



HORIZON CITY

Incorporated 1988

**AGENDA
PUBLIC MEETING
REGULAR PLANNING AND ZONING MEETING
THE TOWN OF HORIZON CITY, TEXAS
Monday, May 17, 2021, 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 17, 2021 at 6:00 PM** at Virtual Meeting , at which time the following will be discussed and considered:

The Planning and Zoning Commission together with City Staff will participate in this meeting via videoconferencing or telephone conference. Members of the public may view the meeting online or by videoconferencing via the following:

Meeting Information

Meeting link:

<https://townofhorizoncity.my.webex.com/townofhorizoncity.my/j.php?MTID=m330662194ffad550cf80d5326ca621dc> ?

Meeting number: 182 416 5857

Password: PZMay21!

Join by phone

+1-408-418-9388 United States Toll

Access code: 182 416 5857

1. CALL MEETING TO ORDER & DETERMINATION 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 **3** 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:

Planner

(This item is to be postponed per the applicant's request) On the resubmitted replat application (#RP-002460-2020) for **Horizon Manor Unit Three Replat "A"**, 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.

B. DISCUSSION AND RECOMMENDATION:

4

Planner

(This item was postponed at the April 19, 2021 meeting)

On a rezoning application (#RZ002471-2021) request to approve a change in zone from a Residential R-9 and C-2 Commercial zone to Residential R-2 and Commercial C-2 zone for properties legally described as *being a portion of C.D Stewart Survey No. 321, Town of Horizon City, El Paso County, Texas.* Application submitted by Conde Inc.

5. OTHER BUSINESS

A. DISCUSSION AND ACTION:

16

On the Planning and Zoning meeting minutes for the meeting of April 19, 2021

6. ANNOUNCEMENTS

A. The next regular scheduled meeting: **Monday, June 21, 2021, at 6pm.**

Adjournment:

Motion to Adjournment: _____ 2nd _____

Dated this

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 _ 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
REVISED

Case No.: SUB002470-2021 & RZ-002471-2021
Horizon Town Center -Unit 4

Application Type: **Preliminary Subdivision**

P&Z Hearing Date: April 19, 2021

Staff Contact: Emily Offer, Planning Staff
 915-238-0691; eoffer@horizoncity.org

Address/Location: Abutting the North East corner of Town Center Dr. and Horizon Crossing St.

Legal Description: Horizon Town Center Unit 4 –
 A portion of C D STEWART SURVEY #321 (36.3857 AC)
 El Paso County, Horizon City, Texas

Property Owner: Ranchos Real XV, LLC

Applicant: Conde, Inc.

Nearest Park: Corky Park

Nearest School: Frank Macias Elementary School

SURROUNDING PROPERTIES:

	Zoning	Land Use
N	C-2 (Commercial)	Vacant
E	C-2 (Commercial)	Walmart
S	R- (Residential)	Single Family Residential and Vacant
SW	R-9 (Residential)	Vacant
NW	C-2 (Commercial)	Hospital of Providence

LAND USE AND ZONING:

	Existing	Proposed
Land Use	Vacant	Residential and Commercial
Zoning	R-9/Conditional Overlay (CO) Residential and C-2 Commercial	R-2 Residential and C-2 Commercial

Application Description:

Rezone:

The applicant is requesting to rezone approximately 17.933 acres of land that is currently vacant and zoned as R-9/CO (residential) and C-2 (commercial) to be rezoned as R-2 (residential) and C-2 (commercial). The property abuts the northeast corner of Town Center Dr. and Horizon Crossing St. The proposed rezoning is as follows (please refer to the attached zoning plan):

- Parcel I – from C-2 to R-2
- Parcel II – from R-9/CO to R-2
- Parcel III – from R-9/CO to C-2

Preliminary Subdivision:

The applicant is also requesting to subdivide approximately 10.736 acres of the area proposed to be rezoned to incorporate a residential subdivision. The proposed subdivision includes 39 lots for single-family residential development, the smallest lot measuring approximately 6,694 square feet and the largest lot measuring approximately 16,973 square feet in size. In accordance with Section 2.8.1 of the Subdivision Ordinance, the developer is required to pay \$10,800.00 (\$400 per residential unit) in parkland fees. This unit will utilize the parkland credit carried over from Units 1 and 2, as approved by City Council, leaving the developer with a remaining credit of 0.053 acres for any future units within the development.

