



TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.: ZSP24-0001
Application Type: Specific Use Permit (SUP)
P&Z Hearing Date: February 12, 2024
Staff Contact: Art Rubio, Planner
915-852-1046 ext. 407; arubio@horizoncity.org

Address/Location: 351 Darrington Rd., Horizon City, TX 79928
Legal Description: A Portion of Lot 3, Block 2, Horizon Industrial Park Subdivision, Town of Horizon City, El Paso County, Texas

Acreage: 1-acre ±
Existing Use: Existing Building
Existing Zoning: M-1 (Light Manufacturing)
Request: SUP for C-1 use in an M-1 zone to allow for retail store
Owner: TRU Investments LLC
Applicant: Jerry Nava

Surrounding Zoning and Land Use:

Land Use		
N	M-1 (Light Industrial)	Warehousing
E	C-1 (General Commercial)	Vacant
S	M-1 (Light Industrial)	Warehousing
W	M-1 (Light Industrial)	Warehousing

LAND USE AND ZONING:

	Existing	Proposed
Land Use	Existing Vacant Building	Retail Store
Zoning	M-1 (Light Industrial)	SUP for C-1 Use

F/L/Use Designation: Commercial
Nearest Park: Golden Eagle Park
Nearest School: Desert Hills Elementary School

Application Description:

The applicant is requesting a Specific Use Permit to allow for Retail Store use on a property zoned M-1 (Light Industrial). The proposed use is considered commercial in the City's Municipal Code's Zoning Ordinance. Section 703.3 Uses by Special Use Permit, allow for C-1 and C-2 commercial uses with the approval of an SUP. As a result, the applicant is requesting a Specific Use Permit to allow for C-1 (General Commercial) use on a property that is zoned M-1 (Light Industrial).

Notice:

In accordance with Section 211.007 of the Texas Local Government Code, notices of the February 12, 2024, public hearing were mailed to those property owners within 200 feet of the subject property on January 25, 2024, and posted in the El Paso Times newspaper on January 29, 2024.

Staff Recommendation:

Staff recommends approval of the request for a Specific Use Permit for retail store use, a C-1 (General Commercial) zoning district use in an M-1 (Light Industrial) zoning district.

Section 703.3 of the Horizon City Municipal Code of Ordinance allows for C-1 and C-2 uses to be in an M-1 zone with a specific use permit approval recommendation for consideration by the planning and Zoning Commission and approval by the City Council. The proposed use is compatible with Vision 2030-Future Land Use Map Designation and surrounding areas.

Planning Comments:

The proposed use is compatible with surrounding uses to include retail, warehousing and truck transportation in the area.

Vision 2030 – Future Land Use Map Designation:

The Future Land Use Map designates this area as commercial. The area expresses aspirations for a blend between Light and Heavy Commercial zones and uses. Uses are described as retail, offices, business, personal and professional services, restaurants, banks and financial institutions, doctor, dentist and other medical offices, and 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 Specific Use Permit application:

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

Attachment 1 – Zoning Map

Attachment 2 – Aerial

Attachment 3 – Vision 2030 – Future Land Use Map Designation

Attachment 4 – Site Plan

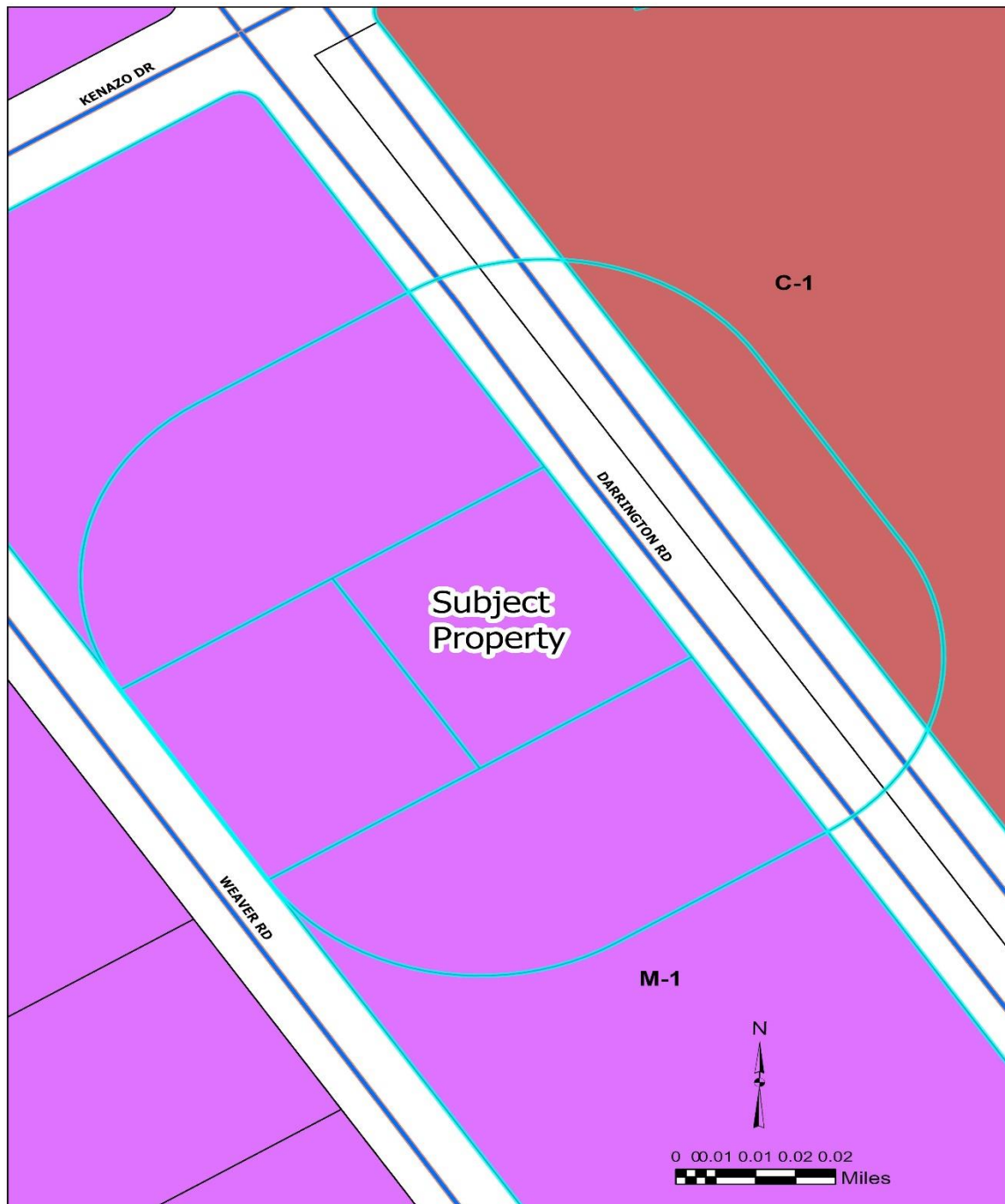
Attachment 5 – Subdivision Plat

