



HORIZON CITY

Incorporated 1988

**AGENDA
PUBLIC MEETING
REGULAR PLANNING AND ZONING MEETING
THE TOWN OF HORIZON CITY, TEXAS
Monday, December 16, 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, December 16, 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:

Chief 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. (Postponed at the November 18, 2024 P&Z Meeting)

B. DISCUSSION AND RECOMMENDATION:

Chief Planner

4

On the **Preliminary & Final Subdivision Plat** applications for **Kenazo Subdivision (Case No. SUC24-0003)**, and to authorize the Mayor to sign the recording plat, legally described as Two Portions of Sections 31, block 78, Township 3, Texas and Pacific Railroad Surveys, Town of Horizon City, El Paso County, Texas. Containing 4.0031 acres ±. Application submitted by Applicant/Representative: JLJ Designs.

5. OTHER BUSINESS

A. DISCUSSION AND ACTION:

16

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

B. DISCUSSION AND ACTION:

Chief Planner

On the election of a Co-Chairman to the Planning & Zoning Commission.

6. ANNOUNCEMENTS

A. The next regular scheduled meeting: **Monday, January 20, 2025 at 6pm.**

Adjournment:

Motion to Adjournment: _____ 2nd _____

Dated this Friday December 13, 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 Friday December 13, 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.**

KENAZO SUBDIVISION

TWO PORTIONS OF SECTION 31, BLOCK 78, TOWNSHIP 3,
TEXAS AND PACIFIC RAILROAD SURVEYS,
TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS
CONTAINING: 174,375 SQ.FT. OR 4.0031 ACRES

TOTAL NUMBER OF LOTS

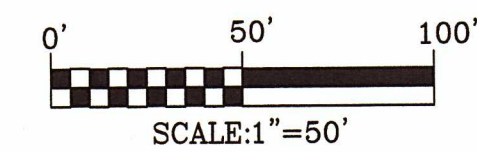
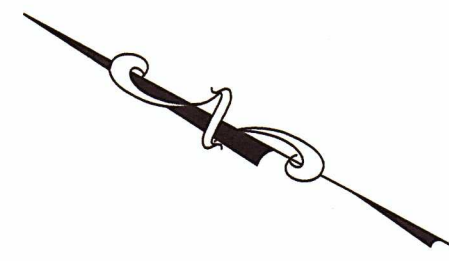
1

SCHOOL DISTRICT

CLINT INDEPENDENT SCHOOL DISTRICT
14521 Horizon Boulevard, El Paso, TX 79928

SURVEY NOTES

- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS, OR OTHER MATTERS, NOT SHOWN.

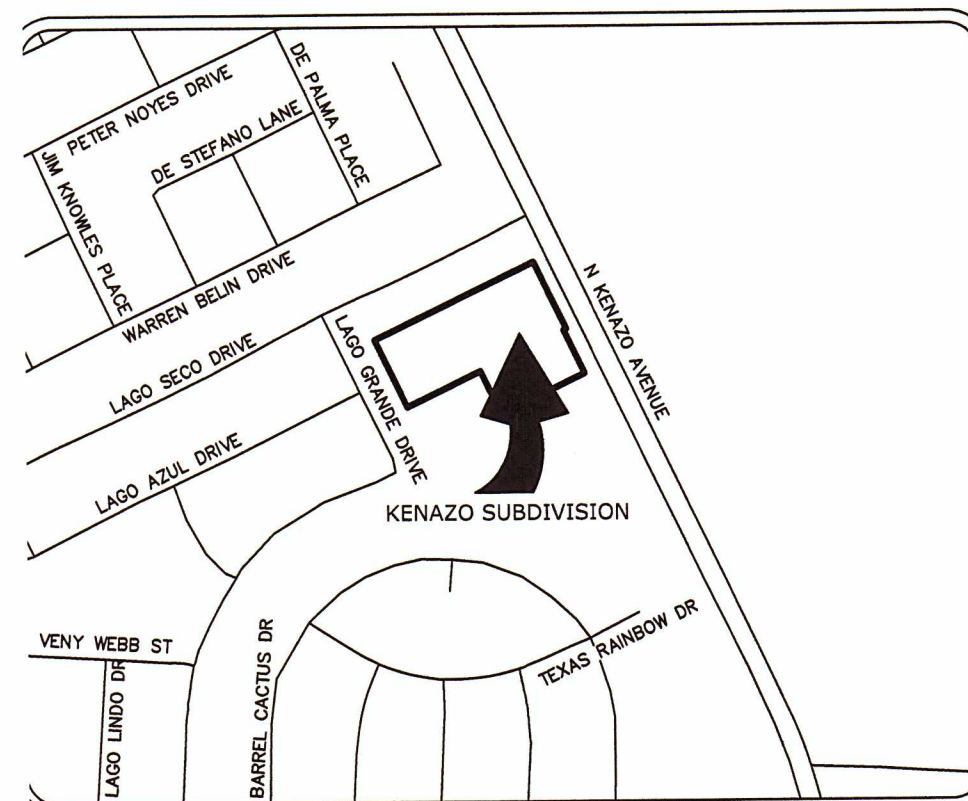


PLAT NOTES

- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT NO. _____ DATE _____
- TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT NO. _____ DATE _____
- "U.S. POSTAL SERVICE BE PROVIDED THROUGH A CENTRAL BOX."
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48022-0250 B, DATED SEPTEMBER 4, 1991 PROPERTY IS IN FLOOD HAZARD ZONE "X".
- PROVIDED CERTIFICATION THAT ALL UTILITIES HAVE APPROVED LOCATIONS OF EASEMENTS AND THAT SERVICE WILL BE PROVIDED TO DEVELOPMENT.
- ENSURE THAT PLAT COMPLIES WITH TBPLS REQUIREMENTS.
- WATER, SEWER, ELECTRIC AND GAS UTILITIES WILL BE AVAILABLE.
- BEARINGS REFERENCED TO WARRANTY DEED TO KENAZO PARTNERS LLC IN CLERK'S FILE NO. 20240009876 AND NO. 20210104911 AND TO VERCHEL PROPERTIES LLC IN CLERK'S FILE NO. 20240062587, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS.
BENCHMARK: CITY MONUMENT AT THE CENTERLINE INTERSECTION OF N. KENAZO AVENUE AND BILL NEWKIRK DRIVE.
ELEVATION = 4028.10 (WGS84) VIA STATIC GPS OBSERVATIONS USING OPUS PROCESSING
- GRADING AND DRAINAGE PLANS/PERMIT IS REQUIRED AT THE TIME OF THE BUILDING PERMIT.
- ALL DEVELOPED STORM WATER RUNOFF DISCHARGE VOLUMES SHALL BE RETAINED WITHIN SUBDIVISION'S LIMITS.
- PRIVATE DRAINAGE EASEMENTS WILL BE REQUIRED IF THESE LOTS ARE FURTHER SUBDIVIDED.
- LOT OWNER SHALL BE RESPONSIBLE FOR MAINTAINING SIDEWALK, DRIVEWAYS AND PARKWAYS ABUTTING THEIR PROPERTY.
- SIDEWALK WILL BE REQUIRED ALONG THE LOT ABUTTING THE STREET RIGHT OF WAY AT THE TIME OF BUILDING PERMIT.