Notice:

In accordance with Section 211.007 of the Texas Local Government Code, notices of the April 19, 2021 public hearing for the rezoning request were sent to the school district of jurisdiction and to those property owners within 200 feet of the subject property on April 1, 2021. 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. The sign that was installed does not meet the minimum notification requirements; therefore, staff and the applicant are requesting that the rezoning application be postponed to the next available meeting.

Vision 2020 – Future Land Use Map Designation:

Horizon City Vision 2020 Strategic Master Plan designates this area as High-Density Single Family. This land use designation includes residential development including approximately 12 to 15 dwellings per acre.

Staff Recommendation:

Although the Comprehensive plan designates this area for High-Density Single-Family development, staff believes that the development of this area will help enhance the surrounding properties. Due to their transition from Single Family housing units to commercial development, the proposed development is consistent with the single-family unit neighborhood south of HTC Unit 4 and the commercial development northwest and east of the subdivision; staff recommends **APPROVAL** of the preliminary plat with the condition that all staff comments shall be addressed prior to City Council action. Additionally, the approval of the plat is contingent upon the approval of the rezoning request by the City Council.

At this time, staff requests that the Planning and Zoning Commission postpone the rezoning request until such time that the notice on the property is corrected to include the current and requested zoning.

Planning Division Comments:

Preliminary Plat:

- Horizon Town Center -Unit 4 revised their plat to address planning division comments made. (09APR21)

Public Works Director Comments:

1. Show location of water courses, ravines, present structures, and other features pertinent to subdivision. Provide the total flow for that specific watershed area.
2. Provide Benchmark with Datum information.
3. Provide the total acreage of each lot below the lot number/square footage.
4. El Paso County 9-1-1 District approval is required for the addresses.
5. All lots with curves are missing curve data.
6. Line Table shows L3-L5. Metes and Bounds description does not include this information. Verify if this information belongs to Unit 1. If so, delete.

7. Quadrant in Metes and Bounds description #3 and in the curve table C2 do not match.
8. Verify Metes and Bounds description sequence as it stops in number 5.
9. Verify block number sequence for this subdivision as it increases from Block 1 to Block 27.

NOTE: Traffic study will need to be updated to account for the school and this development.

Town Engineer Comments:

Recommended Conditions for Preliminary Plat Approval:

1. Provide certification that all utilities have approved locations of easements and that service will be provided to development.
2. Show the sizes of all utilities shown on plat.
3. Provide Closure report for subdivision and lots.
4. Verify bearing in Note 3 of Metes and Bounds, does not match bearing on curve table.
5. Verify drainage on Mar Vista, Master Drainage Plan shows runoff toward proposed in Unit 4. Plat show flow onto Town Center Dr.
6. Provide curve information for the lots in the cul-de-sacs and heels.
7. Provide revision date on plat.

El Paso 9-1-1 District Comments:

The 911 District has no adverse comments regarding this plat.

School District Comments:

The Socorro Independent School District has reviewed Horizon Town Center Unit Four. This subdivision will be serviced by Horizon Heights Elementary, Colonel John Ensor Middle, and Eastlake High.

Clint Independent School District has no comments, this subdivision is not within Clint ISD's jurisdiction.

TxDOT Comments:

TxDOT has no comments since proposed unit is not abutting TxDOT right of way.

City staff response: A traffic impact analysis for the overall development has been reviewed and approved by TxDOT. A traffic signal at Horizon Crossing Street and Horizon Boulevard is warranted and the City continues to work with TxDOT towards ensuring that the signal gets installed.