Attachment 6 – Letter to Board

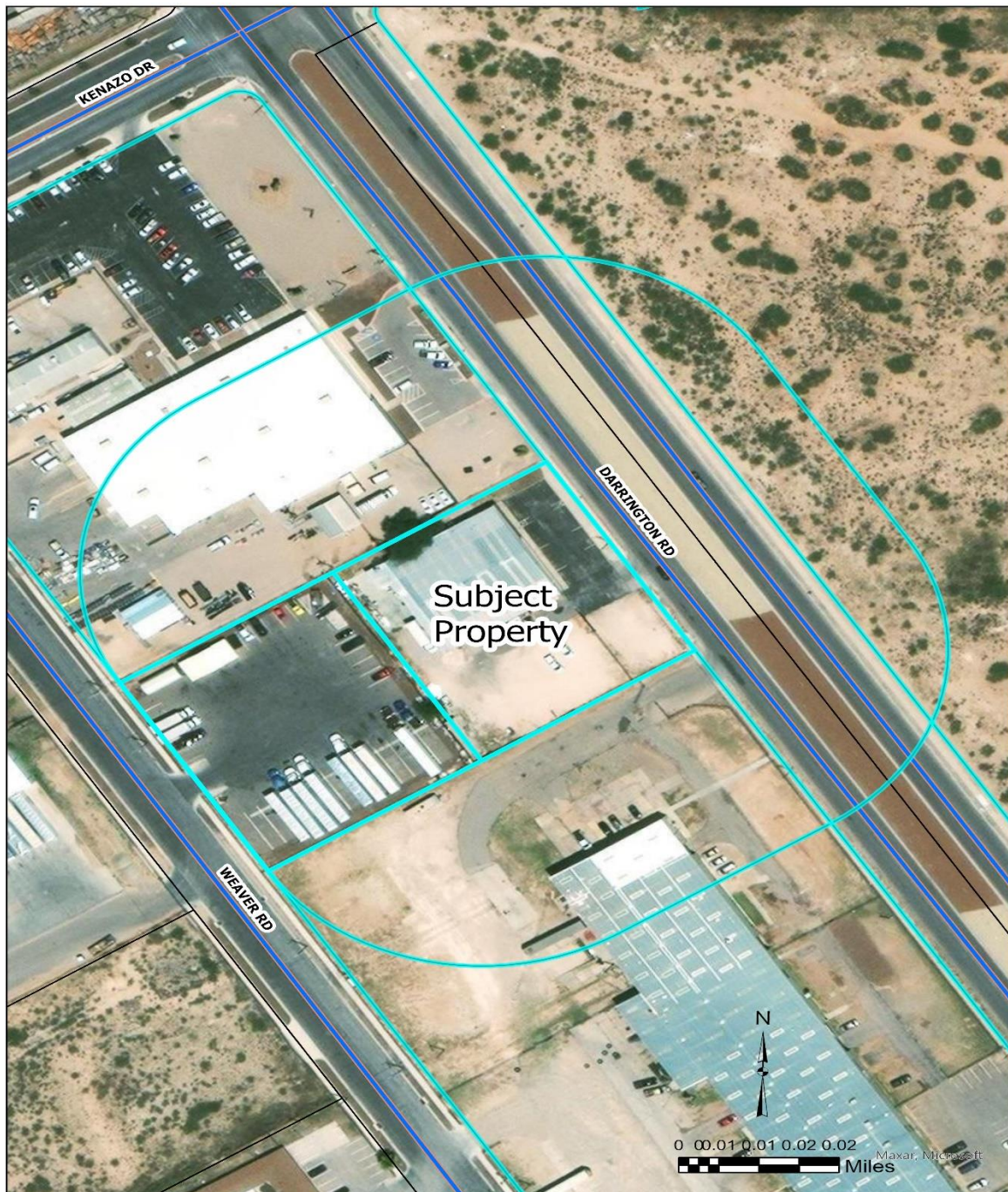
Attachment 7 – Application

Attachment 1: Zoning Map

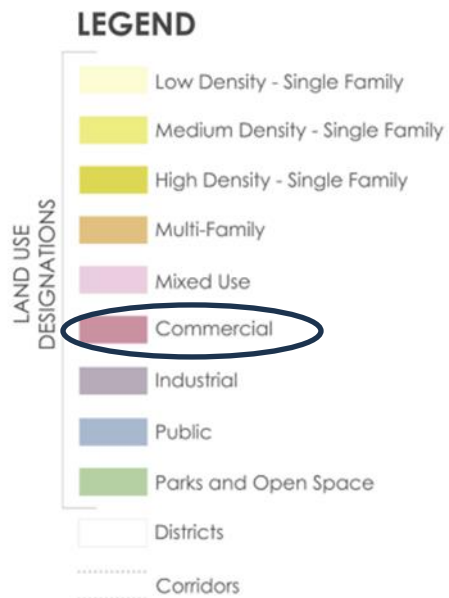
**Planning & Zoning Commission
Specific Use Permit
Retail Use in M-1 Zoning District**



