meeting: **Monday, December 19, 2022 at 6pm.**

Adjournment:

Motion to Adjournment: _____ 2nd _____

Dated this Friday, 11/18/2022

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 Friday, 11/18/2022 by 5:00 p.m.

Agenda Removed: _____ Time _____ By _____

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

SPEAKER REQUEST FORM

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

Date of Meeting: _____

Your Name: _____

Residence Address: _____

City: _____ Contact Number: _____

IF SPEAKING FOR AN ORGANIZATION:

Name of Organization: _____

Speaker's Official Capacity: _____

Agenda Item No.: _____ Public Hearing Agenda Item No.: _____

For (If applicable) Against (if applicable)

OPEN FORUM:

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

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

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

Thank you for your cooperation.

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



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

Case No.: **RZ-002503-2022 (Revised) (Withdrawn October 10, 2022)**
Proposed Desert Breeze Unit III Subdivision

Application Type: **Rezoning**

P&Z Hearing Date: August 15, 2022

Staff Contact: Art Rubio
 915-852-1046; arubio@horizoncity.org

PID No.: X57800033203000

Address/Location: North of Horizon Blvd. and east of Riff Rd.

Legal Description: A portion of Section 32, Block 78, Township 3, Texas and Pacific Railroad Surveys, Horizon City, El Paso County, Texas

Property Owner: Hunt Communities Holding

Applicant: H2O-Terra

Acreage: 13.272-Acres ±

Nearest Park: Horizon Mesa Park

Nearest School: Horizon High School

SURROUNDING PROPERTIES:

	Zoning	Land Use
N	R-2 (Single-Family Residential)	Vacant
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	Single-Family Residential
Zoning	R-2 (Single-Family Residential)	R-3 (Single-Family Residential)

Application Description:

The applicant is requesting to change the zone of approximately 13.2744-acres of vacant land from R-2 (Single-Family Residential) zoning district to R-3 (Residential) zoning district in accordance with the attached conceptual site development plan. The request proposes R-3 (single-family residential) for a proposed seventy lot residential subdivision. The subject property is directly adjacent to Horizon High School and the ETJ to the east.

Notice:

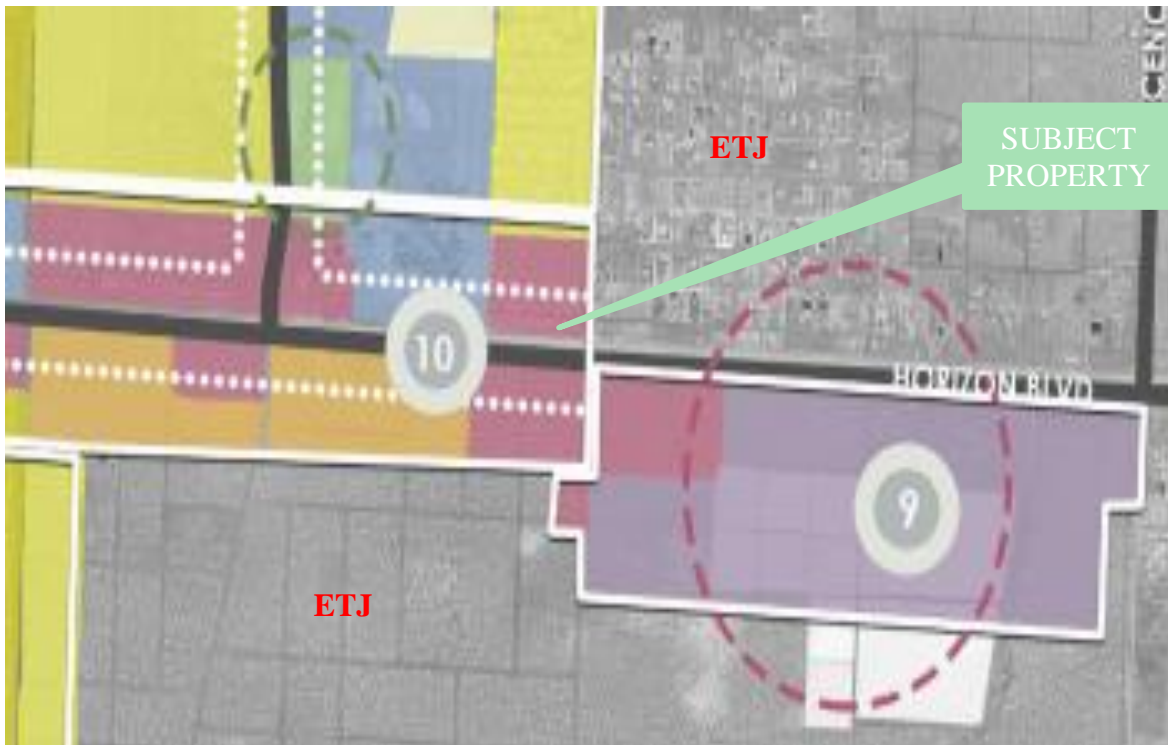
In accordance with Section 211.007 of the Texas Local Government Code and Horizon City Municipal Code Section 101.6 Rezoning, Paragraph C. Public Hearings; notice; notices of the August 15, 2022, public hearing was sent to the school district of jurisdiction and to those property owners within two hundred feet of the subject property on July 27, 2022, **August 16, 2022, and September 26, 2022**. In addition, the applicant is required to erect signs notifying the public of the proposed rezoning on the site proposed for rezoning fifteen (15) days prior to the Planning and Zoning Commission public hearing. Sign requirement has satisfied by the applicant.

Public Input:










To date, staff has not received any communication in support or opposition of the requested rezoning.

Vision 2020 – Future Land Use Map Designation:

Horizon City Vision 2020 Strategic Master Plan designates this area for the following uses: commercial; public; parks and open space in accordance with the map and legend below. The developer is proposing single-family residential.



LEGEND

LAND USE DESIGNATIONS	
	Low Density - Single Family
	Medium Density - Single Family
	High Density - Single Family
	Multi-Family
	Mixed Use
	Commercial
	Industrial
	Public
	Parks and Open Space

Staff Recommendation:

Staff recommends **approval** of the request to rezone to **R-3** (Residential) in support of the proposed 70 lot residential subdivision.

Planning Division Comments:

This development proposes R-3 (single-family residential) development throughout and is directly adjacent to Horizon High School to the west, residential to the north, a mixed-use development area to the south, currently vacant and mixed-use development area to the east within the ETJ. The proposed development consists of a minimum lot size of 5,500 square feet, where the smallest lot allowed with the current zoning is 5,500 sq. ft. and the largest is 6,00 sq. ft. The City's Comprehensive Plan calls for commercial, public and parks in the area; however, there has been a transition to single-family residential in the area. According to the Horizon City Vision 2020 Strategic Master Plan, "boundaries of these districts and areas are conceptual in nature providing the Town the flexibility to define these boundaries as development occurs." "The rest of Horizon City would develop in a similar fashion as the current development patterns with mainly residential development and reduced amount of strip commercial development."

Approving this development's land use plan and rezoning request will increase the already depleted single-family residential dwelling inventory within Horizon City.

Planning and Zoning Commission Options:

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

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

Attachments:

1 – Current Zoning Designation Map

2 – Aerial Map

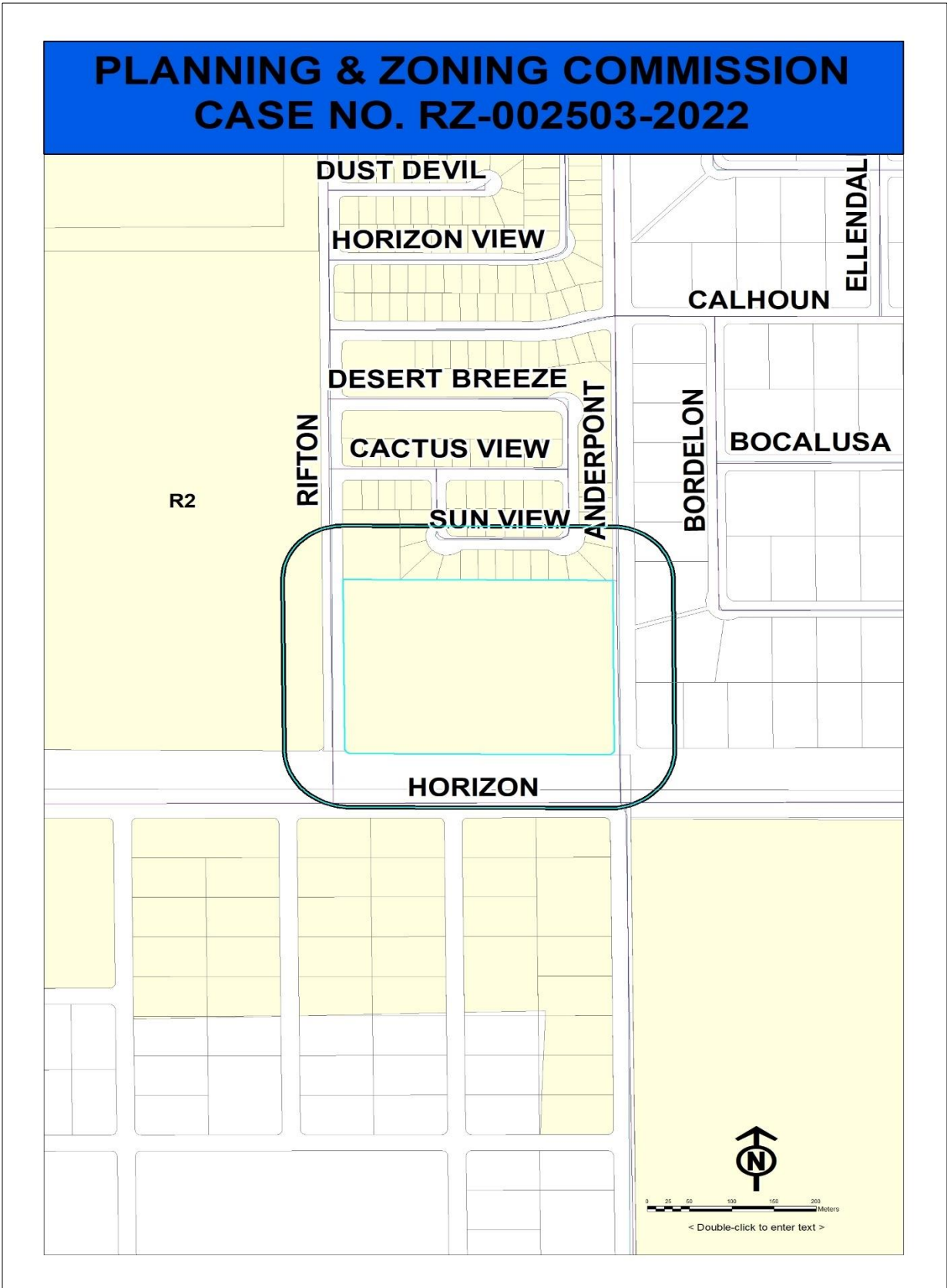
3 - Future Land Use Map (Comp Plan)

