



HORIZON CITY

Incorporated 1988

**AGENDA
PUBLIC MEETING
REGULAR CITY COUNCIL MEETING
THE TOWN OF HORIZON CITY, TEXAS
Tuesday, November 14, 2023, 6:00 PM**

Notice is hereby given that a Regular City Council Meeting of the Town of Horizon City, Texas will be held on **Tuesday, November 14, 2023 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 to order; Pledge of Allegiance; Establishment of Quorum**
- 2. Open Forum:**

CONSENT AGENDA

All matters listed under the CONSENT AGENDA are considered routine and will be enacted in one motion. There will be no separate discussion of these items unless a member(s) of the City Council requests one or more items be removed from the CONSENT AGENDA to the REGULAR AGENDA for separate discussion and action prior to the City Council's vote to adopt the CONSENT AGENDA.

- 3. Approval of Minutes from:** **4**
10/10/23 Regular City Council Meeting.
- 4. Discussion and Action:** **8**
Mayor/CIP Manager
On an update on the Capital Improvement Program.
- 5. Discussion and Action:** **22**
Mayor/EDC Executive Director
On a Resolution to correct a clerical error on the Resolution and Consent to Assignment approved by City Council on October 10, 2023, to approve the assignment of MICBEC Investments, LLC right title and interest in the Purchase and Sale Agreement and other economic development incentive agreements to Horizon Oxbow Development, LLC. The previous Resolution used 1566 Oxbow as the address to describe the Property and the correct address is 1560 Oxbow.
- 6. Discussion and Action:**
Mayor/EDC Executive Director
On the re-appointment of Jerry Garcia to the Horizon City Economic Development Corporation Board of Directors.
- 7. Discussion and Action:**
Mayor/EDC Executive Director
On the re-appointment of Walter Miller to the Horizon City Economic Development Corporation Board of Directors.
- 8. Discussion and Action:** **23**
Mayor/CIP Manager
Regarding rescheduling the Regular City Council Meeting from January 9, 2024 to January 16, 2024.
- 9. Request to Excuse Absent Council Members:**
- 10. Approval of Consent Agenda Items:**

REGULAR AGENDA

- 11. PUBLIC HEARING:**

Mayor/Planner

2nd Reading of Ordinance, _____, 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 7 (Industrial Districts), Section 704 (M-2), Sub Section 704.2 (Permitted Uses), Amending and Adding Permitted Uses in M-2, Section 703 (M-1), Subsection 703.2 (Permitted Uses), Amending and Adding Permitted Uses in M-1 (Light Industrial) Zone District; Section 702 (General Requirements), Sub Section 702.3 (Height and Bulk Standards M-1 and M-2), Sub Section 702.3.2 (Height Standards) Amending Height Requirements for Added Uses in M-1 and M-2 Zone Districts; Chapter 6 (General Commercial Districts), Section 604 (C-2), Subsection 604.2 (Permitted Uses), Sub Section 604.3 Uses Permitted by Specific Use Permit, Amending and Adding Permitted Uses in C-2 (Heavy Commercial) Zone District, Section 603 (C-1) , Subsection 603.2 (Permitted Uses), Amending and Adding Uses in C-1 (General Commercial) Zone District, Section 602 (General Regulations), Sub Section 602.2.3 (Height Standards C-1 and C-2) Amending Height Requirements for Added Uses in C-1 and C-2 Zone Districts ; and Chapter 2 (Definitions), Section 202 (General Definitions) to Amend and Add Definitions for Warehousing; Proper Notice; 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.

12. Discussion and Action:

24

Mayor/Planner

2nd Reading of Ordinance _____, 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 7 (Industrial Districts), Section 704 (M-2), Sub Section 704.2 (Permitted Uses), Amending and Adding Permitted Uses in M-2, Section 703 (M-1), Subsection 703.2 (Permitted Uses), Amending and Adding Permitted Uses in M-1 (Light Industrial) Zone District; Section 702 (General Requirements), Sub Section 702.3 (Height and Bulk Standards M-1 and M-2), Sub Section 702.3.2 (Height Standards) Amending Height Requirements for Added Uses in M-1 and M-2 Zone Districts; Chapter 6 (General Commercial Districts), Section 604 (C-2), Subsection 604.2 (Permitted Uses), Sub Section 604.3 Uses Permitted by Specific Use Permit, Amending and Adding Permitted Uses in C-2 (Heavy Commercial) Zone District, Section 603 (C-1) , Subsection 603.2 (Permitted Uses), Amending and Adding Uses in C-1 (General Commercial) Zone District, Section 602 (General Regulations), Sub Section 602.2.3 (Height Standards C-1 and C-2) Amending Height Requirements for Added Uses in C-1 and C-2 Zone Districts ; and Chapter 2 (Definitions), Section 202 (General Definitions) to Amend and Add Definitions for Warehousing; Proper Notice; 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.

13. Discussion and Action:

31

Mayor/Planner

On the **Final Subdivision Plat** application for **Horizon Water (Case No. SDF23-0001)**, recording plat application and authorizing the Mayor to sign the recording plat legally described as a Portion of Section No. 32, Block 78, Township 3, Texas and Pacific Railway Company Survey, Town of Horizon City, El Paso County, Texas. Containing 5.839 ± acres. Application submitted by TRE and Associates, LLC.

14. Discussion and Action:

39

Mayor/Planning Director

Regarding a Resolution exercising the Town of Horizon City's option to extend the Parks and Grounds Maintenance Contract between the City and Abescape Landscaping, LLC for an additional term of one year expiring on December 31, 2024.

15. Discussion and Action:

41

Mayor/Finance Director

On the reallocation of the American Rescue Plan Act use of funds.

16. Executive Session

The City Council of the Town of Horizon City reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property),

551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices,) and 551.086 (Economic Development).

A. .

Receive legal advice and discuss potential acquisitions of real estate pursuant to Texas Government Code sections 551.071 and 551.072 related to acquisitions, including by use of eminent domain if necessary, of real property interests for the right of way and drainage facility for the North Darrington Reconstruction Project.

Adjournment:

Motion to Adjournment: _____ 2nd _____

Dated this Friday, 11/10/23

By: _____

Elvia Schuller, City Clerk

I, the undersigned authority, hereby certify that the above notice of the Regular City Council 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, 11/10/23 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.

**MINUTES
AGENDA
PUBLIC MEETING
REGULAR CITY COUNCIL MEETING
THE TOWN OF HORIZON CITY, TEXAS
Tuesday, October 10, 2023, 6:00 PM**

Notice is hereby given that a Regular City Council Meeting of the Town of Horizon City, Texas was held on **Tuesday, October 10, 2023 at 6:00 PM**, at City Council Chambers Room, 15001 Darrington Road, Horizon City, TX 79928, at which time the following was discussed and considered:

1. Call to order; Pledge of Allegiance; Establishment of Quorum

Meeting called to order at 6:00 pm. Council Member Walter Miller was absent. Quorum Established.

2. Open Forum:

No one signed up to speak.

CONSENT AGENDA

All matters listed under the CONSENT AGENDA are considered routine and will be enacted in one motion. There will be no separate discussion of these items unless a member(s) of the City Council requests one or more items be removed from the CONSENT AGENDA to the REGULAR AGENDA for separate discussion and action prior to the City Council's vote to adopt the CONSENT AGENDA.

3. Approval of Minutes from:

Mayor/City Clerk
9/12/23 Regular City Council Meeting.

4. Discussion and Action:

Mayor/CIP Manager
On an update on the Capital Improvement Program.

5. Discussion and Action:

Mayor/CIP Manager
Change order No. 1 to Allied Paving Company for Oxbow, Pawling and Breaux Street and Drainage Improvement Project (CIP 2022-101).

6. Discussion and Action:

Mayor/CIP Manager
On a Resolution authorizing the Mayor to negotiate and execute a reimbursement agreement with ESD #1 for the construction of a driveway.

7. Discussion and Action:

Mayor/CIP Manager
On a Resolution authorizing the Mayor to negotiate and execute a reimbursement agreement with LG Foods for the construction of a driveway.

8. Request to Excuse Absent Council Members:

9. Approval of Consent Agenda Items:

A motion was made by Councilman Padilla and seconded by Councilman Mendoza to excuse Council Member Miller and approve the remainder of the consent agenda. The CITY CLERK polled the Council: MILLER – Absent; QUIROZ – Aye; ORTEGA – Aye; RANDLEEL – Aye; URRUTIA – Aye; PADILLA – Aye; MENDOZA – Aye. Motion passed.

REGULAR AGENDA

10. Discussion and Action:

Mayor/City Clerk

On authorization of the purchase of Granicas Meeting Software for the total price of \$89,143.86. The software was procured using DIR Contract No. DIR-TSO-4288.

City Clerk, Elvia Schuller and Granicus Gov't Sales Executive, Natascha Halley spoke regarding this item.

