



HORIZON CITY

Incorporated 1988

**AGENDA
PUBLIC MEETING
REGULAR PLANNING AND ZONING MEETING
THE TOWN OF HORIZON CITY, TEXAS
Monday, May 20, 2024, 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, May 20, 2024 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. 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 the resubmitted Replat application for Horizon Manor, Unit Three Replat "A" (Case No. RP-002460-2020), legally described as a portion of Lot 19, Block 9, Horizon Manor Unit Three, Town of Horizon City, El Paso County, Texas. Containing 7.9365 ± acres. Application submitted by CAD Consulting Co. **(Postponed from the April 15, 2024 P&Z Meeting)**

B. DISCUSSION AND RECOMMENDATION:

Chief Planner

On a Rezoning application request (Case No. ZRZ24-0001) to approve a change in zone for two parcels of land from A-1 (Apartments) to C-1 (General Commercial) zoning district for commercial development.

These parcels are located North of Horizon Blvd. and West of Kenazo Ave. and are legally described as A Parcel of Land Out Of Section 31, Block 78, Township 3, Texas and Pacific Railway Company Surveys and A Portion of Section 31, Block 78, Township 3, Texas and Pacific Railway Company Surveys, Town of Horizon City, County of El Paso, Texas, Texas. Containing a total of 3.9686-acres. Application submitted by Applicant/Representative Karam Development. **(Postponed from the April 15, 2024, P&Z Meeting)**

C. DISCUSSION AND RECOMMENDATION: **19**
Chief Planner

On 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 2 (Definitions), Section 202 (General Definitions) to Add New Definitions; Chapter 4 (Residential Districts), Section 405 (Bulk Regulations) to Add Reference to Subdivision Density Calculation for Parkland Requirements; Chapter 6 (General Commercial Districts), Section 602.3 (General Regulations) to Revise Access Standards; Chapter 8 (General Provisions), Section 802 (Wall Standards) to Increase Rock and Mortar Allowance; Chapter 13 (Planned Unit Development), Section 1311 (Bulk Regulations) to Add Reference to Subdivision Density Calculation for Parkland Requirements; Chapter 14 (Open Space/Parks), Section 1405 (Bulk Standards) to Amend the Bulk Standards in the Open Space/Parks S-1 Zoning District; 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.

5. OTHER BUSINESS
A. DISCUSSION AND ACTION: **25**

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

6. ANNOUNCEMENTS
A. The next regular scheduled meeting: **Monday, June 17, 2024 at 6pm.**

Adjournment:

Motion to Adjournment: _____ 2nd _____

Dated this May 17, 2024

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 May 17, 2024 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.: ZRZ24-0001

Application Type: **Rezoning**
P&Z Hearing Date: May 20, 2024
Staff Contact: Art Rubio, Planner
 915-852-1046 ext. 407; arubio@horizoncity.org

Address/Location:
Property ID No.:
Legal Description: A Parcel of Land Out Of Section 31, Block 78, Township 3, Texas and Pacific Railway Company Surveys and A Portion of Section 31, Block 78, Township 3, Texas and Pacific Railway Company Surveys, Town of Horizon City, County of El Paso, Texas ±3.9686-acres

Property Owner(s): Kenazo Partners, LLC
Applicant/Rep.: Karam Development
Nearest Park: Desmond Corcoran
Nearest School: Horizon Middle School & Desert Hills Elementary (CISD)

SURROUNDING PROPERTIES:		
	Zoning	Land Use
N	R-9 (Single-Family Dwelling)/R4 (Single-Family Dwelling)	Single-Family Dwellings
E	R-2 (Single-Family Dwelling)/C-1 (General Commercial)/PUD (Planned Unit Development)	Single-Family Dwellings, Schools
S	A-1 (Apartments)/R-9 (Single-Family Dwelling)/C-1 (General Commercial)	Vacant, Apartments, Single-Family Dwellings, Shopping center
W	R-9 (Single-Family Dwelling)	Single-Family Dwellings
LAND USE AND ZONING:		
	Existing	Proposed
Land Use	Vacant	Shopping Center-Retail, Office, Restaurant
Zoning	A-1 (Apartments)	C-1 (General Commercial)

Application Description:

The applicant requested to rezone approximately 3.9686 of land that is currently vacant. The subject property is currently zoned A-1 (Apartments) and is proposed to be rezoned as C-1 (General Commercial) to allow for retail and medical offices.

Notice:

In accordance with Section 211.007 of the Texas Local Government Code, notices of the April 15, 2024, public hearing for the rezoning request were sent to those property owners

within 200 feet of the subject property 15 days prior to each meeting, then posted in the El Paso Times Newspaper 15 days prior to each meeting. 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. Staff has confirmed that the sign has been up 15 days prior to the P&Z public hearing.

Shaping Our Horizon:2030 A Comprehensive and Strategic Plan – Future Land Use Map Designation:

Horizon City's, Shaping Our Horizon: 2030 Comprehensive and Strategic Plan designates this property as Parks and Open Space, the existing zoning district is A-1 (Apartments). There are existing C-1 zoned properties to the south and east of the subject property. A change of zone from A-1 to C-1 would create a buffer between the lower density residential dwellings to the higher residential dwellings existing to the south of the subject property.

Staff Recommendation:

Staff recommends **APPROVAL** of the zone change from A-1 to C-1 in support of a variety of services and goods that are needed to support both low and high density residential in the community. The subject property is located adjacent to a major arterial and compatible C-1 commercial zoning districts to the south and east of the subject property.

Planning Division Comments:

The applicant is aware that the subject property is in tract survey form and a subdivision plat is required prior to the issuance of any grading or building permits.

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:

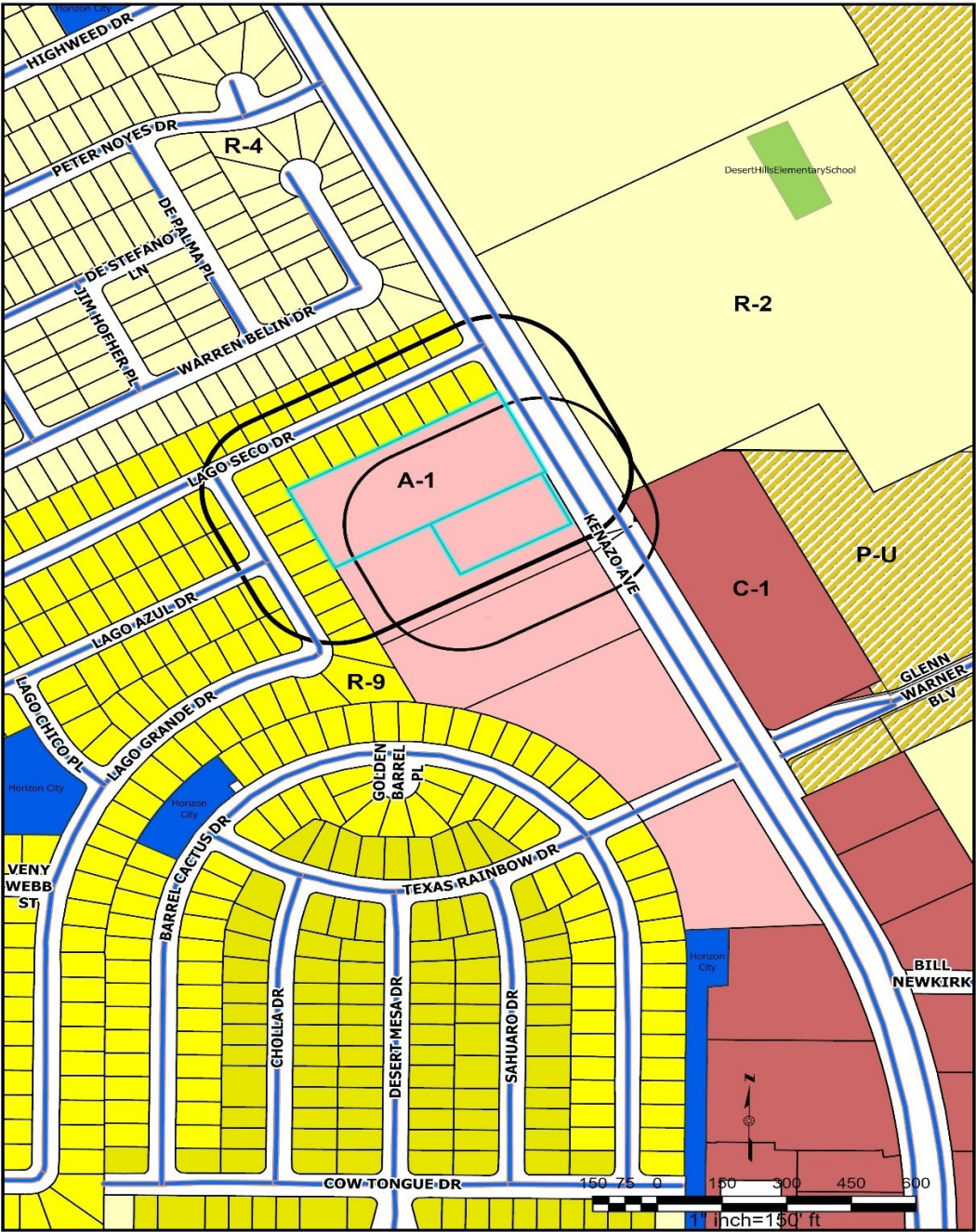
1. Recommend approval of the request for a rezoning to C-1 Zoning District as stated.
2. Recommend approval of the request for rezoning as stated, including any modifications to bring the rezoning into conformance with the Zoning Ordinance and the Vision 2030: Comprehensive and Strategic Plan.
3. Recommend denial of the Applicant's request for rezoning finding that it is not in conformance with the Zoning Ordinance and/or the Vision 2030: Comprehensive and Strategic Plan.
4. Recommend a set postponement should the Commission determine it is not prepared to make a final recommendation, the applicant requests a postponement or if the Commission needs additional information to make a final recommendation.

Attachments:

- 1 - Zoning Designation Map
- 2 – Aerial Map
- 3 - Future Land Use Map (Comp Plan)
- 4 – Zoning Plan
- 5 – Plot Plan
- 6 – Application