4 - Application

5 – Boundary Survey

7 – Proposed Zoning and Development Maps

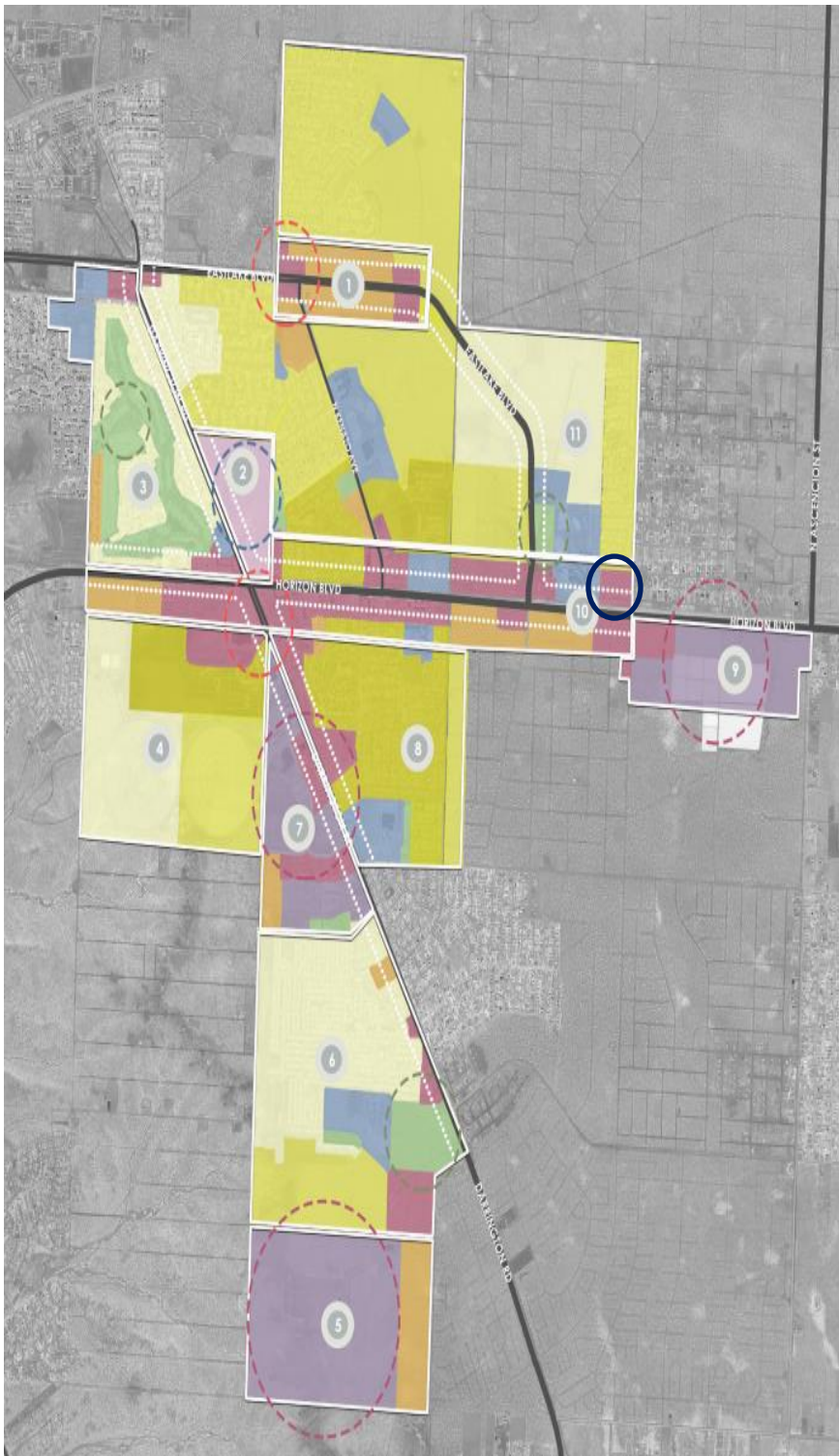
Attachment 1: Current Zoning Designation Map



Attachment 2: Aerial View Map



Attachment 3: Future Land Use Map



LEGEND

LAND USE DESIGNATIONS

- Low Density - Single Family
- Medium Density - Single Family
- High Density - Single Family
- Multi-Family
- Mixed Use
- Commercial
- Industrial
- Public
- Parks and Open Space
- Districts
- Corridors

CENTERS

- Civic
- Recreation
- Market
- Employment

1 EASTLAKE DISTRICT	7 CENTRAL INDUSTRIAL PARK DISTRICT
2 TRANSIT-SUPPORTED TOWN CENTER DISTRICT	8 EAST RESIDENTIAL DISTRICT
3 GOLF COURSE DISTRICT	9 EAST INDUSTRIAL PARK DISTRICT
4 WEST RESIDENTIAL DISTRICT	10 HORIZON BLVD DISTRICT
5 BUSINESS PARK DISTRICT	11 NORTH RESIDENTIAL DISTRICT
6 SOUTH RESIDENTIAL DISTRICT	

Attachment 4: Application



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

REZONE APPLICATION

1. Owner of Record HUNT COMMUNITES HOLDING LP 70% & HORIZO LP 30%
 4401 N MESA ST EL PASO TX 79902-1150
 (ADDRESS) (ZIP) (PHONE) (EMAIL)

2. Applicant H2O Terra, LLC. Is applicant also the Owner? Yes No
 Contact Person Francisco Solis
 2020 E. Mills 79901 (915) 533-1418 fsolis@h2o-terra.com
 (ADDRESS) (ZIP) (PHONE) (EMAIL)

3. PARCEL ONE
 Site Address/Location Property ID: X57800033203000
 Legal Description: 78 TSP 3 SEC 32 T & P ABST 5472 TR 4 (13.2744 AC)
 (Lot) (Block) (Subdivision Name)

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

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

4. Briefly explain why you request to rezone? Proposed subdivision with lots between 5,500 and 5,999 sq.ft.

5. Land's Presents Use: Vacant Zone R-2
 Land Vacant Lot size 1.2744AC Structure Structure's size _____ Last known date the structure was occupied? _____
 Land's Proposed Use: Single family dwelling avg. lot size of 5,500 sq.ft. - subdivision Proposed Zone Use R-3

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

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

6. Signatures:

[Signature] Jose Lares Date Received 07/20/2022
 (OWNER'S SIGNATURE) (OWNER'S PRINTED NAME)

[Signature] Francisco Solis Date Submitted 07/20/2022
 (APPLICANT'S SIGNATURE) (APPLICANT'S PRINTED NAME)

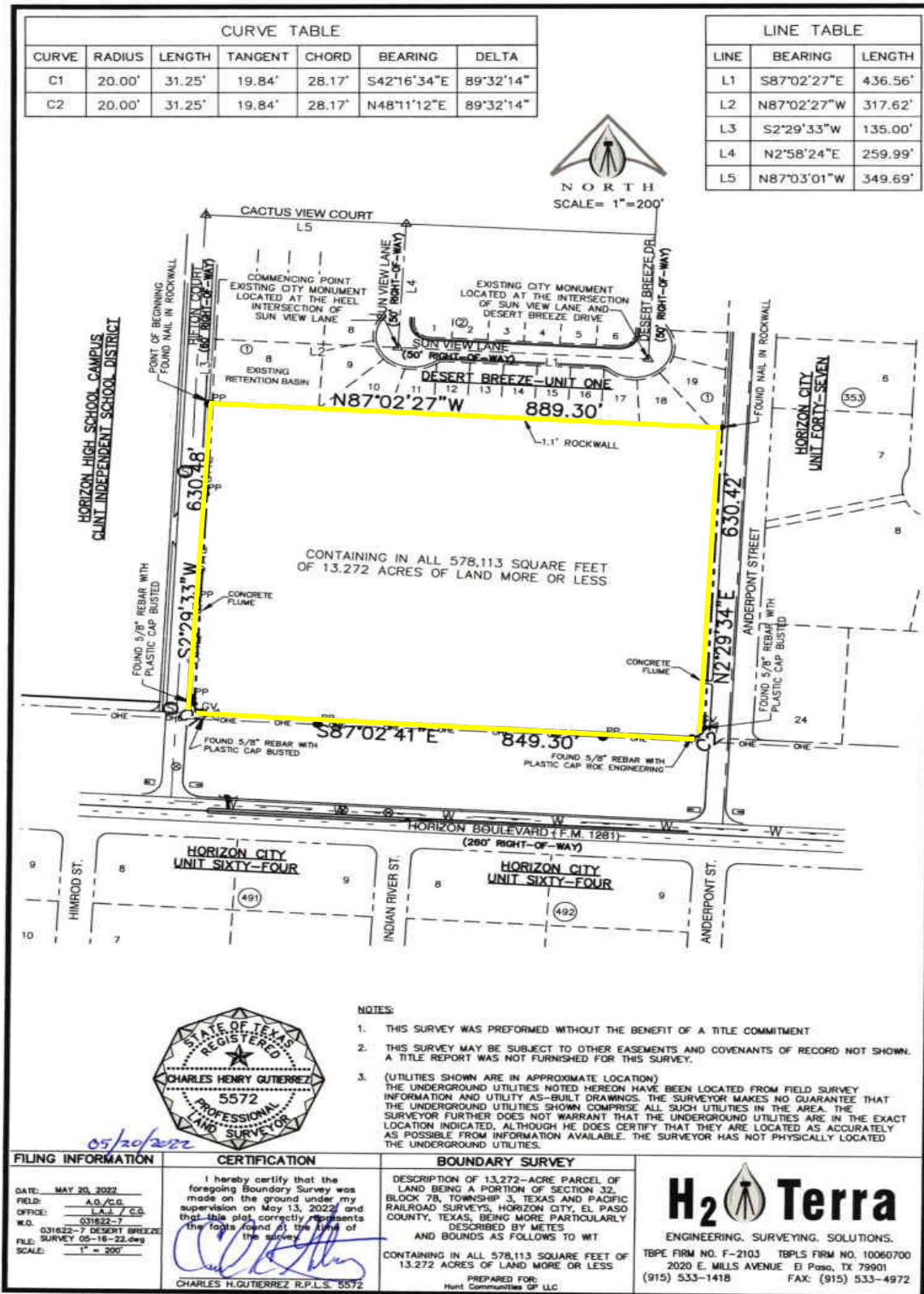
FEE SCHEDULE: (NON-REFUNDABLE)

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

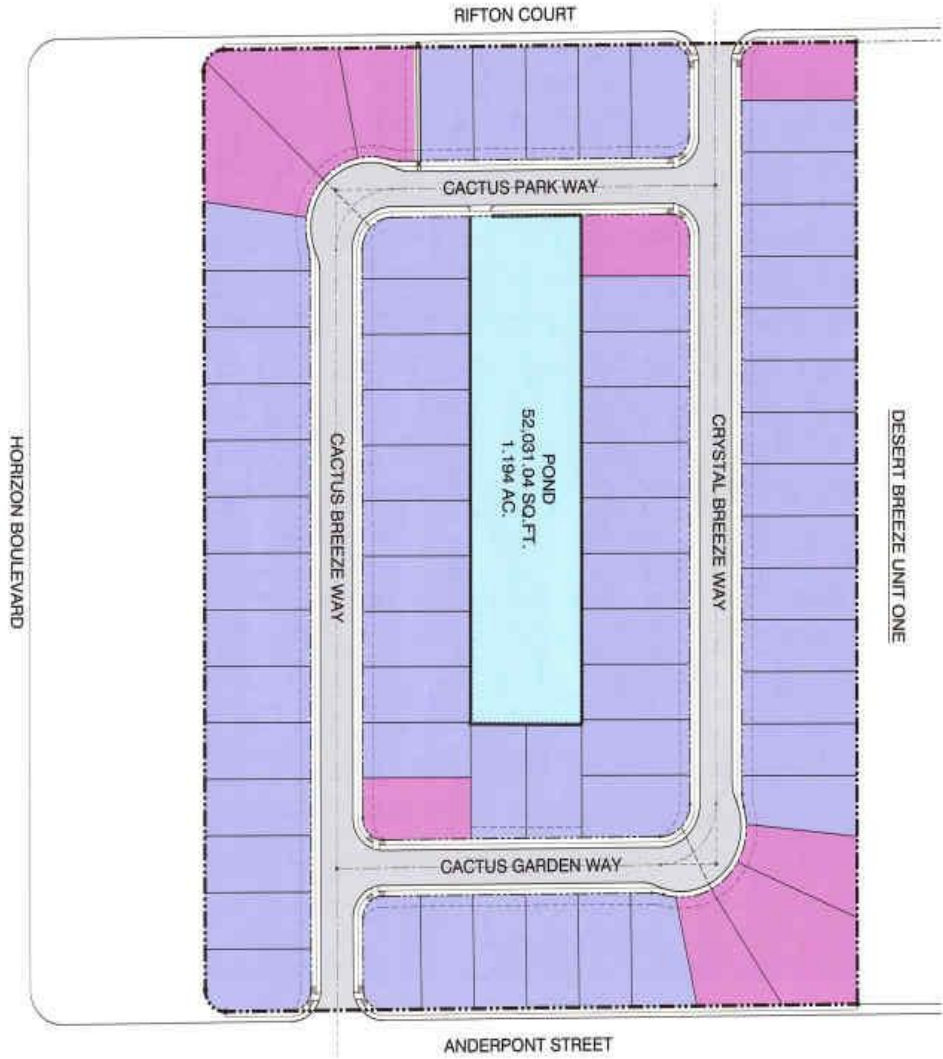
Application & Submittals Due Date: 07/21/2022
 P&Z Scheduled Mtg. Date: 08/15/2022
 City Council Scheduled Date: 09/13/2022
 Application Received By: ART RUBIN
 Date Application Rec'd: 07/21/2022

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

Attachment 5: Survey Map



Attachment 6: Proposed Zoning and Development Map



DESERT BREEZE UNIT ONE

**DESERT BREEZE
UNIT III**

BEING A PORTION OF SECTION 32, BLOCK 78, TOWNSHIP 3,
TEXAS AND PACIFIC RAILROAD COMPANY SURVEY, TOWN
OF HORIZON CITY,
EL PASO COUNTY, TEXAS.