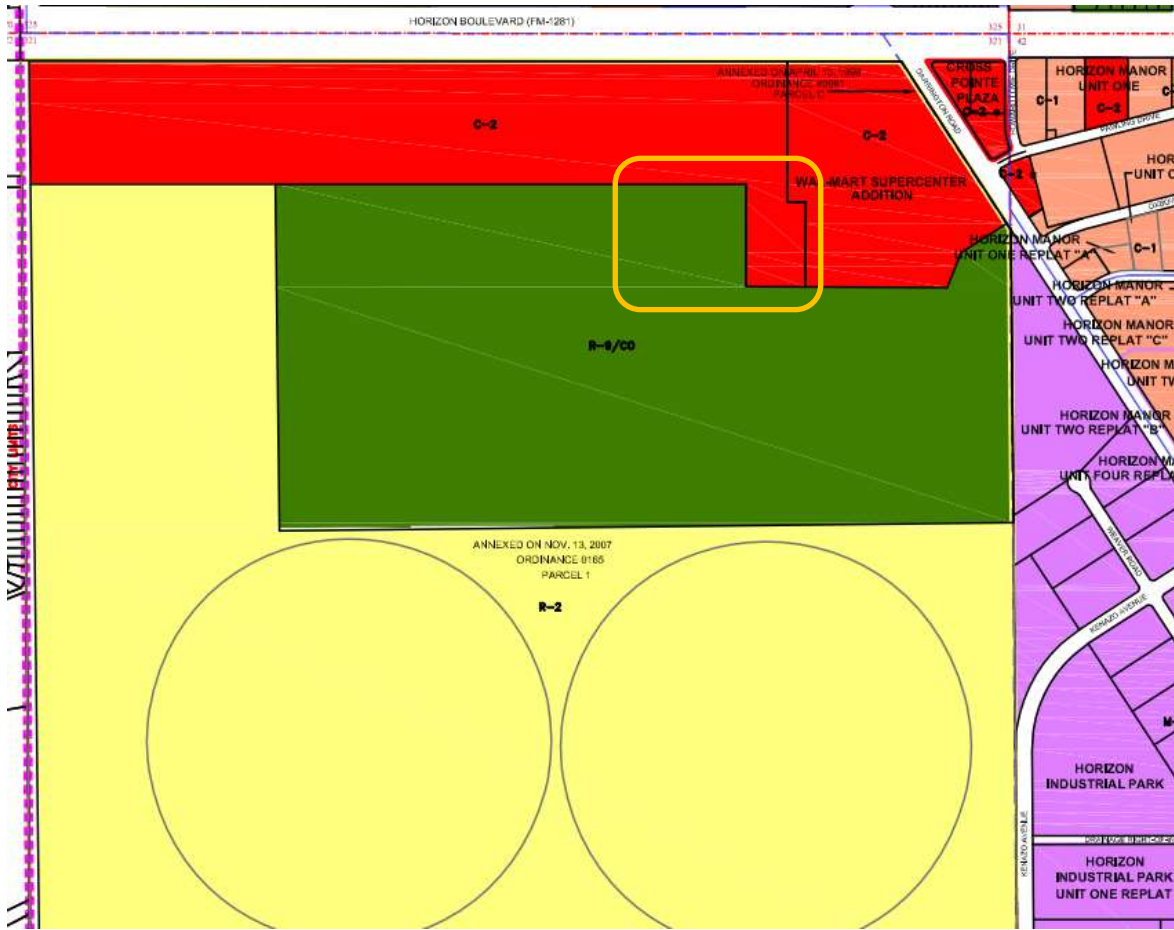
El Paso Central Appraisal District Comments:

The EPCAD approves this development.