Attachment 1: Zoning Designation

**Planning & Zoning Commission
Rezoning A-1 to C-1
Case No. ZRZ24-0001**

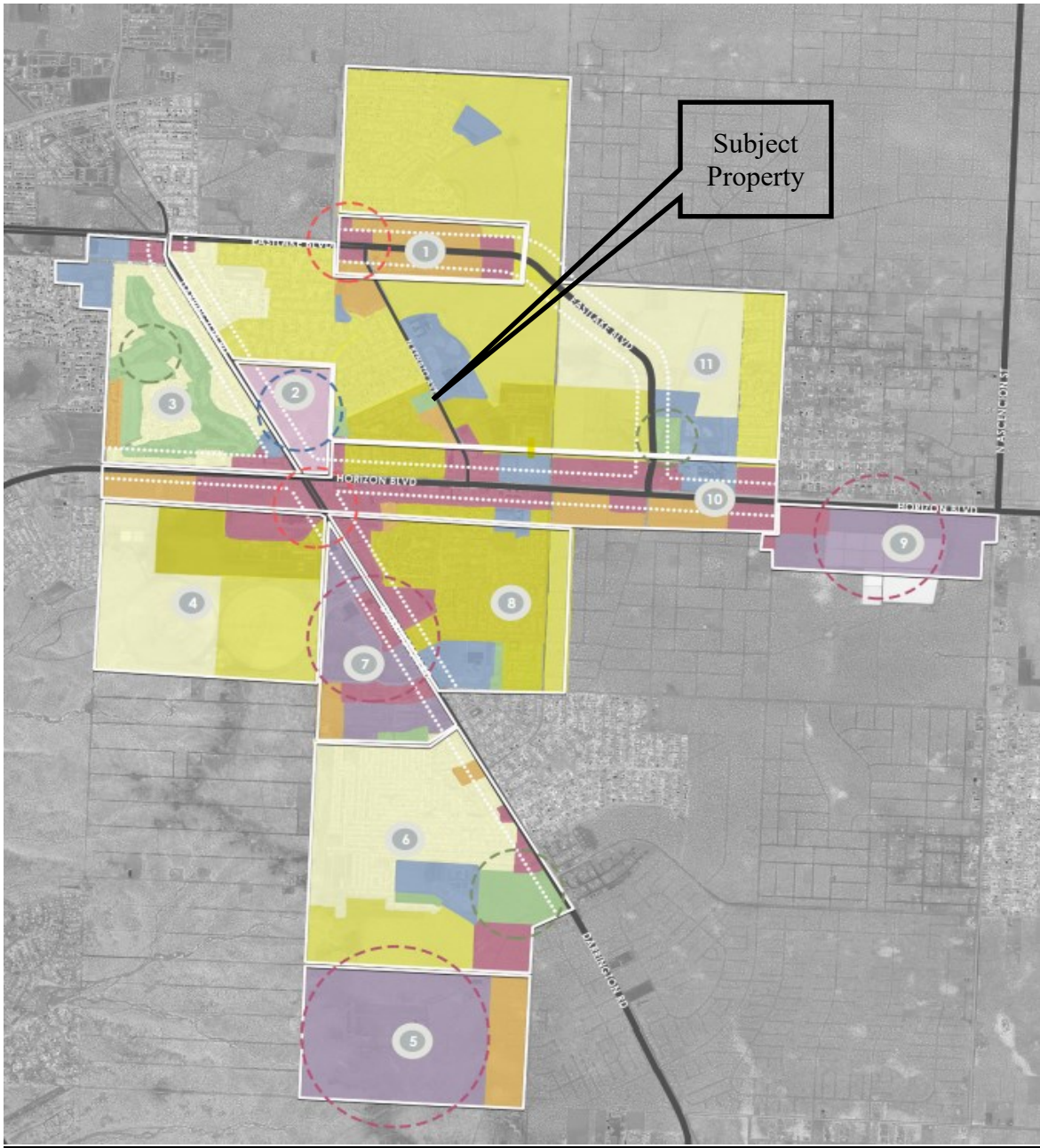


Attachment 2: Aerial

**Planning & Zoning Commission
Rezoning A-1 to C-1
Case No. ZR24-0001**

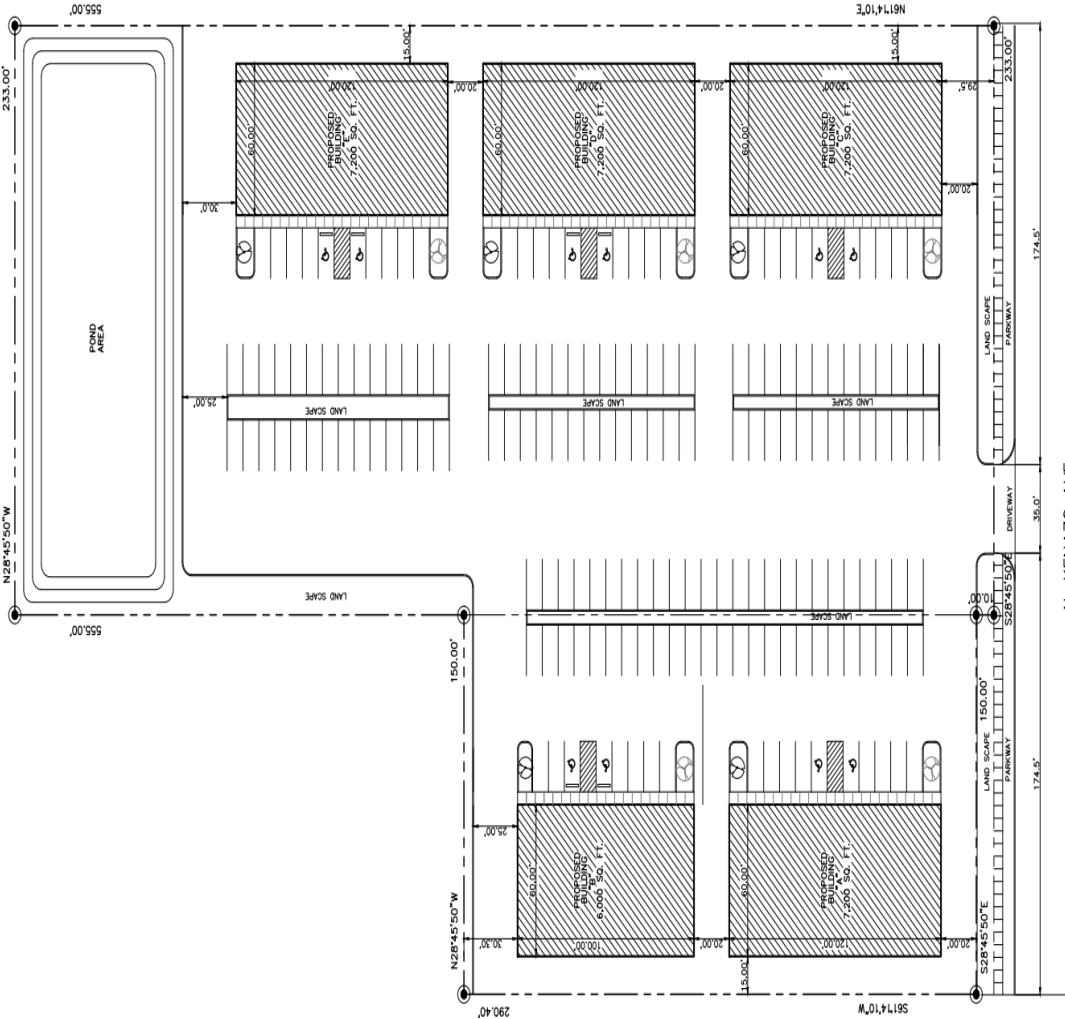


Attachment 3: Future Land Use Map



Attachment 4: Conceptual Zoning Plan

<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 5%;"> </td><td style="width: 15%;"> </td><td style="width: 15%;"> </td><td style="width: 15%;"> </td><td style="width: 15%;"> </td><td style="width: 15%;"> </td><td style="width: 15%;"> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </table>																																																																														<p>PROJECT NUMBER: _____ DRAWING BY: _____ DATE: 11-15-25 FILE: _____</p>	<p>N. KENAZO AVE. EL PASO COUNTY, TEXAS</p> <h2 style="font-size: 2em; margin: 0;">KENAZO PLAZA</h2>	<p>JLJ DESIGNS CELL (915) 329-4346 9434 WISCONSIN BLVD. SUITE 134 EL PASO, TEXAS 79935</p>	<p>SHEET TITLE SITE PLAN</p> <p style="text-align: center;"> SHT. 01 OF 01 </p>



SITE PLAN

LEGAL DESCRIPTION
 PORTION OF SECTION 31, BLOCK 7A, TOWNSHIP 3,
 EL PASO COUNTY, TEXAS

SCALE: 1" = 30.0'

Attachment 5: Metes & Bounds and Survey Map

ATCON ENGINEERING
A 2.9686 ACRE PARCEL,
BEING A PORTION OF SECTION 31, BLOCK 78,
TOWNSHIP 3, TEXAS AND PACIFIC RAILROAD SURVEYS,
MAY 19, 1999

**PROPERTY DESCRIPTION
(PARCEL 4-D)**

BEING A PORTION OF SECTION 31, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILROAD SURVEYS, EL PASO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE AT THE SOUTHWEST CORNER FOR SECTION 31, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILROAD SURVEYS, THENCE NORTH 89°56'41" EAST ALONG THE CENTERLINE OF HORIZON BOULEVARD AND ALONG THE SOUTH LINE FOR SECTION 31, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILROAD SURVEYS A DISTANCE OF 3350.36 FEET TO A POINT ON THE CENTERLINE INTERSECTION OF HORIZON BOULEVARD AND EASTLAKE DRIVE; THENCE, NORTH 09°03'12" EAST ALONG THE CENTERLINE OF EASTLAKE DRIVE A DISTANCE OF 130.00 FEET TO A POINT; THENCE, 978.99 FEET ALONG THE CENTERLINE OF EASTLAKE DRIVE AND ALONG THE ARC OF A CURVE TO THE LEFT WHICH HAS A CENTRAL ANGLE OF 28°42'39", A RADIUS OF 1853.69 FEET AND A CHORD WHICH BEARS NORTH 14°24'31" WEST A DISTANCE OF 968.78 FEET TO A POINT; THENCE, NORTH 28°43'30" WEST CONTINUING ALONG SAID CENTERLINE A DISTANCE OF 1512.51 FEET TO A POINT; THENCE, SOUTH 61°14'10" WEST A DISTANCE OF 60.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF EASTLAKE DRIVE AND TO THE POINT OF BEGINNING FOR THE PARCEL OF LAND DESCRIBED HEREIN;

THENCE, SOUTH 28°45'50" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 233.00 FEET TO A POINT FOR A CORNER OF THIS PARCEL;

THENCE, SOUTH 61°14'10" WEST A DISTANCE OF 555.00 FEET TO A POINT FOR A CORNER OF THIS PARCEL;