A motion was made by Councilman Mendoza and seconded by Councilwoman Urrutia to authorize the purchase of Granicas Meeting Software for the total price of \$89,143.86. The CITY CLERK polled the Council: MILLER – Absent; QUIROZ – Aye; ORTEGA – Aye; RANDLEEL – Aye; URRUTIA – Aye; PADILLA – Aye; MENDOZA – Aye. Motion passed.

11. PRESENTATION:

Mayor/Priscilla Moreno

On a presentation by Priscilla Moreno, El Paso County Digital Services Librarian on digital library services available to local residents in the Town of Horizon City area.

El Paso County Digital Services Librarian, Priscilla Moreno spoke regarding this item.

12. Discussion and Action:

On the Second Amendment to the Employment Contract with Mario Gonzalez for Municipal Court Judge services pursuant to section 4.04 of the City Charter.

Municipal Court Judge, Mario Gonzalez spoke regarding this item.

A motion was made by Councilman Mendoza and seconded by Councilman Padilla to approve the Second Amendment to the Employment Contract with Mario Gonzalez for Municipal Court Judge services pursuant to section 4.04 of the City Charter. The CITY CLERK polled the Council: MILLER – Absent; QUIROZ – Aye; ORTEGA – Aye; RANDLEEL – Aye; URRUTIA – Aye; PADILLA – Aye; MENDOZA – Aye. Motion passed.

13. Discussion and Action:

Mayor/EDC Executive Director

Regarding a request from MICBEC Investments, LLC ("Developer") to assign their right title and interests in the Chapter 380 and Economic Development Performance Agreement, the Purchase and Sale Agreement regarding 1566 Pawling and the Right of First Offer Agreement to Horizon Oxbow Development LLC. and approval of a Resolution authorizing the Mayor to sign a Consent to Assign document.

EDC Executive Director, Eddie Garcia and Sonny Brown Associates Senior Vice President, Michael McBroom spoke regarding this item.

A motion was made by Councilman Padilla, and seconded by Councilwoman Urrutia to approve the request from MICBEC Investments, LLC ("Developer") to assign their right title and interests in the Chapter 380 and Economic Development Performance Agreement, the Purchase and Sale Agreement regarding 1566 Pawling and the Right of First Offer Agreement to Horizon Oxbow Development LLC. and approval of a Resolution authorizing the Mayor to sign a Consent to Assign document. The CITY CLERK polled the Council: MILLER – Absent; QUIROZ – Aye; ORTEGA – Aye; RANDLEEL – Aye; URRUTIA – Aye; PADILLA – Aye; MENDOZA – Aye. Motion passed.

14. **Discussion and Action:**

Mayor/Planner

On the **Preliminary and Final Subdivision Plat** application for **HW8140 (Case No. SUC23-0001)**, recording plat application and authorizing the Mayor to sign the recording plat legally described as Tract 5-D, Block 78, Township 3, Section 42, Texas and Pacific Railway Company Survey and Tract 1-H, Block 78, Township 3, Section 43, Texas, and Pacific Railway Company Survey, Town of Horizon City, El Paso County, Texas. Containing 1.000± acres. Application submitted by Atlas Engineering Management & Contracting.

Planner, Art Rubio spoke regarding this item.

A motion was made by Councilman Mendoza, and seconded by Councilman Padilla to approve the **Preliminary and Final Subdivision Plat** application for **HW8140 (Case No. SUC23-0001)**, recording plat application and authorizing the Mayor to sign the recording plat legally described as Tract 5-D, Block 78, Township 3, Section 42, Texas and Pacific Railway Company Survey and Tract 1-H, Block 78, Township 3, Section 43, Texas, and Pacific Railway Company Survey, Town of Horizon City, El Paso County, Texas. Containing 1.000± acres. The CITY CLERK polled the Council: MILLER – Absent; QUIROZ – Aye; ORTEGA – Aye; RANDLEEL – Aye; URRUTIA – Aye; PADILLA – Aye; MENDOZA – Aye. Motion passed.

15. **Discussion and Action:**

Mayor/Planner

On the **Preliminary Subdivision Plat** application for **Rancho Desierto Bello Unit 16 (Case No. SDP23-0001)**, legally described as a portion of Leigh Clark Survey No. 297, Town of Horizon City, El Paso County, Texas. Containing 21.244 ± acres. Application submitted by TRE and Associates, LLC.

Planner, Art Rubio spoke regarding this item.

A motion was made by Councilman Padilla, and seconded by Councilman Quiroz to approve the **Preliminary Subdivision Plat** application for **Rancho Desierto Bello Unit 16 (Case No. SDP23-0001)**, legally described as a portion of Leigh Clark Survey No. 297, Town of Horizon City, El Paso County, Texas. Containing 21.244 ± acres. The CITY CLERK polled the Council: MILLER – Absent; QUIROZ – Aye; ORTEGA – Aye; RANDLEEL – Aye; URRUTIA – Aye; PADILLA – Aye; MENDOZA – Aye. Motion passed.

16. **Discussion:**

Mayor/Planner

1st Reading of Ordinance _____, 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 7 (Industrial Districts) Section 703 (M-1), Subsection 703.2 (Permitted Uses); Section 704 (M-2), Subsection 704.2 (Permitted Uses), Amending And Adding Permitted Uses In M-1 (Light Industrial) And M-2 (Heavy Industrial) Zone Districts; Section 702 (General Requirements), Sub Section 702.3 (Height And Bulk Standards M-1 And M-2), Sub Section 702.3.2 (Height Standards) Amending Height Requirements For Added Uses In M-1 And M-2 Zone Districts; Chapter 6 (General Commercial Districts), Section 604 (C-2), Subsection 604.2 (Permitted Uses), Sub Section 604.3 Uses Permitted By Specific Use Permit, Amending And Adding Permitted Uses In C-2 (Heavy Commercial) Zone District; And Chapter 2 (Definitions), Section 202 (General Definitions) To Amend And Add Definitions For Warehousing; Proper Notice; 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.

Planner, Art Rubio spoke regarding this item.

17. **Executive Session**

The City Council of the Town of Horizon City reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices,) and 551.086 (Economic Development).

ADJOURNMENT

A motion was made by Councilman Mendoza and seconded by Councilman Quiroz to adjourn at 6:51 PM

Approved this ____ day of _____, 20__.

Attest:

Elvia Schuller, City Clerk

Andres Renteria, Mayor

Town of Horizon City Capital Improvement Program

November 14, 2023
Council Meeting

Oxbow & Pawling Street Improvements

- Start Date: June 12, 2023
- Contract Time: 330 Days
- Completion Date: May 2024
- Construction on-going and on schedule

Street Maintenance Fund

2022-2023 Street Maintenance Program

- Design for street improvements ongoing
- Street work includes mill and overlay for
 - S. Kenazo
 - N. Kenazo, and
 - the north side of McMahan Ave

Federally- & State-Funded Project Updates

N. Darrington Reconstruction

- Texas Transportation Commission awarded construction contract
- Contractor is Jordan Foster
- Contract is approximately \$21.5 million
- Programmed amount through MPO is \$17 million
- Staff is evaluating local funding options – no federal or state funding options are available on a timely basis for bid award.

N. Darrington Reconstruction

Project start date

- Horizon/Darrington Rd. Intersection – January 2024
- N. Darrington Rd. Reconstruction – February 2024
- Scheduling public meeting close to construction start

N. Darrington Reconstruction

- Town staff and TXDOT working on Utility Coordination
 - Texas Gas Service expected to request reimbursement for their relocations on N. Darrington per franchise agreement
 - Project requires encroachment on Texas Gas Service easement – Town staff and legal team finalizing agreement

N. Darrington Reconstruction – ROW Acquisition

Status

- 9 parcels purchased
- 7 parcels – title and out-of-country ownership undergoing process
- 1 parcel originally temporary construction easement¹⁶ (TCE) purchased as fee simple
- 1 parcel TCE - acquired
- Required easements at Darrington and Pawling/Walmart intersection – evaluating appraisals

Safety Projects

- **S. Darrington Safety Lighting** from Alberton to LTV Rd. – FY 2023 - project awarded March 2023
- Project start – pending start date
- **N. Kenazo Safety Lighting** from Eastlake to Horizon Blvd. – FY 2022
- **Project Complete**

Delays in project starts are due to long lead times for lighting fixture poles.

TIRZ/TOD Update

Dilley, Delake and Transit Plaza

- Funding will be made available through HUD and Economic Development
- Staff is developing scope of work for transit plaza location as a pre-design activity
- Proposing to enter into agreement with CRRMA for transit plaza siting

Dilley and Delake

- Requested federal functional classification as *collector street* to make roadways eligible for federal funding through the Department of Transportation
- Federal Highway Administration (FHWA) denied both roadways
- Staff is working with MPO to resubmit Delake

Town of Horizon City Capital Improvement Program

November 14, 2023
Council Meeting

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE TOWN OF HORIZON CITY, TEXAS:

That the Mayor is authorized to sign the Consent to Assignment of the Chapter 380 and Economic Development Performance Agreement, the Purchase and Sale Agreement regarding 1560 Pawling and the Right of First Offer Agreement between the Town of Horizon City and MICBEC Investments, LLC (“Developer”) to Horizon Oxbow Development, LLC , thereby allowing Horizon Oxbow Development, LLC , to assume the rights, responsibilities, and obligations of Developer.