LOCATION MAP

APPROX. SCALE 1"=600'

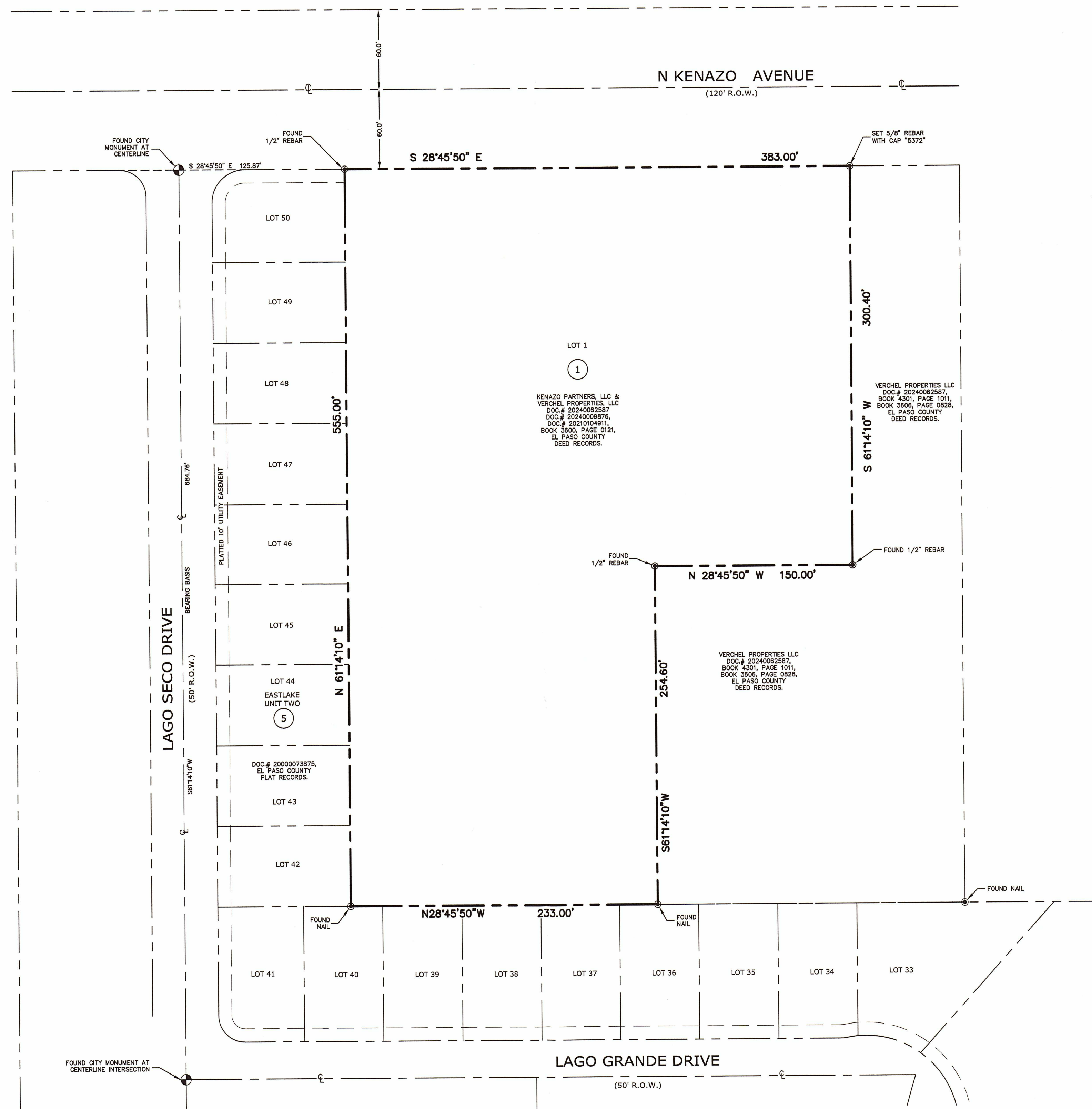


ENGINEER:
SITWORK ENGINEERING, LLC
444 EXECUTIVE CENTER, SUITE 134
EL PASO, TEXAS 79902
PHONE: (915) 351-8033

OWNER/DEVELOPER:
KENAZO PARTNERS LLC
2022 MURCHISON DRIVE SUITE 104
EL PASO, TEXAS 79902

OWNER/DEVELOPER:
VERCHEL PROPERTIES LLC
2022 MURCHISON DRIVE SUITE 104
EL PASO, TEXAS 79902

PLAT PREPARED BY:
PASO DEL NORTE SURVEYING, INC.
13998 BRADLEY ROAD
EL PASO, TEXAS 79938
PHONE: (915) 241-1841



OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION
KENAZO PARTNERS LLC, and VERCHEL PROPERTIES, LLC, as property owners of this land hereby present this plat.

I attest that the matters asserted in this plat are true and complete.

Witness my signature this _____ day of _____, 2024.

ROBERTO A. MORENO
KENAZO PARTNERS LLC

DATE

ROBERTO A. MORENO
VERCHEL PROPERTIES LLC

DATE

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Roberto A. Moreno, Kenazo Partners LLC, AND VERCHEL PROPERTIES, LLC, known to me to be the person's whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations herein expressed.

Given under my hand and seal of office this _____ day of _____, 2024.

Notary Public in and for El Paso County My Commission Expires _____

TOWN OF HORIZON CITY - CITY COUNCIL

This subdivision is hereby approved as to the platting and as to the conditions of the dedication in accordance with Chapter 212 of the Local

Government Code of Texas this _____ day of _____, 2024.

Accepted and adopted by the City Council of Town of Horizon City this _____ day of _____, 2024.

Elvia Schuller, City Clerk Andres Renteria, Mayor

Approved for filing this _____ day of _____, 2024.