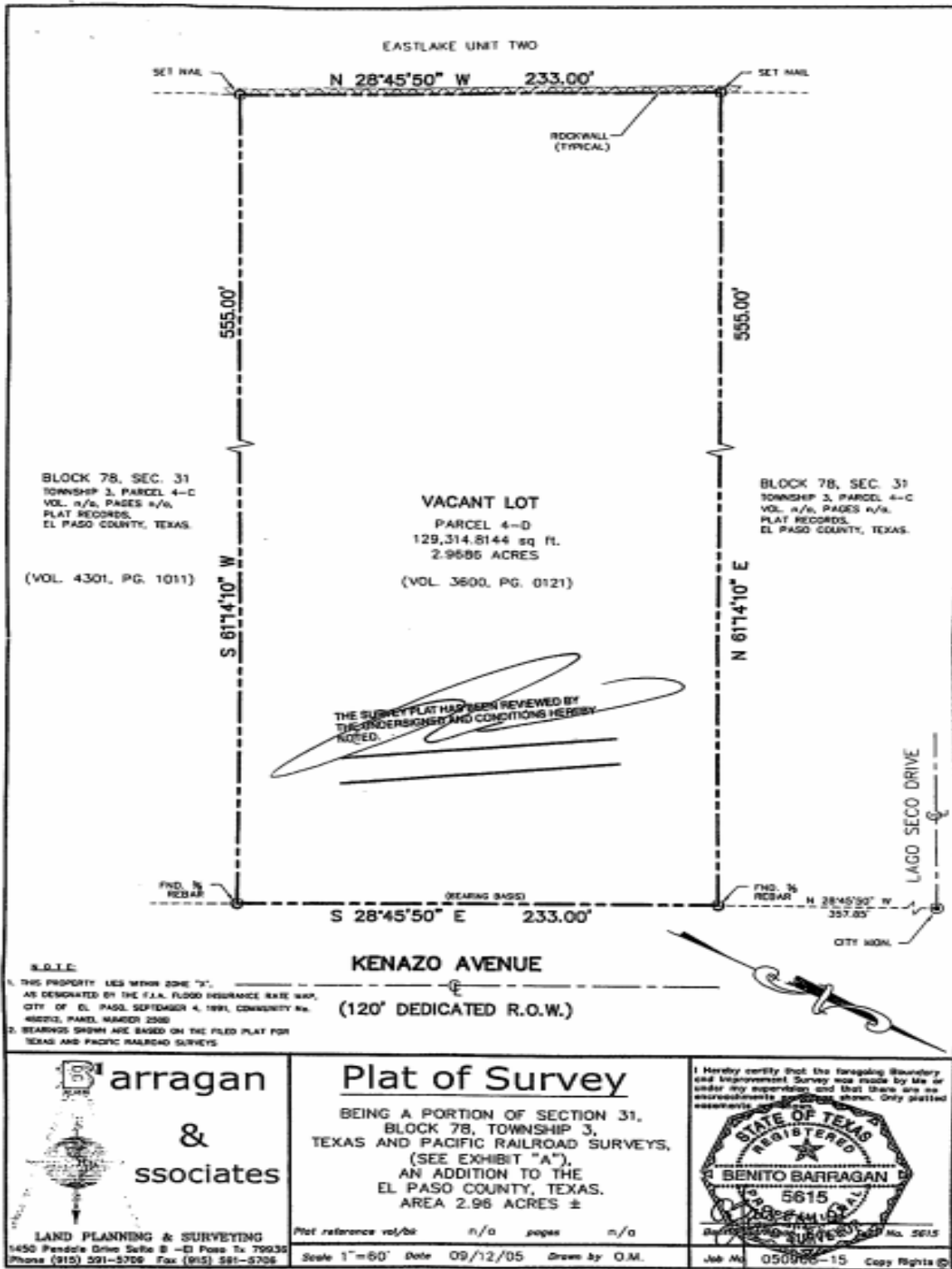
THENCE, NORTH 28°45'50" WEST A DISTANCE OF 233.00 FEET TO A POINT FOR A CORNER OF THIS PARCEL;

THENCE, NORTH 61°14'10" EAST A DISTANCE OF 555.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 129,314.81 OR 2.9686 ACRES OF LAND MORE OR LESS.

NOTES:

1. BEARINGS RECITED HEREIN ARE BASED ON THE SOUTH LINE FOR SECTION 31, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILROAD CO. SURVEYS.
2. A PARCEL PLAN OF THE SAME DATE ACCOMPANIES THIS DESCRIPTION.
3. NOT A GROUND SURVEY.

Attachment 5: Metes & Bounds and Survey Map



Attachment 5: Metes & Bounds and Survey Map

A parcel of land out of Section 31, Block 78, Township 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, El Paso County, Texas, according to the Resurvey done by El Paso County, Texas and being more particularly described by Metes and Bounds as follows:

COMMENCING at a city monument located at the intersection of the centerline of Lago Seco Drive and westerly right-of-way line of N. Kenazo Blvd.; THENCE, S 28°45'50" E, along said westerly right-of-way line, distance of 358.88 feet, to a point marking the northeasterly corner for said 2.9686 acre tract, from whence a found 1/2" rebar for the southeasterly corner for said 2.9686 acre tract bears, S 28°45'50" E, along said westerly right-of-way line, distance of 233.00 feet;

THENCE, S 61°14'10" W, a distance of 10.00 feet to a set 5/8" rebar with cap stamped "B&A", said rebar also being the POINT OF BEGINNING of this parcel;

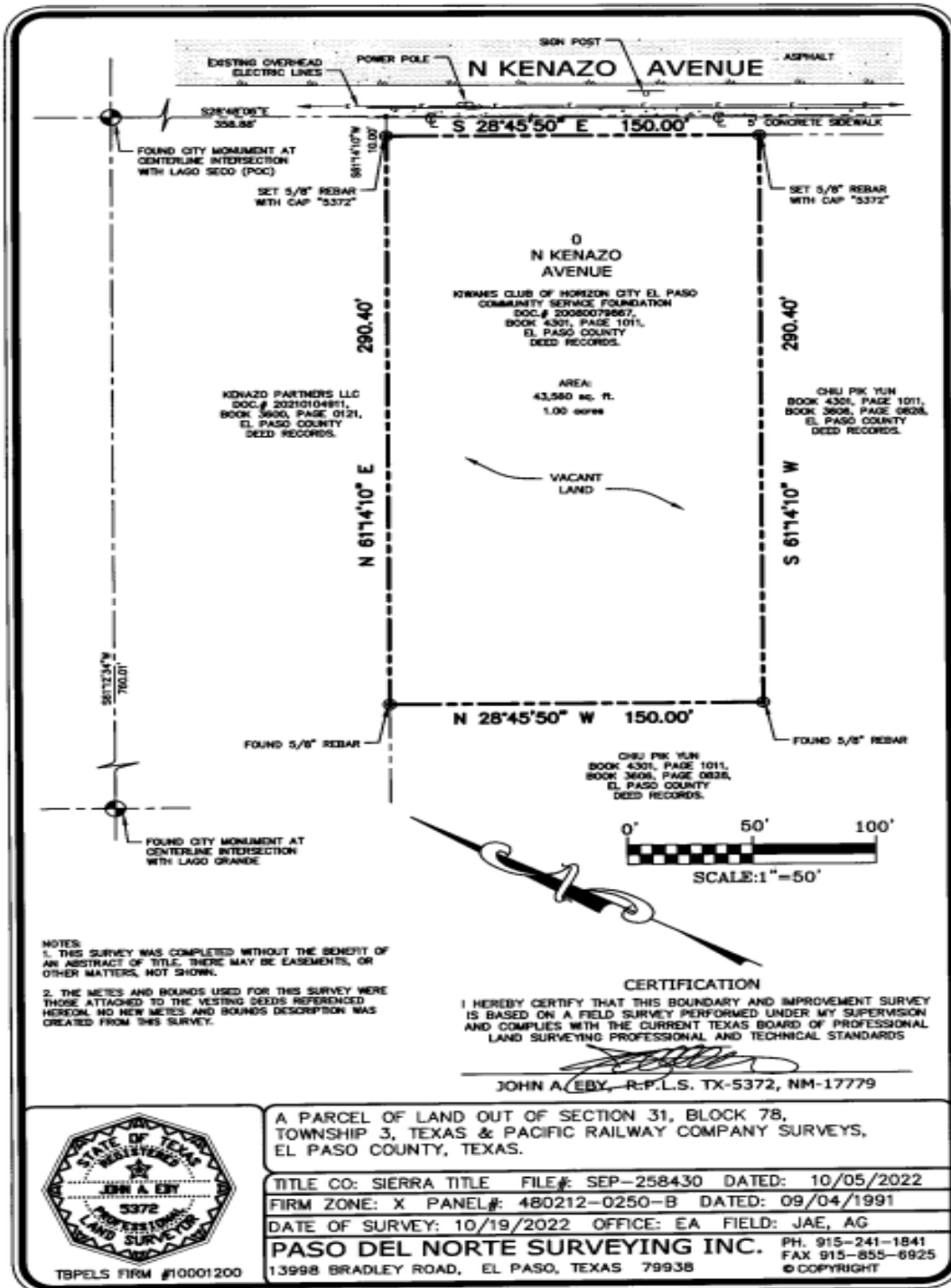
THENCE, S 28°45'50" E, parallel to said westerly right-of-way line, a distance of 150.00 feet to a set 5/8" rebar with cap stamped "B&A" for a corner of this parcel;

THENCE, S 61°14'10" W, a distance of 290.40 feet to a set 5/8" rebar with cap stamped "B&A" for a corner of this parcel;

THENCE, N 28°45'50" W, a distance of 150.00 feet to a set 5/8" rebar with cap stamped "B&A" on the northerly line of said 2.9686 acre tract for a corner of this parcel;

THENCE, N 61°14'10" E, along said northerly line, a distance of 290.40 feet to the POINT OF BEGINNING of this parcel and containing in all 43,560 sq. ft. or 1.00 acres of land more or less.

