



TOWN OF HORIZON CITY Planning and Zoning Staff Report

Case #: SUP-002510-2022
Application Type: Specific Use Permit (SUP)
P&Z Hearing Date: October 17, 2022
Staff Contact: Art Rubio
915-852-1046 ext.407; arubio@horizoncity.org

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

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

Surrounding Zoning and Land Use:

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

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

Application Description:

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

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

Notice:

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

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

Staff Recommendation:

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

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

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

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

Options available to the Planning and Zoning Commission:

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

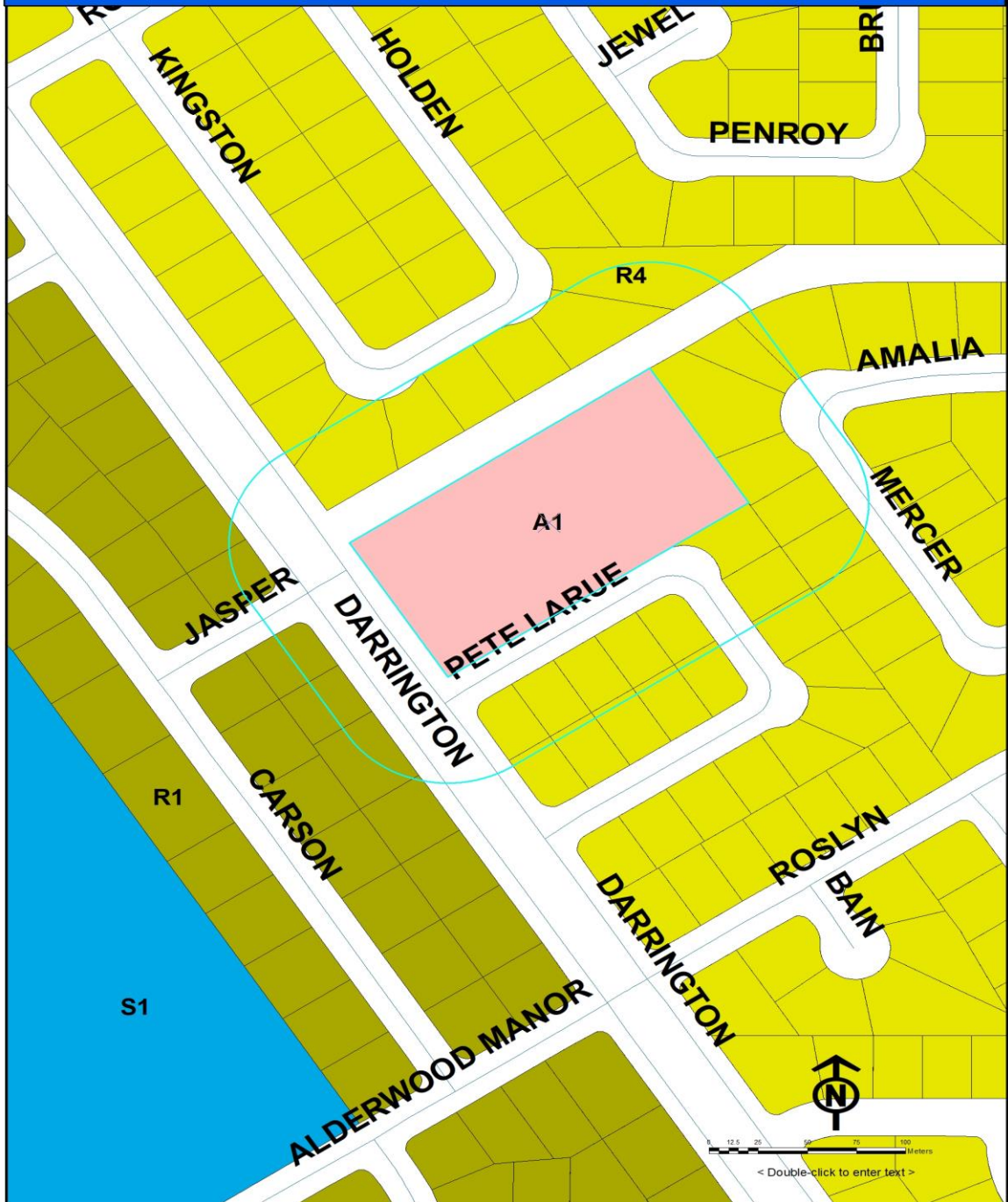
1. Recommend approval of the request for Specific Use Permit in an A-1 Zoning District as stated.
2. Recommend approval of the request for Specific Use Permit in an A-1 Zoning District as stated, including any restrictions or modifications to bring the Specific Use Permit into conformance with the Zoning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