■	TOTAL LOTS BETWEEN 50,000 SQ.FT. - 100,000 SQ.FT.
■	TOTAL LOTS SMALLER THAN 50,000 SQ.FT. - 50,000 SQ.FT.
■	TOTAL LOTS = 20
■	TOTAL POND AREA: 52,031.04 SQ.FT. OR 1.194 AC.

SITE DEVELOPMENT PLA

DESIGNATED BY THE CITY OF HORIZON, TEXAS, IN THE PLAT OF THE SITE DEVELOPMENT PLAN FOR DESERT BREEZE UNIT III, BEING A PORTION OF SECTION 32, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILROAD COMPANY SURVEY, TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS, PLAT NO. 2018-001, 11/15/18.

ADVANCE COPY
SUBJECT TO REVISIONS
2-18-2022

HUNT COMPANIES INC.

H₂O T

ENGINEERING, ARCHITECTURE
1001 E. WILSON BLVD., SUITE 100
DALLAS, TEXAS 75203
(972) 382-2200



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

Case #: SUP-002510-2022
Application Type: Specific Use Permit (SUP)
P&Z Hearing Date: November 21, 2022
Staff Contact: Art Rubio
915-852-1046 ext.407; arubio@horizoncity.org

Address/Location: 17018 Darrington Rd., Horizon City, TX. 79928
Legal Description: Portion of Lot 60, Block 43, Horizon Heights Unit Ten
PID No.: H78801004300610

Acreage: Approximately 3 ± acres
Existing Use: First Baptist Church of Horizon City
Existing Zoning: A-1 (Apartments)
Request: Request is for an SUP to allow for an upgrade of an existing sign to an electronic LED Display sign in an A-1 Zone District
Owner: First Baptist Church of Horizon City
Applicant: David W. Miller

Surrounding Zoning and Land Use:

North: R-4 – Residential (Single Family Homes)
South: R-4 – Residential (Single Family Homes)/S1 (Open Space Golf Course)
East: R-4 – Residential (Single Family Homes)
West: R-4 – Residential (Single Family Homes)

Current Land Use Designation: Mixed Use
Nearest Park: Corky Park
Nearest School: Horizon Heights Elementary School

Application Description:

The applicant is requesting a Specific Use Permit to allow an electronic LED Display upgrade to an existing sign on the subject property. Chapter 10 Sign Regulations, Section 1021 (e) Prohibited Signs of the Zoning Ordinance in the Municipal Code prohibits moving, flashing, intermittently lighted and similar signs, but allows for signs displaying information electronically through a Special Permit (Specific Use Permit) that is granted by the City Council.

The location of the existing sign is along the property's frontage on Darrington Rd, an existing Major Arterial Road. Residential structures fronting on this roadway are over 110 ft. away from the sign and the property's size buffers it from the side and rear yards.

Notice:

In accordance with Section 211.007 of the Texas Local Government Code, notices of the October 17, 2022, public hearing were sent to those property owners within 200 feet of the

subject property on September 26, 2022. Staff has not received any communication in support or opposition to the SUP request.

Staff Recommendation:

Staff recommends **APPROVAL** of the request for a *Specific Use Permit* for the electronic sign upgrade on the subject property with the following conditions:

1. In accordance with Sections 1019 and 1021 of Chapter 10 in the Zoning Ordinance (Exhibit A of Chapter 14 Zoning) in the Municipal Code, the electronic display shall be restricted from displaying flashing, jumping, scrolling, and moving messages and shall only display static messages displayed for at least eight seconds. A change of message shall be accomplished within one second.
2. The electronic display shall not make use of the words, "stop", "go", "look", "slow", "danger" or similar word, phrase, symbol, or character so as not to interfere with, mislead or confuse traffic in accordance with Section 1019 as previously cited.
3. The brightness controls shall be set for dimming between sunset and sunrise.

The Specific Use Permit for the proposed church sign upgrade is not detrimental to the health, safety, and welfare of the public.

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

The Future Land Use Map designates this area as mixed use. This land use designation includes all single-family detached homes and related accessory and ancillary uses. A minimum lot size or house size is not designated. That is to be determined by Zoning Code.

Options available to the Planning and Zoning Commission:

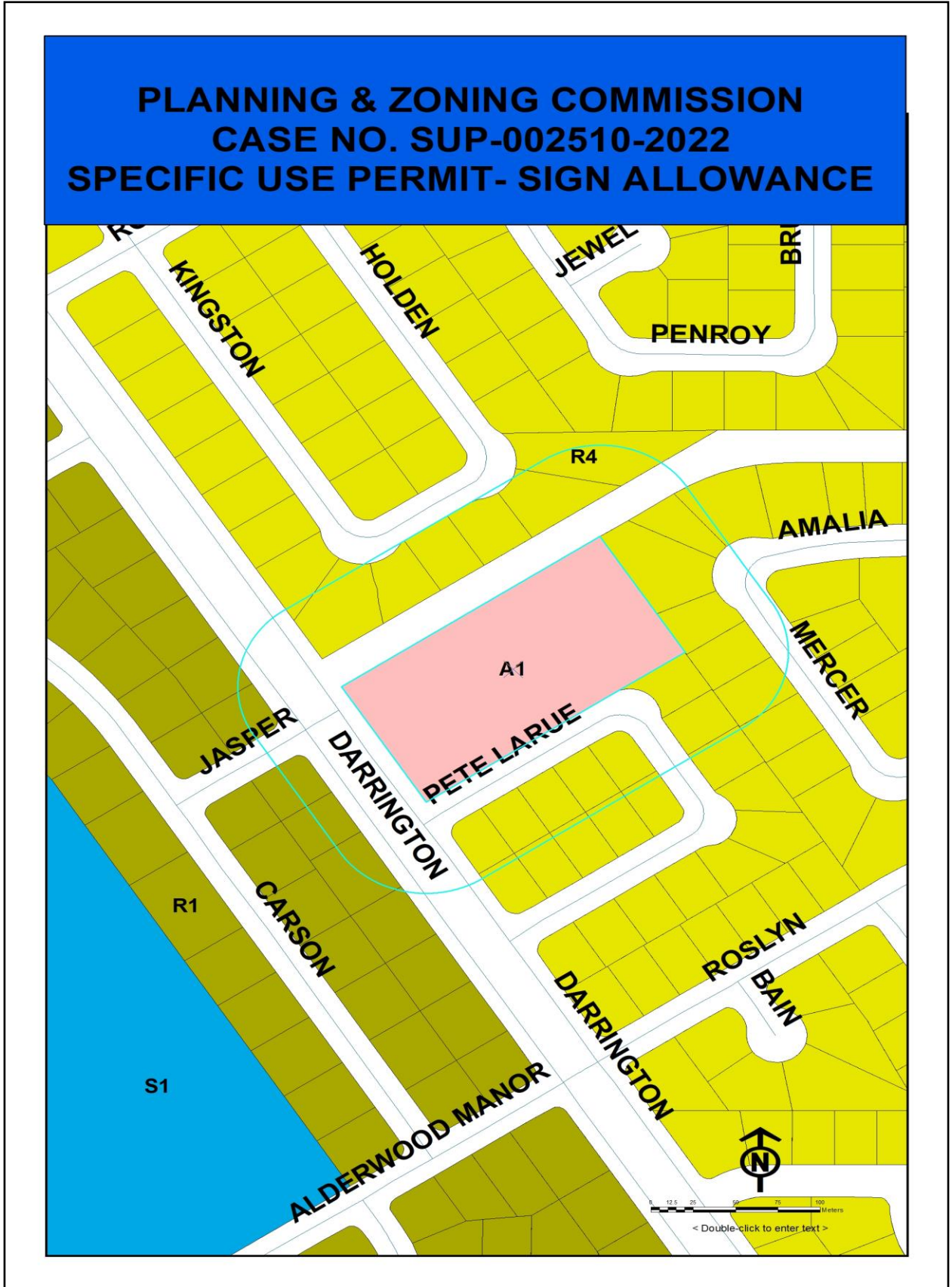
The Planning and Zoning Commission may consider the following options and additional requirements that it identifies when reviewing this specific use permit application:

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

Attachments:

- 1 – Zoning Map**
- 2 – Aerial Map**
- 3 – Plat Copy**
- 4 – Application**
- 5 – Letter from Applicant**
- 6 – Site Plan**
- 7 – Sign Detail**

Attachment 1: Zoning Map



Attachment 2: Aerial Map

**Planning & Zoning Commission
Case No. SUP-002510-2022
Specific Use Permit For an Electronic Sign**



Attachment 4: Application



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

SUP-002510-2022

**SPECIFIC USE PERMIT
 APPLICATION**

1. Property Owner of Record: First Baptist Church of Horizon City
17018 Darrington Road, H.C. 915-852-3027
(ADDRESS) (ZIP) (PHONE) (EMAIL)

2. Applicant First Baptist Church of Horizon City Is applicant also the Owner? Yes No
 Contact Person David W. Miller Is applicant also the Contractor? Yes No

Contractor 15090 Teeda, Horizon City Tx 214-325-0172 toro-industries@
(ADDRESS) (ZIP) (PHONE) (EMAIL) yahoo.com

3. Contractor Q.E. Construction, (Scott Quirce)
14805 Kingston, Horizon City Tx 915-471-1582 Q.Econstruction@
(ADDRESS) (ZIP) (PHONE) (EMAIL) yahoo.com

4. Site Address/Location 17018 Darrington Road, Horizon City Tx 79928
 Legal Description: 42 Horizon Height #10 NLY PT of Lot 60 (130682.39 SPT)
(Lot) (Block) (Subdivision Name)
 If the legal description of the complete tracts or if plat is not available, the required Metes & Bounds Description with a survey map is attached? Yes No

5. Briefly explain why you request a Specific Use Permit? Desire to upgrade sign

6. Land's Presents Use: Church Zone _____
 Land Vacant Lot size 130,680 Structure Structure's size 12,413 Last known date the structure was occupied? Present
 Land's Proposed Use: No Changes Proposed Zone Use _____
 Will you be making any improvements to the existing lot or structure? Yes No This request includes Site Improvements for approval? Yes No

Schedule appointment with Building Official

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

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

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

 Building Official Signature Date

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

8. Signatures: for 1st Baptist Church - H.C.
David W. Miller
(OWNER'S SIGNATURE) (OWNER'S PRINTED NAME)

David W. Miller
(APPLICANT'S SIGNATURE) (APPLICANT'S PRINTED NAME)

EL PASO TIMES PUBLISHING FEE	APPROXIMATELY \$280
ENGINEER FEES	\$60 PER EACH 1/2 HOUR

Application & Submittals Due Date: 9/22/22
 P&Z Scheduled Mtg. Date: 10/17/22
 City Council Scheduled Date: _____
 Application Received By: K. Redmond
 Date Application Rec'd: 9/17/22

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

Revised 04May2020

Attachment 6: Letter from Applicant

September 12, 2022

Members of the Planning and Zoning Commission

Town of Horizon City

Horizon City, Texas 79928

re: Specific Use Permit Requested by First Baptist

Church of Horizon City, 17018 Darrington

Road, N.E., Horizon City, Texas

Legal Description: 43 Horizon Heights #10 NLY

PT of Lot 60 (130 gpz .395 sq. ft)

The First Baptist Church of Horizon City hereby respectfully requests your favorable consideration of a Specific Use Permit that would allow the church to upgrade its lighted, bulletin board-like sign in front of the church facing 17018 Darrington Road, N.E.. The existing sign is nearly 30 years old.