Attachments:

- 1 - Zoning Designation**
- 2 - Aerial**
- 3 - Future Land Use Map (Comp Plan)**
- 4 - Location Map**
- 5 - Applications**
- 6 - Zoning Plan**
- 7 - Preliminary Plat**

Attachment 1: Zoning Designation



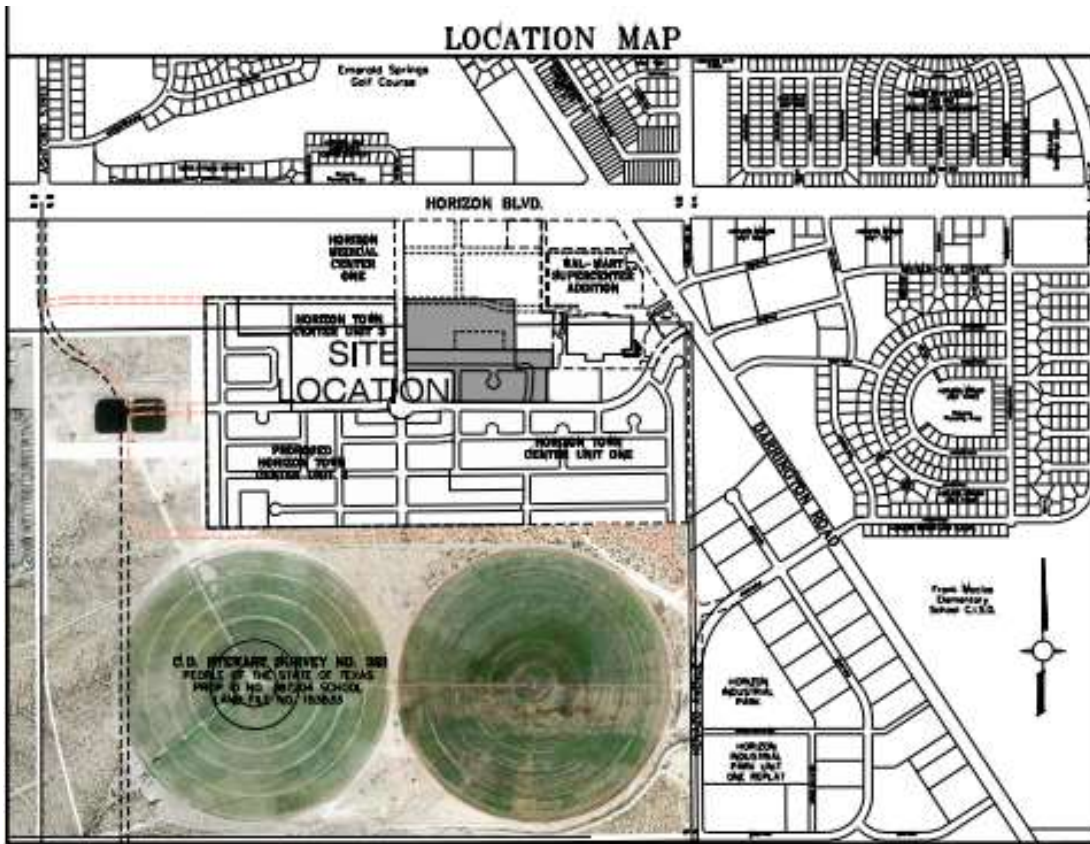
Attachment 2: Aerial



Attachment 3: Future Land Use Map



Attachment 4: Location Map



Attachment 5: Applications

1 of 2



TOWN OF HORIZON CITY
 14999 Darrington Road
 Horizon City, Texas 79928
 Phone 915-852-1046 Fax 915-852-1005

REZONE APPLICATION

1. Owner of Record Ranchos Real XV, LLC
6080 Surety Dr., Ste. El Paso, TX 79905 915-592-0890 dschwartz@swld.net
(ADDRESS) (ZIP) (PHONE) (EMAIL)
 2. Applicant Conde, Inc. is applicant also the Owner? Yes No

Contact Person Conrad Conde
6080 Surety Dr., Ste. 100 El Paso, TX 79905 915-5920283 cconde@condeinc.com
(ADDRESS) (ZIP) (PHONE) (EMAIL)

3. **PARCEL ONE**
 Site Address/Location Being a Portion of C. D. Stewart Survey No. 321, Town of Horizon City, El Paso County, Texas, 1.062 acres
(Lot) (Block) (Subdivision Name)
Horizon Town Center Unit Four

