



**HORIZON CITY**

**Incorporated 1988**

**AGENDA  
PUBLIC MEETING  
REGULAR PLANNING AND ZONING MEETING  
THE TOWN OF HORIZON CITY, TEXAS  
Monday, August 17, 2020, 6:00 PM**

Notice is hereby given that a Regular Planning and Zoning Meeting of the Town of Horizon City, Texas will be held on **Monday, August 17, 2020 at 6:00 PM** at Virtual Meeting, 15001 Darrington Road, Horizon City, TX 79928, at which time the following will be discussed and considered:

**Planning and Zoning and staff will participate in this meeting via videoconference or telephone conference. Members of the public may view the meeting online or by videoconference via the following:**

**VIRTUAL MEETING INFORMATION:**

***Meeting***

**Link:** <https://townofhorizoncity.my.webex.com/townofhorizoncity.my/j.php?MTID=m658b4c703d27e dbf59e72d35387fcc16>

**Meeting Number: 126 059 5379**

**Password: PZMtgAug2020**

Join by phone  
+1-408-418-9388 United States Toll

Access code: 126 059 5379

- 1. CALL MEETING TO ORDER & DETERMINATION OF QUORUM**
- 2. COMMISSION MEMBERS ATTENDANCE:**
- COMMISSIONERS EXCUSED AND UNEXCUSED:**
- 3. OPEN FORUM:**

NOTE: The Planning & Zoning Commission encourages public comment on all matters of interest listed on this agenda. Speakers from the audience will be given an opportunity to discuss each item in the order in which it appears on the agenda, prior to the Commission discussing the item unless otherwise approved by the Chairman. A "Speaker Request" form is available for those who wish to sign up on the day of the meeting. This form is also available in advance by downloading the attached form. Please submit the "Speaker Request" form completely filled out to the Board Secretary prior to the meeting. The Commission retains the option to set reasonable limits on the number, frequency, and length of presentations. Please contact the Board Secretary at (915) 852-1046 Ext. 404 with any additional questions.

- 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:**

On a rezoning application (**#RZ-002445-2020**) request to approve a change in zone from an R-2 (Residential) zone to a C-2 (Commercial) zone for a property legally described as *Lot 3, Block 487, Horizon City Unit Sixty Three, Horizon City, El Paso County, Texas Containing about .4999 acres of land*. Application submitted Ramos Funeral Services. Inc.

**B. DISCUSSION AND RECOMMENDATION:**

On a rezoning application (**#RZ-002446-2020**) request to approve a change in zone from an R-2 (Residential) zone to a C-2 (Commercial) zone for a property legally described as *Lot 1 & 2, Block 487, Horizon City Unit Sixty Three, Horizon City, El Paso County, Texas Containing about .988 acres of land combined*. Application submitted Horizon Growth Properties, LLC.

**C. DISCUSSION AND RECOMMENDATION:**

On a Specific Use Permit (**#SUP002447-2020**) application request to approve the temporary placement of a trailer in an R-2 (Residential) zone, for a property legally described as *one acre more or less portion of Section 32, Block 78, Township 3, El Paso, County, Texas. (Property ID #60908)*. Application submitted by: Horizon Regional Municipal Utility District.

**5. OTHER BUSINESS**

**A. DISCUSSION AND ACTION:**

On the planning and zoning meeting minutes of June 15, 2020

**B. DISCUSSION AND ACTION:**

On the planning and zoning meeting minutes of February 17, 2020

**C. DISCUSSION AND ACTION:**

On the planing and zoning meeting minutes of January 20, 2020

**6. ANNOUNCEMENTS**

A. The next regular scheduled meeting: **Monday, September 21, 2020 at 6pm.**

Due to lack of quorum, the meeting was rescheduled for a Special Meeting on Monday, September 14, 2020 at 6p

Adjournment:

Motion to Adjournment: \_\_\_\_\_ 2nd \_\_\_\_\_

Dated this On Friday, August 14, 2020

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 On Friday, August 14, 2020 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-002446-2020 (Lot 1 & 2)  
**Case No.:** RZ-002445-2020 (Lot 3)

**Application Type:** Rezoning Application  
**P&Z Hearing Date:** August 17, 2020  
**Staff Contact:** Michelle Padilla, Planning Director  
915-852-1046 ext.105; [mpadilla@horizoncity.org](mailto:mpadilla@horizoncity.org)

**Address/Location:** Southside of Horizon Blvd. (FM 1281) approx. .30 miles west from Eastlake Blvd.

**Legal Description:** Lots 1, 2, and 3 Block 487, Horizon City Unit Sixty-Three El Paso County, Texas.

**Acreage:** Approximately **2.49** acres

**Existing Use:** Vacant Lots

**Existing Zoning:** R-2 (Residential)

**Request:** Rezone to C-2 (Commercial)

**Proposed Use:** Commercial Businesses

**Property Owner:** **Lot 1 & 2:** Horizon Growth Properties, LLC  
**Applicant:** Horizon Growth Properties, LLC

**Property Owner:** **Lot 3:** Ramos Funeral Services, Inc.  
**Applicant:** Ramos Funeral Services, Inc.

**Surrounding Zoning and Land Use:**

**North:** R-2 (Residential- Vacant)  
**South:** R-2 (Residential) - Vacant  
**East:** R-2 (Residential) - Vacant  
**West:** C-1 (Commercial) - Vacant

**Future Land Use Designation:** Commercial & Multi-Family  
**Nearest Park:** David Ortiz Park  
**Nearest School:** Horizon High School

**Application Description:**

The applicants are requesting to change the zone of **3** lots which, combined, measure 2.49 ± acres from an R-2 zone (Residential) to a C-2 zone (Commercial). The lots are located along the southern boundary of Horizon Boulevard (FM 1281) approx. .30 miles west of the

Eastlake Boulevard Intersection. The owner of lot 3, Ramos Funeral Services, is in the process of acquiring lots 1 & 2. Ramos Funeral Services also owns Lots 4 through 7, Block 487, Horizon City Unit #63 which were rezoned by Mr. Ramos by Ordinance No. 249 on November 13, 2018.

**Notice:**

In accordance with Section 211.007 of the Texas Local Government Code, notices of the August 17, 2020 public hearing were sent to the school district of jurisdiction and to those property owners within 200 feet of the subject property on July 31, 2020. In addition, the applicant is required to erect signs notifying the public of the proposed rezoning on the site proposed for rezoning fifteen (15) days prior to the Planning and Zoning Commission public hearing. This requirement has been met.

**Shaping Our Horizon 2030 – Future Land Use Map Designation:**

The future land use map designates this area as Commercial. The land use classification for Commercial includes retail, offices, business, personal and professional services, restaurants, banks and financial institutions, doctor, dentist and other medical offices, and related accessory and ancillary uses.

**Staff Recommendation:**

The Comprehensive Plan designates this area for commercial development and the proposed use is consistent with those uses allowed in a C-2 (Commercial) zone. Additionally, Horizon Boulevard is a commercial corridor throughout most of the City, so this request is in line with the existing uses along other sections of Horizon Boulevard and is consistent with the intent of the Comprehensive Plan by providing for a mixture of uses. Therefore, staff recommends **APPROVAL** of the rezoning request.

**Planning Comments:**

1. The Planning Department recommends that the Planning and Zoning Commission **recommend that the properties be rezoned to C-2 (Commercial)** to the City Council.
2. A subdivision replat conforming to all requirements as set forth in Municipal Code will need to be submitted, approved and recorded for all three lots if they are to be utilized together. The replat will trigger the requirement to improve any substandard roadway that abuts the development.

**Planning and Zoning Commission Options:**

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

1. Recommend approval of the Applicant’s request for change of zone classification as stated and forward a recommendation for approval for the change of zone classification to the City Council.
2. Recommend approval of the Applicant’s request for change of zone classification as stated, including any restrictions or modifications to bring the rezoning into conformance with the review criteria and forward a recommendation for approval for the change of zone classification, including any restrictions, to the City Council.
3. Recommend denial of the Applicant’s request for change of zone classification.