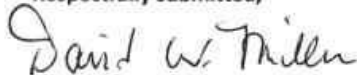
We propose to replace the existing sign with a new full color, pixel/LED containing sign purchased from Stewart Sign, a national sign manufacturer. The vendor has told us a similar sign was installed at the Horizon Middle School and scores of church institutions throughout the El Paso area.

The new sign would comply with all provisions of the Horizon City Ordinance governing signage in Horizon City.

After the existing sign is removed, the unique construction of the new sign —after the tie in of the electrical service already in place to the new sign—will be bolted in place to the existing two structural sign support posts mounted within concrete bases.

For your review, a picture of the existing sign, a rendition of the proposed new sign in place, and instructions for mounting the sign are attached.

Respectfully submitted,



David W. Miller

An assigned manager of this project by the First Baptist Church of Horizon City

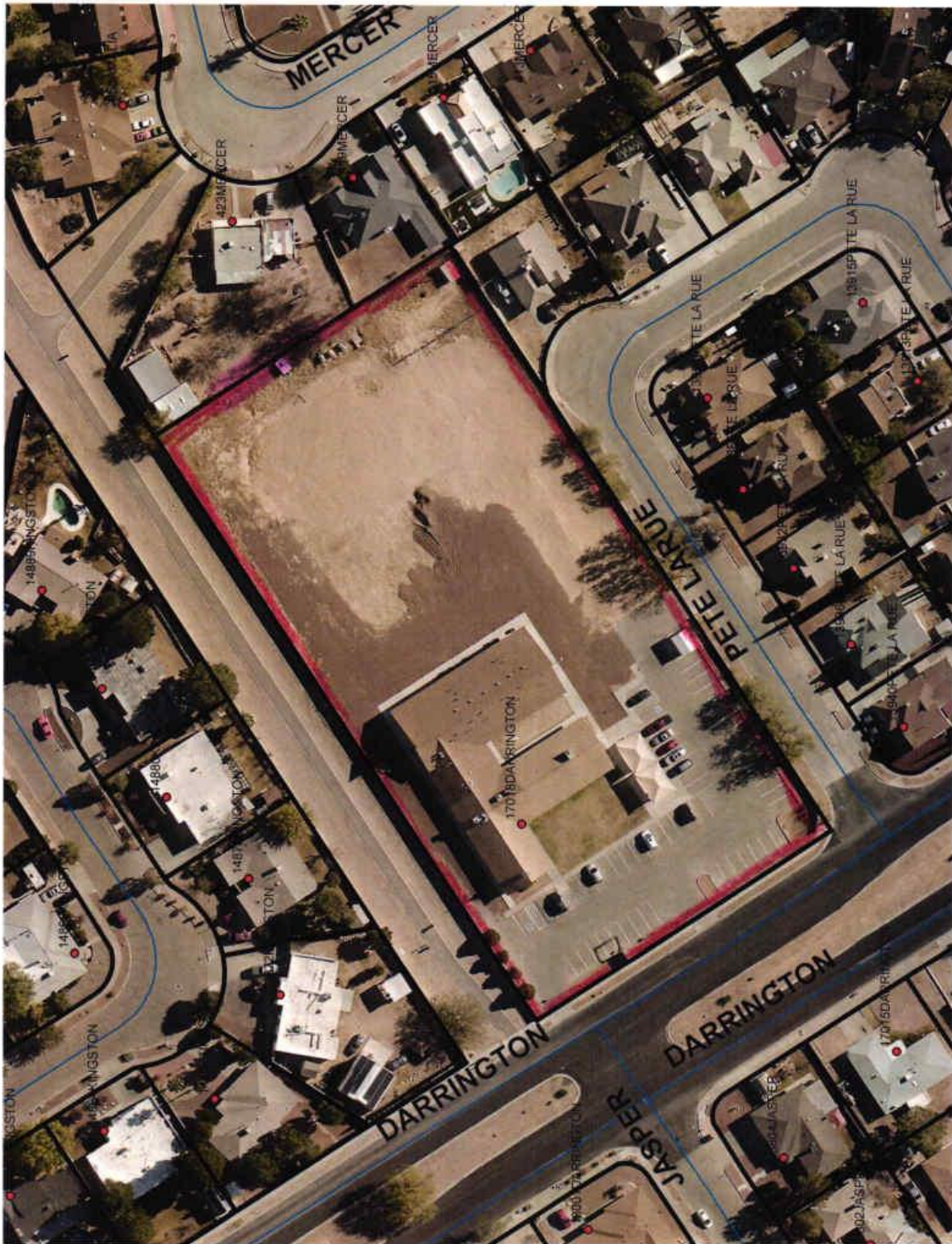
Attachments also include

Affidavit

Copy of Subdivision

Aerial Site Plan

Attachment 7: Composite Site Plan



Attachment 8: Sign Detail

Existing Sign



Proposed sign



Retouched Photo Not to Scale



TekStar Color 10mm 64x224
 Cabinet size: 4'x8'
 Sk: 998075-2a Cust: 1072361
 8/12/2022 CgO/gWinch PROPOSAL
 Scale: 5/8"=1' Cabinet Color: Almond

Signature _____

Date _____



This custom artwork is not intended to provide an exact match for ink, vinyl, paint, or LED color. Signs are designed for an illuminated graphic and art is based off of this premise. Non-illumination during daylight hours may result in a number of various observations. Backwork and materials are not included in this proposal with the exception of dimensional work only.

Sign Detail



MATCH PLATE SURVEY

This survey is for signs with **two 12" x 12" base plates to be used in a match plate mount.**

Please provide the following measurements to ensure that your new sign will match up to the pre-existing structure.

Please provide exact measurements to the nearest 1/8th of an inch.

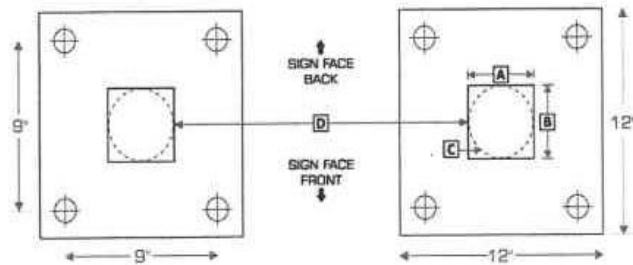


IF COLUMN IS SQUARE/RECTANGLE

Existing Tubular Steel Column Size

Dimension A: 4"

Dimension B: 4"



IF COLUMN IS ROUND

Existing Tubular Steel Column Diameter

Dimension C: _____

Distance Between Existing Tubular Steel Columns

Dimension D: 61"

Customer Signature: David W. Miller
David W. Miller



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

Case No.: SUP-002512-2022
Application Type: Specific Use Permit (SUP)
P&Z Hearing Date: November 21, 2022
Staff Contact: Art Rubio, Planner
 915-852-1046 ext. 407; arubio@horizoncity.org

Address/Location: 501 S. Darrington Rd., Horizon City, TX 79928
Legal Description: A portion of Sections 42 and 43, also known as Tract 5D, Section 42 and Tract 1H, Section 43, Block 78, Township 3, Town of Horizon City, El Paso County, Texas

Acreage: Approximately 1 acre±
Existing Use: Vacant Building
Existing Zoning: M-1 (Industrial)
Request: SUP for C-1 & C-2 uses in an M-1 zone to allow for restaurant and small-scale retail use

Owner: Luis & Mercedes Tarango
Applicant: Lorena Armenta

Surrounding Zoning and Land Use:

		Land Use
N	M-1 (Light Industrial)	Warehousing/Heavy Truck Trailer Facility
E	R-9 (Single-Family Residential)	Region 19 Head start/Frank Macias Elementary
S	M-1 (Light Industrial)	Commercial and Industrial Development
W	M-1 (Light Industrial)	Commercial and Industrial Development

LAND USE AND ZONING:

	Existing	Proposed
Land Use	Vacant	Gym, Laundromat, retail
Zoning	M-1 (Light Industrial)	Specific Use Permit C-1, C-2 uses

F/L/Use Designation: Light Industrial/Warehouse
Nearest Park: Golden Eagle Park
Nearest School: Frank Macias Elementary School

Application Description:

The applicant is requesting a Specific Use Permit to allow for restaurant and retail use on a property zoned M-1 (Light Industrial). The proposed uses are considered commercial in the City's Municipal Code's Zoning Ordinance, Section 602.2 (BULK STANDARDS, C-1 and C-2

commercial zoning districts. As a result, the applicant is requesting a Specific Use Permit to allow for C-1 (General Commercial) and C-2 (Heavy Commercial) use on a property that is zoned M-1 (Industrial).

Notice:

In accordance with Section 211.007 of the Texas Local Government Code, notices of the October 2022, public hearing were mailed to those property owners within 200 feet of the subject property on September 26, 2022, and on October 26, 2022, for the November 21, 2022, public hearing.

Staff Recommendation:

Staff recommends **approval** of the request for a Specific Use Permit for a restaurant and retail use, a C-1 and C-2 use in an M-1 zone, with the condition that both the existing structure be brought up to a conformance as outlined in the Zoning Ordinance for M-1 Zones, all requirements listed in the International Building Codes and Subdivision Code.

Section 703.2 allows for C-1 and C-2 businesses to be located in an M-1 zone with a specific use permit for consideration by the Planning and Zoning Commission and approval by the City Council. Although this area is designated as M-1 (Light Industrial) on the future land use map, the commercial land uses along Darrington Road show that this corridor is transitioning into a commercial corridor.

Planning Comments:

Staff recommends approval of the request for a *Specific Use Permit* for a restaurant and retail use, subject to the condition requiring that the existing structures be brought up to compliance as outlined in the Industrial District of the Zoning Ordinance (Exhibit A of Chapter 14 of the Municipal Code), (the applicant is also aware a subdivision is required), as follows:

1. The site shall conform to all standards set forth in Chapter 7 of the Zoning Ordinance and all Subdivision regulation requirements, to include access, paved areas, landscaping, fencing, storage, and drainage. Such improvements shall be shown on the site plan submitted for building permits and shall require approval from the Town Engineer and Building Official.
2. Signs, if any, shall conform to the requirements set forth in Chapter 10 of the Zoning Ordinance.
3. Property owner or developer shall submit site development plans for approval prior to a building permit being issued for any portion of the project. Provisions for proper drainage shall be stated in the site development plans. Such plans must include depiction of access to and from Darrington Road and/or other streets.
4. The Subdivision Ordinance may require additional improvements, plans, and facilities to ensure code adherence.
5. Prior to the issuance of a Certificate of Completion/Occupancy, the Emergency Service District #1 shall inspect building for compliance to applicable codes.

Vision 2030 – Future Land Use Map Designation:

The Future Land Use Map designates this area as Central Industrial Park. The area expresses aspirations for a blend between Light Industrial and Heavy Commercial. Uses are described as warehouses, research and development, the manufacturing and/or assembly of goods to be sold off-site, and related accessory and ancillary uses included in this land use designation.

Options available to the Planning and Zoning Commission:

The Planning and Zoning Commission may consider the following options and additional requirements that it identifies when reviewing this Specific Use Permit application:

1. Recommend approval of the request for Specific Use Permit in an M-1 Zoning District as stated.
2. Recommend approval of the request for Specific Use Permit in an M-1 Zoning District as stated, including any modifications to bring the Specific Use Permit into conformance with the Zoning Ordinance and the Vision 2030: Comprehensive and Strategic Plan.
3. Recommend denial of the Applicant's request for Specific Use Permit finding that it is not in conformance with the Zoning Ordinance and/or the Vision 2030: Comprehensive and Strategic Plan.