Attachment 5: Metes & Bounds and Survey Map



Attachment 6: Online Application



Town of Horizon City, TX
Town of Horizon City Hall

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

PERMIT

ZRZ24-0001	REZONE (ZONE CHANGE/CONDITION RELEASE)
SITE ADDRESS: 0 UNKNOWN HORIZON CITY PRIMARY PARCEL: X57800033101270 PROJECT NAME: REZONING	ISSUED: EXPIRES:

APPLICANT: Karam, TJ
 709 Cervantes Ct
 El Paso, TX 79922
 915-204-0095

OWNER: KENAZO PARTNERS LLC
 2022 MURCHISON STE 104
 EL PASO, TX 79902-3058

Detail Name	Detail Value
Select Type:	Rezone
Briefly explain why you are requesting a Rezone/Condition Release	Develop the property to commercial use for the neighborhood.
Land's Present Use	Vacant
Land's Present Zone	A-1
Land Vacant	Y
Land Lot Size	2.9686 Acres
Structure on Land	N
Structure's Size	N/A
Land's Proposed Use	Commercial
Proposed Zone Use	C-1
Will you be making any improvements to the existing lot or structure?	Y
This request includes Site Development Plans for approval?	Y
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.	I acknowledge
Comments due date	4/8/2024
Planning and Zoning Commission review date	5/20/2024
City Council date	6/11/2024

99-2601

ATCON ENGINEERING
A 2.9686 ACRE PARCEL
BEING A PORTION OF SECTION 31, BLOCK 78,
TOWNSHIP 3, TEXAS AND PACIFIC RAILROAD SURVEYS,
MAY 19, 1999

PROPERTY DESCRIPTION
(PARCEL 4-D)

BEING A PORTION OF SECTION 31, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILROAD SURVEYS, EL PASO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE AT THE SOUTHWEST CORNER FOR SECTION 31, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILROAD SURVEYS, THENCE NORTH 89°56'48" EAST ALONG THE CENTERLINE OF HORIZON BOULEVARD AND ALONG THE SOUTH LINE FOR SECTION 31, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILROAD SURVEYS A DISTANCE OF 3350.36 FEET TO A POINT ON THE CENTERLINE INTERSECTION OF HORIZON BOULEVARD AND EASTLAKE DRIVE; THENCE, NORTH 00°03'12" EAST ALONG THE CENTERLINE OF EASTLAKE DRIVE A DISTANCE OF 130.00 FEET TO A POINT; THENCE, 978.99 FEET ALONG THE CENTERLINE OF EASTLAKE DRIVE AND ALONG THE ARC OF A CURVE TO THE LEFT WHICH HAS A CENTRAL ANGLE OF 28°42'39", A RADIUS OF 1953.69 FEET AND A CHORD WHICH BEARS NORTH 14°24'31" WEST A DISTANCE OF 968.78 FEET TO A POINT; THENCE, NORTH 28°45'50" WEST CONTINUING ALONG SAID CENTERLINE A DISTANCE OF 1512.51 FEET TO A POINT; THENCE, SOUTH 61°14'10" WEST A DISTANCE OF 60.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF EASTLAKE DRIVE AND TO THE POINT OF BEGINNING FOR THE PARCEL OF LAND DESCRIBED HEREIN;

THENCE, SOUTH 28°45'50" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 233.00 FEET TO A POINT FOR A CORNER OF THIS PARCEL;

THENCE, SOUTH 61°14'10" WEST A DISTANCE OF 555.00 FEET TO A POINT FOR A CORNER OF THIS PARCEL;

THENCE, NORTH 28°45'50" WEST A DISTANCE OF 233.00 FEET TO A POINT FOR A CORNER OF THIS PARCEL;

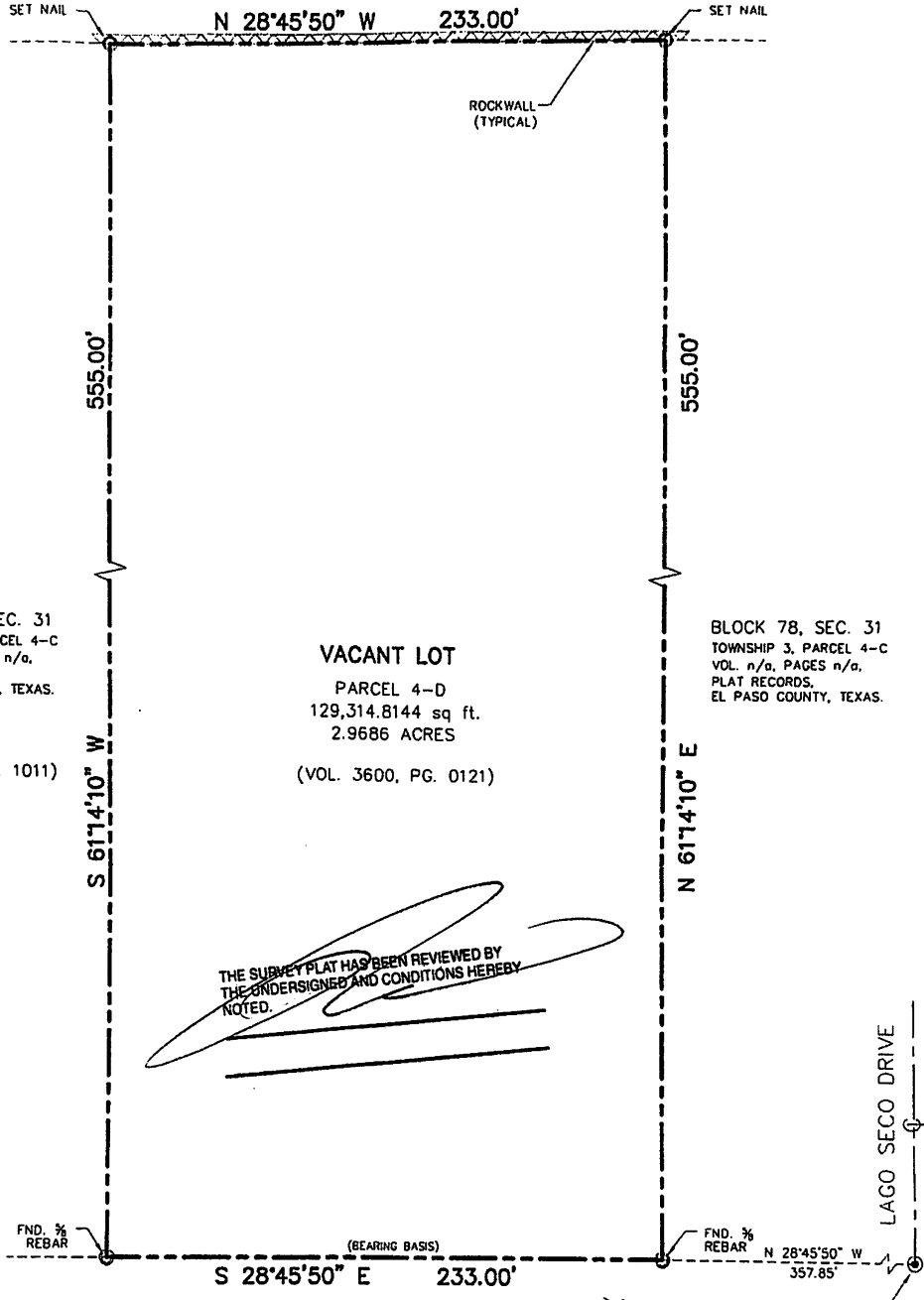
THENCE, NORTH 61°14'10" EAST A DISTANCE OF 555.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 129,314.81 OR 2.9686 ACRES OF LAND MORE OR LESS.