**Attachments:**

**1 - Zoning Designation**

**2 - Aerial**

**3 - Future Land Use Map (Shaping Our Horizon 2030 Comp Plan)**

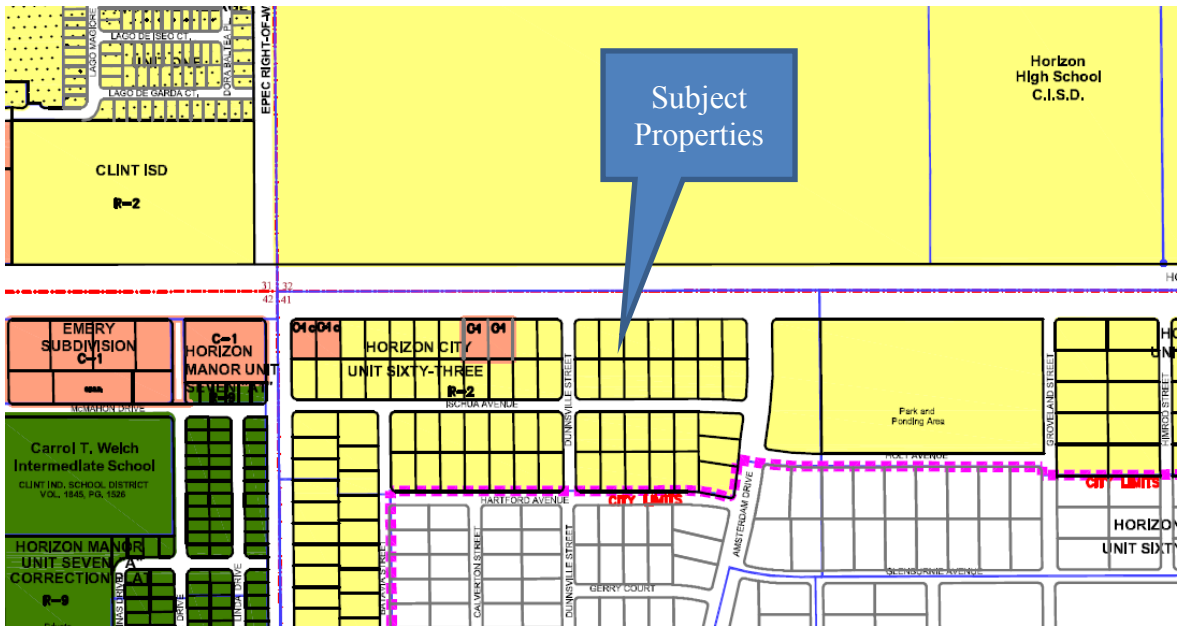
**4 - Survey with MB (Lot 1&2)**

**5 - Survey with MB (Lot 3)**

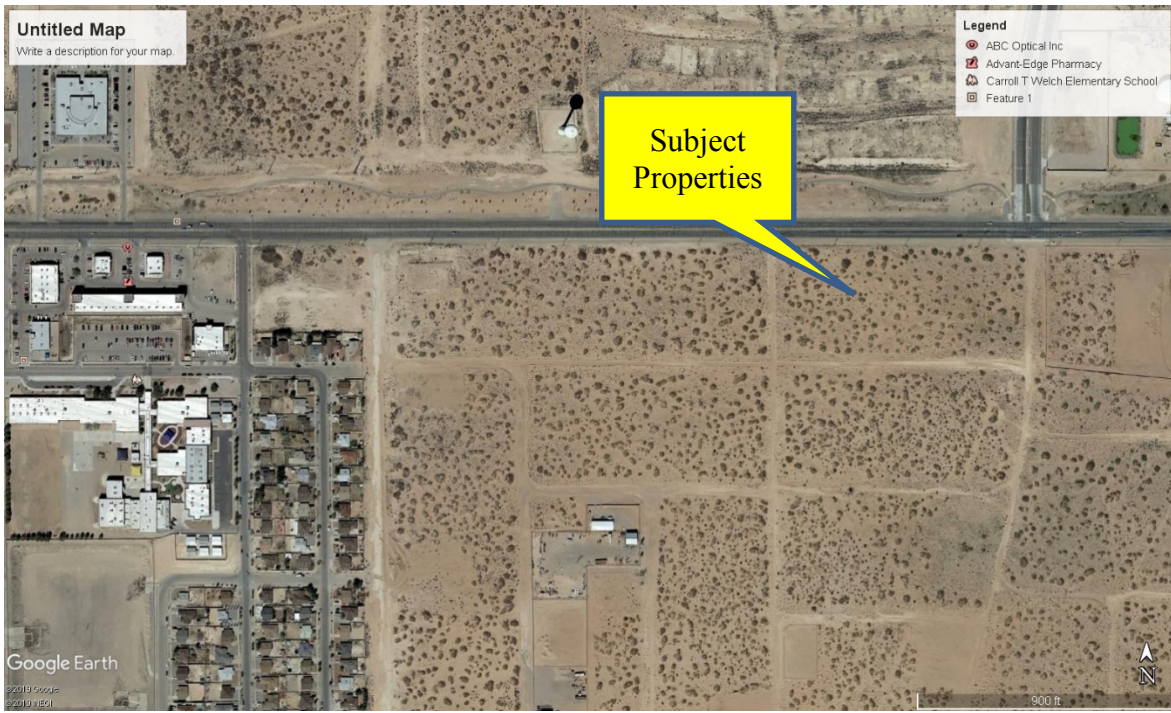
**6 - Application (Lots 1 & 2)**

**7 - Application (Lot 3)**

**Attachment 1: Zoning Designation**

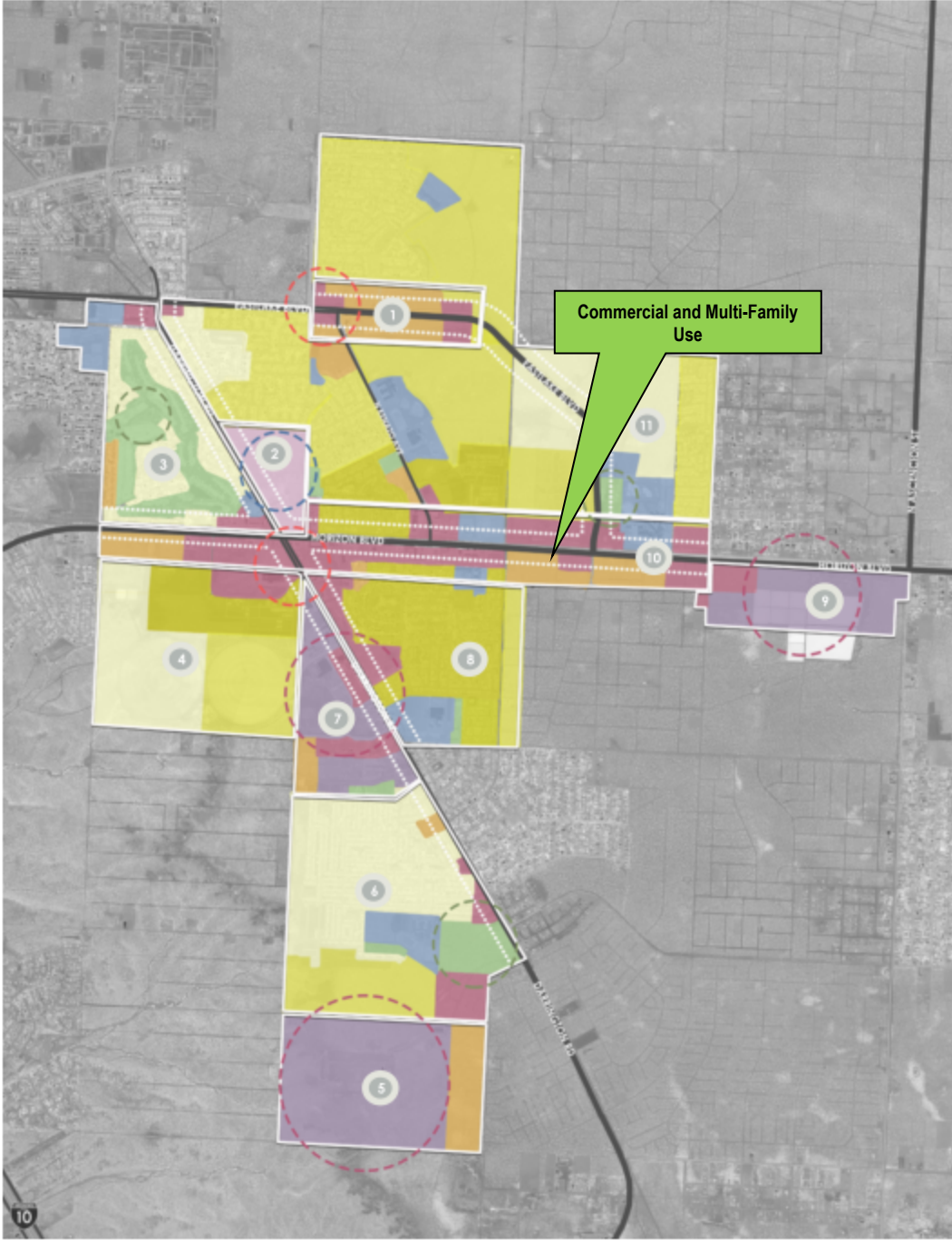


**Attachment 2: Aerial**

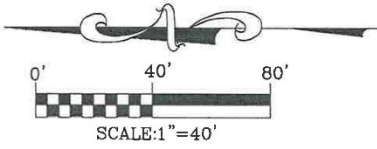
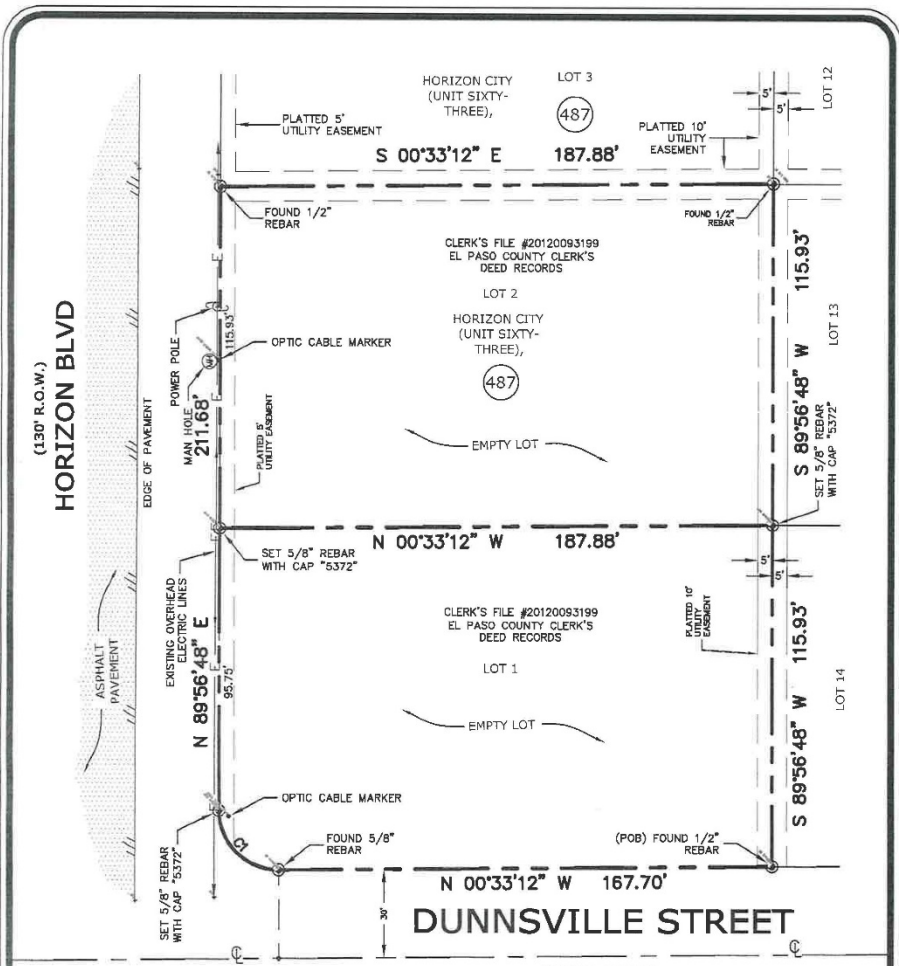


**Attachment 3: Future Land Use Map**

Future Land Use Map



**Attachment 4: Survey with Metes and Bounds (Lot 1 & 2)**



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	31.59	20.00	90°30'00"	N44°41'48"E	28.41

NOTES:  
 1. A METES AND BOUNDS DESCRIBING BOTH THESE LOTS WAS CREATED FROM, AND ACCOMPANIES, THIS SURVEY.  
 2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS, OR OTHER MATTERS, NOT SHOWN.