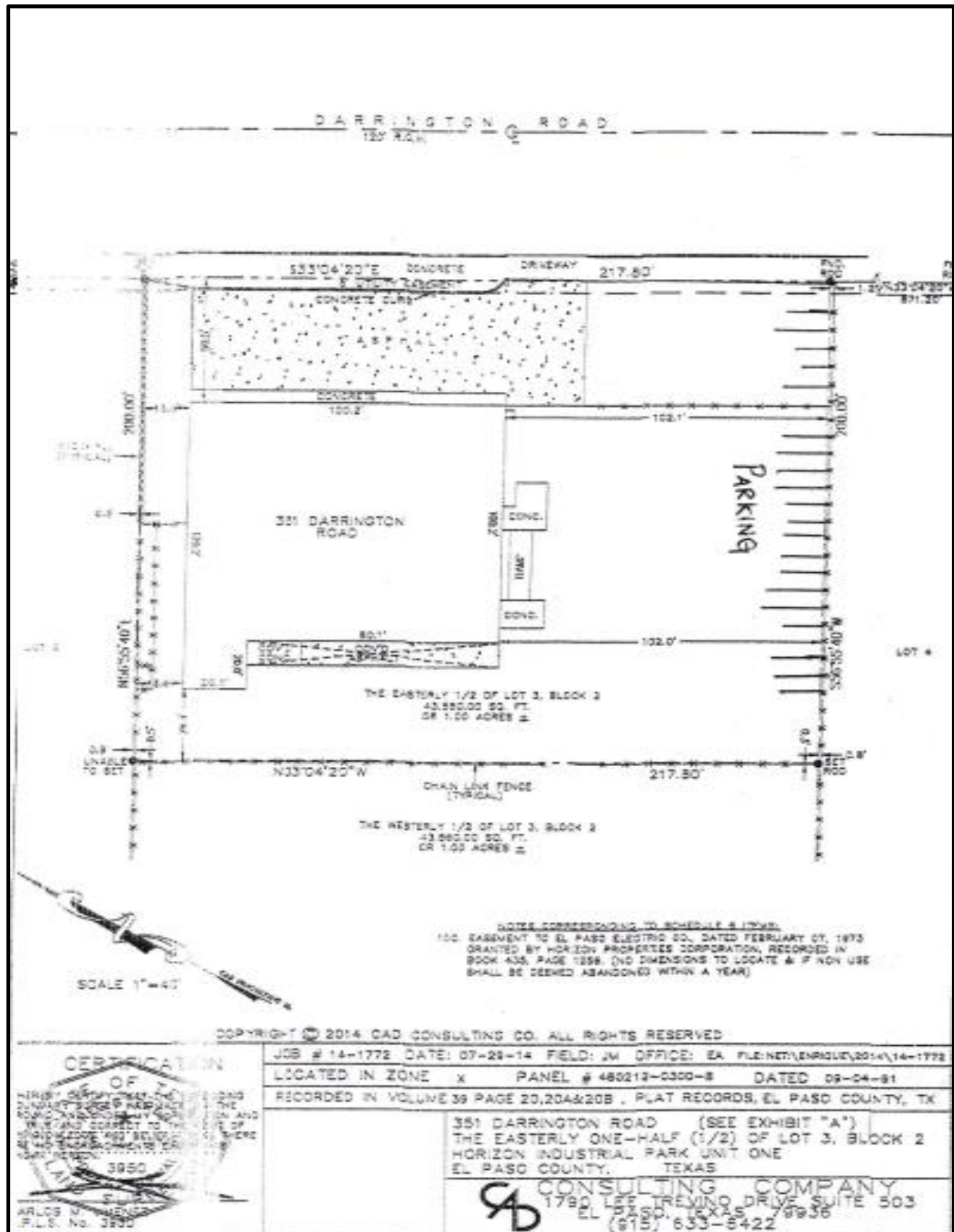
**Planning & Zoning Commission
Specific Use Permit
Retail Use in M-1 Zoning District**