NOTES:

1. BEARINGS RECITED HEREIN ARE BASED ON THE SOUTH LINE FOR SECTION 31, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILROAD CO. SURVEYS.
2. A PARCEL PLAN OF THE SAME DATE ACCOMPANIES THIS DESCRIPTION.
3. NOT A GROUND SURVEY.

EXHIBIT A

EASTLAKE UNIT TWO



BLOCK 78, SEC. 31
TOWNSHIP 3, PARCEL 4-C
VOL. n/a, PAGES n/a,
PLAT RECORDS,
EL PASO COUNTY, TEXAS.

(VOL. 4301, PG. 1011)

VACANT LOT

PARCEL 4-D
129,314.8144 sq ft.
2.9686 ACRES

(VOL. 3600, PG. 0121)

BLOCK 78, SEC. 31
TOWNSHIP 3, PARCEL 4-C
VOL. n/a, PAGES n/a,
PLAT RECORDS,
EL PASO COUNTY, TEXAS.

THE SURVEY PLAT HAS BEEN REVIEWED BY
THE UNDERSIGNED AND CONDITIONS HEREBY
NOTED.

N.O.T.E.

1. THIS PROPERTY LIES WITHIN ZONE "X", AS DESIGNATED BY THE F.I.A. FLOOD INSURANCE RATE MAP, CITY OF EL PASO, SEPTEMBER 4, 1991, COMMUNITY No. 480212, PANEL NUMBER 250B
2. BEARINGS SHOWN ARE BASED ON THE FILED PLAT FOR TEXAS AND PACIFIC RAILROAD SURVEYS

KENAZO AVENUE

(120' DEDICATED R.O.W.)

Barragan & Associates

LAND PLANNING & SURVEYING
1450 Pendle Drive Suite B - El Paso Tx 79936
Phone (915) 591-5708 Fax (915) 591-5705

Plat of Survey

BEING A PORTION OF SECTION 31,
BLOCK 78, TOWNSHIP 3,
TEXAS AND PACIFIC RAILROAD SURVEYS,
(SEE EXHIBIT "A"),
AN ADDITION TO THE
EL PASO COUNTY, TEXAS.
AREA 2.96 ACRES ±

Plot reference vol/bk 16 n/a pages n/a

Scale 1"=60' Date 09/12/05 Drawn by O.M.

I Herby certify that the foregoing Boundary and Improvement Survey was made by Me or under my supervision and that there are no encroachments or easements shown. Only platted easements are shown.

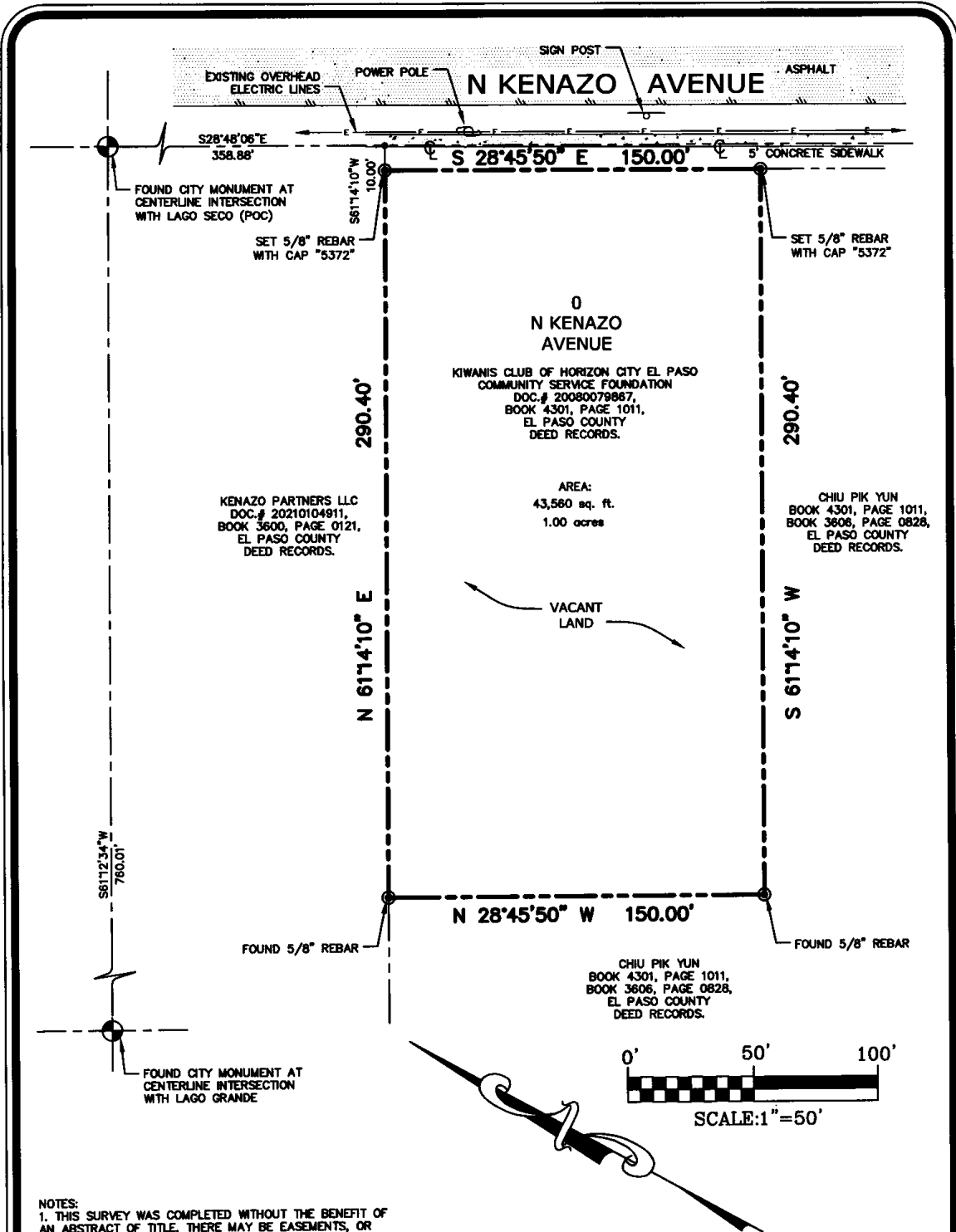
STATE OF TEXAS REGISTERED

BENITO BARRAGAN

No. 5615

Being a Registered Professional Surveyor No. 5615

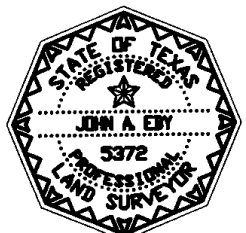
Job No. 050908-15 Copy Rights ©



NOTES:
 1. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS, OR OTHER MATTERS, NOT SHOWN.
 2. THE METES AND BOUNDS USED FOR THIS SURVEY WERE THOSE ATTACHED TO THE VESTING DEEDS REFERENCED HEREON. NO NEW METES AND BOUNDS DESCRIPTION WAS CREATED FROM THIS SURVEY.