PASSED AND APPROVED the _____day of November 2023.

TOWN OF HORIZON CITY

**By: _____
Andres Renteria, Mayor**

ATTEST:

**By: _____
Elvia Schuller, City Clerk**

APPROVED AS TO FORM:

**By: _____
Sylvia Borunda Firth
Assistant City Attorney**



**TOWN OF HORIZON CITY
MEMORANDUM**

Date: November 10, 2023
To: Honorable Mayor and Members of City Council
From: Teresa Quezada, CIP Manager
SUBJECT: Discussion and Action: Regarding rescheduling the Regular City Council Meeting from January 9, 2024, to January 16, 2024

While planning the activities for the next calendar quarter, staff noticed the January 2024 meeting would be regularly scheduled on January 9, 2024, providing only 2 working days for staff to prepare the agenda and materials after the return from time off during the holidays.

Staff is recommending that Council reschedule the January meeting to January 16, 2024, to allow staff more time to prepare the items requiring Council action.



TOWN OF HORIZON CITY MEMORANDUM

Date: November 14, 2023

To: Honorable Mayor and Members of City Council

From: Art Rubio, Planner

SUBJECT: **2nd Reading of Ordinance**, _____, 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 7 (Industrial Districts), Section 704 (M-2), Sub Section 704.2 (Permitted Uses), Amending and Adding Permitted Uses in M-2, Section 703 (M-1), Subsection 703.2 (Permitted Uses), Amending and Adding Permitted Uses in M-1 (Light Industrial) Zone District; Section 702 (General Requirements), Sub Section 702.3 (Height and Bulk Standards M-1 and M-2), Sub Section 702.3.2 (Height Standards) Amending Height Requirements for Added Uses in M-1 and M-2 Zone Districts; Chapter 6 (General Commercial Districts), Section 604 (C-2), Subsection 604.2 (Permitted Uses), Sub Section 604.3 Uses Permitted by Specific Use Permit, Amending and Adding Permitted Uses in C-2 (Heavy Commercial) Zone District, Section 603 (C-1) , Subsection 603.2 (Permitted Uses), Amending and Adding Uses in C-1 (General Commercial) Zone District, Section 602 (General Regulations), Sub Section 602.2.3 (Height Standards C-1 and C-2) Amending Height Requirements for Added Uses in C-1 and C-2 Zone Districts ; and Chapter 2 (Definitions), Section 202 (General Definitions) to Amend and Add Definitions for Warehousing; Proper Notice; 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.

This is a City initiated amendment being introduced today and scheduled for P&Z on October 16, 2023. The amendment's objectives are to include cleanup and clarify warehousing and funeral home use and height standards. The following is proposed in the amendment:

- To add General Warehousing (large scale warehousing) use as a permitted use in M-1 and M-2 zone districts and provide flexibility to Small Warehousing (Small scale warehousing) an existing use now in C-2 through M-2 by increasing warehouse area from 5,000 sq. ft. to 20,000 sq. ft. all based on best practice and needs in the warehousing and logistics industry.
- To add definitions of General Warehousing and Small warehousing to ensure the appropriate type and use of warehousing in the zone districts where permitted.
- To revise the maximum height of warehousing as the warehousing and logistics industry has transitioned to a higher vertical development. Staff looked at City of El Paso, City of Socorro, and Las Cruces to arrive at the proposed revised maximum height and added mitigation measures when adjacent to residential zone districts for warehousing use in M-1, M-2, and C-2.
- To add Funeral Home as a use in the C-2 zone district and Funeral Homes with a crematorium in C-2 with a Specific Use Permit. Previous rezoning cases for Funeral Homes were requested at C-2 and based on City of El Paso and other researched cities the use is more appropriate in the higher intensity commercial zone district, crematorium with a special use permit and not the lower intensity commercial zone districts that are typically closer proximity, or within residential uses.
- Attached for your review is the draft Ordinance Amendment

TOWN OF HORIZON CITY

ORDINANCE NO. 0102, AMENDMENT NO. 037

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 7 (INDUSTRIAL DISTRICTS), SECTION 704 (M-2), SUB SECTION 704.2 (PERMITTED USES), AMENDING AND ADDING PERMITTED USES IN M-2, SECTION 703 (M-1), SUBSECTION 703.2 (PERMITTED USES), AMENDING AND ADDING PERMITTED USES IN M-1 (LIGHT INDUSTRIAL) ZONE DISTRICT; SECTION 702 (GENERAL REQUIREMENTS), SUB SECTION 702.3 (HEIGHT AND BULK STANDARDS M-1 AND M-2), SUB SECTION 702.3.2 (HEIGHT STANDARDS) AMENDING HEIGHT REQUIREMENTS FOR ADDED USES IN M-1 AND M-2 ZONE DISTRICTS; CHAPTER 6 (GENERAL COMMERCIAL DISTRICTS), SECTION 604 (C-2), SUBSECTION 604.2 (PERMITTED USES), SUB SECTION 604.3 USES PERMITTED BY SPECIFIC USE PERMIT, AMENDING AND ADDING PERMITTED USES IN C-2 (HEAVY COMMERCIAL) ZONE DISTRICT, SECTION 603 (C-1), SUBSECTION 603.2 (PERMITTED USES), AMENDING AND ADDING USES IN C-1 (GENERAL COMMERCIAL) ZONE DISTRICT, SECTION 602 (GENERAL REGULATIONS), SUB SECTION 602.2.3 (HEIGHT STANDARDS C-1 AND C-2) AMENDING HEIGHT REQUIREMENTS FOR ADDED USES IN C-1 AND C-2 ZONE DISTRICTS ; AND CHAPTER 2 (DEFINITIONS), SECTION 202 (GENERAL DEFINITIONS) TO AMEND AND ADD DEFINITIONS FOR WAREHOUSING; PROPER NOTICE; 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 permitted uses in the M-1, M-2 and C-2 Zoning Districts; and

WHEREAS, the Planning and Zoning Commission considered the staff's proposals at its October 16, 2023, 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 Chapter 7, Sections 702 and 703; Chapter 6, Sections 602, 603 and 604, as follows:

Section 703 M-1

Sub Section 703.2 Permitted uses in M-1

To remove small warehousing and add **General Warehousing** as a permitted use.

~~F. Small Storage Warehouse (less than 5000 SF Net Leased Area);~~

F. General Warehousing as defined in Section 202 Definitions

Section 702 General Regulations

Sub Section 702.3 Height and Bulk Standards ~~M-1~~

Sub section 702.3.2 Height Standards

To add height standards for General Warehousing use in M-1 and M-2:

- A. For general warehousing use the maximum height in M-1 and M-2 is 60 (sixty) feet unless adjacent to any residential zoning district or use and for all other permitted uses, the maximum height is forty-five (45) feet. Any warehousing use with a height of 45 feet or more that is adjacent to a residential zoning district or use shall comply with the following:
 - a) A fifty (50') foot setback adjacent to a residential zoning district or use.
 - b) An eight (8') foot rock wall on the high side except that the last 2 (two) feet may be a combination of wrought iron or other opaque material.
 - c) A ten (10') foot landscape buffer consisting of two (2") inch caliper trees at every 15 feet on center within the required fifty (50') foot setback directly adjacent to any residential zoning district or use.
 - d) That any hazardous, explosive material or chemical is appropriately stored and permitted by the fire marshal and verified by the building official or designee at the time of building permit submittal to Horizon City.

Section 604 C-2

Sub Section 604.2 Permitted uses in C-2

To add **Small Warehousing** as a permitted use.

- M. Small Warehousing (20,000 square foot maximum)
- N. Funeral Home (with no crematorium)
- M.O. Ground- Mounted cellular telecommunication antenna
- N. P. Facility- Mounted Antennas

Sub Section 604.3 Uses Permitted by Specific Use Permit

To add the following use by Specific Use Permit:

- D. Funeral Home with crematorium

Section 602 General Regulations

Sub Section 602.2.3 Height Standards

To add **Sub Section G.** For small warehouse use:

G. For small warehouse use, the maximum height in a C-2 zone is 45 (forty-five) feet. Any warehouse use on a C-2 zoned property that is adjacent to a residential zoning district or use shall comply with the following:

- a) A fifty (50') foot setback adjacent to a residential zoning district or use.
- b) An eight (8') foot rock wall on the high side except that the last 2 (two) feet may be a combination of wrought iron or other opaque material.
- c) A ten (10') foot landscape buffer consisting of two (2") inch caliper trees at every 15 feet on center within the required fifty (50') foot setback directly adjacent to any residential zoning district or use.
- d) That any hazardous, explosive material or chemical is appropriately stored and permitted by the fire marshal and verified by the building official or designee at the time of building permit submittal to Horizon City.