CERTIFICATION  
 I HEREBY CERTIFY THAT THIS BOUNDARY AND IMPROVEMENT SURVEY IS BASED ON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION AND COMPLIES WITH THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING PROFESSIONAL AND TECHNICAL STANDARDS

*John A. Eby*  
 JOHN A. EBY TX-5372 NM-17779



TBPEPS FIRM #10001200

LOTS 1 & 2, BLOCK 487,  
 HORIZON CITY (UNIT SIXTY-THREE),  
 EL PASO COUNTY, TEXAS

PLAT RECORD:  
 VOLUME: 20  
 PAGE: 32

TITLE CO: NONE PROVIDED  
 FIRM ZONE: X PANEL#: 480212-0250-B DATED: 9/04/1991  
 DATE OF SURVEY: 10/14/2019 OFFICE: EA FIELD: JAE, AG, JC  
**PASO DEL NORTE SURVEYING INC.** PH. 915-241-1841  
 13998 BRADLEY ROAD, EL PASO, TEXAS 79938 FAX 915-855-6925  
 © COPYRIGHT

**PROPERTY DESCRIPTION**

**LOTS 1 & 2, BLOCK 487, HORIZON CITY UNIT SIXTY THREE**

Description of a parcel of land being Lots 1 & 2, Block 487, Horizon City Unit Sixty Three, El Paso County, Texas, map of said Horizon City Unit Sixty Three recorded in Plat Book 20, Page 32, El Paso County Clerk's Records, El Paso County, Texas and also being a combination of those parcels recorded in Clerk's File No. 20120093199 and Clerk's File No. 20140029621, El Paso County Clerks Records, and described as follows;

Beginning at a 1/2" rebar found at the southwest corner of said Lot 1, Block 487, Horizon City Unit Sixty Three, and lying on the east ROW of Dunnsville Street (60' wide unimproved ROW), from which a 1/2" rebar found at the southeast corner of said Lot 2 lies North 89°56'48" East a distance of 231.86' (bearing basis), and being the "Point Of Beginning";

Thence, with said east R.O.W. of Dunnsville Street, North 00°33'12" West a distance of 167.70' to a 5/8" rebar found for the point of curvature of this parcel;

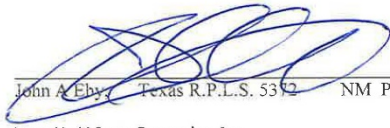
Thence, with the arc of a curve to the right a distance of 31.59', having a central angle of 90°30'00", a radius of 20.00' and a chord that bears North 44°41'48" East a distance of 28.41' to a 5/8" rebar with cap stamped "5372" set on the south ROW of Horizon Boulevard (130' wide);

Thence, with said south R.O.W. of Horizon Boulevard, North 89°56'48" East a distance of 211.68' to a 1/2" rebar found at the northeast corner of said Lot 2;

Thence, with the east lot line of said Lot 2, South 00°33'12" East a distance of 187.88' to said 1/2" rebar found at the southeast corner of Lot 2;

Thence, with the south boundary line of said Lots 1 & 2, South 89°56'48" West a distance of 231.86' to the "Point Of Beginning" and containing 43,472 sq. ft. or 0.9980 acres.

Based on a field survey performed under my supervision and dated 10/14/2019.

  
John A. Eby, Texas R.P.L.S. 5372 NM PLS 17779

Paso Del Norte Surveying Inc.  
13998 Bradley Road  
El Paso, TX. 79938  
915-241-1841  
TBPEPS FIRM #10001200





Lot 3, Block 487,  
Horizon City Unit Sixty Three,  
El Paso County, Texas  
September 25, 2019

**METES AND BOUNDS DESCRIPTION**  
Exhibit "A"

**FIELD NOTE DESCRIPTION** of Lot 3, Block 487, Horizon City Unit Sixty Three, El Paso County, Texas and being more particularly described by metes and bounds as follows:

**COMMENCING FOR REFERENCE** at a found 2" pipe located at the common section corner of Sections 31, 32, 41 and 42, Texas and Pacific Railroad Company Surveys, same being the centerline intersection of Horizon Boulevard and Antwerp Drive; **THENCE**, leaving said common section corner and centerline intersection and along the common section line of Sections 32 and 41 and the centerline of Horizon Boulevard, North 89°56'48" East, a distance of 2044.70 feet to a point; **THENCE**, leaving said common section line and centerline of Horizon Boulevard, South 00°03'12" East, a distance of 130.00 feet to a set iron rod for corner at the southerly right-of-way line of Horizon Boulevard and the **POINT OF BEGINNING** of the herein described parcel;

**THENCE**, leaving said southerly right-of-way line of Horizon Boulevard, South 00°03'12" East, a distance of 187.87 feet to a set iron rod for corner at the common boundary corner of Lots 3, 4, 11 and 12;

**THENCE**, leaving said common boundary corner, South 89°56'48" West, a distance of 115.93 feet to a set iron rod for corner;

**THENCE**, North 00°33'12" West, a distance of 187.87 feet to a set iron rod for corner at the southerly right-of-way line of Horizon Boulevard;

**THENCE**, along said southerly right-of-way line of Horizon Boulevard, North 89°56'48" East, a distance of 115.93 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 21,779.44 square feet or 0.4999 acres of land more or less.

CAD Consulting Co.  
1790 Lee Trevino Drive, Suite 503  
El Paso, Texas 79936  
(915) 633-6422  
I:\M&B\2019\19-1791.wpd

## Attachment 6: Application (Lots 1 & 2)

**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: Horizon Growth Properties, LLC  
 5336 Corinthian Bay Drive, Dallas, Texas 75093  
 (ADDRESS) (ZIP) (PHONE) (EMAIL)

2. Applicant: Horizon Growth Properties, LLC Is applicant also the Owner?  Yes  No  
 Contact Person: Terry McLachlan  
 5336 Corinthian Bay Drive, Dallas, Texas 75093  
 (ADDRESS) (ZIP) (PHONE) (EMAIL)

3. PARCEL ONE  
 Site Address/Location: Unit 63 Horizon Boulevard  
 Legal Description: Lot 1, Block 487, Horizon City (Unit Sixty Three) an addition to El Paso County, Texas  
 (Lot) (Block) (Subdivision Name)  
 PARCEL TWO  
 Site Address/Location: Unit 63 Horizon Boulevard  
 Legal Description: Lot 2, Block 487, Horizon City (Unit Sixty Three) an addition to El Paso County, Texas  
 (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? Owner intends to sell to neighboring landowner which will build a commercial structure on Lots 1-2 & adjacent tracts  
 5. Land's Present Use: N/A - vacant lots; Lot 1 .4980 acres; Lot 2 .4999 acres Zone \_\_\_\_\_  
 Land Vacant  Lot size \_\_\_\_\_ Structure  Structure's size \_\_\_\_\_ Last known date the structure was occupied? \_\_\_\_\_  
 Land's Proposed Use: future site of a funeral home Proposed Zone Use: commercial  
 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: [Signature]

6. Signatures:  
[Signature] Terry McLachlan, Manager  
 (OWNER'S SIGNATURE) (OWNER'S PRINTED NAME)  
[Signature] Terry McLachlan, Manager  
 (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 \$400	ENGINEERING FEE APPROXIMATELY \$60 PER 1/2 HOUR

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

\_\_\_\_\_

## Attachment 7: Application (Lot 3)



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: Ramos Funeral Services, Inc.  
 750 North Carolina Drive, El Paso, Texas 79915 915-755-4494 sunram88@aol.com  
 (ADDRESS) (ZIP) (PHONE) (EMAIL)

2. Applicant Ramos Funeral Services, Inc. Is applicant also the Owner?  Yes  No  
 Contact Person Jose (Joe) F. Ramos  
 750 North Carolina Drive, El Paso, Texas 79915 915-755-4494 sunram88@aol.com  
 (ADDRESS) (ZIP) (PHONE) (EMAIL)

3. PARCEL ONE  
 Site Address/Location Unit 63 Horizon Boulevard  
 Legal Description: Lot 3, Block 487, Horizon City (Unit Sixty Three) an addition to El Paso County, Texas  
 (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? Owner intends to build a commercial structure on Lot 3 and other adjacent tracts

5. Land's Presents Use: N/A - vacant lot Zone \_\_\_\_\_  
 Land Vacant  Lot size .4999 acres Structure  Structure's size \_\_\_\_\_ Last known date the structure was occupied? \_\_\_\_\_  
 Land's Proposed Use: future site of a funeral home Proposed Zone Use commercial

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 Joe F. Ramos

6. Signatures

Joe F. Ramos Jose (Joe) F. Ramos, President  
 (OWNER'S SIGNATURE) (OWNER'S PRINTED NAME)

Joe F. Ramos Jose (Joe) F. Ramos, President  
 (APPLICANT'S SIGNATURE) (APPLICANT'S PRINTED NAME)

FEE SCHEDULE: (NON-REFUNDABLE)		Application & Submittals Due Date: _____
\$300 - UP TO 1.0 ACRES	\$450 - 30.1 ACRES TO 50 ACRES	P&Z Scheduled Mtg. Date: _____
\$350 - 1.1 ACRES TO 10 ACRES	\$500 - 50.1 ACRES TO 75 ACRES	City Council Scheduled Date: _____
\$400 - 10.1 ACRES TO 30 ACRES	\$600 - 75.1 ACRES AND UP	Application Received By: _____
EL PASO TIMES PUBLISHING FEE APPROXIMATELY \$460	ENGINEERING FEE APPROXIMATELY \$60 PER 1/2 HOUR	Date Application Rec'd: _____

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



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

**Case No.:** RZ-002446-2020 (Lot 1 & 2)  
**Case No.:** RZ-002445-2020 (Lot 3)

**Application Type:** Rezoning Application  
**P&Z Hearing Date:** August 17, 2020  
**Staff Contact:** Michelle Padilla, Planning Director  
915-852-1046 ext.105; [mpadilla@horizoncity.org](mailto:mpadilla@horizoncity.org)

**Address/Location:** Southside of Horizon Blvd. (FM 1281) approx. .30 miles west from Eastlake Blvd.

**Legal Description:** Lots 1, 2, and 3 Block 487, Horizon City Unit Sixty-Three El Paso County, Texas.

**Acreage:** Approximately **2.49** acres

**Existing Use:** Vacant Lots

**Existing Zoning:** R-2 (Residential)

**Request:** Rezone to C-2 (Commercial)

**Proposed Use:** Commercial Businesses

**Property Owner:** **Lot 1 & 2:** Horizon Growth Properties, LLC  
**Applicant:** Horizon Growth Properties, LLC

**Property Owner:** **Lot 3:** Ramos Funeral Services, Inc.  
**Applicant:** Ramos Funeral Services, Inc.

**Surrounding Zoning and Land Use:**

**North:** R-2 (Residential- Vacant)  
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**Future Land Use Designation:** Commercial & Multi-Family  
**Nearest Park:** David Ortiz Park  
**Nearest School:** Horizon High School

**Application Description:**

The applicants are requesting to change the zone of **3** lots which, combined, measure 2.49 ± acres from an R-2 zone (Residential) to a C-2 zone (Commercial). The lots are located along the southern boundary of Horizon Boulevard (FM 1281) approx. .30 miles west of the

Eastlake Boulevard Intersection. The owner of lot 3, Ramos Funeral Services, is in the process of acquiring lots 1 & 2. Ramos Funeral Services also owns Lots 4 through 7, Block 487, Horizon City Unit #63 which were rezoned by Mr. Ramos by Ordinance No. 249 on November 13, 2018.

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**Shaping Our Horizon 2030 – Future Land Use Map Designation:**

The future land use map designates this area as Commercial. The land use classification for Commercial includes retail, offices, business, personal and professional services, restaurants, banks and financial institutions, doctor, dentist and other medical offices, and related accessory and ancillary uses.