PARCEL TWO
 Site Address/Location Being a Portion of C. D. Stewart Survey No. 321, Town of Horizon City, El Paso County, Texas, 8.254 acres
(Lot) (Block) (Subdivision Name)
Horizon Town Center Unit Four

If the legal description of the complete tracts or if plat is not available, attached are the required **Mites & Bounds Description & survey map(s)**? Yes No

4. Briefly explain why you request to rezone? Clean up Rezoning
 5. Land's Presents Use: _____ Zone _____
 Land Vacant Lot size n/a Structure Structure's size n/a Last known date the structure was occupied? n/a
 Land's Proposed Use: Residential and Commercial Proposed Zone Use R-2 and C-2
 Will you be making any improvements to the existing lot or structure? Yes No This request includes Site Development Plans for approval? Yes No

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

6. Signatures:
[Signature] Douglas A. Schwartz
(OWNER'S SIGNATURE) (OWNER'S PRINTED NAME)
[Signature] Conrad Conde
(APPLICANT'S SIGNATURE) (APPLICANT'S PRINTED NAME)

FEE SCHEDULE: (NON-REFUNDABLE)		Application & Submit Due Date: _____	
\$300 - UP TO 1.0 ACRES	\$450 - 30.1 ACRES TO 50 ACRES	P&Z Scheduled Mtg. Date: _____	City Council Scheduled Date: _____
\$350 - 1.1 ACRES TO 10 ACRES	\$500 - 50.1 ACRES TO 75 ACRES	Application Received By: _____	
\$400 - 10.1 ACRES TO 30 ACRES	\$600 - 75.1 ACRES AND UP	Date Application Rec'd: _____	
EL PASO TIMES PUBLISHING FEE APPROXIMATELY \$460	ENGINEERING FEE APPROXIMATELY \$60 PER 1/2 HOUR		

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



TOWN OF HORIZON CITY
 14999 Darrington Road
 Horizon City, Texas 79928
 Phone 915-852-1046 Fax 915-852-1005

REZONE APPLICATION

1. Owner of Record: Ranchos Real XV, LLC
6080 Surety Dr., Ste. El Paso, TX 79905 915-592-0890 dschwartz@swld.net
(ADDRESS) (ZIP) (PHONE) (EMAIL)

2. Applicant: Conde, Inc. Is applicant also the Owner? Yes No
 Contact Person: Conrad Conde

6080 Surety Dr., Ste. 100 El Paso, TX 79905 915-5920283 cconde@condeinc.com
(ADDRESS) (ZIP) (PHONE) (EMAIL)

3. PARCEL ONE THREE

Site Address/Location: Being a Portion of C. D. Stewart Survey No. 321, Town of Horizon City, El Paso County,

Legal Description: Texas, 8.617 acres Horizon Town Center Unit Four
(Lot) (Block) (Subdivision Name)

PARCEL TWO

Site Address/Location: _____

Legal Description: _____
(Lot) (Block) (Subdivision Name)

If the legal description of the complete tracts or if part is not available, attached are the **required** Notes & Bounds Description & survey map(s)? Yes No

4. Briefly explain why you request to rezone? Clean up Rezoning

5. Land's Present Use: _____ Zone _____
 Land Vacant Lot size n/a Structure Structure's size n/a Last known date the structure was occupied? n/a

Land's Proposed Use: Residential and Commercial Proposed Zone Use R-2 and C-2

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

NOTICE: Applicant is responsible for all expenses incurred by the City in connection with the Rezone 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 _____

6. Signatures:

[Signature]
(OWNER'S SIGNATURE)

Douglas A. Schwartz
(OWNER'S PRINTED NAME)

[Signature]
(APPLICANT'S SIGNATURE)

Conrad Conde
(APPLICANT'S PRINTED NAME)

FEE SCHEDULE: (NON-REFUNDABLE)

\$300 - UP TO 1.0 ACRES	\$450 - 30.1 ACRES TO 50 ACRES
\$350 - 1.1 ACRES TO 10 ACRES	\$500 - 50.1 ACRES TO 75 ACRES
\$400 - 10.1 ACRES TO 30 ACRES	\$600 - 75.1 ACRES AND UP
EL PASO TIMES PUBLISHING FEE APPROXIMATELY \$460	ENGINEERING FEE APPROXIMATELY \$60 PER 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 REZONING application.