Section 202 General Definitions

To add **Warehousing - General** definition:

Warehousing - General. Large scale storing of goods or raw materials in a designated location, known as a warehouse, until they are distributed, sold, or used in manufacturing, servicing, or sales. General warehousing includes:

- Bonded warehousing (where goods can be imported into the country then stored and processed).
- Public warehousing (open to the public and is typically owned by a third-party logistics company and rented for a short-term or long-term period).
- Private warehousing (no third party involved and owned by the company).
- Refrigerated warehousing (maintaining warehouse at specific levels to maintain the integrity of food or material that requires refrigeration such as food).
- Pharmaceutical and cosmetic as well as other uses that need to be maintained fresh or cooled).
- Flex/warehousing (a combination of warehousing, service, or retail use).

Note: General warehousing does not include truck or private bus terminal use.

To add **Warehousing - Small** definition:

Warehousing - Small. Small scale storing (20,000 sq. feet or less) of goods or raw materials in a designated location, known as a warehouse, until they are distributed, sold, or used in manufacturing, servicing, or sales. Small warehousing includes:

- Bonded warehousing (where goods can be imported into the country then stored and processed).
- Public warehousing (open to the public and is typically owned by a third-party logistics company and rented for a short-term or long-term period).
- Private warehousing (no third party involved and owned by the company).
- Refrigerated warehousing (maintaining warehouse at specific levels to maintain the integrity of food or material that requires refrigeration such as food).
- Pharmaceutical and cosmetic as well as other uses that need to maintained fresh or cooled).
- Flex/warehousing (a combination of warehousing, service, or retail use).

Note: Small warehousing does not include truck or private bus terminal use.

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 _____, 2023, by a vote of ____ (ayes) to ____ (nays) to ____ (abstentions) of the City Council of Horizon City, Texas.

Town of Horizon City

By: _____
Andres Renteria, Mayor

ATTEST:

By: _____
Elvia Schuller, City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Sylvia Borunda Firth
City Attorney

Michelle Garcia
Planning Director



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

Case No.: SDF23-0001
Horizon Water

Application Type: **Final Plat**

P&Z Hearing Date: October 16, 2023

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

Address/Location: North of Horizon Blvd. and east of Eastlake Blvd.

Legal Description: A Portion of Section 32, Block 78, Township 3, Texas and Pacific Railway Company, El Paso County, Horizon City, Texas

Owner: Horizon Regional Municipal Utility District

Applicant/: TRE & Associates, L.L.C.

Nearest Park: Golden Eagle Park

Nearest School: Horizon High School

SURROUNDING PROPERTIES:

	Zoning	Land Use
N	R-2 (Single-Family Dwelling)	Vacant
E	R-2 (Single-Family Dwelling)	Horizon High School
S	R-2 (Single-Family Dwelling)	Holy Spirit Catholic Church
W	R-2 (Single-Family Dwelling)	Vacant

LAND USE AND ZONING:

	Existing	Proposed
Land Use	RO Treatment Facility	RO Treatment Facility Expansion
Zoning	C-2 (Heavy Commercial)	C-2 (Heavy Commercial)

Application Description:

On September 12, 2023, the City Council unanimously approved Horizon Water on a Preliminary Subdivision Plat basis subject to addressing pending Public Works and Engineering comments. The proposed Horizon Water Subdivision has an existing RO Treatment Plant where applicant proposes to expand later. The site includes five building structures and four water storage tanks to support the operation that is proposed to be expanded. The applicant is not proposing any additional ROW or any other dedication of improvements to the city and will continue to use Horizon Blvd. as main access. The expansion triggered rezoning case no. RZ-002523 heard and approved by City Council on August 08, 2023.

Staff Recommendation:

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

Planning Comments:

No objections

Public Works Director Comments:

10/9/2023 1st Review

1. ~~Incorrect flood zone designation. The note states that this parcel is in a special flood hazard area "A".~~
2. ~~Parcel does not have direct legal access. In effect, provide a note stating a driveway will be constructed to have direct access from Horizon Blvd.~~
3. ~~Legend is missing proposed and existing property lines.~~

Town Engineer Comments:

Horizon Water

Summary of Recommended Conditions for Final Plat Approval:

The Town Engineer recommends the following:

1. ~~Address redlines and comments provided on the plat.~~
2. ~~Use current year for the Town of Horizon City Council signatures.~~
3. ~~Provided evidence that the address shown on the plat has been reviewed and approved by the El Paso County 9-1-1 District.~~
4. ~~Provide a closure report for the subdivision.~~

School District Comments:

No objections

El Paso County 9-1-1 District:

No objections

El Paso Electric:

No objections

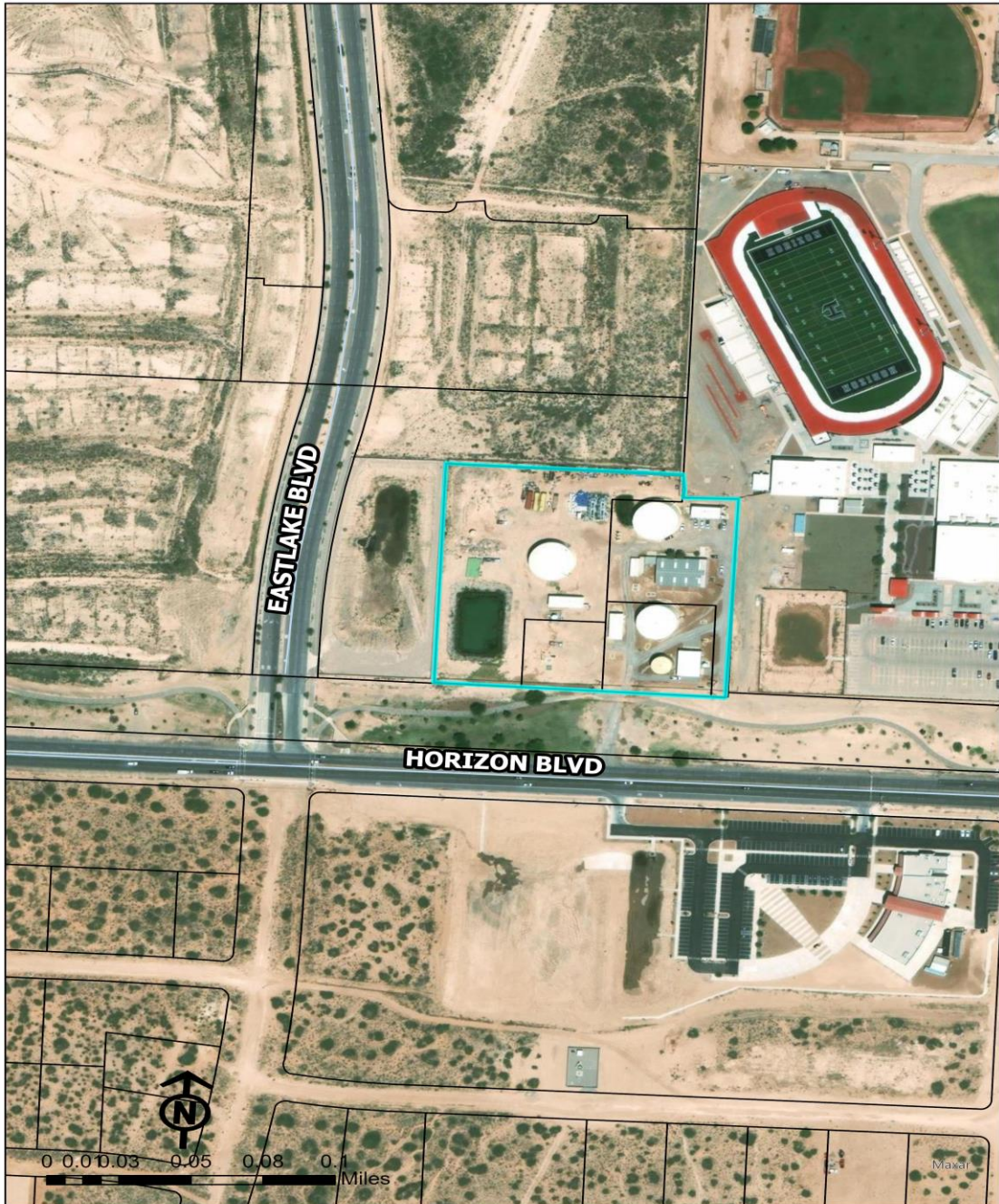
Additional Requirements:

Attachments:

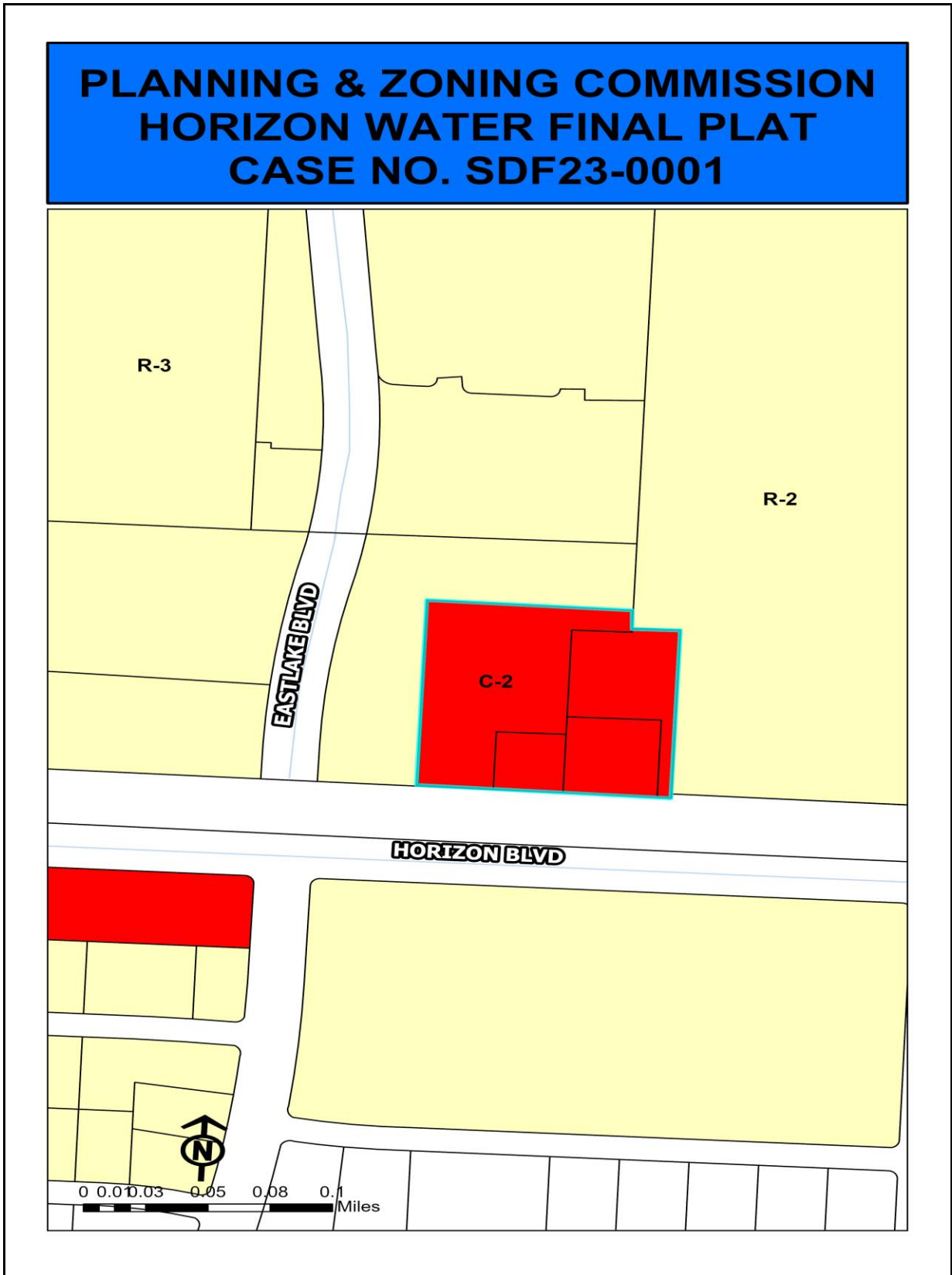
- 1 – Aerial
- 2 – Zoning Map
- 3 – Location Map
- 4 – Final Plat
- 5 – ROW Cross Section
- 6 – Final Plat Application

Attachment 1: Aerial

**PLANNING & ZONING COMMISSION
HORIZON WATER FINAL PLAT
CASE NO. SDF23-0001**



Attachment 2: Zoning Map



Attachment 3- Location Map



Attachment 6 – Application Final Plat

SUB-002533-2023 56



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: Horizon Water SUBMITTAL DATE: September 18, 2023

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)
A PORTION OF SECTION NO. 32, BLOCK 78 TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY
EL PASO COUNTY, TEXAS CONTAINING 5.839 ACRES +/-

2. PROPERTY LAND USES:

	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	_____	_____	OFFICE	_____	_____
DUPLEX	_____	_____	STREET & ALLEY	_____	_____
APARTMENT	_____	_____	PONDING & DRAINAGE	_____	_____
MOBILE HOME	_____	_____	INSTITUTIONAL	_____	_____
P.U.D.	_____	_____	OTHER	_____	_____
PARK (Min 1 Acre)	_____	_____	NON-RESIDENTIAL	5.839	1
SCHOOL	_____	_____		_____	_____
COMMERCIAL	_____	_____	TOTAL NO. SITES	_____	1
INDUSTRIAL	_____	_____	TOTAL (GROSS) ACREAGE	5.839	_____

3. WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? C2 PROPOSED ZONING _____

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

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

6. WHAT TYPE OF DRAINAGE IS PROPOSED? (IF APPLICABLE LIST MORE THAN ONE) Sheet flow to a retention pond

7. IF SINGLE-FAMILY OR DUPLEX DEVELOPMENT IS PROPOSED: AVERAGE FLOOR AREA OF HOUSES N/A

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

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

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

11. REMARKS AND/OR EXPLANATION OF SPECIAL CIRCUMSTANCES: N/A

12. WILL PLAT BE RECORDED PRIOR TO SUBDIVISION IMPROVEMENTS BEING COMPLETED & APPROVED? YES NO N/A INITIALS K.B.
 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 K.B. IF YES, PLEASE SUBMIT COPY.

14. OWNER OF RECORD Horizon Regional Municipal Utility District carlos.mcginnis@inframark.com (915) 852-3917
(NAME & ADDRESS) (EMAIL) (PHONE)

15. DEVELOPER Horizon Regional Municipal Utility District carlos.mcginnis@inframark.com (915) 852-3917
(NAME & ADDRESS) (EMAIL) (PHONE)

16. ENGINEER TRE and Associates, LLC kbarraza@tr-eng.com (915) 852-9093
(NAME & ADDRESS) (EMAIL) (PHONE)

17. APPLICANT TRE and Associates, LLC kbarraza@tr-eng.com (915) 852-9093
(NAME & ADDRESS) (EMAIL) (PHONE)

18. REP/POINT OF CONTACT Karen Barraza 110 Mesa Park Dr., Ste. 200 kbarraza@tr-eng.com (915) 852-9093
(NAME & ADDRESS) (EMAIL) (PHONE)

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

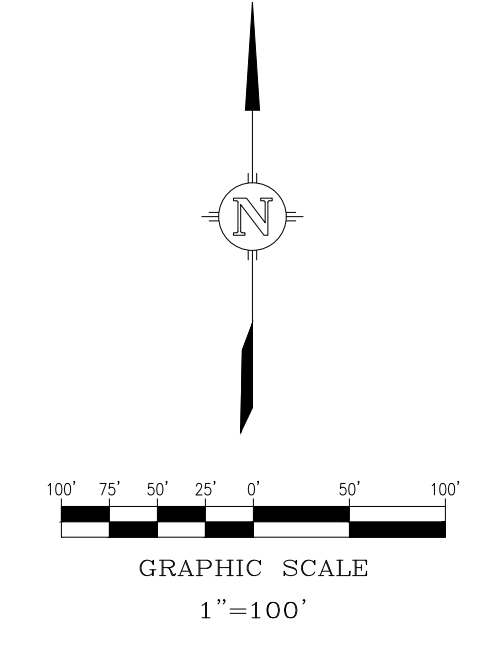
Applicant Signature [Signature] EMAIL kbarraza@tr-eng.com

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

HORIZON WATER

A PORTION OF SECTION NO. 32, BLOCK 78
TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY
EL PASO COUNTY, TEXAS.
CONTAINING 5.839 ACRES ±

38



LEGEND

- 5/8" IRON ROD FOUND UNLESS OTHERWISE NOTED
- ▲ CALCULATED POINT
- VOL. VOLUME
- PG. PAGE
- R.O.W. RIGHT OF WAY
- P.O.B. POINT OF BEGINNING
- DOC. DOCUMENT
- NO. NUMBER
- S.F. SQUARE FOOT
- LP LIMITED PARTNERSHIP
- 14641 ADDRESS
- D.R.E.P.C.T. DEED RECORDS EL PASO COUNTY, TEXAS
- R.P.R.E.P.C.T. REAL PROPERTY RECORDS EL PASO COUNTY, TEXAS
- O.P.R.E.P.C.T. OFFICIAL PUBLIC RECORDS EL PASO COUNTY, TEXAS
- ADJOINING PROPERTY LINES (EXISTING PROPERTY LINES)
- BOUNDARY LINES (PROPOSED PROPERTY LINES)
- - - EASEMENT LINE AS LABELED ON PLAT
- CENTERLINE OF R.O.W. (RIGHT OF WAY)
- - - SURVEY LINE KNOWN AS "BAKER SURVEYS"
- - - SECTION LINE "MCCOMBS BASELINE"
- - - CENTERLINE OF R.O.W. (RIGHT OF WAY)
- () RECORD INFORMATION
- BM BENCHMARK

SCHOOL DISTRICT
CLINT INDEPENDENT SCHOOL DISTRICT
14521 HORIZON BOULEVARD
EL PASO, TX 79928

PROPOSED LAND USE
NON-RESIDENTIAL = 1

OWNER
HORIZON REGIONAL MUNICIPAL
UTILITY DISTRICT
14100 HORIZON BOULEVARD
HORIZON CITY, TEXAS 79928

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S02°32'17"W	56.93'
L2	S87°00'22"E	109.60'

OWNERS DEDICATION, CERTIFICATION AND ATTESTATION

I, HORIZON REGIONAL MUNICIPAL UTILITY DISTRICT, OWNER OF THE 5.839 ACRE TRACT OF LAND, DO HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT.