**Staff Recommendation:**

The Comprehensive Plan designates this area for commercial development and the proposed use is consistent with those uses allowed in a C-2 (Commercial) zone. Additionally, Horizon Boulevard is a commercial corridor throughout most of the City, so this request is in line with the existing uses along other sections of Horizon Boulevard and is consistent with the intent of the Comprehensive Plan by providing for a mixture of uses. Therefore, staff recommends **APPROVAL** of the rezoning request.

**Planning Comments:**

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**Planning and Zoning Commission Options:**

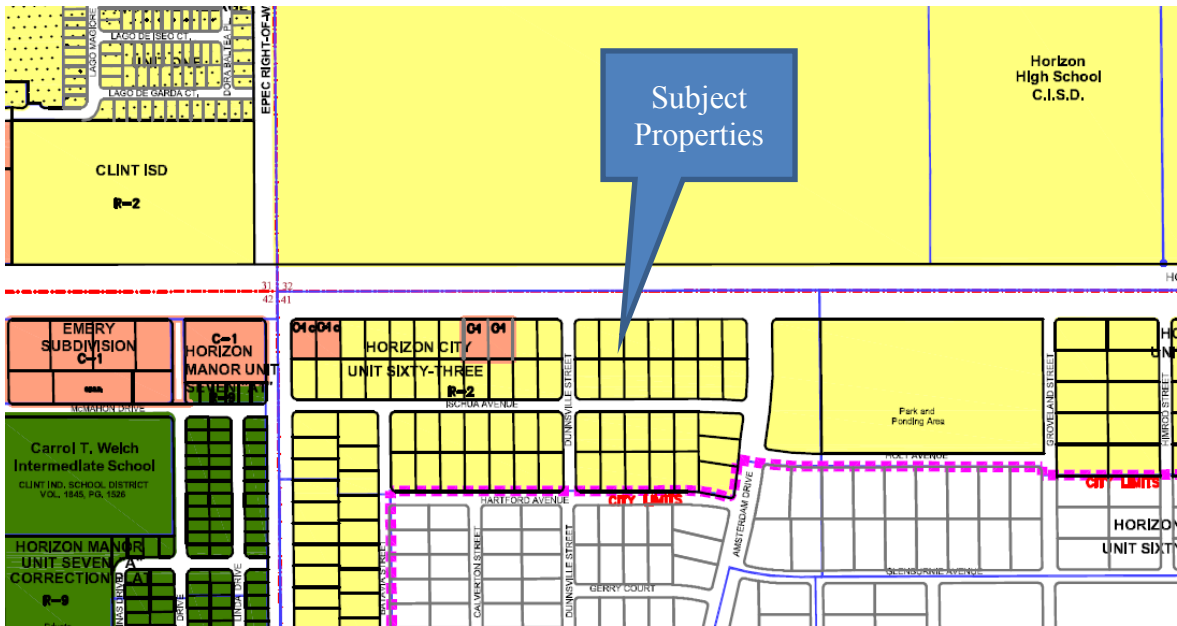
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2. Recommend approval of the Applicant’s request for change of zone classification as stated, including any restrictions or modifications to bring the rezoning into conformance with the review criteria and forward a recommendation for approval for the change of zone classification, including any restrictions, to the City Council.
3. Recommend denial of the Applicant’s request for change of zone classification.

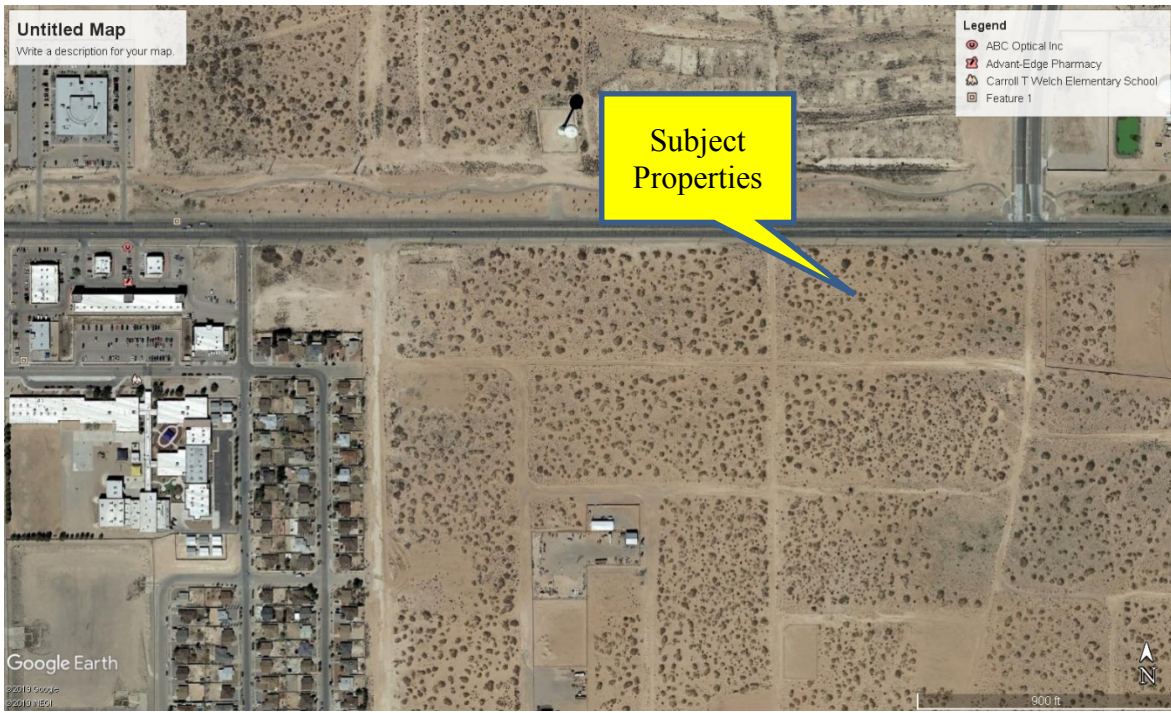
**Attachments:**

- 1 - Zoning Designation**
- 2 - Aerial**
- 3 - Future Land Use Map (Shaping Our Horizon 2030 Comp Plan)**
- 4 - Survey with MB (Lot 1&2)**
- 5 - Survey with MB (Lot 3)**
- 6 - Application (Lots 1 & 2)**
- 7 - Application (Lot 3)**