HUITT-ZOLLARS, INC. (Town Engineer)
by Isabel Vasquez, P.E.,

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this _____ day of _____, 2024, in Volume _____ of the Plat Records, Page _____, File No. _____

County Clerk By Deputy

THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION AND COMPLIES WITH THE CURRENT STANDARDS OF THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

PRELIMINARY FOR REVIEW
NOT TO BE FILED FOR ANY REASON

John A. Eby, R.P.L.S.
Registered Professional Land Surveyor
Texas License No. 5372



DATE OF REVISION: 10/07/2024
DATE OF REVISION: 9/12/2024
DATE OF PREPARATION: 8/29/2024

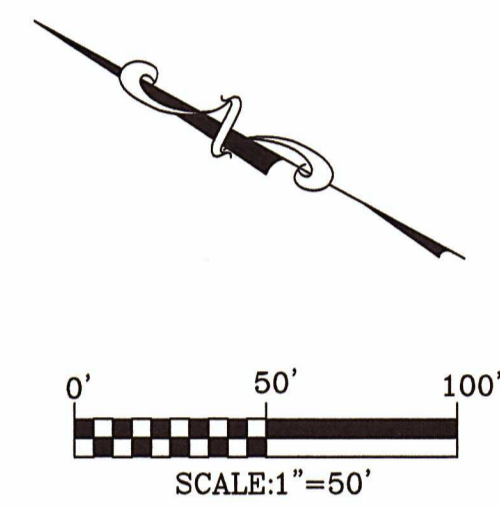
PASO DEL NORTE SURVEYING INC.
13998 BRADLEY ROAD, EL PASO, TEXAS 79938

TBPLS FIRM #10001202
PH. 915-241-1841
FAX 915-855-6925
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KENAZO SUBDIVISION

TWO PORTIONS OF SECTION 31, BLOCK 78, TOWNSHIP 3,
TEXAS AND PACIFIC RAILROAD SURVEYS,
TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS
CONTAINING: 174,375 SQ.FT. OR 4.0031 ACRES

PRELIMINARY

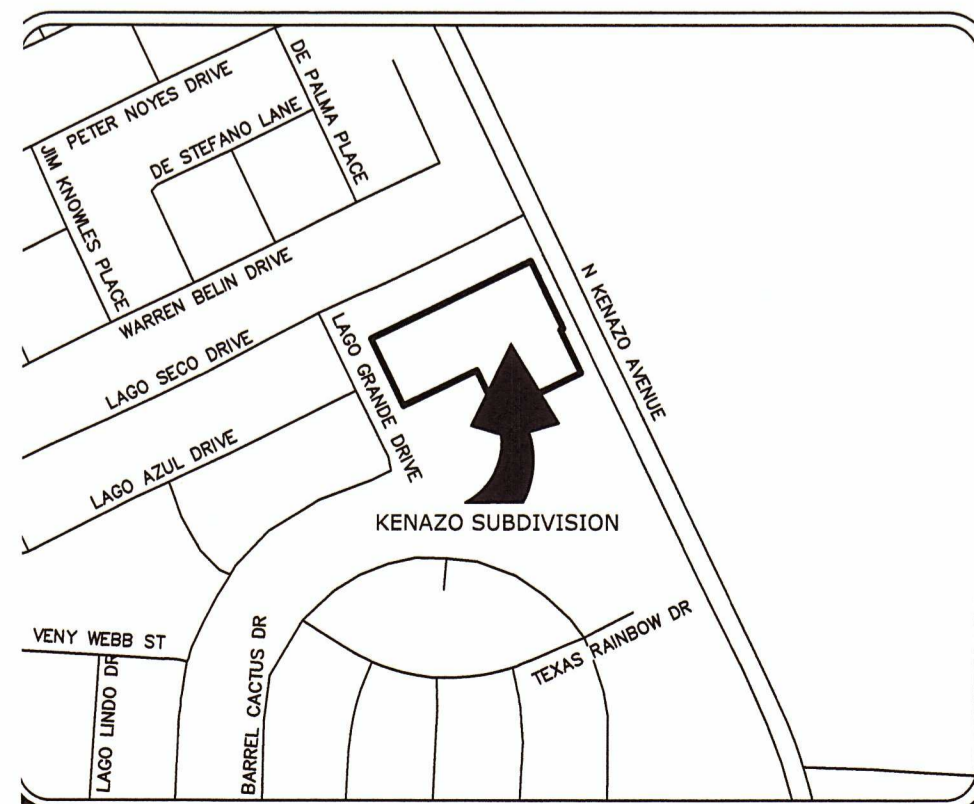


PLAT NOTES

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INSTRUMENT NO. _____ DATE _____
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LOCATION MAP

APPROX. SCALE 1"=600'