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, OR WILL MEET, THE MINIMUM STATE STANDARDS AND THE REGULATIONS OF HORIZON REGIONAL MUNICIPAL UTILITY DISTRICT (HRMUD)

(B) SEWER CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS AND THE REGULATIONS OF HORIZON REGIONAL MUD.

(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

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

HORIZON REGIONAL MUNICIPAL UTILITY DISTRICT:

PRESIDENT OF THE BOARD OF DIRECTORS:
GORDON JARVIS

DATE

STATE OF TEXAS
COUNTY OF EL PASO

THE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2023 BY GORDON JARVIS, PRESIDENT OF THE BOARD OF DIRECTORS OF HORIZON REGIONAL MUNICIPAL UTILITY DISTRICT WHO STATED THAT HE EXECUTED SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC IN THE COUNTY OF EL PASO, TEXAS

MY COMMISSION EXPIRES

TOWN OF HORIZON CITY COUNCIL

THIS SUBDIVISION IS HEREBY APPROVED AS TO THE PLATTING AND AS TO THE CONDITIONS OF THE EDUCATION IN ACCORDANCE WITH CHAPTER 212 OF THE LOCAL GOVERNMENT CODE OF TEXAS, THIS DAY OF _____, 2023, A.D.

ACCEPTED AND ADOPTED BY THE CITY COUNCIL OF TOWN OF HORIZON CITY THIS THIS _____ DAY OF _____, 2023, A.D.

ELVIA SCHULLER, CITY CLERK

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

CITY OF EL PASO CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE 212.009 (C) AND 212.0115 (B):

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF HORIZON WATER SUBDIVISION WAS RECEIVED AND APPROVED BY THE CITY PLAN COMMISSION OF THE TOWN OF HORIZON CITY ON _____, 2023.

CHAIRPERSON

APPROVED FOR FILING THIS _____ DAY OF _____, 2023.

PLANNING AND INSPECTIONS DIRECTOR

COUNTY CLERK'S RECORDING CERTIFICATE FILING

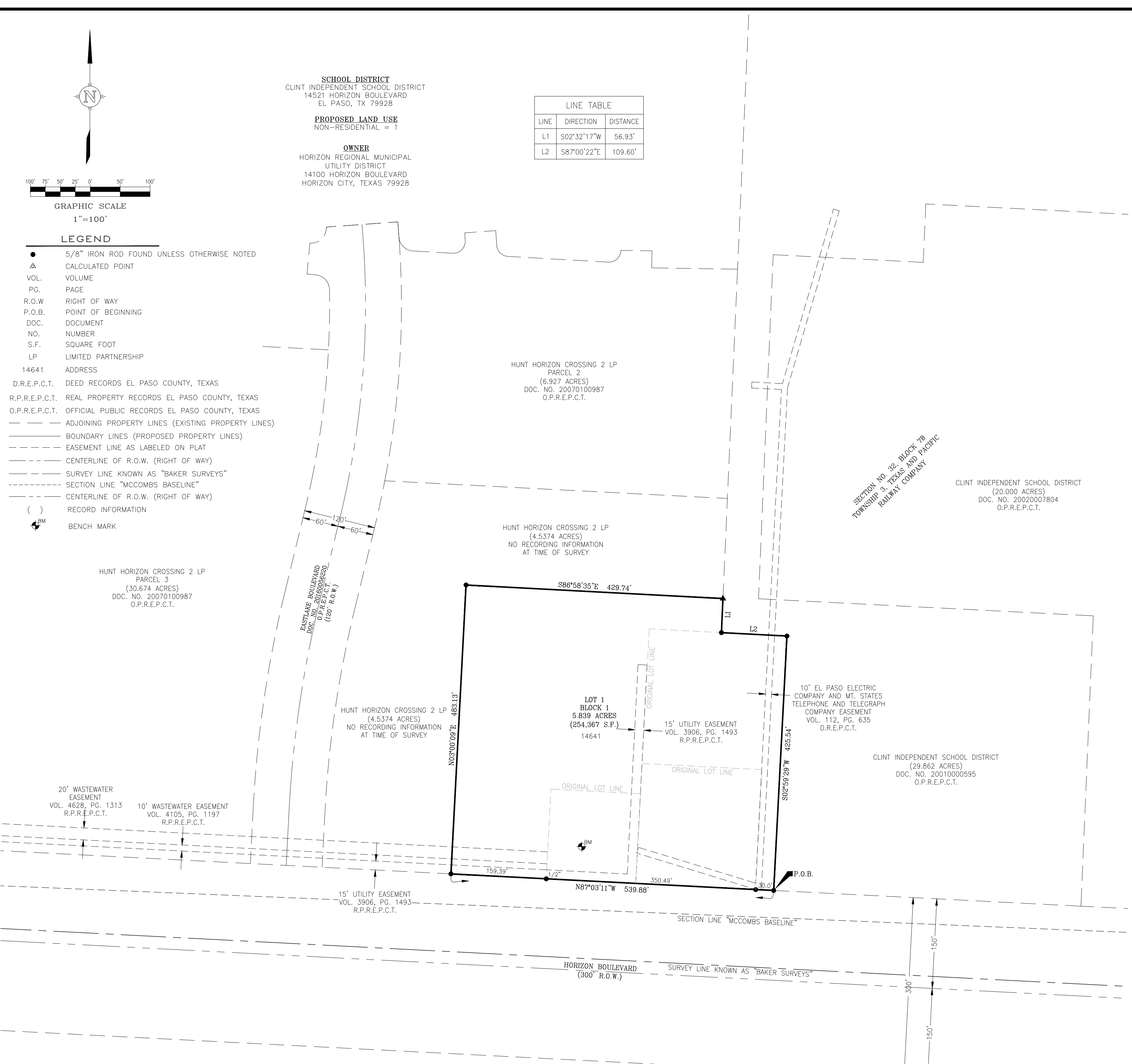
FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS.

THIS _____ DAY OF _____, 2023, A.D. IN

FILE NO. _____

EL PASO COUNTY CLERK

BY DEPUTY



20' WASTEWATER EASEMENT
VOL. 4628, PG. 1313
R.P.R.E.P.C.T.

10' WASTEWATER EASEMENT
VOL. 4105, PG. 1197
R.P.R.E.P.C.T.

HUNT HORIZON CROSSING 2 LP
PARCEL 3
(30.674 ACRES)
DOC. NO. 20070100987
O.P.R.E.P.C.T.

HUNT HORIZON CROSSING 2 LP
(4.5374 ACRES)
NO RECORDING INFORMATION
AT TIME OF SURVEY

HUNT HORIZON CROSSING 2 LP
PARCEL 2
(6.927 ACRES)
DOC. NO. 20070100987
O.P.R.E.P.C.T.

LOT 1
BLOCK 1
5.839 ACRES
(254,367 S.F.)
14641

10' EL PASO ELECTRIC COMPANY AND MT. STATES TELEPHONE AND TELEGRAPH COMPANY EASEMENT
VOL. 112, PG. 635
D.R.E.P.C.T.

CLINT INDEPENDENT SCHOOL DISTRICT
(29,862 ACRES)
DOC. NO. 20010000595
O.P.R.E.P.C.T.

CLINT INDEPENDENT SCHOOL DISTRICT
(20,000 ACRES)
DOC. NO. 20020007804
O.P.R.E.P.C.T.

PLAT NOTES AND RESTRICTIONS

- BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM N.A.D. 1983, CENTRAL ZONE.
- HORIZON WATER IS WITHIN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN. - PANEL No. 480212 0250B, DATED SEPTEMBER 4, 1991.
- TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
DOCUMENT No. _____ DATED _____
DOCUMENT No. _____ DATED _____
DOCUMENT No. _____ DATED _____
DOCUMENT No. _____ DATED _____
- ALL LOTS WITHIN THIS SUBDIVISION ARE RESTRICTED TO NON RESIDENTIAL USE.
- STORMWATER WILL BE CAPTURED WITHIN THE PROPERTY LIMITS.
- THE SUBJECT TRACT IS SUBJECT TO ON-SITE PONDING.
- A DRIVEWAY WILL BE INSTALLED AS APPROVED BY TXDOT.