Attachments:

Attachment 1 – Zoning Map

Attachment 2 – Aerial

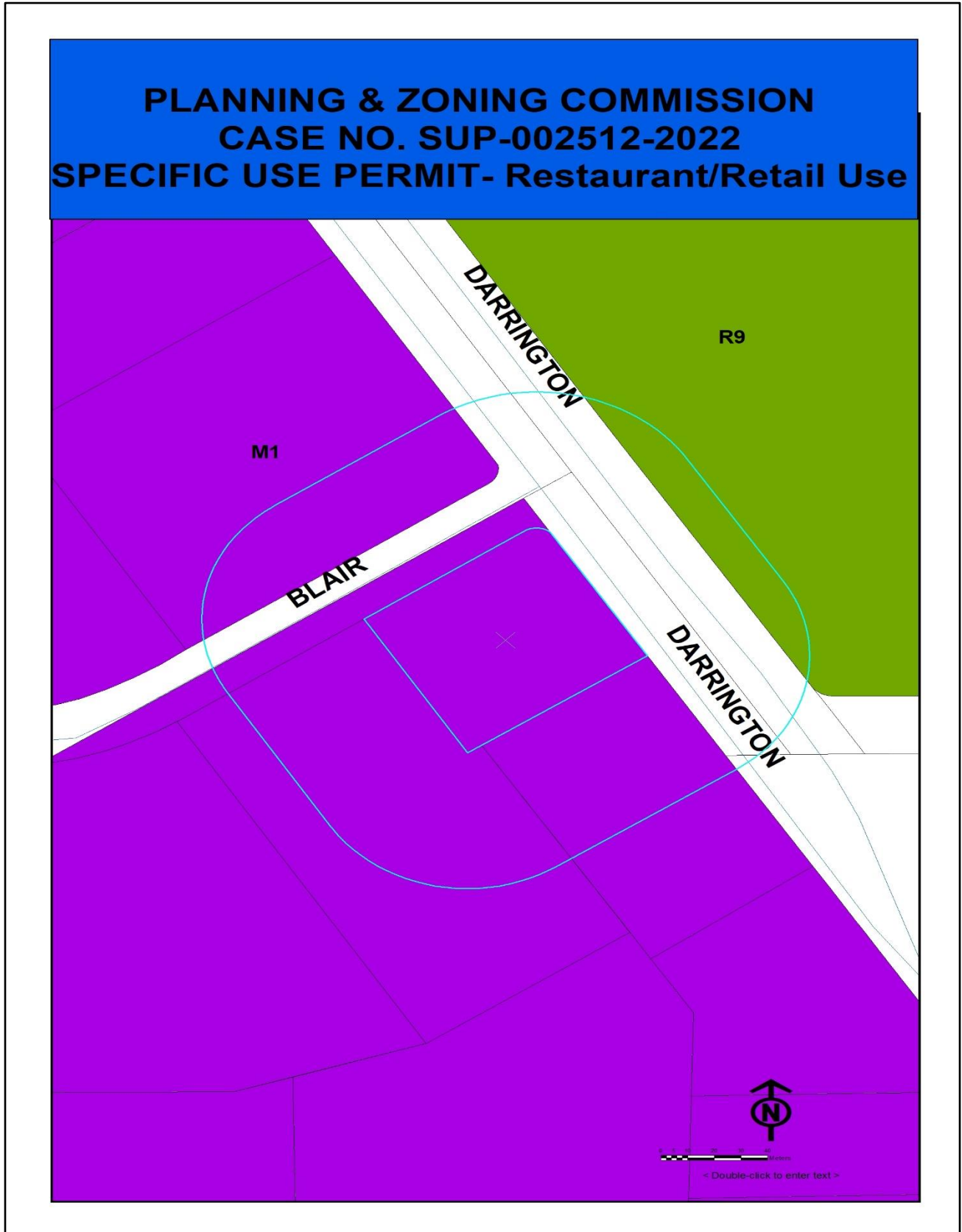
Attachment 3 – Site Plan

Attachment 4 - Survey

Attachment 5 – Letter to Board

Attachment 6 – SUP Application

Attachment 1: Zoning Map

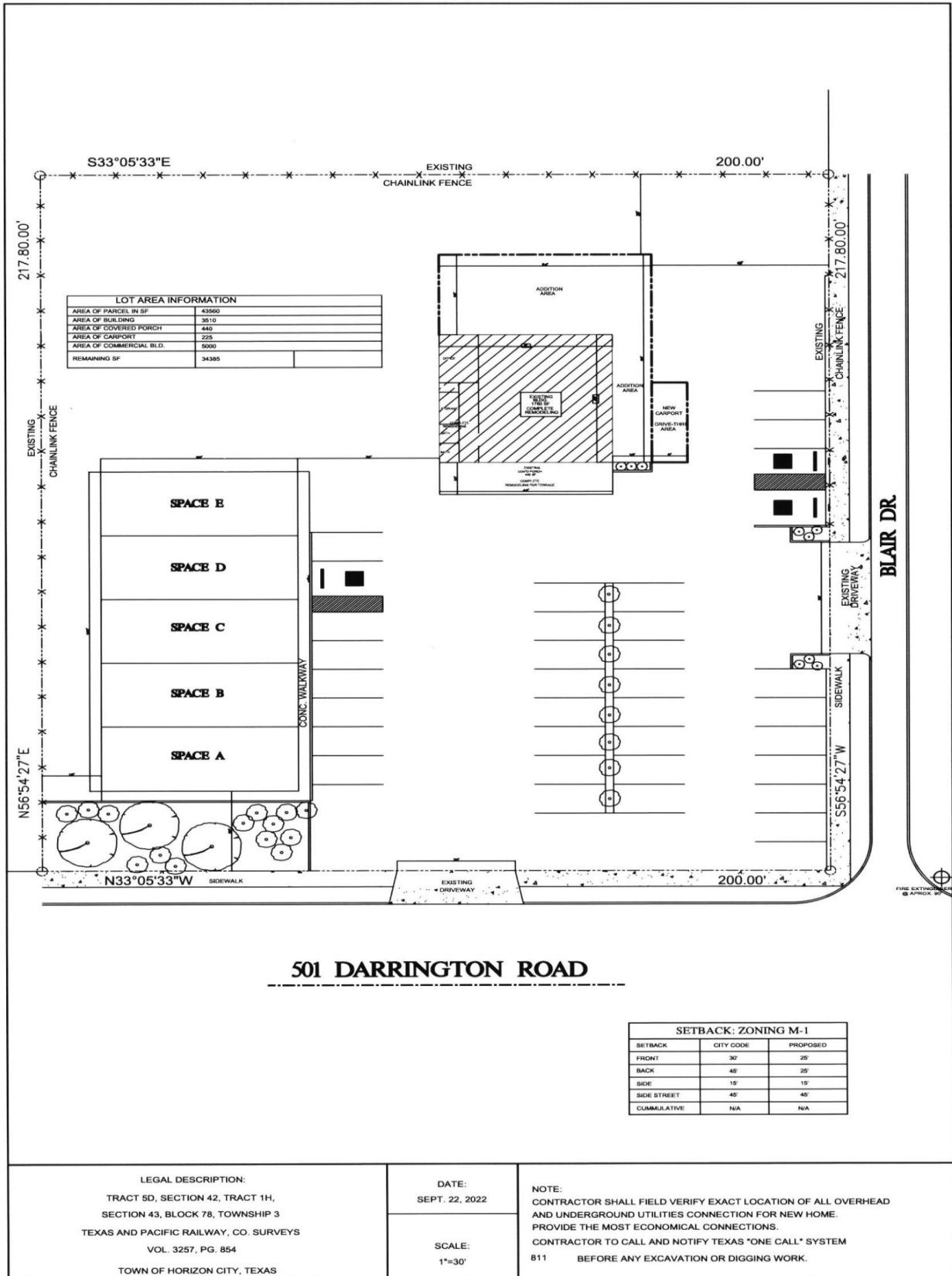


Attachment 2: Aerial

**PLANNING & ZONING COMMISSION
CASE NO. SUP-002512-2022
SPECIFIC USE PERMIT- Restaurant/Retail Use**



Attachment 3 - Site Plan



Attachment 5: Letter to Board

OCTOBER 12, 2022

501 DARRINGTON-SPECIAL PERMIT APPLICATION

TO WHOM IT MIGHT CONCERN:

Dear Sir or Madam, this letter is with the purpose to request a special permit for the above M-1 Industrial zoned reference property to open a restaurant and retail spaces that fall under the C-1 and C-2 Commercial Zoning.

Mr. Tarango and his wife are the owners of the property, and they have more than 20 years of experience in the restaurant business, they are going to open a new restaurant and are going to be the responsible for the management of the restaurant, and the tenants of the retail spaces.

Any questions, please do not hesitate to direct them during the Planning and Zoning Commission meeting.

Lorena Armenta

Owner's representative

Attachment 6: SUP Application

SUP-002512-2022



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

SPECIFIC USE PERMIT APPLICATION

1. Property Owner of Record: Luis + Mercedes Laranca
3008 Park North 79904 915-356-9508 ML Laranca 086 at yahoo.com
 (ADDRESS) (ZIP) (PHONE) (EMAIL)

2. Applicant _____ Is applicant also the Owner? Yes No
 Contact Person LORENA ARMENTA Is applicant also the Contractor? Yes No
12316 JAN HERRING WAY, EL PASO, TX 79936 (915) 892-8122
 (ADDRESS) (ZIP) (PHONE) (EMAIL)

3. Contractor _____
 (ADDRESS) (ZIP) (PHONE) (EMAIL)

4. Site Address/Location 501 DARRINGTON
 Legal Description: _____
 (Lot) (Block) (Subdivision Name)
 If the legal description of the complete tracts or if plat is not available, the **required** Metes & Bounds Description with a survey map is attached? Yes No

5. Briefly explain why you request a Specific Use Permit? _____

6. Land's Presents Use: _____ Zone _____
 Land Vacant Lot size _____ Structure Structure's size 1,800 Last known date the structure was occupied? unknown
 Land's Proposed Use: RESTAURANT-RETAIL Proposed Zone Use _____
 Will you be making any improvements to the existing lot or structure? Yes No This request includes Site Improvements for approval? Yes No

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

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

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

 Building Official Signature Date

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

8. Signatures: Luis Laranca Luis Laranca
 (OWNER'S SIGNATURE) (OWNER'S PRINTED NAME)
Lorena Armenta LORENA ARMENTA
 (APPLICANT'S SIGNATURE) (APPLICANT'S PRINTED NAME)

FEES: \$460

EL PASO TIMES PUBLISHING FEE	APPROXIMATELY \$280
ENGINEER FEES	\$60 PER EACH 1/2 HOUR

Application & Submittals Due Date: 9/22/22
 P&Z Scheduled Mtg. Date: 10/17/22
 City Council Scheduled Date: _____
 Application Received By: L. Rodriguez
 Date Application Rec'd: 9/22/22

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

Revised 04May2020



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

Case No.: SUP-002515-2022
Application Type: Specific Use Permit (SUP)
P&Z Hearing Date: November 21, 2022
Staff Contact: Art Rubio, Planner
 915-852-1046 ext. 407; arubio@horizoncity.org

Address/Location: 197 S. Darrington Rd., Horizon City, TX 79928
Legal Description: Lot 1, Block 1, Horizon Industrial Park Unit One Replat "A", Town of Horizon City, El Paso County, Texas

Acreage: Approximately 2.3122 acres±
Existing Use: Vacant
Existing Zoning: M-1 (Industrial)
Request: SUP for C-1 & C-2 uses in an M-1 zone to allow for gym, restaurant laundromat, and retail use

Owner: Ajeya Bhava LLC
Applicant: Michael Luciano

Surrounding Zoning and Land Use:

Land Use		
N	C-2 (General Commercial)/C-1 (Heavy Commercial)/M-1 (Light Industrial)	Retail/Gas Station
E	C-1 (General Commercial)	
S	M-1 (Light Industrial)	Warehousing/Transportation
W	R-9 (Single-Family Residential)	Residential

LAND USE AND ZONING:

	Existing	Proposed
Land Use	Vacant	Gym, Laundromat, retail
Zoning	M-1 (Light Industrial)	Specific Use Permit C-1, C-2 uses

F/L/Use Designation: Light Industrial/Warehouse
Nearest Park: Golden Eagle Park
Nearest School: Frank Macias Elementary School

Application Description:

The applicant is requesting a Specific Use Permit to allow for gym, restaurant, laundromat and retail use on a property zoned M-1 (Light Industrial). The proposed uses are considered commercial in the City's Municipal Code's Zoning Ordinance, Section 602.2 (BULK STANDARDS, C-1 and C-2 commercial zoning districts. As a result, the applicant is requesting a Specific Use Permit to allow for C-1 (General Commercial) and C-2 (Heavy Commercial) use on a property that is zoned M-1 (Industrial).