**Attachment 1: Zoning Designation**

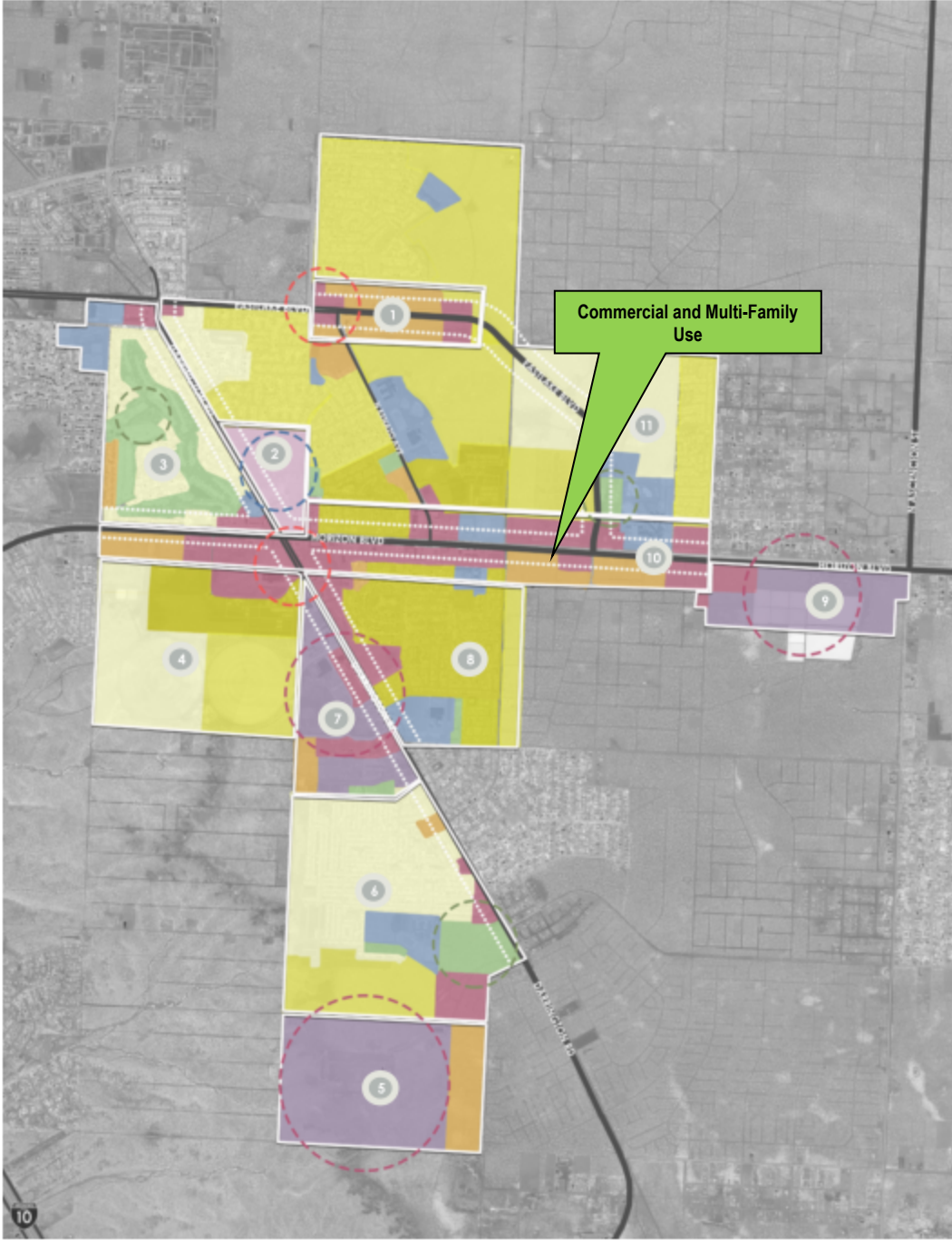


**Attachment 2: Aerial**



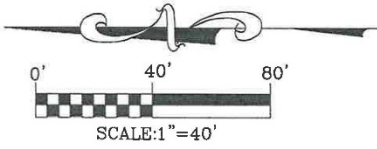
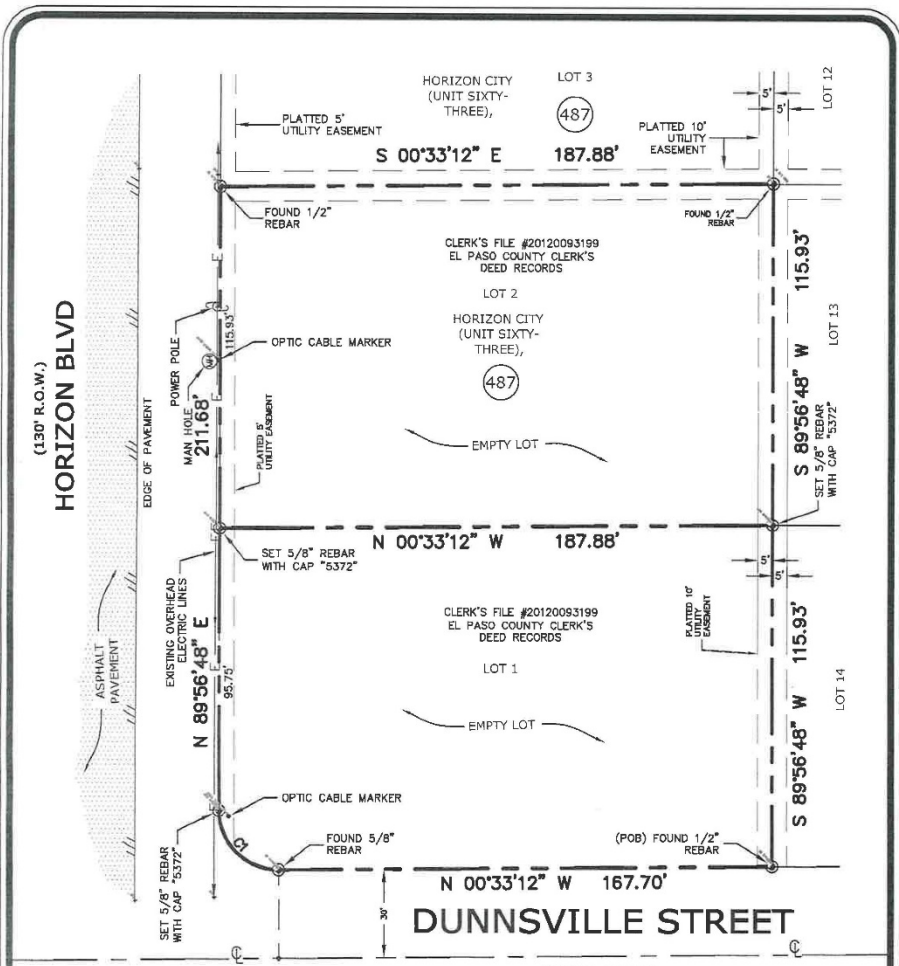
**Attachment 3: Future Land Use Map**

Future Land Use Map



\*A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

**Attachment 4: Survey with Metes and Bounds (Lot 1 & 2)**



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	31.59	20.00	90°30'00"	N44°41'48"E	28.41

NOTES:  
 1. A METES AND BOUNDS DESCRIBING BOTH THESE LOTS WAS CREATED FROM, AND ACCOMPANIES, THIS SURVEY.  
 2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS, OR OTHER MATTERS, NOT SHOWN.

CERTIFICATION  
 I HEREBY CERTIFY THAT THIS BOUNDARY AND IMPROVEMENT SURVEY IS BASED ON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION AND COMPLIES WITH THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING PROFESSIONAL AND TECHNICAL STANDARDS

*John A. Eby*  
 JOHN A. EBY TX-5372 NM-17779



TBPEPS FIRM #10001200

LOTS 1 & 2, BLOCK 487,  
 HORIZON CITY (UNIT SIXTY-THREE),  
 EL PASO COUNTY, TEXAS

PLAT RECORD:  
 VOLUME: 20  
 PAGE: 32

TITLE CO: NONE PROVIDED  
 FIRM ZONE: X PANEL#: 480212-0250-B DATED: 9/04/1991  
 DATE OF SURVEY: 10/14/2019 OFFICE: EA FIELD: JAE, AG, JC  
**PASO DEL NORTE SURVEYING INC.** PH. 915-241-1841  
 13998 BRADLEY ROAD, EL PASO, TEXAS 79938 FAX 915-855-6925  
 © COPYRIGHT

**PROPERTY DESCRIPTION**

**LOTS 1 & 2, BLOCK 487, HORIZON CITY UNIT SIXTY THREE**

Description of a parcel of land being Lots 1 & 2, Block 487, Horizon City Unit Sixty Three, El Paso County, Texas, map of said Horizon City Unit Sixty Three recorded in Plat Book 20, Page 32, El Paso County Clerk's Records, El Paso County, Texas and also being a combination of those parcels recorded in Clerk's File No. 20120093199 and Clerk's File No. 20140029621, El Paso County Clerks Records, and described as follows;

Beginning at a 1/2" rebar found at the southwest corner of said Lot 1, Block 487, Horizon City Unit Sixty Three, and lying on the east ROW of Dunnsville Street (60' wide unimproved ROW), from which a 1/2" rebar found at the southeast corner of said Lot 2 lies North 89°56'48" East a distance of 231.86' (bearing basis), and being the "Point Of Beginning";

Thence, with said east R.O.W. of Dunnsville Street, North 00°33'12" West a distance of 167.70' to a 5/8" rebar found for the point of curvature of this parcel;

Thence, with the arc of a curve to the right a distance of 31.59', having a central angle of 90°30'00", a radius of 20.00' and a chord that bears North 44°41'48" East a distance of 28.41' to a 5/8" rebar with cap stamped "5372" set on the south ROW of Horizon Boulevard (130' wide);

Thence, with said south R.O.W. of Horizon Boulevard, North 89°56'48" East a distance of 211.68' to a 1/2" rebar found at the northeast corner of said Lot 2;

Thence, with the east lot line of said Lot 2, South 00°33'12" East a distance of 187.88' to said 1/2" rebar found at the southeast corner of Lot 2;

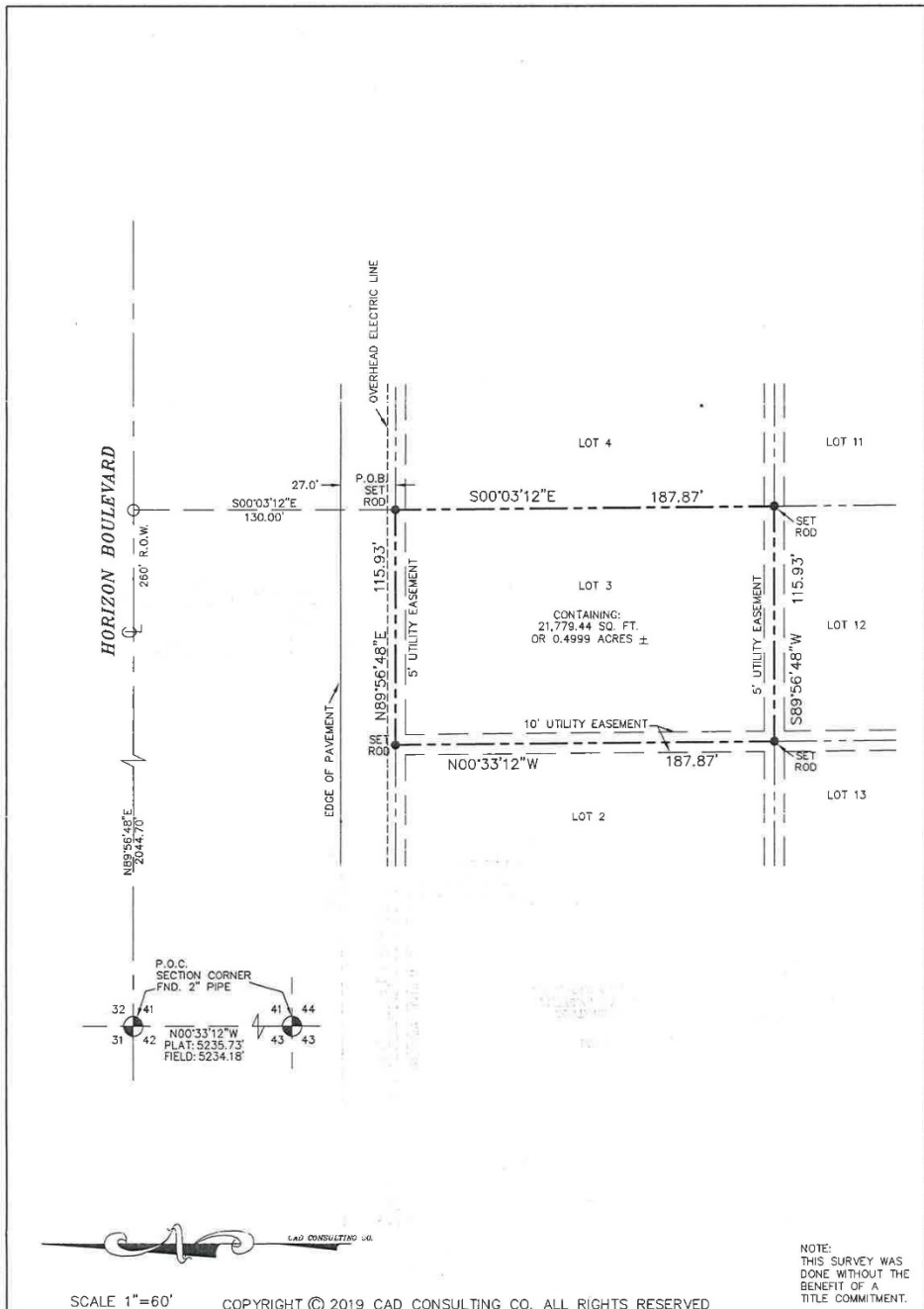
Thence, with the south boundary line of said Lots 1 & 2, South 89°56'48" West a distance of 231.86' to the "Point Of Beginning" and containing 43,472 sq. ft. or 0.9980 acres.

Based on a field survey performed under my supervision and dated 10/14/2019.

