



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

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:

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

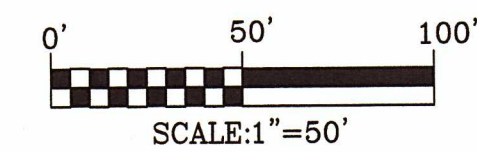
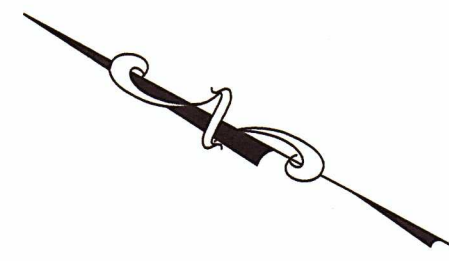
1

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.

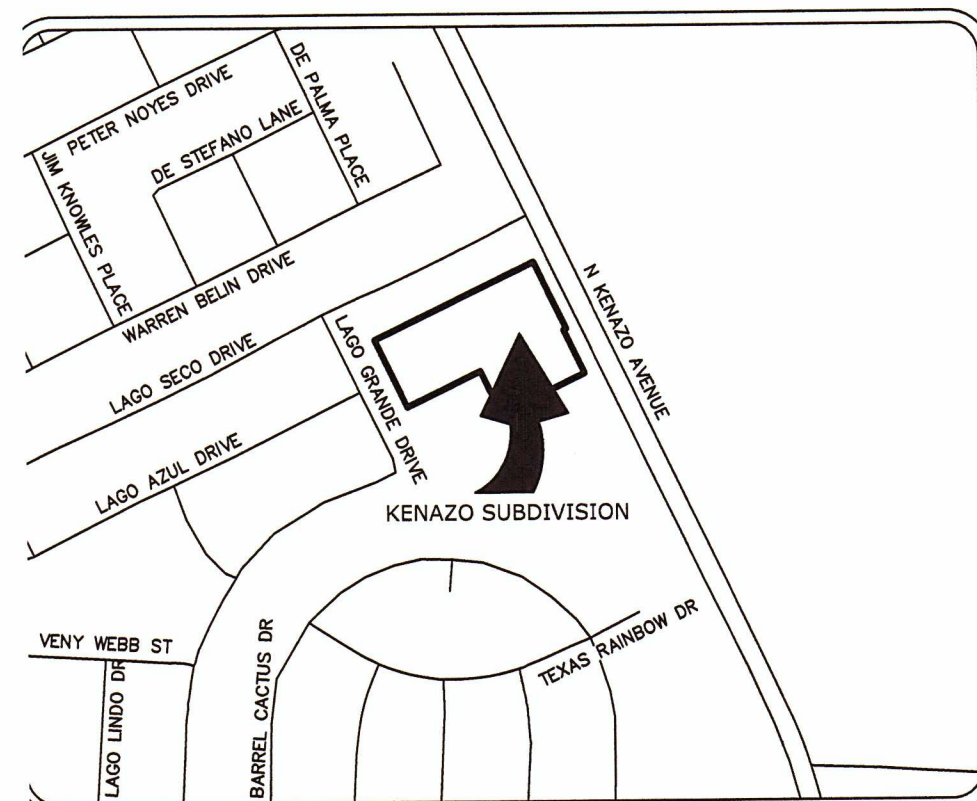


PLAT NOTES

- 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'

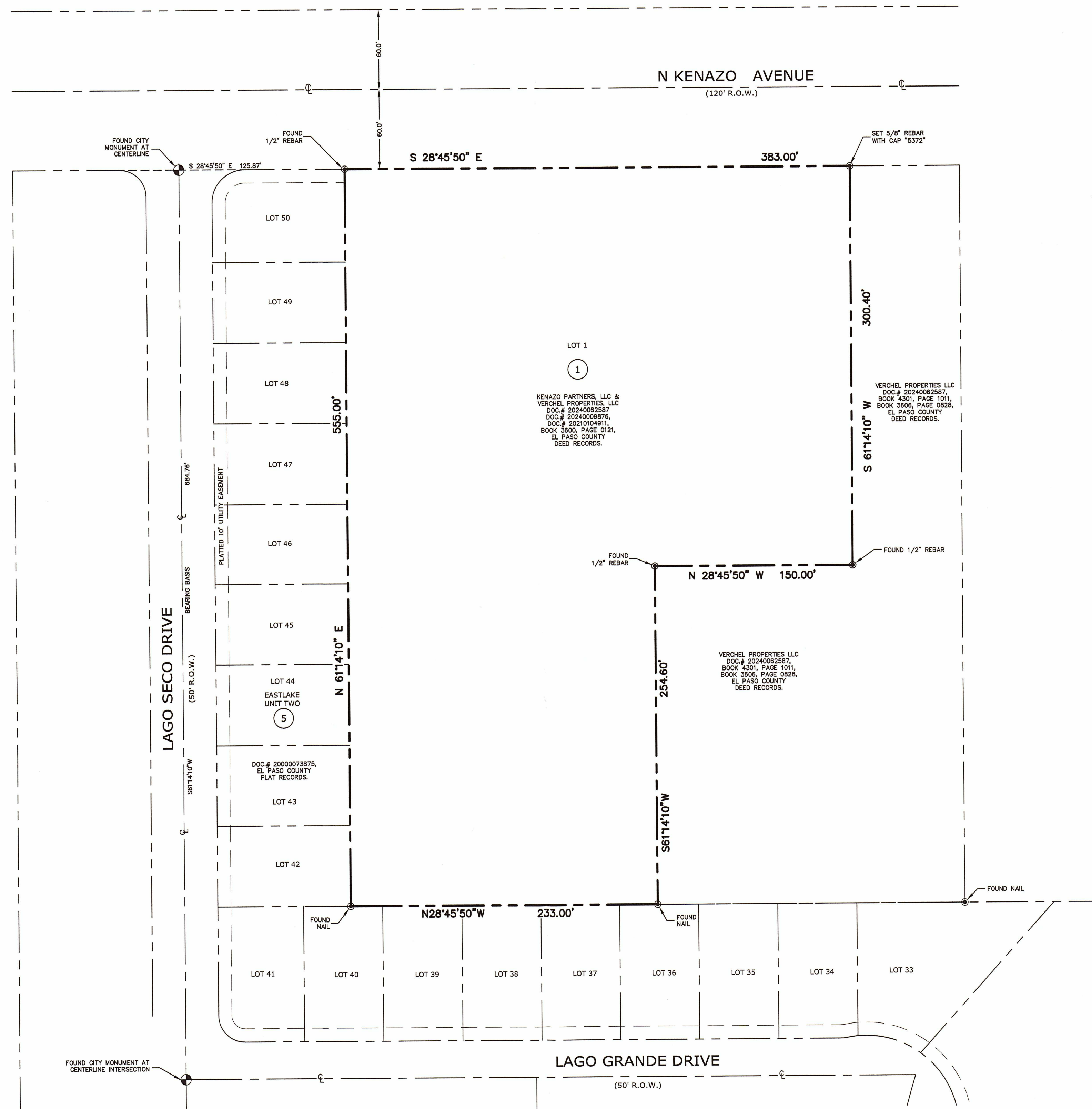


ENGINEER:
SITWORK ENGINEERING, LLC
444 EXECUTIVE CENTER, SUITE 134
EL PASO, TEXAS 79902
PHONE: (915) 351-8033

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. TBPLS FIRM #10001204
13998 BRADLEY ROAD, EL PASO, TEXAS 79938 PH. 915-241-1841
FAX 915-855-6925
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