THE FOLLOWING BENCH MARK INFORMATION IS GOVERNED BY HORIZON REGIONAL MUNICIPAL UTILITY DISTRICT RULES AND REGULATIONS.

BEARING BASIS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (93) HARN. THE BEARINGS SHOWN ARE GRID BEARINGS. THESE COORDINATES WERE ESTABLISHED FROM REFERENCE POINT TX04A (NGS PID NO. AB6217), HAVING VALUES 31°43'10.96688"(N), 106°14'29.61456"(W) COMBINED SCALE FACTOR 0.99977223. ALL DISTANCE SHOWN ARE SURFACE DISTANCES.

VERTICAL DATUM:
VERTICAL DATUM IS BASED ON ASSUMED ELEVATION.

BENCHMARK:
CHISELED SQUARE FOUND ON NORTHEAST CORNER OF A CONCRETE SLAB FOR THE FOUNDATION OF AN EXISTING LIFT STATION. LABELED AS "BM" OF SAID PLAT HEREIN DESCRIBED TRACT.
ELEVATION= 4007.49'

VERTICAL DATUM BASIS:
ELEVATIONS SHOWN HEREON WERE BASED FROM NAVD 88, USING THE GEOID 12B MODEL, UTILIZING THE SMARTNET VIRTUAL REFERENCE STATION NETWORK (RTCM 2292), HORIZON REGIONAL MUNICIPAL UTILITY DISTRICT (HRMUD) INFRASTRUCTURE AND EXISTING ELEVATIONS WERE DEVELOPED USING A VERTICAL DATUM WITH NO KNOWN BASIS AND WERE ADJUSTED TO MEET THE HRMUD ADJUSTMENT OF 1.6 FEET BELOW NAVD 88.

SAMPLE
HRMUD DATUM (8.4') = NAVD 88 DATUM (10.0') [-1.6 FOOT ADJUSTMENT]

METES AND BOUNDS DESCRIPTION

DESCRIPTION OF A 5.839 ACRE TRACT OF LAND, SITUATED IN SECTION 32, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, EL PASO COUNTY TEXAS, BEING ALL OF THE 1.3258 ACRE TRACT OF LAND CONVEYED TO EL PASO COUNTY WATER AUTHORITY IN A WARRANTY DEED DATED JANUARY 24, 2000, RECORDED IN DOCUMENT NO. 20000008153, IN THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, BEING ALSO ALL OF THE 0.918 ACRE TRACT OF LAND CONVEYED TO EL PASO COUNTY WATER AUTHORITY IN A WARRANTY DEED DATED MAY 2, 1972, RECORDED IN VOLUME 389, PAGE 1784, IN THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, BEING ALSO ALL OF THE 0.5165 ACRE TRACT OF LAND CONVEYED TO EL PASO COUNTY WATER AUTHORITY IN A WARRANTY DEED DATED SEPTEMBER 18, 2001, RECORDED IN DOCUMENT NO. 20010079140, IN THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, AND BEING ALL OF THE 3.072 ACRE TRACT OF LAND CONVEYED TO HORIZON REGIONAL MUNICIPAL UTILITY DISTRICT, IN A GENERAL WARRANTY DEED DATED MARCH 23, 2011, RECORDED IN DOCUMENT NO. 20110022780, IN THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, SAID 5.839 ACRE TRACT, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 5/8-inch iron rod found on the north line of Horizon Boulevard, a 300 foot wide right-of-way, being the southeast corner of said 1.3258 acre tract, being also the southwest corner of a 29.862 acre tract conveyed to Clint Independent School District, recorded in Document No. 20010000595, in the Official Public Records of El Paso County, Texas, and being the southeast corner of the herein described tract;

THENCE N 87°03'11" W, with the north line of said Horizon Boulevard, the south line of said 1.3258 acre tract and said 0.918 acre tract, being also the south line of said 0.5165 acre tract and the south line of said 3.072 acre tract for a distance of 539.88 feet to a 5/8 inch iron rod found on the north line of said Horizon Boulevard, being the southwest corner of said 3.072 acre tract, being also the southeast corner of a 4.5374 acre tract conveyed to Hunt Horizon Crossing 2, L.P., recording information not available at the time of survey, for the southwest corner of the herein described tract;

THENCE, N 03°00'09" E, departing the north line of said Horizon Boulevard, with the east line of said 4.5374 acre tract and the west line of said 3.072 acre tract, for a distance of 483.13 feet to a 5/8 inch iron rod found at an ell corner of said 4.5374 acre tract, being also the northwest corner of said 3.072 acre tract and being the northwest corner of the herein described tract;

THENCE, S 86°58'35" E, for a distance of 429.74 feet to a nail found on the most easterly southeast corner of said 4.5374 acre tract, being also the northeast corner of said 3.072 acre tract, being also the west line of said 29.862 acre tract and being the northeast corner of the herein described tract;

THENCE, with the west line of said 29.862 acre tract, the east line of said 3.072 acre tract and the north and east line of said 1.3258 acre tract, the following three (3) courses and distances:

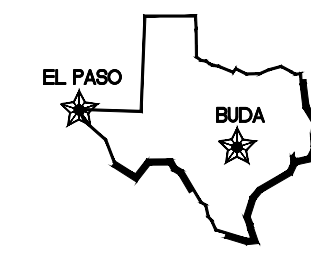
- S 02°32'17" W, for a distance of 56.93 feet to a 5/8 inch iron rod found for an angle point;
- S 87°00'22" E, for a distance of 109.60 feet to a 5/8 inch iron rod with cap stamped "ZWA" set for an interior corner of the herein described tract, and being the northeast corner of said 1.3258 acre tract;
- S 02°59'29" W, for a distance of 425.54 feet to the POINT OF BEGINNING and containing 5.839 acres of land.



110 N. Mesa Park Drive, Suite 200 6101 W. Courtyard Dr. Bldg 1, Ste. 100
El Paso, Texas 79912 Austin, Texas 78730
Office: (915) 852-9093 Office: (512) 358-4049
Fax: (915) 629-8506 Fax: (512) 366-5374

ENGINEER'S DEDICATION
SUBDIVISION IMPROVEMENT PLANS PREPARED BY AND UNDER THE SUPERVISION OF TRE & ASSOCIATES, L.L.C.

LINDA C. TRONCOSO, P.E. NO. 92039



SURVEYOR
ZWA
Zamora, L.L.C.
Professional Land Surveyors
Job # 2028-59A
1510 Zaragoza Road, Suite B-7 • El Paso, TX 79936
Office: (512) 295-6201

SURVEYOR'S DEDICATION
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.

G. RENE ZAMORA, R.P.L.S. TX. NO. 5682

RESOLUTION

WHEREAS, on June 28, 2021, the City Council of the Town of Horizon City awarded RFP No. 2021-003PW-Parks and Grounds Maintenance Contract to Abescape Landscaping, LLC;

WHEREAS, on April 12, 2022, the Town of Horizon City Council approved an amendment to add three new parks and three new ponding areas to be maintained;

WHEREAS, on May 9, 2023, the Town of Horizon City Council approved an amendment to add one new park, a new ponding area, and one new right-of-way to be maintained;

WHEREAS, the Parties now wish to further amend the Parks and Grounds Maintenance Contract to extend the terms of the contract for one additional year as authorized by the contract.

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

1. That the Mayor be authorized to sign the Second Amendment to the Parks and Grounds Maintenance Contract between the Town of Horizon City, Texas and Abescape Landscaping LLC to extend the terms of the contract for one additional year; to now expire on December 31, 2024.
2. All other terms and conditions of the Parks and Grounds Maintenance Contract and the First and Second Amendments approved on April 11, 2022 and May 9, 2023, remain in full force and effect.

PASSED AND ADOPTED the 14th day of November, 2023

THE TOWN OF HORIZON CITY

By: _____
Andres Renteria
Mayor

ATTEST:

By: _____
Elvia Schuller, TRMC
City Clerk

Horizon City Resolution
Abescape Landscaping, 3rd Amend, 2023

APPROVED AS TO FORM:

Sylvia Borunda Firth
Assistant City Attorney

APPROVED AS TO CONTENT:

Michelle Garcia, AICP
Planning Director



**TOWN OF HORIZON CITY
MEMORANDUM**

Date: November 10, 2023
To: Honorable Mayor and Members of City Council
From: Teresa Quezada, CIP Manager
SUBJECT: Discussion and Action: On the reallocation of the American Rescue Plan Act use of funds

At the Mayor's direction, City department heads, the EDC and CIP Manager met to consider projects that will utilize available ARPA balances within the prescribed timeframes and in compliance with federal procurement and construction guidelines. As a result of those meetings, staff developed candidate projects that meet the requirements.