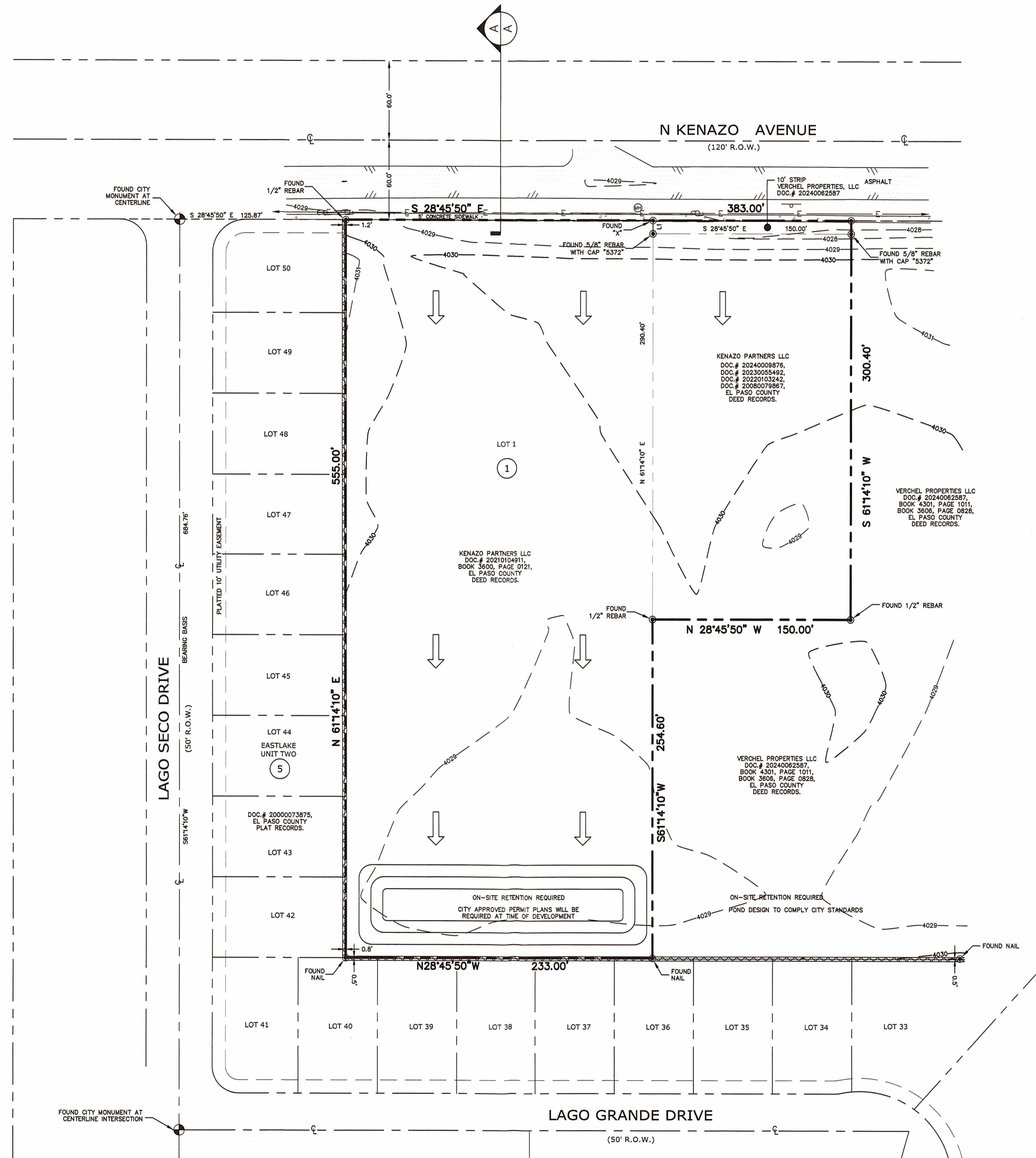


ENGINEER:
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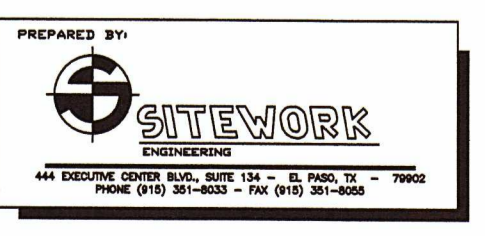
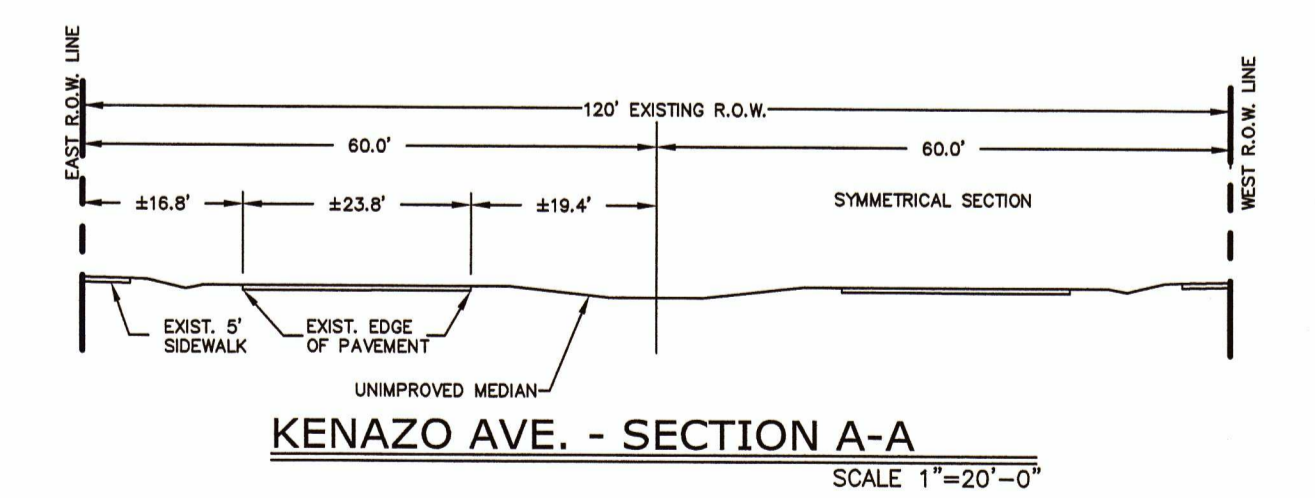


TOTAL NUMBER OF LOTS
1

SCHOOL DISTRICT
CLINT INDEPENDENT SCHOOL DISTRICT
14521 Horizon Boulevard, El Paso, TX 79928

- ### SURVEY NOTES
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS, OR OTHER MATTERS, NOT SHOWN.
 - BENCHMARK IS A CITY MONUMENT AT THE CENTERLINE INTERSECTION OF KENAZO AND BILL NEIRKIRK DRIVE (BM) ELEVATION DETERMINED BY STATIC GPS OBSERVATIONS USING OPUS PROCESSING (WGS84) ELEVATION: 4028.10
 - CONTOUR INTERVAL IS 1' MINOR, 5' MAJOR.

- ### UTILITY NOTES
- THE LOCATION OF EXISTING UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY.
 - THE SURVEYOR WAS NOT PROVIDED WITH SURFACE GROUND MARKINGS OR EXCAVATIONS TO DETERMINE THE EXACT LOCATION OF ANY SUBTERRANEAN LINES.
 - BEFORE DIGGING IN THIS AREA, CALL "TEXAS ONE-CALL" 1-800-545-8005 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES.



DATE OF REVISION: 10/07/2024
DATE OF REVISION: 9/12/2024
DATE OF PREPARATION: 8/21/2024

PASO DEL NORTE SURVEYING INC. TBPLS FIRM #10001204
13998 BRADLEY ROAD, EL PASO, TEXAS 79938 PH. 915-241-1841
915-855-6925
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**TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report**

Case No.: SUC24-0003 Kenazo Subdivision

Application Type: Preliminary & Final Subdivision Plat Applications
P&Z Hearing Date: December 16, 2024
Staff Contact: Art Rubio, Planner
 915-852-1046, Ext. 407; arubio@horizoncity.org

Address/Location: North of Horizon Blvd. and West of Kenazo Ave.
Property ID Nos.: 206646 and 603425
Legal Description: Two Portions of Section 31, Block 78, Township 3, Texas and Pacific Railroad Surveys, Town of Horizon City, El Paso County, Texas, Approximately 4.0031 acres ±

Property Owner: Kenazo Partners LLC
Applicant/Rep.: JLJ Designs
Nearest Park: David Ortiz Park
Nearest School: Desert Hills Elementary

SURROUNDING PROPERTIES:		
	Zoning	Land Use
N	R-9 (Single-Family Dwellings)/R-4 Single-Family Dwellings)	Single-Family Dwellings
E	R-2 (Single-Family Dwelling)/C-1 (Commercial)	Desert Hills Elementary, Vacant
S	A-1 (Apartments/R-9 (Single-Family Dwelling)	Vacant/Single-Family Residential
W	R-9 (Single-Family Dwelling)	Single-Family Dwellings
LAND USE AND ZONING:		
	Existing	Proposed
Land Use	Vacant	Light Commercial
Zoning	C-1 (General Commercial)	C-1 (General Commercial)

Application Description:

Preliminary and Final Subdivision:

The applicant requested to subdivide and combine two unplatted lots into one 4.0031-acre commercial subdivision. The subdivision includes a 2.9686-acre and a 1.0-acre lot, both zoned C-1 (General Commercial) and currently vacant. The subject property includes existing roadway improvements, and the subdivider proposes private drainage improvements. Parkland dedication and fees are not required for the commercial subdivision.