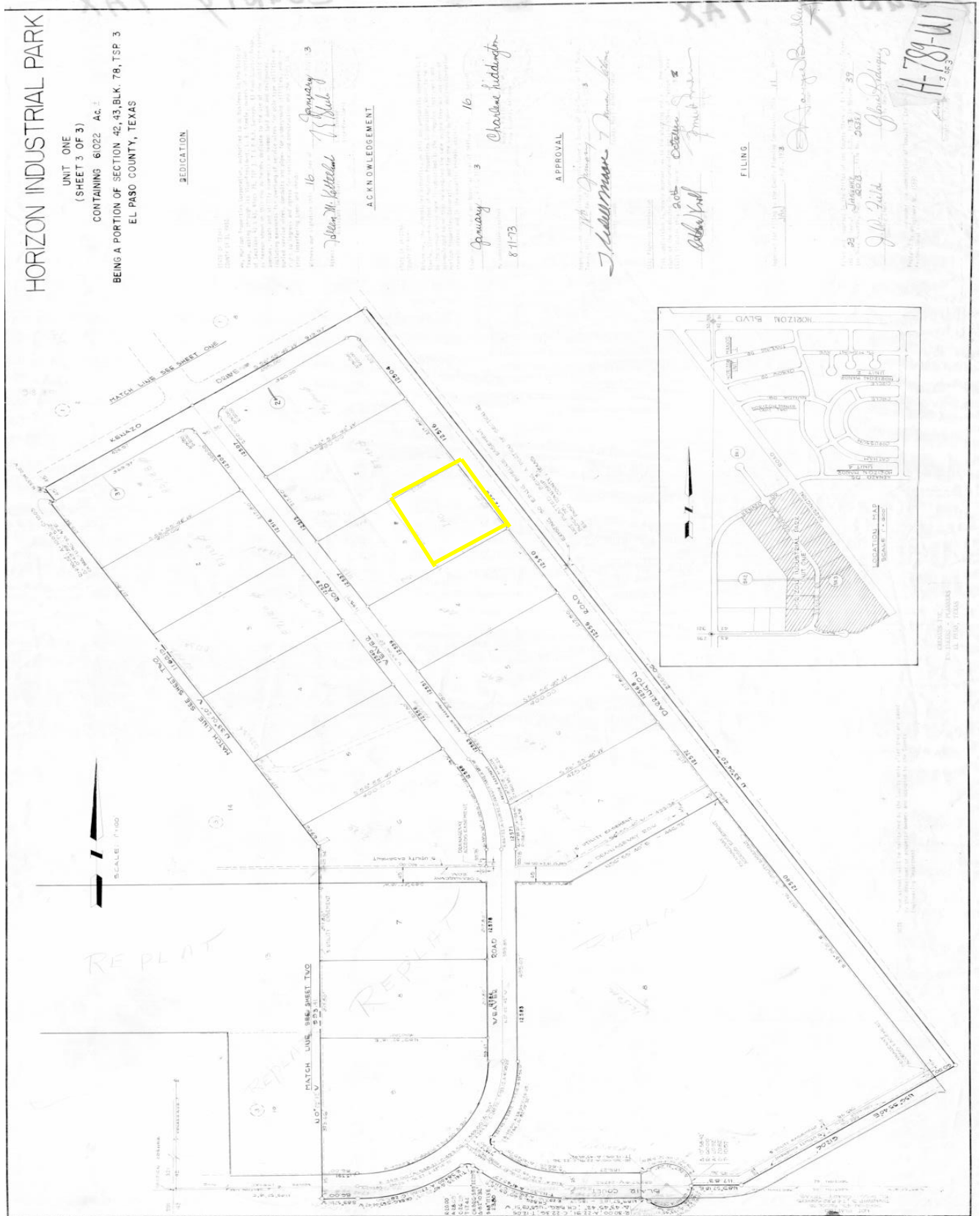
Attachment 3: Vision 2030 – Future Land Use Map Designation



Attachment 4 - Site Plan



Attachment 5: Subdivision Plat



Attachment 6: Letter to Commission

January 31, 2024

Specific Use Permit Narrative

Project: Ace Hardware
 351 Darrington Rd.
 Horizon City, TX 79928

ABN Texas Hardware inc. is requesting specific use permit review and approval for a proposed ACE Hardware located at 351 Darrington, Horizon City, TX 79928. The property is zoned M-1 and the proposed use to C-1 for Hardware retail.

Jerry Nava
915-300-1823
Socorro Ace Hardware
10600 N. Loop suite F
Socorro, TX 79927

Attachment 7: Application



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: TRU Investments LLC
805 Forest Willow Cir. El Paso Tx 79922 915-740-6031 barbara.a.truaxe@borderposters.com
(ADDRESS) (ZIP) (PHONE) (EMAIL)

2. Applicant _____ Is applicant also the Owner? ☐ Yes ☐ No
Contact Person _____ Is applicant also the Contractor? ☐ Yes ☐ No

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

(ADDRESS) (ZIP) (PHONE) (EMAIL)
4. Site Address/Location: 351 S. Darrington Rd Horizon City, Tx 79928
Legal Description: 2 Horizon Industrial Park E 1/2 of Lot 3
(Lot) (Block) (Subdivision Name)

If the legal description of the complete tracts or if plat is not available, the required Metes & Bounds Description with a survey map is attached? ☐ Yes ☐ No

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

6. Land's Presents Use: vacant building Zone _____
Land Vacant ☐ Lot size 1 AC. Structure ☐ Structure's size 10,400 sq ft Last known date the structure was occupied? _____

Land's Proposed Use: _____ Proposed Zone Use _____

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

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

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

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

Building Official Signature _____

Date _____

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

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

Barbara Truaxe - TRU Investments, LLC.
(OWNER'S PRINTED NAME)

(APPLICANT'S SIGNATURE)

(APPLICANT'S PRINTED NAME)

FEES:

EL PASO TIMES PUBLISHING FEE	APPROXIMATELY \$460
ENGINEER FEES if Applicable	\$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.