  
John A. Eby, Texas R.P.L.S. 5372 NM PLS 17779

Paso Del Norte Surveying Inc.  
13998 Bradley Road  
El Paso, TX. 79938  
915-241-1841  
TBPEPS FIRM #10001200





<p><b>CERTIFICATION</b></p> <p>I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY SURVEY WAS MADE ON THE GROUND AND UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN HEREON.</p> <p><b>CAD CONSULTING COMPANY</b></p> <p>CARLOS M. JIMENEZ R.P.L.S. No. 3950</p>	<p>JOB # 19-1791 DATE: 09-25-19 FIELD: JM OFFICE: JR FILE: NET\JORGE\2019\19-1791</p>
	<p>LOCATED IN ZONE x PANEL # 480212-0250-B DATED 09-04-91</p>
	<p>RECORDED IN VOLUME 20 PAGE 18 , PLAT RECORDS, EL PASO COUNTY, TX</p>
<p>FIRM# 10099300</p>	<p>HORIZON BOULEVARD LOT 3, BLOCK 487 (SEE EXHIBIT "A") HORIZON CITY UNIT SIXTY THREE EL PASO COUNTY, TEXAS</p> <p><b>CAD CONSULTING COMPANY</b> 1790 LEE TREVINO DRIVE SUITE 503 EL PASO, TEXAS 79936 (915) 633-6422</p>

Lot 3, Block 487,  
Horizon City Unit Sixty Three,  
El Paso County, Texas  
September 25, 2019

**METES AND BOUNDS DESCRIPTION**  
Exhibit "A"

**FIELD NOTE DESCRIPTION** of Lot 3, Block 487, Horizon City Unit Sixty Three, El Paso County, Texas and being more particularly described by metes and bounds as follows:

**COMMENCING FOR REFERENCE** at a found 2" pipe located at the common section corner of Sections 31, 32, 41 and 42, Texas and Pacific Railroad Company Surveys, same being the centerline intersection of Horizon Boulevard and Antwerp Drive; **THENCE**, leaving said common section corner and centerline intersection and along the common section line of Sections 32 and 41 and the centerline of Horizon Boulevard, North 89°56'48" East, a distance of 2044.70 feet to a point; **THENCE**, leaving said common section line and centerline of Horizon Boulevard, South 00°03'12" East, a distance of 130.00 feet to a set iron rod for corner at the southerly right-of-way line of Horizon Boulevard and the **POINT OF BEGINNING** of the herein described parcel;

**THENCE**, leaving said southerly right-of-way line of Horizon Boulevard, South 00°03'12" East, a distance of 187.87 feet to a set iron rod for corner at the common boundary corner of Lots 3, 4, 11 and 12;

**THENCE**, leaving said common boundary corner, South 89°56'48" West, a distance of 115.93 feet to a set iron rod for corner;

**THENCE**, North 00°33'12" West, a distance of 187.87 feet to a set iron rod for corner at the southerly right-of-way line of Horizon Boulevard;

**THENCE**, along said southerly right-of-way line of Horizon Boulevard, North 89°56'48" East, a distance of 115.93 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 21,779.44 square feet or 0.4999 acres of land more or less.

CAD Consulting Co.  
1790 Lee Trevino Drive, Suite 503  
El Paso, Texas 79936  
(915) 633-6422  
I:\M&B\2019\19-1791.wpd

**Attachment 6: Application (Lots 1 & 2)**

**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: Horizon Growth Properties, LLC  
 5336 Corinthian Bay Drive, Dallas, Texas 75093  
 (ADDRESS) (ZIP) (PHONE) (EMAIL)

2. Applicant Horizon Growth Properties, LLC Is applicant also the Owner?  Yes  No

Contact Person Terry McLachlan  
 5336 Corinthian Bay Drive, Dallas, Texas 75093

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

3. PARCEL ONE  
 Site Address/Location Unit 63 Horizon Boulevard  
 Legal Description: Lot 1, Block 487, Horizon City (Unit Sixty Three) an addition to El Paso County, Texas  
 (Lot) (Block) (Subdivision Name)

PARCEL TWO  
 Site Address/Location Unit 63 Horizon Boulevard  
 Legal Description: Lot 2, Block 487, Horizon City (Unit Sixty Three) an addition to El Paso County, Texas  
 (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? Owner intends to sell to neighboring landowner which will build a commercial structure on Lots 1-2 & adjacent tracts

5. Land's Present Use: N/A - vacant lots; Lot 1 .4980 acres; Lot 2 .4999 acres Zone \_\_\_\_\_  
 Land Vacant  Lot size \_\_\_\_\_ Structure  Structure's size \_\_\_\_\_ Last known date the structure was occupied? \_\_\_\_\_

Land's Proposed Use: future site of a funeral home Proposed Zone Use commercial

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 [Signature]

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

Terry McLachlan, Manager  
 (OWNER'S PRINTED NAME)

[Signature]  
 (APPLICANT'S SIGNATURE)

Terry McLachlan, Manager  
 (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 \$400	ENGINEERING FEE APPROXIMATELY \$60 PER 1/2 HOUR

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

\_\_\_\_\_

**Attachment 7: Application (Lot 3)**



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: Ramos Funeral Services, Inc.  
 750 North Carolina Drive, El Paso, Texas 79915 915-755-4494 sunram88@aol.com  
 (ADDRESS) (ZIP) (PHONE) (EMAIL)

2. Applicant: Ramos Funeral Services, Inc. Is applicant also the Owner?  Yes  No  
 Contact Person: Jose (Joe) F. Ramos  
 750 North Carolina Drive, El Paso, Texas 79915 915-755-4494 sunram88@aol.com  
 (ADDRESS) (ZIP) (PHONE) (EMAIL)

3. PARCEL ONE  
 Site Address/Location: Unit 63 Horizon Boulevard  
 Legal Description: Lot 3, Block 487, Horizon City (Unit Sixty Three) an addition to El Paso County, Texas  
 (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? Owner intends to build a commercial structure on Lot 3 and other adjacent tracts

5. Land's Presents Use: N/A - vacant lot Zone \_\_\_\_\_  
 Land Vacant  Lot size .4999 acres Structure  Structure's size \_\_\_\_\_ Last known date the structure was occupied? \_\_\_\_\_  
 Land's Proposed Use: future site of a funeral home Proposed Zone Use: commercial

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: *Joe Ramos*

6. Signatures

*Joe Ramos* Jose (Joe) F. Ramos, President  
 (OWNER'S SIGNATURE) (OWNER'S PRINTED NAME)

*Joe Ramos* Jose (Joe) F. Ramos, President  
 (APPLICANT'S SIGNATURE) (APPLICANT'S PRINTED NAME)

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

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

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

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



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

**Case No.:** SUP-002447-2020  
**Application Type:** Specific Use Permit  
**P&Z Hearing Date:** August 17, 2020  
**Staff Contact:** Michelle Padilla, Planning Director  
[915-852-1046 ext.105](tel:915-852-1046); [mpadilla@horizoncity.org](mailto:mpadilla@horizoncity.org)

**Address/Location:** Northside of Horizon Blvd. Approximately .33 miles west of Eastlake Blvd.  
**Legal Description:** One-acre tract described as a portion of Section 32, Block 78, Township 3, El Paso County, Texas  
**Property ID:** 60908 (parcel is not platted)  
**Acreage:** Approximately 1 Acre  
**Existing Use:** HRMUD's Elevated Water Tank  
**Existing Zoning:** R-2 (Residential)  
**Request:** Specific Use Permit in an R-2 zone is to allow for a temporary trailer on a residentially zoned parcel  
**Owner:** Horizon Regional Municipal Utility District (District)  
**Applicant:** TRE & Associates, Linda Troncoso

**Surrounding Zoning and Land Use:**

**North:** R-2 (Residential)-Single Family Units  
**South:** R-2 (Residential) and C-1 & C-2 Commercial (Recently Rezoned)  
**East:** R-2 (Residential)-Single Family Units  
**West:** R-2 (Residential)-Single Family Units

**Future Land Use Designation:** Commercial Use  
**Nearest Park:** David Ortiz Park  
**Nearest School:** Horizon High School

**Application Description:**

The applicant is requesting a Specific Use Permit to allow for the temporary placement of a trailer within the fenced area of the District's existing elevated storage water tank which is currently zoned R-2 (Residential).

Although this request does not specifically meet the allowable uses by Specific Use Permit within a residential zone, it does closely fall within the allowable accessory uses described in Section 807.1 of the Zoning Ordinance (Exhibit A to Chapter 14 of the Municipal Code). Section 807.1.K allows for a temporary structure, including mobile units, to be placed on property that is within a development and requires that they be removed upon completion of

the construction of the development or at the end of a two-year period from the time of placement of the temporary unit, whichever comes sooner.

This temporary placement of the trailer is being requested in conjunction with the District's future bond issuance for the surrounding future development.

Given the uniqueness of this request, staff recommended that a Specific Use Permit be requested in order to specify what is being requested and to place a timeframe on the use, should it be approved. A similar request was made for the Rancho Desierto Bello Development in 2018.

**Notice:**

In accordance with Section 211.007 of the Texas Local Government Code, notices of the August 17, 2020 public hearing were sent to those property owners within 200 feet of the subject property on July 31, 2020.

To date, staff has not received any correspondence in support nor in opposition of the request.

**Staff Recommendation:**

Staff recommends **approval** of the request for a Specific Use Permit for placement of a temporary trailer in a residential zone with the following conditions:

1. The temporary unit shall be removed from the property not later than November 23, 2020.
2. The temporary unit shall be placed on a paved or cemented area.
3. Platting the parcel is recommended for the issuance of an official address.

**Planning Comments:**

Should building permits be required, the property will be required to be platted in accordance with the City's Municipal Code.

**Building Official Comments:**

If the temporary trailer is designed to be mobile and has self-contained water & septic tanks, no permits will be required. However, if the temporary trailer or mobile home requires water or sewer connections, permits will be required.

**Shaping Our Horizon 2030 – Future Land Use Map Designation:**

The Future Land Use Map designates this area as Commercial, the land use classification includes related accessory and ancillary 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 rezoning application:

1. Recommend approval of the request for Specific Use Permit in an R-2 Zoning District as stated.

2. Recommend approval of the request for Specific Use Permit in an R-2 Zoning District as stated, including any modifications to bring the Specific Use Permit into conformance with the Horizon City Municipal Code and Shaping Our Horizon 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 Horizon City Municipal Code and/or Shaping Our Horizon 2030: Comprehensive and Strategic Plan.