Pursuant to Horizon City Municipal Code, Subdivision Ordinance, no permit may be issued without the submittal and approval of a subdivision plat. The applicant submitted a Land

Development Exemption Determination, and the final determination was made that the property did not meet any exemptions from plating and a subdivision plat is required.

In accordance with Chapter 212 of the Texas Local Government Code, public notice on preliminary and final subdivisions is not required. In addition, the applicant is not required to erect signs notifying the public of the proposed subdivision on the subject property.

Staff Recommendation:

Staff recommends approval of the Preliminary and Final Subdivision Plats.

Planning Division Comments:

Preliminary Plat:

1. Missing Full Written Metes & Bounds and closure report.
2. Provide copies of restrictive covenants or remove plat note if no restrictive covenants are proposed to be filed.
3. Correct spelling on Note #4.
4. Add second tax certificate instrument note for second parcel.
5. Requirements for preparation of preliminary plats for proposed subdivision within the City Municipal limits or within the five (5) mile ETJ of the City shall be drawn to a scale of one hundred feet to one inch (100' = 1")
6. Location map must be a set scale not approximate.
7. Add classification of existing Major Arterial for Kenazo Ave. Cross Section
8. Call out the perimeter size of the pond.

Final Plat:

1. Missing Full Written Metes & Bounds and closure report.
2. Provide copies of restrictive covenants or remove plat note if no restrictive covenants are proposed to be filed.
3. Correct spelling on Note #4.
4. Add second tax certificate instrument note for second parcel.
5. Requirements for preparation of preliminary plats for proposed subdivision within the City Municipal limits or within the five (5) mile ETJ of the City shall be drawn to a scale of one hundred feet to one inch (100' = 1")
6. Location map must be a set scale not approximate.
7. Need to add Engineer and Surveyor certification signature lines.
8. Call out Proposed Address.

Town Engineer Comments:

No comments

El Paso 9-1-1 District Comments:

No comments received

TxDOT Comments:

No comments

El Paso Central Appraisal District Comments:

There are no comments for Kenazo Subdivision here at the El Paso Central Appraisal.

El Paso Electric Company:

Please add a 10' wide easement to the front of the lots along N Kenazo Dr.

Texas Gas:

In reference to Case No. SUC24-0003 - Kenazo Subdivision, Texas Gas Service does not have any objections.

Kinder Morgan:

This project area is clear of El Paso Natural Gas a Company of Kinder Morgan's pipelines and facilities.

Clint Independent School District:

Clint ISD has no issues with what is presented.

HRMUD:

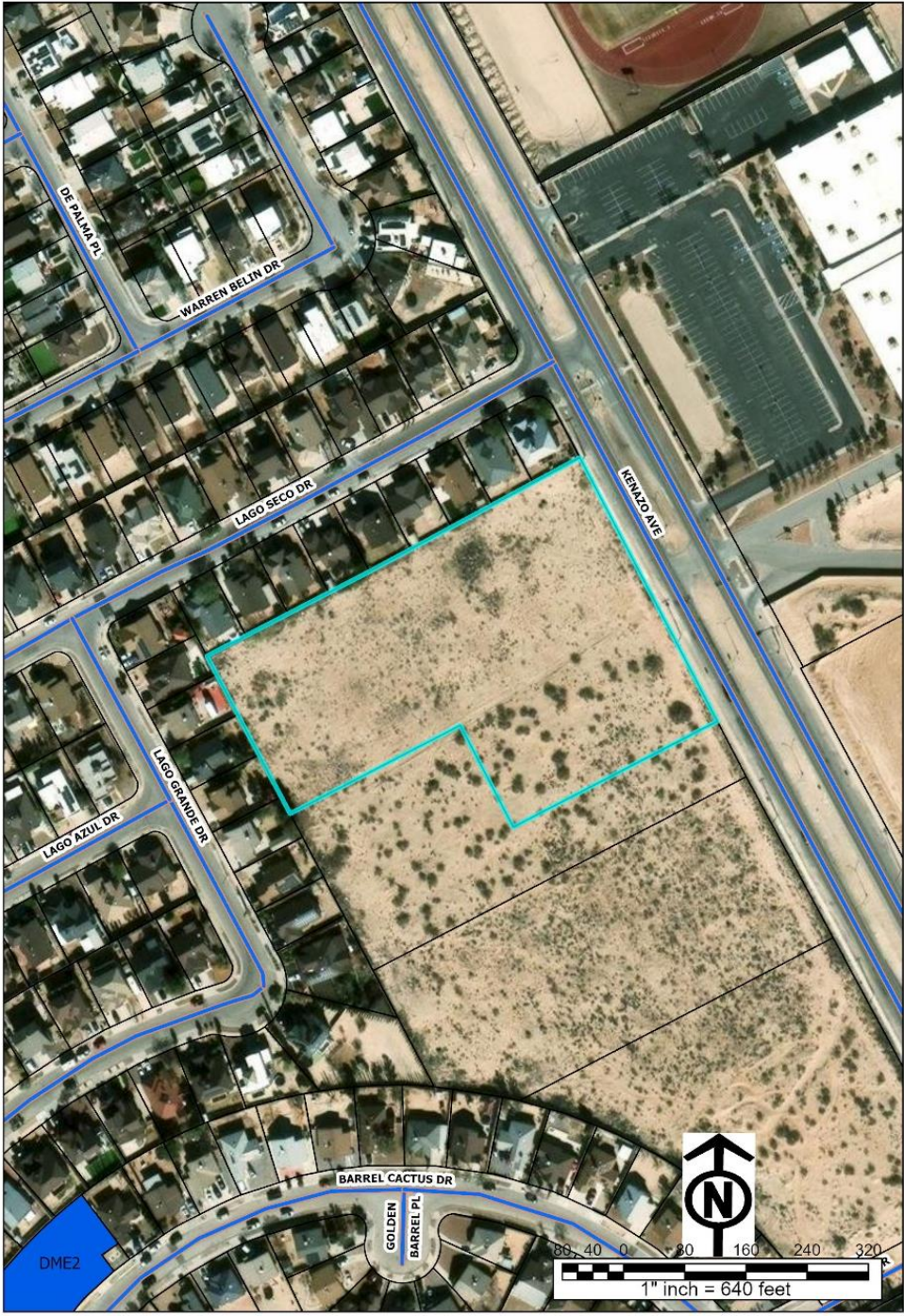
The HRMUD has not received the application for service from the developer, this is required so we can confirm water and wastewater service availability.