Attachments:

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

Attachment 1: Zoning Map

**PLANNING & ZONING COMMISSION
CASE NO. SUP-002510-2022
SPECIFIC USE PERMIT- SIGN ALLOWANCE**



Attachment 2: Aerial Map

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



Attachment 3: Subdivision Plat Copy



Attachment 4: Application



SUP-002510-2022

SPECIFIC USE PERMIT APPLICATION

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

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

Contractor: Q.E. Construction, (Scott Quirroz)
 15090 Teada, Horizon City Tx 214-325-0172 toro-industries@
(ADDRESS) (ZIP) (PHONE) (EMAIL) yahoo.com

3. Contractor: Q.E. Construction, (Scott Quirroz)
 14805 Kingston, Horizon City Tx 915-471-1592 Q.E.construction@
(ADDRESS) (ZIP) (PHONE) (EMAIL) yahoo.com

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

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

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

Schedule appointment with Building Official

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

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

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

 Building Official Signature Date

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

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

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

FEES:

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

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

Revised 04May2020

Attachment 6: Letter from Applicant

September 12, 2022

Members of the Planning and Zoning Commission

Town of Horizon City

Horizon City, Texas 79928

re: Specific Use Permit Requested by First Baptist

Church of Horizon City, 17018 Darrington

Road, N.E., Horizon City, Texas

Legal Description: 43 Horizon Heights #10 NLY

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

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

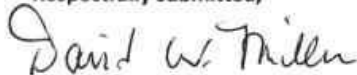
We propose to replace the existing sign with a new full color, pixel/LED containing sign purchased from Stewart Sign, a national sign manufacturer. The vendor has told us a similar sign was installed at the Horizon Middle School and scores of church institutions throughout the El Paso area.