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

[Signature]
JOHN A. EBY, R.P.L.S. TX-5372, NM-17779



A PARCEL OF LAND OUT OF SECTION 31, BLOCK 78, TOWNSHIP 3, TEXAS & PACIFIC RAILWAY COMPANY SURVEYS, EL PASO COUNTY, TEXAS.

TITLE CO: SIERRA TITLE FILE#: SEP-258430 DATED: 10/05/2022
 FIRM ZONE: X PANEL#: 480212-0250-B DATED: 09/04/1991
 DATE OF SURVEY: 10/19/2022 OFFICE: EA FIELD: JAE, AG
PASO DEL NORTE SURVEYING INC. PH. 915-241-1841
 13998 BRADLEY ROAD, EL PASO, TEXAS 79938 FAX 915-855-6925
 © COPYRIGHT

TBPELS FIRM #10001200

TOWN OF HORIZON CITY

ORDINANCE NO. 0102, AMENDMENT NO.

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 2 (DEFINITIONS), SECTION 202 (GENERAL DEFINITIONS) TO ADD NEW DEFINITIONS; CHAPTER 4 (RESIDENTIAL DISTRICTS), SECTION 405 (BULK REGULATIONS), TO ADD REFERENCE TO SUBDIVISION DENSITY CALCULATION FOR PARKLAND REQUIREMENTS; CHAPTER 6 (GENERAL COMMERCIAL DISTRICTS), SECTION 602.3 (GENERAL REGULATIONS) TO REVISE ACCESS STANDARDS; CHAPTER 8 (GENERAL PROVISIONS), SECTION 802 (WALL STANDARDS) TO INCREASE ROCK AND MORTAR ALLOWANCE; CHAPTER 13 (PLANNED UNIT DEVELOPMENT), SECTION 1311 (BULK REGULATIONS) TO ADD REFERENCE TO SUBDIVISION DENSITY CALCULATION FOR PARKLAND REQUIREMENTS; CHAPTER 14 (OPEN SPACE/PARKS), SECTION 1405 (BULK STANDARDS) TO AMEND THE BULK STANDARDS IN THE OPEN SPACE/PARKS S-1 ZONING DISTRICT; 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 density increase through rezoning and golf course rear wall standards; and

WHEREAS, the Planning and Zoning Commission considered the staff's proposals at its March 13, 2024, 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. to Ordinance no.0102, which regulates zoning within the territorial limits of the Town of Horizon City and related matters, to amend Chapter 2, Section 202; Chapter 4, Section 405, Chapter 6, Section 602; Chapter 8, Section 802; Chapter 13, Section 1311 and Chapter 14, Section 1405:

Chapter 2 Definitions

Section 202 General Definitions

To Add Two New Definitions

Outdoor Storage. Shall only be located where permitted as a principal use or an accessory use and shall be screened and secured from view unless it is a principal use for display such as automobile, RV, construction machinery or equipment of which the majority of inventory needs to be displayed, all outdoor storage shall also be placed on a hard surface. Hazardous waste, chemicals or materials, tires, raw materials, excess material, waste, trash and scrap materials, junk cars or materials, landscaping trimmings, clutter, any material or substance used in a bottling, canning or other packaging or processing and any material or substance that may emit odors or nuisance are prohibited from outdoor storage and must be stored appropriately.

Illegal Dumping. Illegal Dumping; Discarding Lighted Materials; Criminal Penalties (a) A person commits an offense if the person disposes or allows or permits the disposal of litter or

other solid waste at a place that is not an approved solid waste site, including a place on or within 300 feet of a public highway, on a right-of-way, on other public or private property, or into land or coastal water of the state. (Texas Health & Safety Code §365.012)

Chapter 4 Residential Districts

Section 405 Bulk Regulations

To Add Subsection 405.6 Referencing Subdivision Maximum Density Calculation for Parkland Dedication and Fees for Density Increase Through Change of Use or Rezoning.

Section 405.6 Density Increase Through Change of Use or Rezoning. After parkland fees have been calculated, a subdivision, not otherwise classified as a residential subdivision, that changes the use or zoning district to include dwelling units or increases the density of dwelling units within the subdivision, shall trigger a recalculation of parkland fees or parkland dedication under Chapter 10 Subdivision Regulations. If additional fees are due or if the recalculation requires parkland to be dedicated, then such fees shall be paid, or dedication provided, prior to the issuance of any building permit, pursuant to Chapter 10 Subdivision Regulations, Subsection 2.8.3 Calculating Acreage Density and Fees for Dedicated Parkland, C. Density Calculation and Requirements.

Chapter 6 General Commercial Districts

Section 602 General Regulations

Subsection 602.3.1 Access Standards

To Amend the Minimum Separation Distances, Measured from the centerline of each driveway at the right-of-way line (Pending Replacement Table)

The following minimum separation distances, measured from the centerline of each driveway at the right-of-way line, shall be observed:

Posted Speed (in miles per hour)	Distance between driveways (in feet)
≥ 50	400
45	350
40	300
35	200
≤ 30	150

Chapter 8 General Provisions

Section 802 Wall Standards

Subsection 802.2.3 Rear walls on golf course lots

To Increase the Rock and Mortar Allowance From Two to Three Feet.

802.2.3 Rear walls on golf course lots shall be of rock and mortar ~~two feet (2')~~ three feet (3') high with one foot (1') square rock pillars constructed on the wall every ten feet (10') with rails of wrought iron set between the pillars. The maximum height of the wrought iron sections shall be six feet (6') in height from finished grade. The height of the rock pillars may match the height of the wrought iron. The rear wall height shall comply with Subsection 807.1.O when applicable. The Building Official may allow the location of one or more pillars to be adjusted for the wall to correctly fit the property dimensions.

Chapter 13 Planned Unit Development

Section 1311 Bulk Regulations

To Add Subsection 1311.5 Referencing Subdivision Maximum Density Calculation for Parkland Dedication and Fees for Density Increase Through Change of Use or Rezoning.

Section 1311.5 Density Increase Through Change of Use or Rezoning. After parkland fees have been calculated, a subdivision, not otherwise classified as a residential subdivision, that changes the use or zoning district to include dwelling units or increases the density of dwelling units within the subdivision, shall trigger a recalculation of parkland fees or parkland dedication under Chapter 10 Subdivision Regulations. If additional fees are due or if the recalculation requires parkland to be dedicated, then such fees shall be paid, or dedication provided, prior to the issuance of any building permit, pursuant to Chapter 10 Subdivision Regulations, Subsection 2.8.3 Calculating Acreage Density and Fees for Dedicated Parkland, C. Density Calculation and Requirements.

Chapter 14 Open Space/Parks S-1

Section 1405 Bulk Regulations.

To amend the bulk standards in the open space parks zoning district.

The following standards shall control the minimum site area and the placement and size of any buildings, and the locations of parking facilities or active recreation areas relative to adjoining districts:

A. Properties proposed for S-1 zoning shall have a minimum size of one-half acre (21,780 square feet) and shall have ~~not less than 100 feet for street frontage and~~ a parcel depth of not less than

100 feet. ~~The minimum street frontage requirement, however, shall not be applied for properties used exclusively for stormwater ponding;~~

~~B. No building in an S-1 district shall be placed closer than 50 feet from any property line or street right-of-way;~~ Building(s) in S-1 district shall have the following setbacks: front setback of 10' feet, rear setback of 10' feet and side setbacks of 10' feet.