Attachments:

- 1 - Aerial**
- 2 – Zoning Designation Map**
- 3 - Location Map**
- 4 – Preliminary Plat**
- 5 – Final Plat**
- 6 – Existing Right-of-Way Cross Sections**
- 7 – Preliminary & Final Plat (Combination) Online Application**

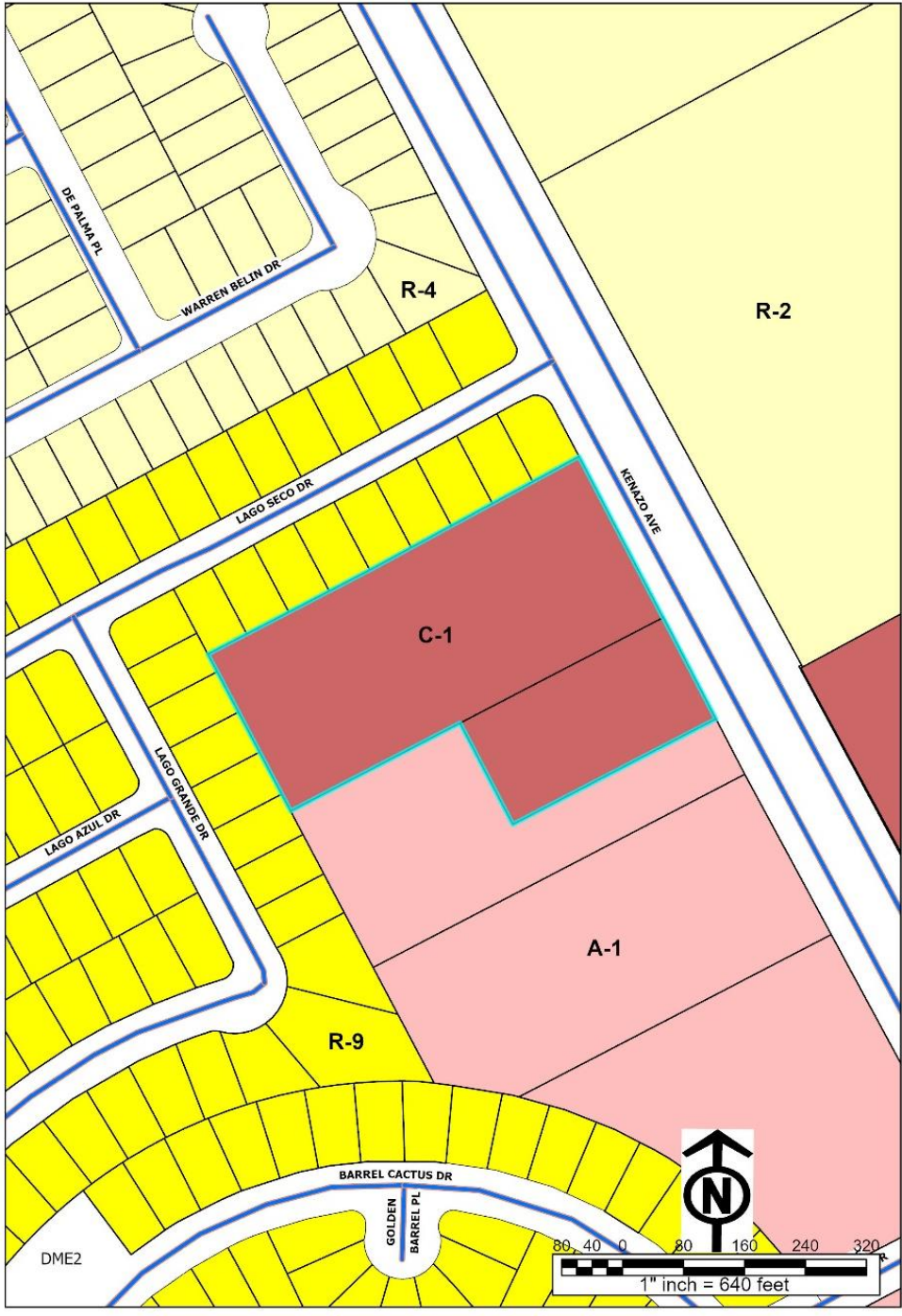
Attachment 1: Aerial Map

**Planning & Zoning Commission
Preliminary / Final Combination Plat
Case No. SUC24-0003**



Attachment 1: Zoning Designation Map

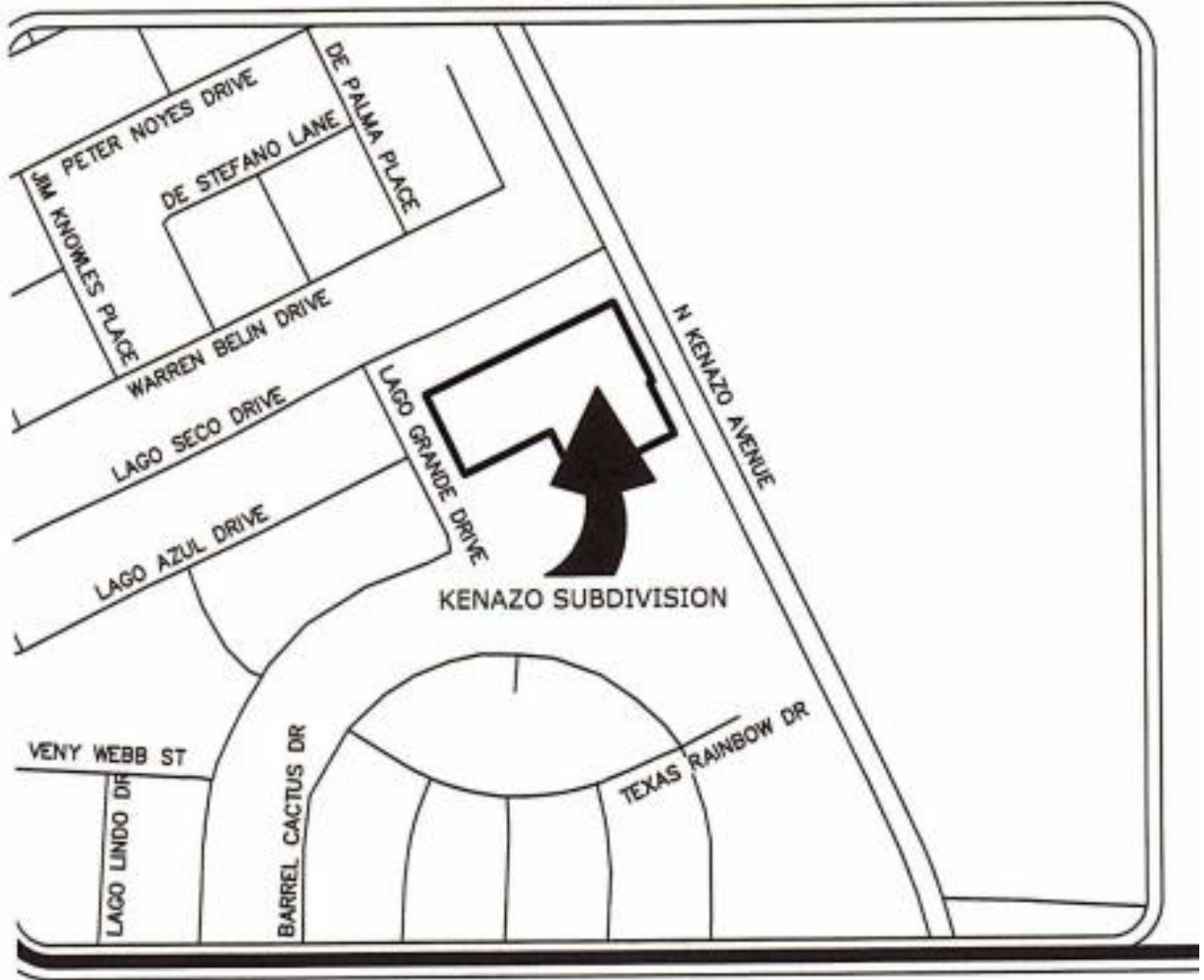
**Planning & Zoning Commission
Preliminary / Final Combination Plat
Case No. SUC24-0003**