Notice:

In accordance with Section 211.007 of the Texas Local Government Code, notices of the October 17, 2022, public hearing were mailed to those property owners within 200 feet of the subject property on September 26, 2022, and on October 26, 2022, for the November 21, 2022, meeting.

Staff Recommendation:

Staff recommends **approval** of the request for a Specific Use Permit for gym, laundromat and retail use, C-1 and C-2 uses in an M-1 zone, with the condition that any existing structures be brought up to a conformance as outlined in the Zoning Ordinance for M-1 Zones and any requirements listed in the International Building Codes.

Section 703.2 allows for C-1 and C-2 businesses to be located in an M-1 zone with a specific use permit for consideration by the Planning and Zoning Commission and approval by the City Council. Although this area is designated as M-1 (Light Industrial) on the future land use map, the commercial land uses along Darrington Road show that this corridor is transitioning into a commercial corridor.

Planning Comments:

Staff recommends approval of the request for a *Specific Use Permit* for gym, laundromat, restaurant, and retail use, subject to the condition requiring that any existing structures be brought up to compliance as outlined in the Industrial District of the Zoning Ordinance (Exhibit A of Chapter 14 of the Municipal Code) as follows:

1. The site shall conform to all standards set forth in Chapter 7 of the Zoning Ordinance and all Subdivision regulation requirements, to include access, paved areas, landscaping, fencing, storage, and drainage. Such improvements shall be shown on the site plan submitted for building permits and shall require approval from the Town Engineer and Building Official.
2. Signs, if any, shall conform to the requirements set forth in Chapter 10 of the Zoning Ordinance.
3. Property owner or developer shall submit site development plans for approval prior to a building permit being issued for any portion of the project. Provisions for proper drainage shall be stated in the site development plans. Such plans must include depiction of access to and from Darrington Road and/or other streets.
4. The Subdivision Ordinance may require additional improvements, plans, and facilities to ensure code adherence.
5. Prior to the issuance of a Certificate of Completion/Occupancy, the Emergency Service District #1 shall inspect building for compliance to applicable codes.

Vision 2030 – Future Land Use Map Designation:

The Future Land Use Map designates this area as Central Industrial Park. The area expresses aspirations for a blend between Light Industrial and Heavy Commercial. Uses are described as warehouses, research and development, the manufacturing and/or assembly of goods to be sold off-site, and related accessory and ancillary uses included in this land use designation. The are is transitioning to commercial uses.

Options available to the Planning and Zoning Commission:

The Planning and Zoning Commission may consider the following options and additional requirements that it identifies when reviewing this Specific Use Permit application:

1. Recommend approval of the request for Specific Use Permit in an M-1 Zoning District as stated.
2. Recommend approval of the request for Specific Use Permit in an M-1 Zoning District as stated, including any modifications to bring the Specific Use Permit into conformance with the Zoning Ordinance and the Vision 2030: Comprehensive and Strategic Plan.
3. Recommend denial of the Applicant's request for Specific Use Permit finding that it is not in conformance with the Zoning Ordinance and/or the Vision 2030: Comprehensive and Strategic Plan.

Attachments:

Attachment 1 – Zoning Map

Attachment 2 – Aerial

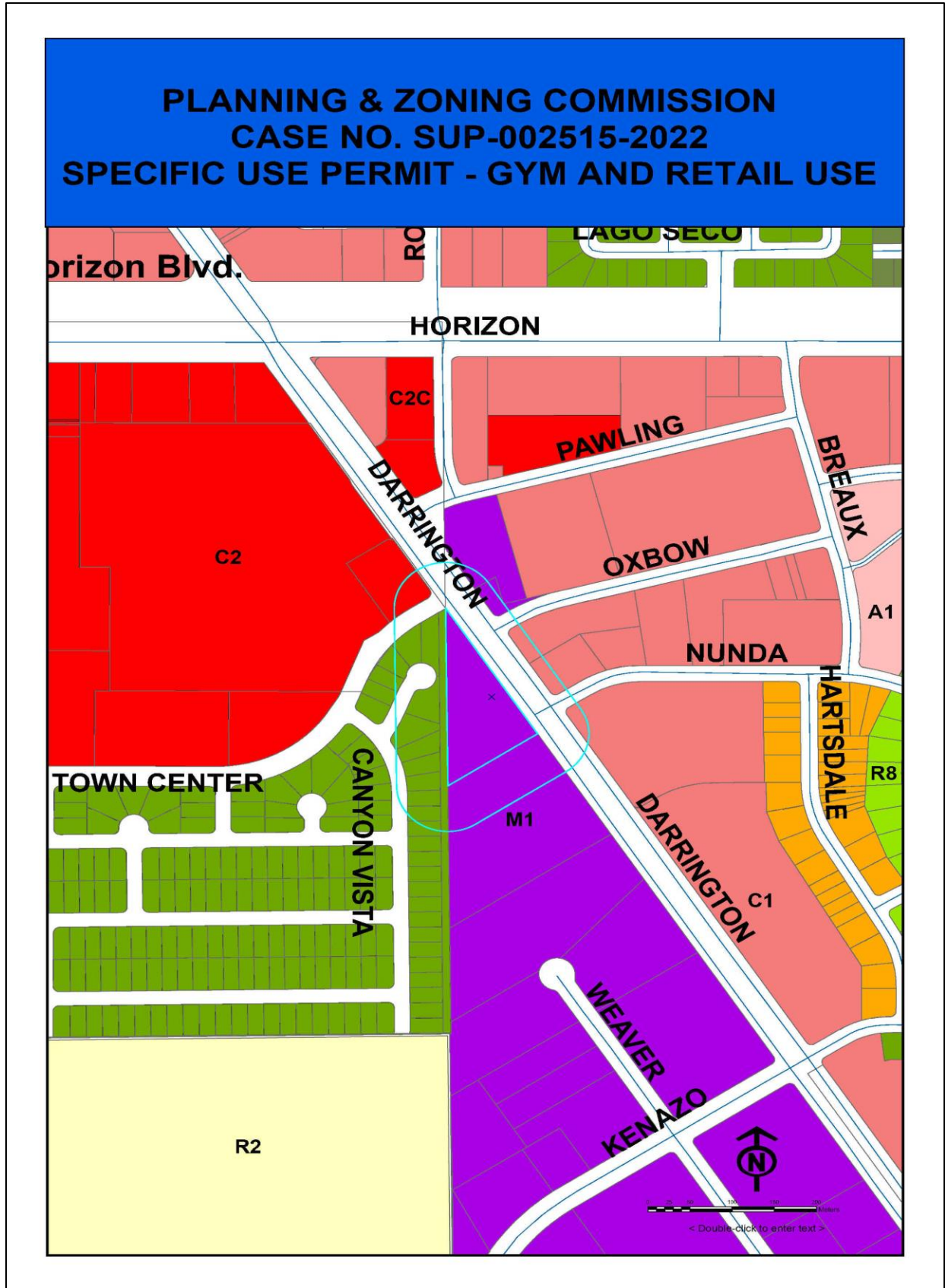
Attachment 3 – Site Plan

Attachment 4 - Survey

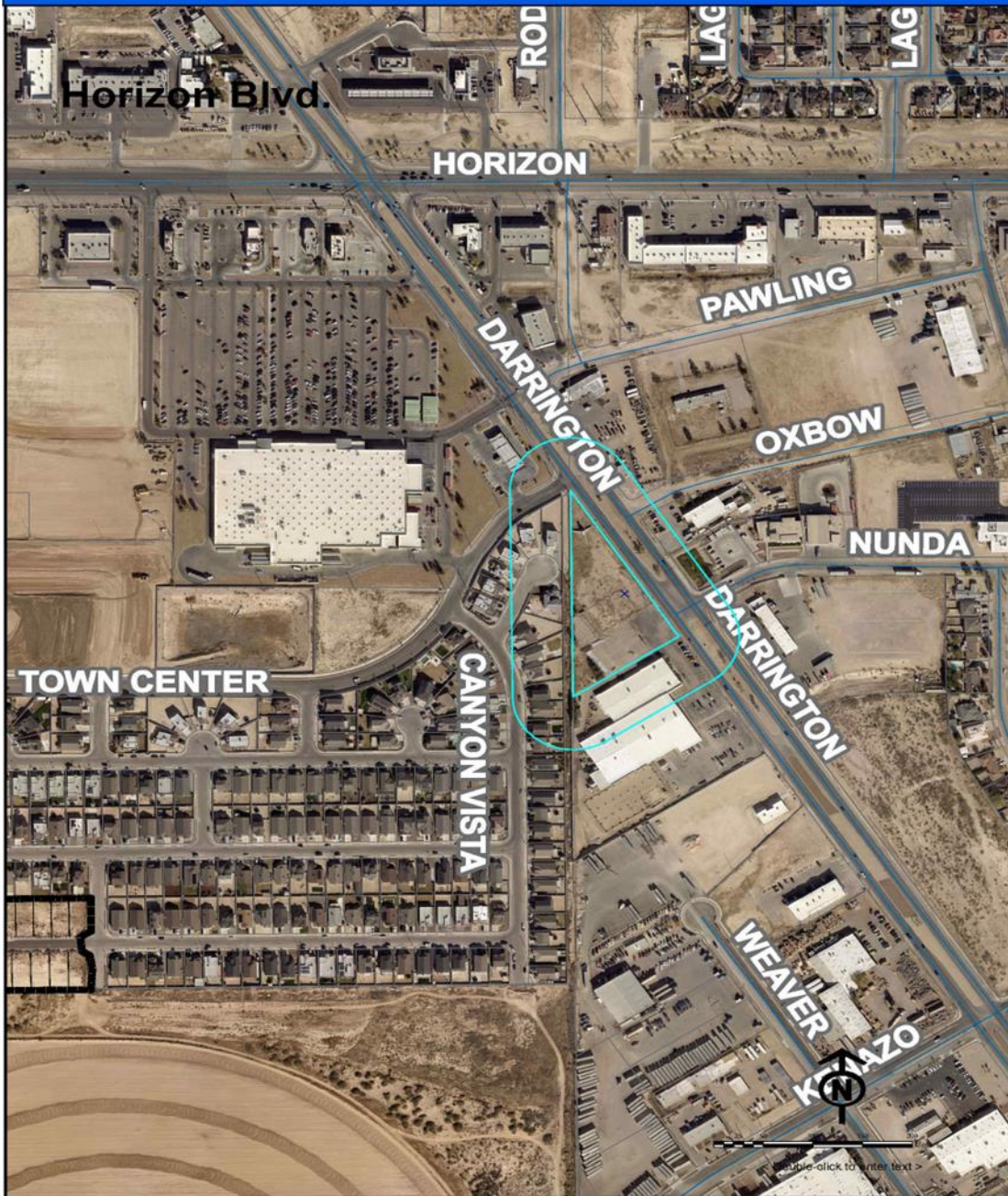
Attachment 5 – Letter to Board

Attachment 6 – Application

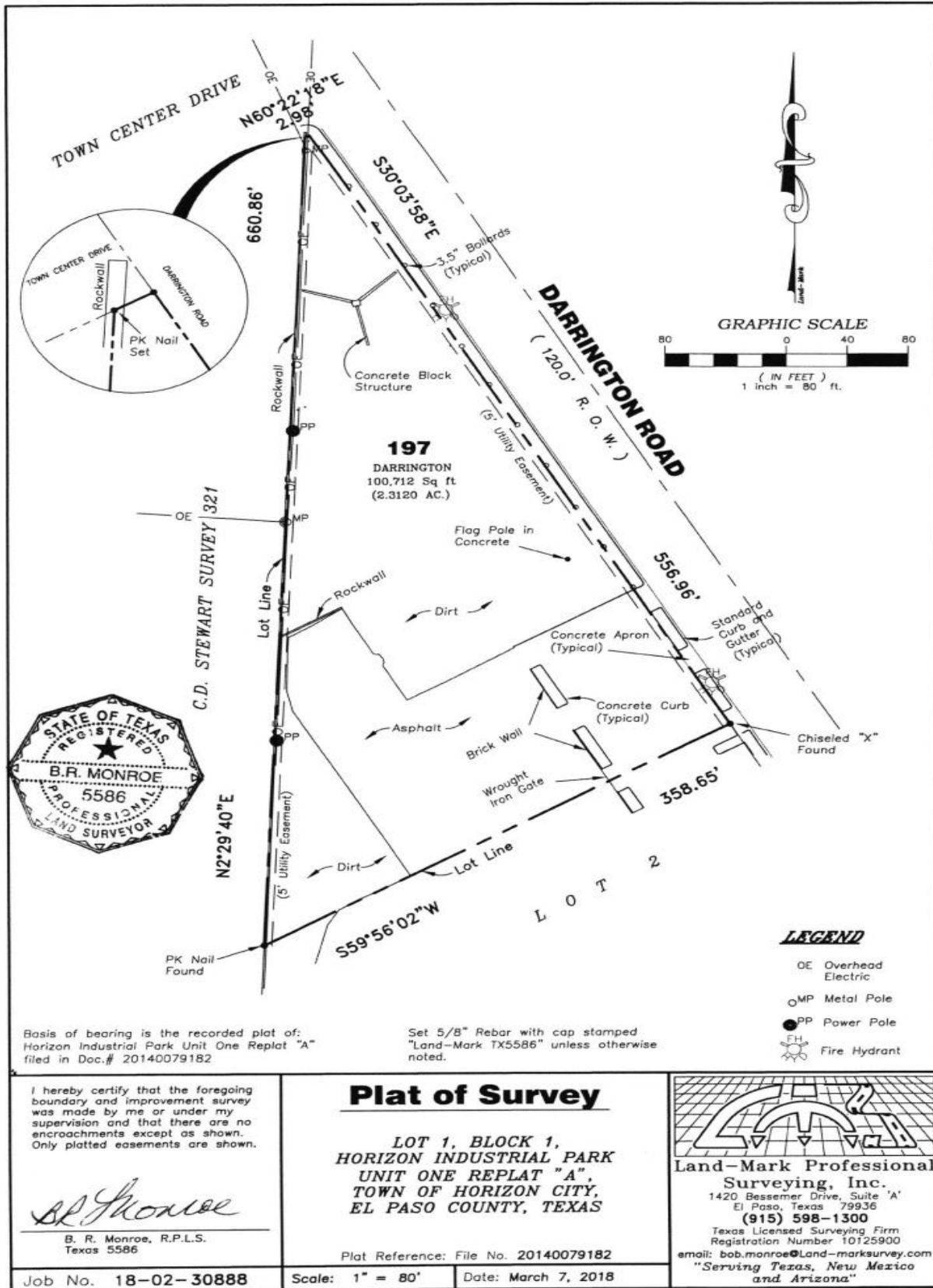
Attachment 1: Zoning Map



**PLANNING & ZONING COMMISSION
CASE NO. SUP-002515-2022
SPECIFIC USE PERMIT - GYM AND RETAIL USE**



Attachment 4: Survey



Attachment 5: Letter to Commission

Michael Luciano
1025 Texas Ave
El Paso, TX 79901

Re: 197 Darrington

Horizon City
P&Z Commission
To Whom It May Concern
Horizon City, TX

October 31, 2022

Dear Sir or Madam;

This is to request a special use permit for the above reference property. The purpose is to build a retail center to include a new Anytime Fitness, Stand-alone Quick Service Restaurant, Possible high-end laundromat.

I am purchasing the property from Ajeya Bhava LLC and will be the owner of the Anytime Fitness Franchise as well as the retail center.

If you have any questions, please do not hesitate to reach out to me during the P&Z commission meeting.

Best Regards,


Mike Luciano
Purchaser of 197 Darrington

Attachment 4: Application

SUP-002515-2022



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

SPECIFIC USE PERMIT APPLICATION

1. Property Owner of Record: Ajeya Bhava LLC
 6383 Montana Ave El Paso, TX 79925 915-731-3099 bruceponzio@aol.com
(ADDRESS) (ZIP) (PHONE) (EMAIL)

2. Applicant EL PASO GYM REAL ESATE OR ASSIGNS Is applicant also the Owner? Yes No
 Contact Person MICHAEL LUCIANO Is applicant also the Contractor? Yes No
1025 TEXAS AVE EL PASO TX 79901 915-526-3868 MIKE@ATFEP.COM
(ADDRESS) (ZIP) (PHONE) (EMAIL)

3. Contractor BEMITY GLOBAL LLC
1025 TEXAS AVE SUITE 101 EL PASO, TX 79901 915-526-3868 MIKE@ATFEP.COM
(ADDRESS) (ZIP) (PHONE) (EMAIL)

4. Site Address/Location 197 DARRINGTON
 Legal Description: _____
(Lot) (Block) (Subdivision Name)
 If the legal description of the complete tracts or if plat is not available, the **required Metes & Bounds Description** with a survey map is attached? Yes No

5. Briefly explain why you request a Specific Use Permit? _____

6. Land's Presents Use: _____ Zone _____
 Land Vacant Lot size _____ Structure Structure's size _____ Last known date the structure was occupied? _____
 Land's Proposed Use: NEW ANYTIME FITNESS AND RETAIL Proposed Zone Use _____
 Will you be making any improvements to the existing lot or structure? Yes No This request includes *Site Improvements* for approval? Yes No

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

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

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

Building Official Signature _____
Date

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

8. Signatures:

(OWNER'S SIGNATURE) _____
(OWNER'S PRINTED NAME)

Michael Luciano
(APPLICANT'S SIGNATURE) MICHAEL LUCIANO
(APPLICANT'S PRINTED NAME)

FEES:	
EL PASO TIMES PUBLISHING FEE	APPROXIMATELY \$280
ENGINEER FEES	\$60 PER EACH 1/2 HOUR

Application & Submittals Due Date: _____
 P&Z Scheduled Mtg. Date: 11/21/22
 City Council Scheduled Date: 12/13/22
 Application Received By: KL
 Date Application Rec'd: 10/12/22

*DU PAID
 w/ check
 # 3122
 KL*

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

Revised 04May2020



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

Case No.: SUB-002516-2022
Desert Breeze Unit 3

Application Type: **Preliminary & Final Plat**

P&Z Hearing Date: November 21, 2022

Staff Contact: Art Rubio, Planner, (915) 852-1046 ext. 407, arubio@horizoncity.org

PID No.: X57800033203000

Address/Location: North of Horizon Blvd. and east of Rift Ct. and Horizon High School

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 Size: Approximately 13.275± Acres

Owner: Hunt Communities Holding L.P.

Applicant/: 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	
Land Use	Vacant
Zoning	R-2 Residential

Application Description:

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 Rift 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:

At the time that the agenda is posted, staff has not received revised plats that addresses the staff comments. Therefore, staff will provide their recommendation to the Commission at the meeting.

Planning Comments:

Desert Breeze Unit 3 Preliminary and Final:

1. How will parkland dedication be addressed? It does not appear that there are any pending park credits within 5 years of a related subdivision.
Requirement is minimum of 1 acre of parkland or fees in lieu of dedication at 65 units x \$400.00 = \$26,000
2. ROW cross section included does not follow the design and classification as per the Horizon City Construction Design Manual.
3. Include existing ROW cross sections and classification for adjacent streets to be used by proposed development (Rifton Ct. and Anderpont St.).
4. Remove note 2 on setbacks as R-2 standards may be subject to change.
5. Please add note to prohibit any vehicular access from Horizon Blvd.
6. Plat states there will be covenants; however, application states there will be none, please confirm. If so, please submit a copy.

Public Works Director Comments:

DESERT BREEZE UNIT 3 (Preliminary plat)
PUBLIC WORKS 11/16/2022 Review 1

1. Note 2, verify with Planning Department.
2. Note 11, pond will be maintained by Town of Horizon City.
3. Note 13, also add Anderpont St.
4. Provide Benchmark with Datum information.
5. 52ft. R.O.W. detail on sheet 2 needs to match Town of Horizon City's standards.
6. Metes and Bounds description is incorrect, must match final plat. See final plat's redlines below.
7. On legend replace and add City Monument.

DESERT BREEZE UNIT 3 (Final plat)
PUBLIC WORKS 11/16/2022 Review 1

1. Note 2, verify with Planning Department.
2. Note 11, pond will be maintained by Town of Horizon City.
3. Note 13, also add Anderpont St.
4. Provide Benchmark with Datum information.
5. 52ft. R.O.W. detail is missing on sheet 2 and needs to match Town of Horizon City's standards.
6. Metes and Bounds description is incorrect, see redlines below.
7. Missing C1 and C2 in curve table.
8. On legend replace and add City Monument.
9. El Paso County 9-1-1 District approval is required for the addresses.
10. Provide closure for Metes and Bounds.

Town Engineer Comments:

Desert Breeze Unit Three

Summary of Recommended Conditions for Preliminary Plat Approval:

The Town Engineer recommends the following:

1. Address redlines, and comments shown on plat.
2. Include in the legend a symbol and description of the shaded areas shown from the plat.
3. Provide symbol and location of the U.S. Postal Service Collection Box Units and add a note the that the neighborhood delivery service within the subdivision will be provided.
4. Item 13 of the plat notes should include Horizon Boulevard (FM 1281) as one of the streets with no vehicular access.
5. Provide owners name, address, phone number and person of contact in plat.
6. Check areas indicated in the metes and bounds for the plat.
7. Verify area in the legal description.
8. Verify that roadway names are consistent on the plat in all locations and approved by the El Paso County 9-1-1 District.
9. Show size and location of existing utilities on plat.
10. Provide closure reports for the subdivision and the individual lot to ensure closure.

Desert Breeze Unit Three

Summary of Recommended Conditions for Final Plat Approval:

The Town Engineer recommends the following:

1. Address redlines, and comments shown on plat.
2. Provide symbol and location of the U.S. Postal Service Collection Box Units and add a note the that the neighborhood delivery service within the subdivision will be provided.
3. Update curve table to include data to curves C1 and C2 of the plat.
4. Item 13 of the plat notes should include Horizon Boulevard (FM 1281) as one of the streets with no vehicular access.
5. Provide owners name, address, phone number and person of contact in plat.
6. Check areas indicated in the metes and bounds for the plat.
7. Verify area in the owner's dedication (currently shown as "... XXX ACRE...").
8. For city council signatures, include the names of Elvia Schuller, City Clerk; Ruben Mendoza, Mayor; and Huitt-Zollars, Inc (Town Engineer) by Isabel Vasquez, P.E.
9. Verify that roadway names are consistent on the plat in all locations and approved by the El Paso County 9-1-1 District.
10. Provide closure reports for the subdivision and the individual lot to ensure closure.

School District Comments:

CISD has the capacity for the additional students expected with this development.

El Paso County 9-1-1 District:

El Paso Electric Company:

Please notate the existing El Paso Electric line, shown on the boundary of the property. The line will need to be notated along Rifton St and Horizon Blvd.

El Paso Central Appraisal District:

Desert Breeze #3 should start with block 13 since block 12 is the last block use for unit 2.

Texas Gas:

We are good with Texas Gas Service, no special ROW or easements needed from us on this subdivision. No conflicts and we have utilities surrounding this development.

Additional Requirements:

Within twelve (12) months of the approval of the final plats by the Town Council, a recording plat application will need to be submitted for City Council approval.

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. (§4.11.2 Subdivision Municode Chapter 10)

- Any required parks fees shall be paid prior to the recordation of the plat.