**Attachments:**

**Attachment 1 – Zoning Designation**

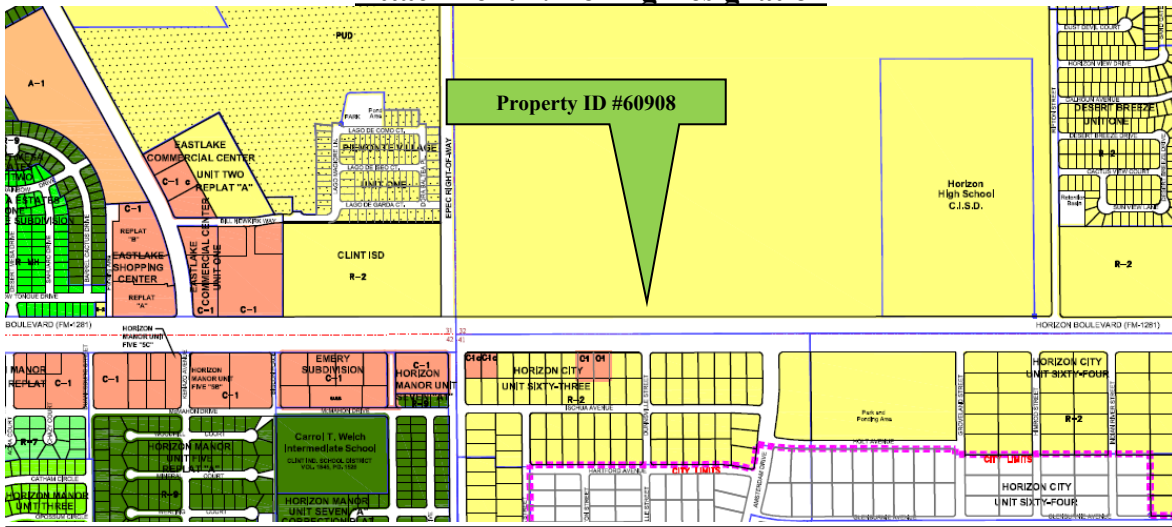
**Attachment 2 – Aerial**

**Attachment 3 – Site Plan**

**Attachment 4 – Letter from Applicant**

**Attachment 5 – Application**

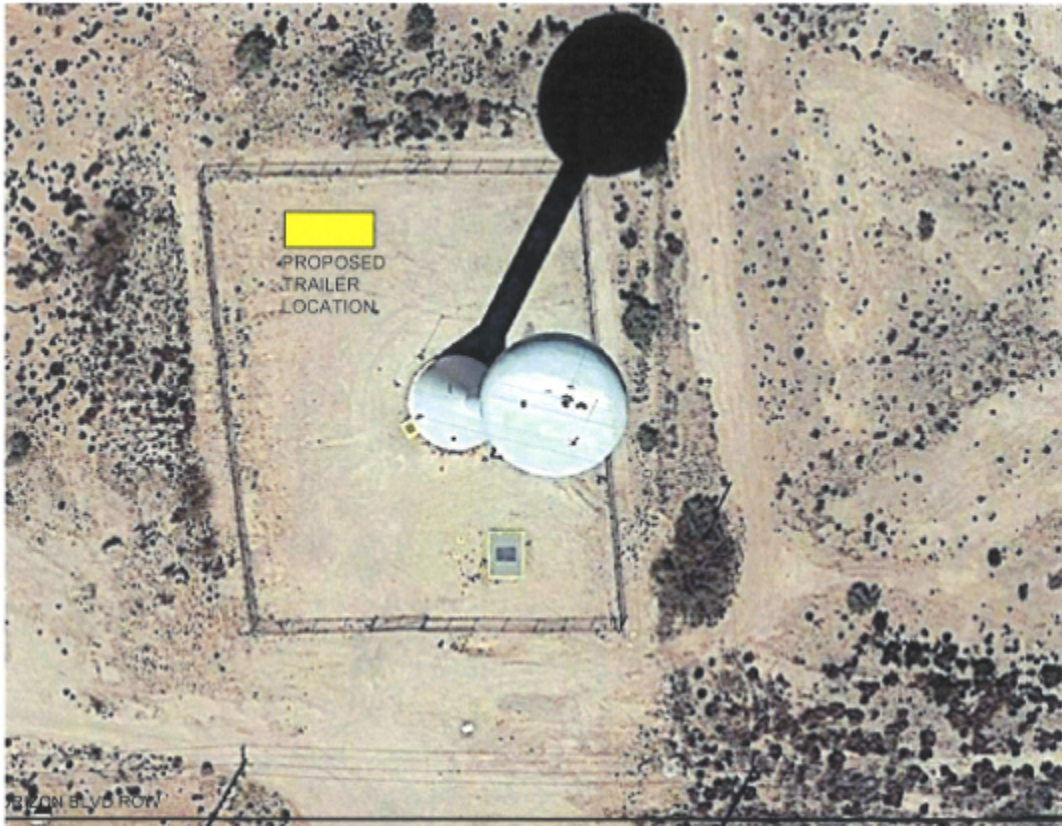
# Attachment 1: Zoning Designation



**Attachment 2: Aerial**



**Attachment 3: Site Plan**



**Attachment 4: Applicant's Letter**



Engineering Solutions

July 24, 2020

Ms. Michelle Padilla  
Planning Director  
Town of Horizon City  
14999 Darrington Road  
Horizon City, Texas 79928

**Re: Special Use Permit for 14351 Horizon Boulevard, Horizon City, Texas 79928  
Use Description**

Dear Ms. Padilla:

Horizon Regional Municipal Utility District, the property owner of 14351 Darrington Road, Horizon City, Texas, is respectfully requesting the ability to place a trailer (recreational vehicle) within the fenced area of the District's Elevated Storage Tank Number 1 facility. The trailer will be utilized by a temporary resident for the purposes of conducting an election to create a Defined Area within the limits of Horizon Regional Municipal Utility District's boundary limits. The resident will be housed at this location from mid-September 2020 through the November 3, 2020 election. We anticipate removal of the trailer by November 23, 2020.

This property is a 1 acre tract of land situated in Section 32, Block 78, Township 3, Texas and Pacific Railway Company Survey. Should you have any questions, Please do not hesitate to contact me at 915-852-9093.

Sincerely,

**TRE & Associates, LLC**

A handwritten signature in black ink, appearing to read 'Linda C. Troncoso', written in a cursive style.

Linda C. Troncoso, P.E.  
President

Cc: Mr. Carlos McGinnis; Horizon Regional Municipal Utility District

110 Mesa Park Drive, Ste. 200 El Paso, Texas 79912 P (915) 852-9093 F (915) 629-8506  
6101 W. Courtyard Drive, Bldg. One, Ste. 100 Austin, Texas 78730 P (512) 358-4049 F (512) 366-5374  
www.tr-eng.com TBPE Firm No. 13987

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**Attachment 5: Application**

SUP-002449-2020



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: Horizon Regional Municipal Utility District
14100 Horizon Boulevard, Horizon City, Texas 79928 915-852-3917 Carlos.McGinnis@inframark.com
2. Applicant: Horizon Regional Municipal Utility District
Contact Person: Linda C. Troncoso, P.E. (TRE & Associates, LLC)
3. Contractor: 110 Mdsa Park Drive, Suite 200, El Paso, Texas 79912 915-852-9093 ltroncoso@tr-eng.com
4. Site Address/Location: 14351 Horizon Boulevard, Horizon City, Texas 79928
Legal Description: A one acre portion of Seccion 32, Block 78, Township 3, El Paso County, Texas (Property ID #60908)
5. Briefly explain why you request a Specific Use Permit? The request is to place a trailer on site at the Elevated Storage Tank No. 1 property.
6. Land's Presents Use: Utility (Elevated Storage Tank) Zone R-2
Land's Proposed Use: Utility (Elevated Storage Tank) Proposed Zone Use R-2
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:
(OWNER'S SIGNATURE) Gordon L. Jarvis, President
(OOWNER'S PRINTED NAME)
(APPLICANT'S SIGNATURE) Linda C. Troncoso
(APPLICANT'S PRINTED NAME)

Table with 2 columns: Fee Name, Amount. EL PASO TIMES PUBLISHING FEE APPROXIMATELY \$280. ENGINEER FEES \$60 PER EACH 1/2 HOUR.

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

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



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

**2. COMMISSION MEMBERS ATTENDANCE:**

**COMMISSIONERS ABSENT EXCUSED:**

**ABSENT UNEXCUSED:** Norma Cruz, C. Melendez, N. Cruz, R. Garcia

**Present:** Roberto Avila, Charles Berry, Kelly Duran, Jennifer Flores, Robert Rivenburg.

**NOTE:** This Planning and Zoning meeting was held virtually on WEBEX. Commissioner Judy Weaver was unable to connect with camera or mic however was initially present.

**3. OPEN FORUM:**

The Planning & Zoning Commission encourages public comment on all matters of interest listed on this agenda. Speakers from the audience will be given an opportunity to discuss each item in the order in which it appears on the agenda, prior to the Commission discussing the item unless otherwise approved by the Chairman. A "Speaker Request" form is available for those who wish to sign up on the day of the meeting. This form is also available in advance by the downloading the attached form and submitting it to the the Board Secretary prior to meeting. The Commission retains the option to set reasonable limits on the number, frequency, and length of presentations. Please contact the Planning and Zoning Board Secretary at (915) 852-1046 Ext. 404 with any additional questions.

**4. PUBLIC HEARING**

**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:**

On a Specific Use Permit (SUP) application (#SUP002441-2020) for property located at 201 Horizon Crossing St., *legally described as Lot 29, Block 22, Horizon Town Center Unit Three*. The applicant is requesting to allow an illuminated sign on the property of the Charter School. Request submitted by Superior Sign & Lighting.

**ACTION:** To recommend approval with staff recommendation and comments. This motion, made by Roberto Avila and seconded by Jennifer Flores, Passed.

Roberto Avila: Yea, Charles Berry: Yea, Kelly Duran: Yea, Jennifer Flores: Yea, Robert Rivenburg: Yea,

**B. DISCUSSION AND RECOMMENDATION:**

On a preliminary plat application (#SUB002442-2020) for **WEST EASTLAKE ESTATES UNIT 2**, *legally described as being a portion of Section 31, Block 78, Township 3, Texas and Pacific Railroad Survey, Town of Horizon City, El Paso, County, Texas. Containing 19.28 acres +/-* Application submitted by Ithaca Development, LLC

**ACTION:** Recommendation to deny the preliminary plat application, but move forward with recent plat submittal to be reviewed by city staff for City Council consideration. This motion, made by Robert Rivenburg and seconded by Roberto Avila, Passed.

Roberto Avila: Yea, Charles Berry: Yea, Kelly Duran: Yea, Jennifer Flores: Yea, Robert Rivenburg: Yea



**5. OTHER BUSINESS**

**A. SUBDIVISION UPDATE**

Commissioner Weaver requested an update of City Council's action for this item. On a preliminary and final Replat application for Horizon Manor Unit Three Replat "A" (SUB #002434-2019), legally described as a portion of Lot 19, Block 9, Horizon Manor Unit Three, Town of Horizon City, El Paso County, Texas. Containing 7.935 +/- acres. Application submitted by CAD Consulting Co.

**UPDATE:** Planning Director informed the Commission that the item has been postponed at City Council, no action by City Council at this time.

**B. DISCUSSION AND ACTION**

On the Planning and Zoning meeting minutes of February 17, 2020

**ACTION:** To approve meeting minutes of February 17, 2020. This motion, made by Roberto Avila and seconded by Robert Rivenburg, Failed.

Jennifer Flores: Abstain (not present), Roberto Avila: Yea, Charles Berry: Yea, Kelly Duran: Yea, Robert Rivenburg: Yea

**C. DISCUSSION AND ACTION**

On the Planning and Zoning meeting minutes of January 20, 2020

**ACTION:** To approve meeting minutes of January 20, 2020. This motion, made by Robert Rivenburg and seconded by Kelly Duran, Failed.