C. No building shall have more than two stories, nor shall any building have a height greater than 35 feet;

D. A minimum of 10 feet of landscaped area shall be provided between the street right-of-way and any vehicle parking lot; and,

E. A minimum of ~~25~~ 10' feet shall be provided between any active playing surface (e.g., limits of a golf course fairway, perimeter of a tennis court, or edge of a swimming pool) and any property line.

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 _____, 2024, by a vote of ____ (eyes) 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 Padilla
Planning Director



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

Quorum established and meeting called to order at 6:00 pm.

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

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

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

Nonone signed up to speak.

4. PUBLIC HEARINGS

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

4A. DISCUSSION AND RECOMMENDATION:

Planner

On the **resubmitted Replat** application for **Horizon Manor Unit Three Replat "A" (Case No. RP-002460-2020)**, legally described as a portion of Lot 19, Block 9, Horizon Manor Unit Three, Town of Horizon City, El Paso County, Texas. Containing 7.9365 ± acres. Application submitted by CAD Consulting Co.

Planner

ACTION: Motion made by **CORRAL** , 2nd by **DURAN** to postpone Replat request to April 15, 2024 Planning and Zoning Meeting.

AYES: **AVILA, CORRAL, BERRY, GARDEA, DURAN, AND MELENDEZ.**
ABSTAIN:
MOTION CARRIED



4B. DISCUSSION AND RECOMMENDATION:

Chief Planner

On Vacation application request (Case No. SDV24-0001), to vacate a 10'- foot public utility easement located at 1560 Pawling Dr, Horizon City, Texas 79928, legally described as a 10-foot water easement within Lot 2, Block 2, Horizon Manor Unit One, Town of Horizon City, El Paso County, Texas. Application submitted by Karam Development, LLC.

ACTION: Motion to made by **GARDEA** , 2nd by **DURAN** to recommend approval of the 10'-foot utility easment located at 1560 pawling Dr., Horizon City, Texas 79928.

AYES: AVILA, CORRAL, BERRY, GARDEA, DURAN, AND MELENDEZ.

ABSTAIN

MOTION CARRIED

4C. DISCUSSION AND RECOMMENDATION:

Chief Planner

Chief Planner

On the Final Subdivision Plat application for Rancho Desierto Bello Unit 16 (Case No. SDF24-0001), legally described as a portion of Leigh Clark Survey No. 297, Town of Horizon City, El Paso County, Texas. Containing 21.481 ± acres. Application submitted by TRE and Associates, LLC.

ACTION: Motion made for approval by **AVILA**, 2nd by **CORRAL** to recommend approval of Rancho Desierto Bello Unit 16 on a Final Subdivision Plat Basis.

AYES: AVILA, CORRAL, BERRY, GARDEA, DURAN, AND MELENDEZ.

ABSTAIN

MOTION CARRIED

4D. DISCUSSION AND RECOMMENDATION:

Chief Planner

On **Vacation** application request (**Case No. SDV24-0002**), to vacate a 10' foot public utility easement located at 14476 Desert Sage Dr, Horizon City, Texas 79928, legally described as a Portion of Lot 13, Block 32, Horizon Mesa Unit Six, Town of Horizon City, El Paso County, Texas. Application submitted by Delia Gonzalez.

ACTION: Motion to made by **GARDEA** , 2nd by **CORRAL** to recommend approval of the 10'-foot utility easment located at 14476 Desert Sage Dr., Horizon City, Texas 79928.

AYES: AVILA, CORRAL, BERRY, GARDEA, DURAN, AND MELENDEZ.

ABSTAIN

MOTION CARRIED



4E. DISCUSSION AND RECOMMENDATION:

Planning Director/Chief Planner

On An Ordinance Amending the Municipal Code of the Town of Horizon City, Texas, Chapter 10 (Subdivision Regulations), Exhibit 10A (Subdivision Ordinance), to Revise and Amend the Following: Section 2 (Minimum Standards), Subsection 2.8 (Parkland Dedication and Fees in Lieu), Subsection 2.8.3 (Calculating Acreage and Fees for Dedicated Parkland) to Add Density Calculation and Private Parkland to Satisfy Part of the Parkland Dedication Requirements, and to Add Density, Increase Reference and Requirements to Chapter 14 (Zoning), Section 405 (Bulk Regulations) and to Revise Letter Sequence A. to E. and add F. and G; Section 4 (Subdivision Application Procedure and Approval Process), Subsection 4.1 (Requirements and Approval Process) to Amend Classification of Subdivisions and Revise Platting Requirements and Add State and City Requirements; Sub Sections 4.2 (Preliminary Plat Requirements) to Add Preliminary Amending and Minor Plat requirements and 4.3 (Final Plat Requirements) to add Final Amending and Minor Plat Requirements and to Amend Subsections 4.2 to 4.3 to Follow Number Sequence Throughout this Chapter, Subsection 4.14 (Approval Authority) to Add Approval of Amending and Minor Plats and Appeal Process and to Add Appropriate Application Fees and Engineering Fees to the City's Amended Fee Schedule; Proper Notice and Hearing; and Effective Date; the Penalty Being as Provided in Section 810 of the Code of Ordinances of the Town of Horizon City, Texas, Creating a Misdemeanor Punishable by a Fine Not to Exceed \$2,000.

ACTION: Motion made by **CORRAL** , 2nd by **DURAN** to approve item 4E as per staff recommendations.

AYES: AVILA, CORRAL, BERRY, GARDEA, DURAN, AND MELENDEZ.

ABSTAIN:

MOTION CARRIED

4F. DISCUSSION AND RECOMMENDATION:

Planning Director/Chief Planner

On 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 4 (Residential Districts), Section 405 (Bulk Regulations) to Add Reference to Subdivision Density Calculation Increase for Parkland Dedication and Fees Through Change of Use or Rezoning; Chapter 8 (General Provisions), Section 802 (Wall standards) to Increase Rock and Mortar Allowance and Chapter 13 (Planned Unit Development), Section 1311 (Bulk Regulations) to Add Reference to Subdivision Density Calculation Increase for Parkland Dedication and Fees Through Change of Use or Rezoning; 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.

ACTION: Motion made by **GARDEA** , 2nd by **CORRAL** to approve item 4F as per staff recommendations including a floor amendment by Michelle Garia, Planning Director regarding setback requirements in S-1 (Open Space) Zone District and to bring update back to P&Z regarding revisions to the amendment.

AYES: AVILA, CORRAL, BERRY, GARDEA, DURAN, AND MELENDEZ.

ABSTAIN:

MOTION CARRIED



5. OTHER BUSINESS

5A. DISCUSSION AND ACTION:

On the Planning and Zoning meeting minutes for the special meeting held on Monday, February 12, 2024.

ACTION: Motion made by **CORRAL** , 2nd by **AVILA** to approve meeting minutes.

AYES: AVILA, CORRAL, BERRY, GARDEA, DURAN, AND MELENDEZ.

ABSTAIN:

MOTION CARRIED

6. ANNOUNCEMENTS

6A. The next regular scheduled meeting: **Monday, April 15, 2024 at 6pm.**

EXECUTIVE SESSION

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

ADJOURNMENT: The meeting adjourned at 7:03 pm.

ACTION: ADJOURNMENT

AYES: AVILA, CORRAL, BERRY, GARDEA, DURAN, AND MELENDEZ.

MOTION CARRIED

Roberto Avila – Chair

(Date)

ATTEST:

Arturo Rubio, AICP, CNU-A
Chief Planner

DISTRIBUTION OF MINUTES:

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