Attachment 3: Location Map

LOCATION MAP

APPROX. SCALE 1"=600'

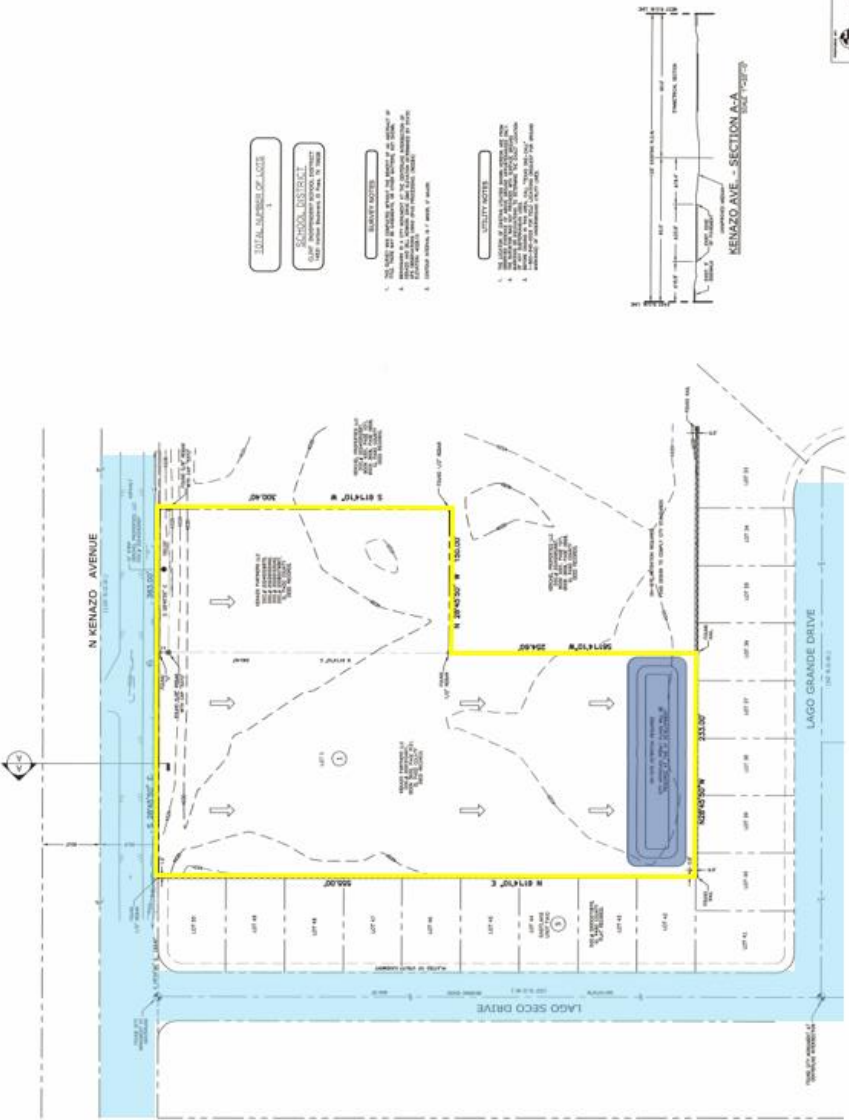


Attachment 4: Preliminary Subdivision Plat

KENAZO SUBDIVISION

TWO PORTIONS OF SECTION 31, BLOCK 78, TOWNSHIP 3,
TEXAS AND PACIFIC RAILROAD SURVEY,
TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS
CONTAINING: 174,375 SQ. FT., OR 4.0031 ACRES

PRELIMINARY



TOTAL NUMBER OF LOTS: 1

SCHOOL DISTRICT: (Left blank)

UTILITY NOTES:

1. THE LOTS ARE SUBDIVIDED AS SHOWN ON THIS PLAT.
2. THE LOTS ARE NOT TO BE CONVEYED SEPARATELY FROM THE WHOLE.
3. THE LOTS ARE NOT TO BE CONVEYED TO ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.
4. THE LOTS ARE NOT TO BE CONVEYED TO ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.
5. THE LOTS ARE NOT TO BE CONVEYED TO ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.

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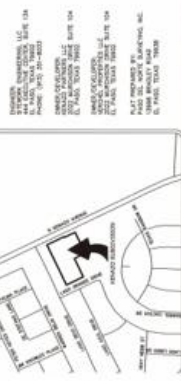
KENAZO AVE - SECTION A-A



PLAT NOTES:

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15. THE LOTS ARE NOT TO BE CONVEYED TO ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.
16. THE LOTS ARE NOT TO BE CONVEYED TO ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.