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

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

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

Respectfully submitted,



David W. Miller

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

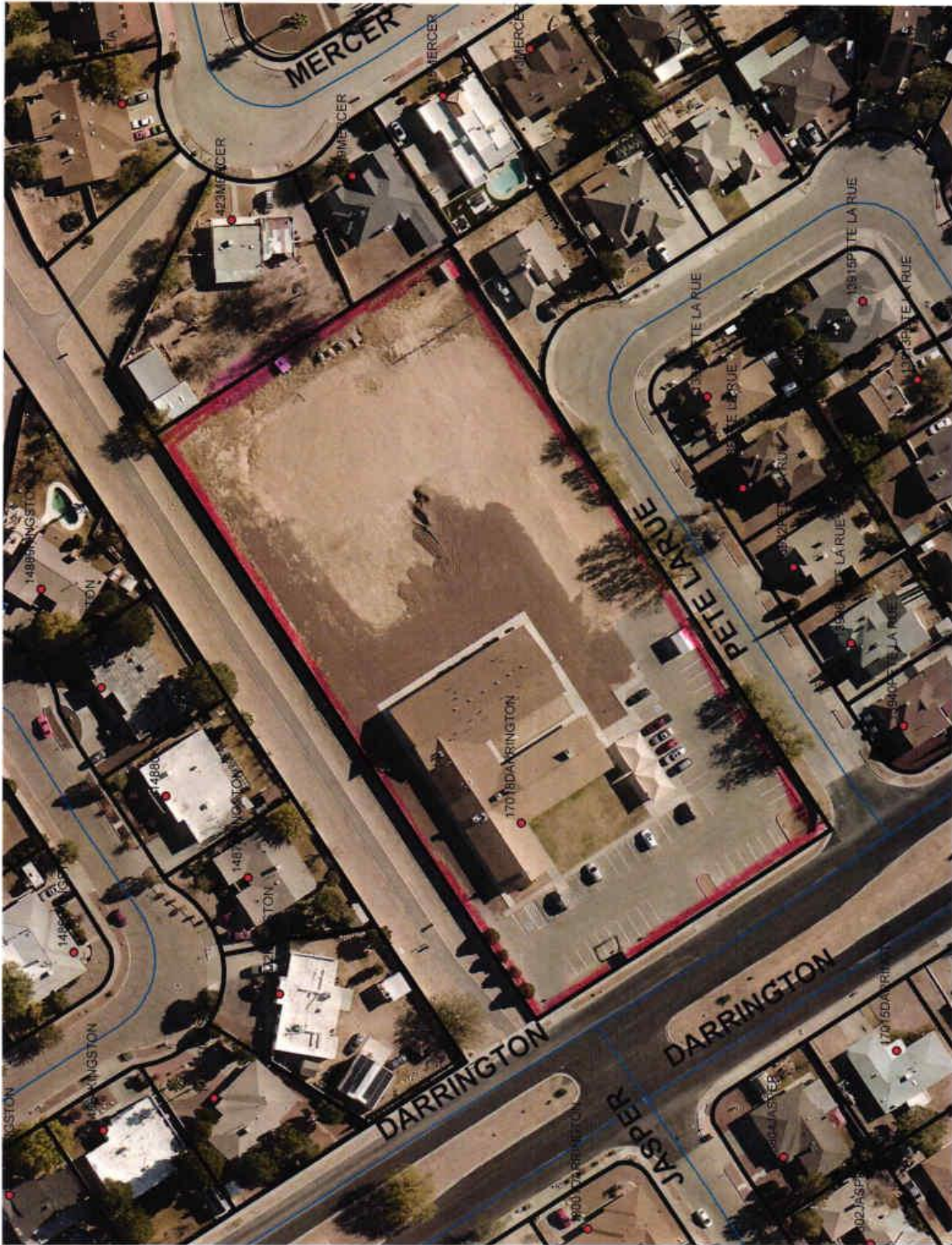
Attachments also include

Affidavit

Copy of Subdivision

Aerial Site Plan

Attachment 7: Composite Site Plan



Attachment 8: Sign Detail

Existing Sign



Proposed sign



Retouched Photo Not to Scale



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

Signature _____

Date _____



This custom artwork is not intended to provide an exact match for ink, vinyl, paint, or LED color. Signs are designed for an illuminated graphic and art is based off of this premise. Non-illumination during daylight hours may result in a number of varying appearances. Rockwork and masonry are not included in this proposal with the exception of Cornerstone rock art.

Sign Detail

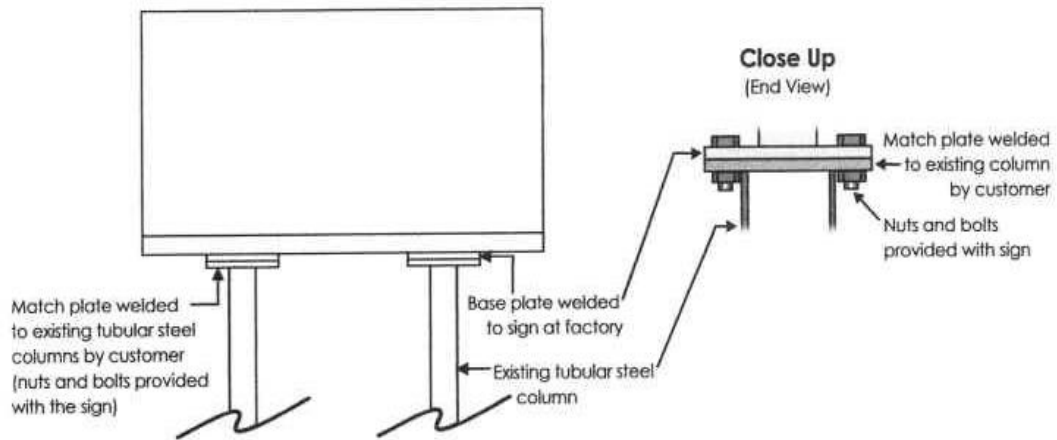


MATCH PLATE SURVEY

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

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

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

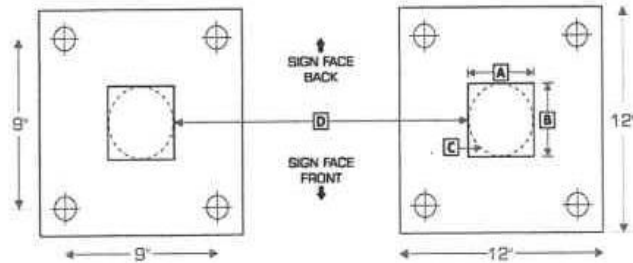


IF COLUMN IS SQUARE/RECTANGLE

Existing Tubular Steel Column Size

Dimension A: 4"

Dimension B: 4"



IF COLUMN IS ROUND

Existing Tubular Steel Column Diameter

Dimension C: _____

Distance Between Existing Tubular Steel Columns

Dimension D: 61"

Customer Signature: David W. Miller
David W. Miller