Staff recommends:

Reallocating funds to increase the **City Hall buildout** budget from \$500,000 to **\$750,000**. The additional \$250,000 is coming from general operations since those expenditures have been less than anticipated.

Reprogramming the demolition of the former FAA facility, \$250,000 and allocating those funds to **Drainage Improvements** for a new total of **\$1,200,000**.

Reprogramming \$900,000 originally allocated to the Horizon City Property Portfolio to **various projects**:

1. **City-initiated rezoning in TOD**
2. **Transit Plaza Siting**
3. **Air Quality Analyses**
4. **Transit Plaza Property Acquisition**
5. **City Hall Phase 2 Property Acquisition (if necessary)**
6. **Dilley Construction (if necessary)**

Upon Council's direction, staff will begin procurement processes for the projects that meet federal requirements and report quarterly on the progress for the projects.

Attachment: Project worksheet and presentation

AMERICAN RESCUE PLAN PROJECTS

	Project Description	Allocation	Adjusted Allocaton	Variance	Costs to Date
	City Attorney - Legal Services	46,000.00	46,000.00	-	19,059.00
	Personal Protective Equipment	336,000.00	336,000.00	-	5,529.00
	Other Services and Equipment - HR services, additional cleaning etc.	288,000.00	155,000.00	(133,000.00)	
	Rental of Portable offices	42,000.00	42,000.00	-	29,888.00
	Collaborative Projects - Food dist., testing sites, broadband initiatives	138,000.00	138,000.00	-	
	Facilities - rental of additiona offices	117,000.00	-	(117,000.00)	
Administration	General Operations	967,000.00	717,000.00	250,000.00	54,476.00
CIP/Planning	Virtual Meeting Capabilities	100,000.00	100,000.00	-	89,144.00
CIP/Planning	City Hall Build Out	500,000.00	750,000.00	(250,000.00)	73.00
CIP/Planning	Demolition of Former FAA Facility	250,000.00	-	250,000.00	-
CIP/Planning	N. Darrington Recon. - ROW acquisition	950,000.00	950,000.00	-	581,738.40
CIP/Planning	Drainage Improvements	950,000.00	1,200,000.00	(250,000.00)	-
	<ol style="list-style-type: none"> 1. City-initiated rezoning in TOD 2. Transit Plaza Siting 3. Air Quality analyses for Transit Plaza and Horizon-Socorro Circulator Route. 4. Transit Plaza property acquisition (if necessary) 5. City Hall property acquisition (if necessary) 6. Dilley Construction (if necessary) 				
CIP/Planning	Horizon City Property Portfolio	900,000.00	900,000.00	-	-
HEDC	Small Business Grant and Incentive Fund	250,000.00	250,000.00	-	174,124.81
TOTALS		\$ 4,867,000.00	\$ 4,867,000.00	\$ -	\$ 899,556.21

Town of Horizon City Capital Improvement Program

November 14, 2023
Council Meeting

AMERICAN RESCUE PLAN PROJECTS

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	Collaborative Projects - Food dist., testing sites, broadband initiatives	138,000.00	138,000.00	-	
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CIP/Planning	Virtual Meeting Capabilities	100,000.00	100,000.00	-	89,144.00
CIP/Planning	City Hall Build Out	500,000.00	750,000.00	(250,000.00)	73.00
					44
CIP/Planning	Demolition of Former FAA Facility	250,000.00	-	250,000.00	-
CIP/Planning	N. Darrington Recon. - ROW acquisition	950,000.00	950,000.00	-	581,738.40
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Criteria

- Federally eligible projects
- Feasible during remaining obligation and expenditure time frame
- Meet Town's needs
- Leverage other funds

City-initiated rezoning in TOD

- Next step in planning efforts to achieve vision in TOD
- Requires a Request for Proposals to select a consultant to provide recommendations.

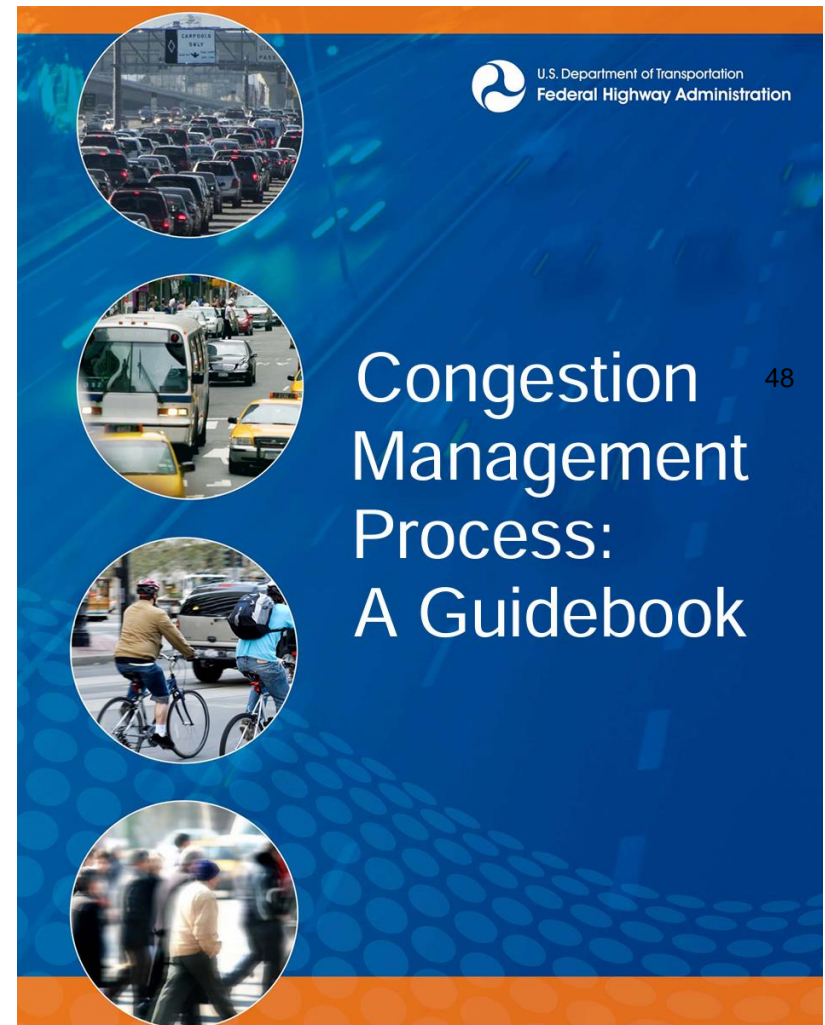


Transit Plaza Siting

- First step to design Transit Plaza
 - Consider circulation within and outside TOD
 - Proposing to bring utilize CRRMA to fulfill federal requirements
 - Upon site selection, acquisition and design for the plaza can begin.

Air Quality Analysis for Projects

- Transit Plaza
- Horizon-Socorro Circulator Route
- Analyses required to secure Congestion Mitigation and Air Quality (CMAQ) funds



Transit Plaza Property Acquisition

- Acquisition to follow federal requirements upon completion of the site assessment.

City Hall Phase 2 - Property Acquisition 49

- Acquisition only if necessary once the site assessment project is completed.

Dilley Construction (if necessary)

- Upon completion of the design for Dilley and Delake, can utilize these funds for the construction of Dilley.

Drainage Projects

1. Industrial Park Drain between Weaver Rd. and S. Darrington Rd.
2. Drainage Way between McMahon Dr. and Katherine Dr.
3. Horizon Manor U-3 and U-4 Opossum Circle area
4. Bombay and Acra Ct. between McMahon St. and Catham Circle
5. Emerald Springs Dr. Between Primrose Dr. Carson Drainage Way or Golf *Course*
6. Armington Dr. between Colville Dr, and Carson Drainage Way or Golf Course

Drainage Projects

7. Carson Drainage Way improvement
Between Carson Dr. and Ashford Dr.
8. Alderwood Manor from N. Darrington to Ashford
Dr.
9. Drainage Way between Mystic Desert Dr. and
Mel Cole Dr.
9. Bill Newkirk
10. Colville Dr. Drainage Way
11. Buxton Dr. Drainage Way

Drainage Projects – Ponds Improvements

1. Carson Drainage Way Between Carson Dr. and Ashford Dr.
2. Pond located between Glenosa Dr. and Rodman St.
3. Pond located between Highweed Dr. and Sand Verbena St.
4. Pond located between Cow Tongue Dr. and backside of the Vista Market..
5. Pond located between Barrel Cactus Dr. and Texas Rainbow Dr..
6. Pond located between Peter Noyes Dr. and Jim Knowles Pl.
7. Las Aguilas Dr. Pond. between Las Aguilas Dr. and Alcon Dr.

Ongoing monitoring

- Will conduct quarterly evaluations to determine project progress and make alternate recommendations if appropriate.

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