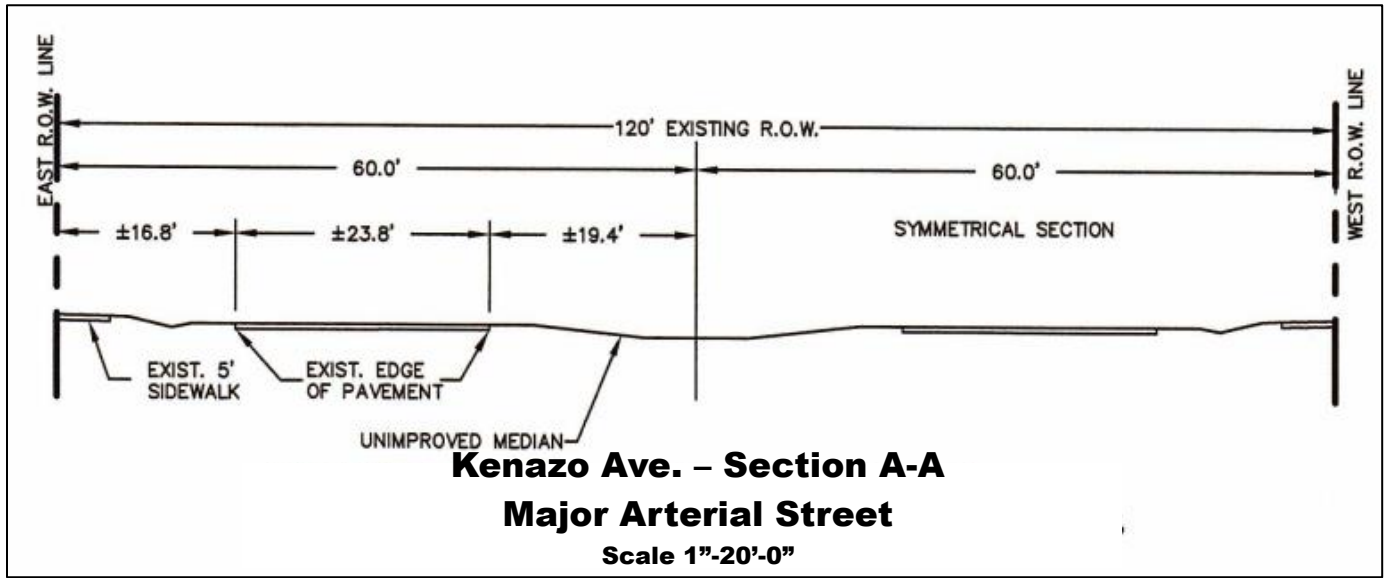
LOCATION MAP



PASO DEL NORTE SURVEYING INC.
1701 F. ROAD #100
EL PASO, TEXAS 79902
PHONE: (972) 791-1111
FAX: (972) 791-1112
WWW.PASODELNORTESURVEYING.COM

Attachment 5: Final Subdivision Plat

Attachment 6 – Existing Right-of-Way Cross Section



Attachment 7: Preliminary & Final Plat (Combination) 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

SUC24-0003	SUBDIVISION COMBO (SUB/REPLAT- BOTH PRELIM/FINAL)
SITE ADDRESS: 0 UNKNOWN HORIZON CITY PRIMARY PARCEL: X57800033101270 PROJECT NAME: KENAZO SUBDIVISION	ISSUED: EXPIRES:

APPLICANT: KENAZO PARTNERS LLC 2022 MURCHISON STE 104 EL PASO, TX 79902-3058	OWNER: KENAZO PARTNERS LLC 2022 MURCHISON STE 104 EL PASO, TX 79902-3058
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Detail Name	Detail Value
Engineering Plan Review Invoice Amount #1	800
Please select the Land Use here:	Commercial
Please provide the Specific Use here - e.g. <input type="checkbox"/> Residential: single-family/duplex. <input type="checkbox"/> Commercial: retail/office. <input type="checkbox"/> Industrial: manufacturing/assembly. <input type="checkbox"/> Institutional: church/hospital. <input type="checkbox"/> Civic: library/park/government	Retail Medical
Number of Units:	1
Acreage:	4.0031
If single-family or duplex development is proposed: enter the average floor area of houses	N/A
Are special improvements proposed in connection with the development?	No
Is a modification of any portion of the subdivision ordinance proposed?	No
If answer is "Yes", please explain the nature of the modification or enter N/A	N/A
What type of landscaping is proposed?	Other
If answered "Other", please describe the landscaping type proposed or enter N/A	N/A
Remarks and/or explanation of special circumstances	N/A
If the project will have improvements dedicated to the City, have the plans been approved?	N
Applicant is responsible for all expenses incurred by the City in connection with the Final plat approval request, including but not limited to attorney's fees, engineering fees and publication. Charges exceeding deposit will be invoiced separately.	I acknowledge
Comments due date	12-09-2024
Planning and Zoning Commission review date	12-16-2024



**MINUTES – REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
HELD ON MONDAY, NOVEMBER 18, 2024 @ 6:00 PM
15001 DARRINGTON RD., HORIZON CITY, TEXAS 79928**

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 **JOLLEY** , 2nd by **RODRIGUEZ** to excuse absent Planning & Zoning Commission members.

AYES: **JOLLEY, MELENDEZ, RODRIGUEZ, BERRY, BORREGO.**

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.

No one 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:

Chief 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. (**Postponed at the October 21, 2024 P&Z Meeting**)

ACTION: Motion made by **MELENDEZ** , 2nd by **RODRIGUEZ** to postpone Replat request to December 16, 2024 Planning and Zoning Meeting.

AYES: **JOLLEY, MELENDEZ, RODRIGUEZ, BERRY, BORREGO.**

ABSTAIN:

MOTION CARRIED



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4B. DISCUSSION AND RECOMMENDATION:

Chief Planner

On the **Preliminary and Final Subdivision Plat** application for **Rancho Desierto Bello Unit 17 (Case No. SUC24-0002)**, legally described as A Portion of Leigh Clark Survey No. 297, Town of Horizon City, El Paso County, Texas. Containing 19.647 ± acres. Application submitted by Applicant/Representative: TRE & Associates.

ACTION: Motion made by **JOLLEY**, 2nd by **BERRY** to approve RDB U-17 Preliminary and Final Plat.

AYES: **JOLLEY, MELENDEZ, RODRIGUEZ, BERRY, BORREGO.**

ABSTAIN

MOTION CARRIED

5. OTHER BUSINESS

5A. DISCUSSION AND ACTION:

On the Planning and Zoning meeting minutes for the meeting held on September 16, 2024.

ACTION: Motion made by **RODRIGUEZ**, 2nd by **JOLLEY** to approve meeting minutes.

AYES: **JOLLEY, MELENDEZ, RODRIGUEZ, BERRY, BORREGO.**

ABSTAIN:

MOTION CARRIED

5B. DISCUSSION AND ACTION:

On the review and adoption of the **2025 Meeting Schedule** for the Planning and Zoning Commission.

ACTION: Motion made by **RODRIGUEZ**, 2nd by **JOLLEY** to approve 2025 Meeting Schedule

AYES: **JOLLEY, MELENDEZ, RODRIGUEZ, BERRY, BORREGO.**

ABSTAIN:

MOTION CARRIED

6. ANNOUNCEMENTS

6A. The next regular scheduled meeting: **Monday, December 16, 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 6:14 pm.

ACTION: ADJOURNMENT

AYES: **JOLLEY, MELENDEZ, RODRIGUEZ, BERRY, BORREGO.**

MOTION CARRIED



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Roberto Avila – Chair

(Date)

ATTEST:

David Ruiz
Planning Specialist

DISTRIBUTION OF MINUTES:

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