Roberto Avila: Abstain (not present), Jennifer Flores: Abstain (With Conflict), Charles Berry: Yea, Kelly Duran: Yea, Robert Rivenburg: Yea

**6. ANNOUNCEMENTS**

A. The next regular scheduled meeting: Monday, July 20, 2020 @ 6p

**EXECUTIVE SESSION**

The Planning and Zoning Commission of the Town of Horizon City may recess into Executive Session pursuant to the Texas Government Code, Chapter 551, Subchapter D, under Article 551.071 – Consultation with Attorney; 551.072 – Deliberation regarding Real Property; and 551.087 – Deliberation regarding Economic Development Negotiations.

**ADJOURNMENT:** The meeting adjourned at 6:46 pm.

\_\_\_\_\_  
Robert Rivenburg – Chair

\_\_\_\_\_  
(Date)

**ATTEST:**

\_\_\_\_\_  
Elizabeth S. Luna  
Secretary to the Boards

**DISTRIBUTION OF MINUTES:**

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**MINUTES - REGULAR MEETING  
OF THE PLANNING AND ZONING COMMISSION  
HELD ON MONDAY, FEBRUARY 17, 2020 @ 6:00 PM  
15001 DARRINGTON RD., HORIZON CITY, TEXAS 79928**

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

**2. EXCUSE COMMISSION MEMBERS NOT IN ATTENDANCE: Excused: J. Flores Unexcused:**

**3. OPEN FORUM:**

**Note:** The Planning & Zoning Commission encourages public comment on all matters of interest listed on this agenda. Speakers from the audience will be given an opportunity to discuss each item in the order in which it appears on the agenda, prior to the Commission discussing the item unless otherwise approved by the Chairman. A sign-up form is available outside the City Council Chambers for those who wish to sign up on the day of the meeting. The Commission retains the option to set reasonable limits on the number, frequency, and length of presentations. For more information, please contact the City Administration Office at (915) 852-1046.

**NOTICE TO THE PUBLIC AND APPLICANTS:**

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

**4. PUBLIC HEARING**

**A. DISCUSSION AND RECOMMENDATION:**

***This item was postponed at the 1/20/2020 Regular P&Z Meeting***

On a preliminary & final Replat application for **Horizon Manor Unit Three Replat "A"** (SUB #002434-2019), legally described as *a portion of lot 19, Block 9, Horizon Manor Unit Three, Town of Horizon City, El Paso County, Texas. Containing 7.935 ± acres.* Application submitted by CAD Consulting Co.

**ACTION:** Motion made by **MELENDEZ**, 2<sup>ND</sup> by **CRUZ** to recommend approval for subdivision replat with the condition that all staff comments/conditions be address prior to City Council. **AYES: WEAVER, BERRY, CRUZ, MELENDEZ, RIVENBURG, DURAN and AVILA. MOTION CARRIED**

**B. DISCUSSION AND RECOMMENDATION:**

On the final plat application (SUB002438-2020) for **Horizon Mesa Commercial Unit Two**, legally described as *a portion of Section 30, Block 78, Township 3, Texas and Pacific Railway Company Surveys, El Paso County, Texas. Containing 25.13 ± Acres.* Application submitted by Hunt Communities Development Co. II, LLC.

**ACTION:** Motion made by **WEAVER**, 2<sup>ND</sup> by **DURAN** to recommend approval of the subdivision application with the condition that all staff comments/conditions be address prior to City Council.

**AYES: WEAVER, BERRY, CRUZ, MELENDEZ, RIVENBURG, DURAN and AVILA. MOTION CARRIED**



**C. DISCUSSION AND RECOMMENDATION:**

On a rezoning application request (RZ-002435-202000) to approve a change in zone from R-2 (Residential) to C-2 (Commercial) District for a parcel of land legally described as **Lots 6, 7, 16 and 17, Block 484, Horizon City Unit Sixty-Three, El Paso County, Texas, Containing 1.9 Acres ±** Application submitted by Alfred & Rosa Linda Rossy (Owners)

**ACTION:** Motion made by **MELENDEZ**, 2<sup>ND</sup> by **WEAVER** to recommend approval of the rezone application with staff report comments. **AYES: WEAVER, BERRY, CRUZ, MELENDEZ, RIVENBURG, DURAN and AVILA.**  
**MOTION CARRIED**

**D. DISCUSSION AND RECOMMENDATION:**

On a request regarding the vacation of right-of-way application for a portion of LTV Road (VAC002436-2020), legally described as *a portion of Leigh Clark Survey No. 297, El Paso County, Texas, containing 2.416 acres.* Application submitted by RKM Land Partners, LLC

**ACTION:** Motion made by **MELENDEZ**, 2<sup>ND</sup> by **WEAVER** to recommend approval subject to the condition that all staff comments be address and contingent on approval of preliminary plat for RDBU 13.  
**AYES: WEAVER, BERRY, CRUZ, MELENDEZ. NAYS: RIVENBURG, DURAN and AVILA. MOTION CARRIED**

**E. DISCUSSION AND RECOMMENDATION:**

On a request to approve the Preliminary Plat application for **Rancho Desierto Bello Unit Thirteen Subdivision** (SUB002437-2020), legally described as *a portion of Leigh Clark Survey 297, and Section 43, Block 78, Township 3, Texas and Pacific Railroad Company, Town of Horizon City, El Paso County, Texas. Containing 47.164 Acres ±.* Application submitted by TRE & Associates, L.L.C.

**ACTION:** Motion made by **MELENDEZ**, 2<sup>ND</sup> by **WEAVER** to recommend approval of the preliminary plat with the condition that all staff report comments be address prior to City Council and that additional information be considered by City Council concerning first responders and evacuations of the Rancho Desierto Bello area that abuts the LTV Site.  
**AYES: WEAVER, BERRY, CRUZ, MELENDEZ, RIVENBURG, DURAN and AVILA. MOTION CARRIED**

**5. OTHER BUSINESS**

**A. DISCUSSION AND ACTION:**

To approve the Planning and Zoning meeting minutes of January 20, 2020

**ACTION:** Motion made by **RIVENBURG**, 2<sup>ND</sup> by **WEAVER** to revise meeting minutes.  
**AYES: WEAVER, BERRY, MELENDEZ, RIVENBURG, and DURAN**  
**ABSTAINED: CRUZ and AVILA.**  
**MOTION CARRIED**

**6. ANNOUNCEMENTS**

A. The next regular scheduled meeting: **Monday, March 16, 2020 at 6:00pm**



**MINUTES - REGULAR MEETING  
OF THE PLANNING AND ZONING COMMISSION  
HELD ON MONDAY, FEBRUARY 17, 2020 @ 6:00 PM  
15001 DARRINGTON RD., HORIZON CITY, TEXAS 79928**

**EXECUTIVE SESSION**

The Planning and Zoning Commission of the Town of Horizon City may recess into Executive Session pursuant to the Texas Government Code, Chapter 551, Subchapter D, under Article 551.071 – Consultation with Attorney; 551.072 – Deliberation regarding Real Property; and 551.087 – Deliberation regarding Economic Development Negotiations.

**ADJOURNMENT:** The meeting adjourned at 7:56 pm.

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**Robert Rivenburg – Chair**

\_\_\_\_\_  
**(Date)**

**ATTEST:**

\_\_\_\_\_  
Elizabeth S. Luna  
Secretary to the Boards

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**MINUTES - REGULAR MEETING  
OF THE PLANNING AND ZONING COMMISSION  
HELD ON MONDAY, JANUARY 20, 2020 @ 6:00 PM  
15001 DARRINGTON RD., HORIZON CITY, TEXAS 79928**

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

**2. EXCUSE COMMISSION MEMBERS NOT IN ATTENDANCE:**

**Excused:** R. Avila, J. Flores, R. Garcia

**Unexcused:** N. Cruz

**3. OPEN FORUM:**

**Note:** The Planning & Zoning Commission encourages public comment on all matters of interest listed on this agenda. Speakers from the audience will be given an opportunity to discuss each item in the order in which it appears on the agenda, prior to the Commission discussing the item unless otherwise approved by the Chairman. A sign-up form is available outside the City Council Chambers for those who wish to sign up on the day of the meeting. The Commission retains the option to set reasonable limits on the number, frequency, and length of presentations. For more information, please contact the City Administration Office at (915) 852-1046.

**NOTICE TO THE PUBLIC AND APPLICANTS:**

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**4. PUBLIC HEARING**

**A. DISCUSSION AND RECOMMENDATION:**

On a preliminary & final replat application for **Horizon Manor Unit Three Replat "A"** (SUB #002434-2019), legally described as *a portion of lot 19, Block 9, Horizon Manor Unit Three, Town of Horizon City, El Paso County, Texas. Containing 7.935 ± acres.* Application submitted by CAD Consulting Co.

**ACTION:** Motion made by **WEAVER**, 2<sup>ND</sup> by **MELENDEZ** to postpone item to then next meeting as per the applicant's request.

**AYES: WEAVER, BERRY, MELENDEZ, RIVENBURG and DURAN. MOTION CARRIED**

**B. DISCUSSION AND RECOMMENDATION:**

On an ordinance adopting the Comprehensive Plan, Shaping our Horizon: 2030 for the Town of Horizon City; and providing for the following: repealer; effective date; and severability.

**ACTION:** Motion made by **RIVENBURG**, 2<sup>ND</sup> by **DURAN** to forward the drafted Comprehensive Plan to Council for their review and final recommendations. The Commission raised concerns regarding how attainable the overall vision of the plan is. The larger projects identified in the plan; i.e., the TOD/Town Center and the Sports Complex were questioned as they seem to be too difficult to deliver.

**AYES: WEAVER, BERRY, RIVENBURG, and DURAN. NAYS: MELENDEZ MOTION CARRIED**



**MINUTES - REGULAR MEETING  
OF THE PLANNING AND ZONING COMMISSION  
HELD ON MONDAY, JANUARY 20, 2020 @ 6:00 PM  
15001 DARRINGTON RD., HORIZON CITY, TEXAS 79928**

**5. OTHER BUSINESS**

**A. DISCUSSION AND ACTION:**

To approve the Planning and Zoning meeting minutes of **December 16, 2019**

**ACTION:** Motion made by **MELENDEZ**, 2<sup>ND</sup> by **DURAN** to approved the meeting minutes of December 16, 2019.

**AYES: BERRY, MELENDEZ, RIVENBURG, and DURAN. ABSTAINED: WEAVER MOTION CARRIED**

**6. ANNOUNCEMENTS**

A. The next regular scheduled meeting: **Monday, February 17, 2020 at 6:00pm**

**EXECUTIVE SESSION**

The Planning and Zoning Commission of the Town of Horizon City may recess into Executive Session pursuant to the Texas Government Code, Chapter 551, Subchapter D, under Article 551.071 – Consultation with Attorney; 551.072 – Deliberation regarding Real Property; and 551.087 – Deliberation regarding Economic Development Negotiations.

**ADJOURNMENT:** The meeting adjourned at 7:53pm.

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**Robert Rivenburg – Chair**

\_\_\_\_\_  
**(Date)**

**ATTEST:**

\_\_\_\_\_  
Elizabeth S. Luna  
Secretary to the Boards

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