Attachments:

- 1 - Aerial**
- 2 - Zoning Map**
- 3 - Location Map**
- 4 - Preliminary Plat**
- 5 - Final Plat**
- 6 - Street Cross Sections**
- 7 - Preliminary Plat Application**
- 8 - Final Plat Application**

Attachment 1: Aerial

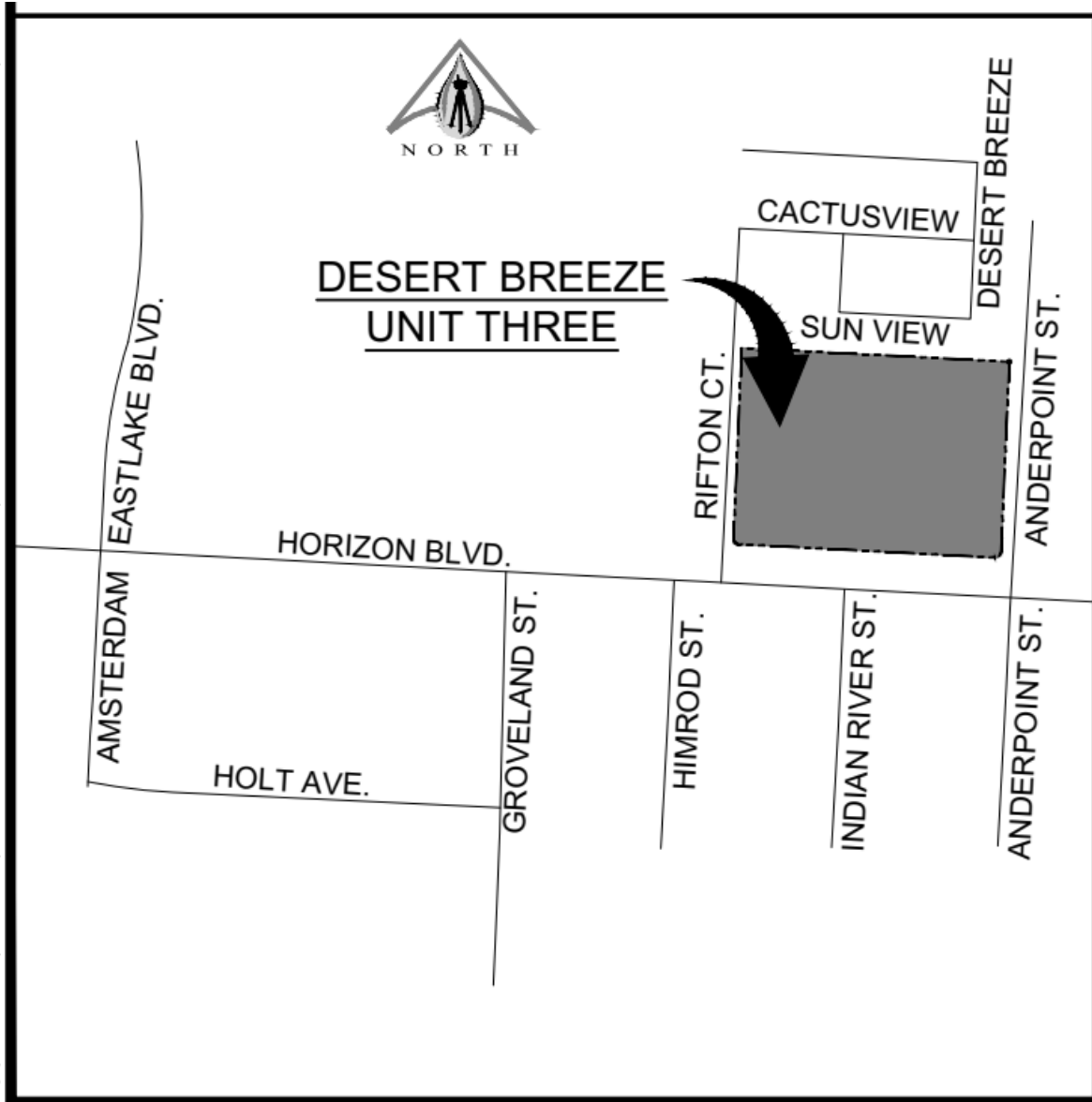
**Planning & Zoning Commission
Case No. SUB-002516-2022
Desert Breeze Unit 3**



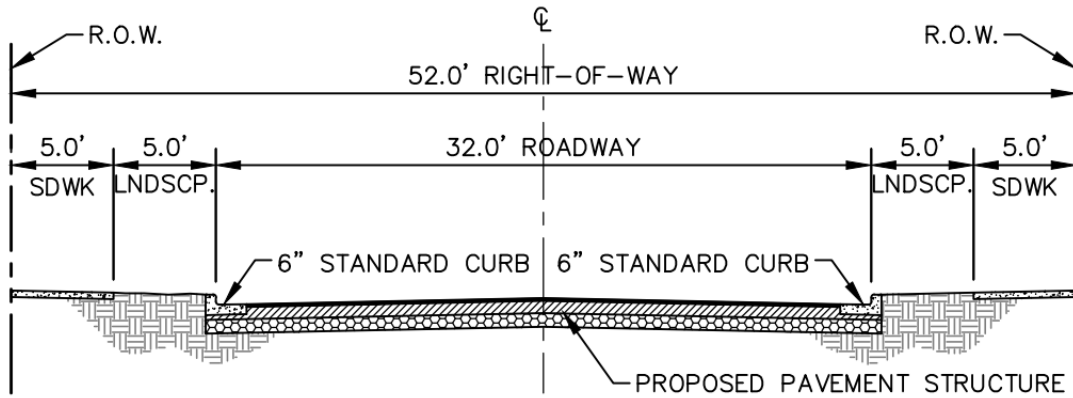
Attachment 2: Zoning Map



Attachment 3- Location Map



Attachment 6 – Street Cross Sections



RESIDENTIAL STREET (52' RIGHT-OF-WAY)

SCALE: 1"=10'

Attachment 7 – Preliminary Plat Application



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

SUB-0025111.2022
**MAJOR SUBDIVISION
 PRELIMINARY APPLICATION**

SUBDIVISION PROPOSED NAME: Desert Breeze Unit 3 SUBMITTAL DATE: 10/20/22

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 ANSWER IS "YES", PLEASE 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 Preliminary 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 [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: \$100

Attachment 8 – Final Plat Application



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

SUB-00251U-2022
**MAJOR SUBDIVISION
 FINAL PLAT APPLICATION**

SUBDIVISION PROPOSED NAME: Desert Breeze Unit 3 SUBMITTAL DATE: 10/20/22

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.

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 [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

TOWN OF HORIZON CITY

ORDINANCE NO. 0102, AMENDMENT NO. 036

AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE TOWN OF HORIZON CITY, TEXAS, CHAPTER 14 (ZONING), EXHIBIT A (ZONING ORDINANCE), TO REVISE AND AMEND THE FOLLOWING: CHAPTER 6 (GENERAL COMMERCIAL DISTRICTS), SECTION 602.2 (BULK STANDARDS) SUBSECTION 602.2.2 (SETBACK REQUIREMENTS), AMENDING TABLE IN C-1 (GENERAL COMMERCIAL) AND C-2 (HEAVY COMMERCIAL) ZONING DISTRICTS, FRONT WITH PARKING AND SIDE ABUTTING STREET WITH PARKING SETBACK AND CHAPTER 7 (INDUSTRIAL DISTRICTS), SECTION 702.3 (HEIGHT AND BULK STANDARDS), SUBSECTION 702.3.1 (MINIMUM SETBACK STANDARDS), ADDING TABLE IN M-1 (LIGHT INDUSTRIAL) AND M-2 (HEAVY INDUSTRIAL) ZONING DISTRICTS FRONT AND SIDE WITH PARKING; PROPER NOTICE AND HEARING; AND EFFECTIVE DATE; THE PENALTY BEING AS PROVIDED IN SECTION 810 OF THE ZONING ORDINANCE (NO. 0102) OF THE TOWN OF HORIZON CITY, TEXAS, CREATING A MISDEMEANOR PUNISHABLE BY A FINE NOT TO EXCEED \$2,000.

WHEREAS, a proposal was brought forward by staff to and considered by the Town of Horizon City Planning and Zoning Commission to amend portions of Ordinance No. 0102 relating to Setback Requirements in the C-1, C-2, and M-1 Zoning Districts; and

WHEREAS, the Planning and Zoning Commission considered the staff's proposals at its November 21, 2022, regular meetings and voted to recommend approval of the change to the ordinance; and

WHEREAS, public hearings have been held by the Town Council as required by law; and

WHEREAS, all written and oral protests (if any) submitted against the proposed ordinance change have been reviewed and considered; and

WHEREAS, pursuant to Texas Local Government Code section 51.001, the town has general authority to adopt an ordinance that is for the good government, peace or order of the Town and is necessary or proper for carrying out a power granted by law to the Town; and

WHEREAS, the City Council finds that it is necessary and proper for the good government, peace, and order and that our physical environment has a direct impact on the

chances for happy, prosperous lives for the residents of the Town of Horizon City to adopt this Ordinance and technical code; and

WHEREAS, the Texas Local Government Code Section 211.005(b) requires “that zoning regulations be uniform for each class or kind of building in a district”, furthermore, “regulations shall be adopted with reasonable consideration, among other things, for the character of each district and its particular suitability for particular uses, with a view of conserving the value of buildings, maximizing the best use of property, and encouraging the most appropriate use of land in the municipality”.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE TOWN OF HORIZON CITY, TEXAS:

I. ENACTMENT OF AMENDMENTS

Pursuant to Sections 51.001 and 51.012 of the Texas Local Government Code, the City Council of the Town of Horizon City hereby enacts and adopts this amendment no. 036 to Ordinance no.0102, which regulates zoning within the territorial limits of the Town of Horizon City and related matters, to amend Sections 602.2.2, and 702.3.1 as follows:

Section 602.2.2 Setback Requirements C-1 & C-2

Setback Requirements

1. Setback for all Construction or as otherwise permitted in Chapter 8 - General Provisions	Setback Minimum in Feet		
	Front with Parking	Without Parking Side	Side Rear
	45 0	30 0	45 0
		Side Next to Residential or Apartment District 10	Rear Next to Residential or Apartment District 10
	Side Abutting Street with Side Parking	Without Side Parking	Rear
	45 0	30	45

Section 702.3

Height and Bulk Standards M-1

702.3.1 Minimum Setback Standards. All buildings are to be set back from both front and side (when abutting a street) property lines by forty five (45) feet with parking and thirty (30) feet without parking. Both side and rear setbacks are fifteen (15) feet from the property lines.

702.3.1 Minimum Setback Standards Requirements M-1

Setback Requirements

1. Setback for all Construction or as otherwise permitted in Chapter 8 - General Provisions	Setback Minimum in Feet		
	Front with Parking	Without Parking Side	Side Rear
	45 0	30 0	15 10
		Side Next to Residential or Apartment District 10	Rear Next to Residential or Apartment District 10
	Side Abutting Street with Side Parking	Without Side Parking	Rear
	45	30	15

702.3.1 Minimum Setback Standards Requirements M-2

Setback Requirements

1. Setback for all Construction or as otherwise permitted in Chapter 8 - General Provisions	Setback Minimum in Feet		
	Front with Parking	Without Parking Side	Side Rear
	45 15	30 10	10
		Side Next to Residential or Apartment District 15	Rear Next to Residential or Apartment District 15
	Side Abutting Street with Side Parking	30 Without Side Parking 30	Rear 15
	45		

II. FINDINGS OF FACT

That this ordinance was duly enacted with all requisites and formalities incident thereto the enactment of ordinance, and such is evidenced by the signatures below; and further that the foregoing recitals are incorporated into this ordinance by reference as findings of fact as if expressly set forth herein.

III. REPEALER

All ordinances, resolutions, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the effect of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.

IV. SEVERABILITY

Should any of the clauses, sentences, paragraphs, sections, or parts of this ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

V. PROPER NOTICE AND MEETING

It is officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52, Texas Local Government Code and the Charter of the Town of Horizon City, Texas.

PASSED AND APPROVED this the ____ day of _____, 2022, by a vote of ____ (ayes) to ____ (nays) to ____ (abstentions) of the City Council of Horizon City, Texas.

Town of Horizon City

By: _____
Ruben Mendoza, Mayor

ATTEST:

By: _____
Elvia Schuller, City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Sylvia Borunda Firth
City Attorney

Michelle Padilla
Planning Director

DRAFT