TOWN OF HORIZON CITY
 14999 Darrington Road
 Horizon City, Texas 79928
 Phone 915-852-1046 Fax 915-852-1005

**MAJOR SUBDIVISION
 PRELIMINARY APPLICATION**

SUBDIVISION PROPOSED NAME: Horizon Town Center Unit Four SUBMITTAL DATE: March 18, 2021

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)
Being a Portion of C. D. Stewart Survey No. 321, Town of Horizon City, El Paso County, Texas

PROPERTY LAND USES:	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	<u>8.589</u>	<u>39</u>	OFFICE		
DUPLEX			STREET & ALLEY	<u>2.147</u>	<u>1</u>
APARTMENT			PONDING & DRAINAGE		
MOBILE HOME			INSTITUTIONAL		
P.U.D.			OTHER		
PARK (Min 1 acre)					
SCHOOL					
COMMERCIAL			TOTAL NO. SITES		<u>40</u>
INDUSTRIAL			TOTAL (GROSS) ACREAGE	<u>10.736</u>	

3. WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? C-2/R-9 PROPOSED ZONING R-2

4. WILL THE RESIDENTIAL SITES, AS PROPOSED, PERMIT DEVELOPMENT IN FULL COMPLIANCE WITH ALL ZONING REQUIREMENTS OF THE EXISTING RESIDENTIAL ZONE(S)? YES NO

5. WHAT TYPE OF UTILITY EASEMENTS ARE PROPOSED? UNDERGROUND OVERHEAD COMBINATION

6. WHAT TYPE OF DRAINAGE IS PROPOSED? (IF APPLICABLE LIST MORE THAN ONE) Lots to streets to drainage structures

7. IF SINGLE-FAMILY OR DUPLEX DEVELOPMENT IS PROPOSED: AVERAGE FLOOR AREA OF HOUSES _____

8. ARE SPECIAL IMPROVEMENTS PROPOSED IN CONNECTION WITH THE DEVELOPMENT? YES NO

9. IS A MODIFICATION OF ANY PORTION OF THE SUBDIVISION ORDINANCE PROPOSED? YES NO

10. WHAT TYPE OF LANDSCAPING IS PROPOSED? PARKWAY MEDIANS OTHER

11. REMARKS AND/OR EXPLANATION OF SPECIAL CIRCUMSTANCES: _____

12. WILL PLAT BE RECORDED PRIOR TO SUBDIVISION IMPROVEMENTS BEING COMPLETED & APPROVED? YES NO N/A INITIALS _____
 IF YES, submit REQUIRED GUARANTEE (SECTION 4.10.3 & 8.1.7, Municode Chapter 10) OR Improvement Cost Estimates & Construction Agreement

13. WILL ANY RESTRICTIONS AND COVENANTS BE RECORDED WITH PLAT? YES NO INITIALS _____ IF YES, PLEASE SUBMIT COPY.

14. OWNER OF RECORD Ranchos Real XV, LLC 6080 Surety Dr., Ste. 300 El Paso, TX 79905 915-592-0290
(NAME & ADDRESS) (EMAIL) (PHONE)

15. DEVELOPER Ranchos Real XV, LLC 6080 Surety Dr., Ste. 300 El Paso, TX 79905 915-592-0290
(NAME & ADDRESS) (EMAIL) (PHONE)

16. ENGINEER Conde, Inc. 6080 Surety Dr., Ste. 100 El Paso, TX 79905 915-592-0283
(NAME & ADDRESS) (EMAIL) (PHONE)

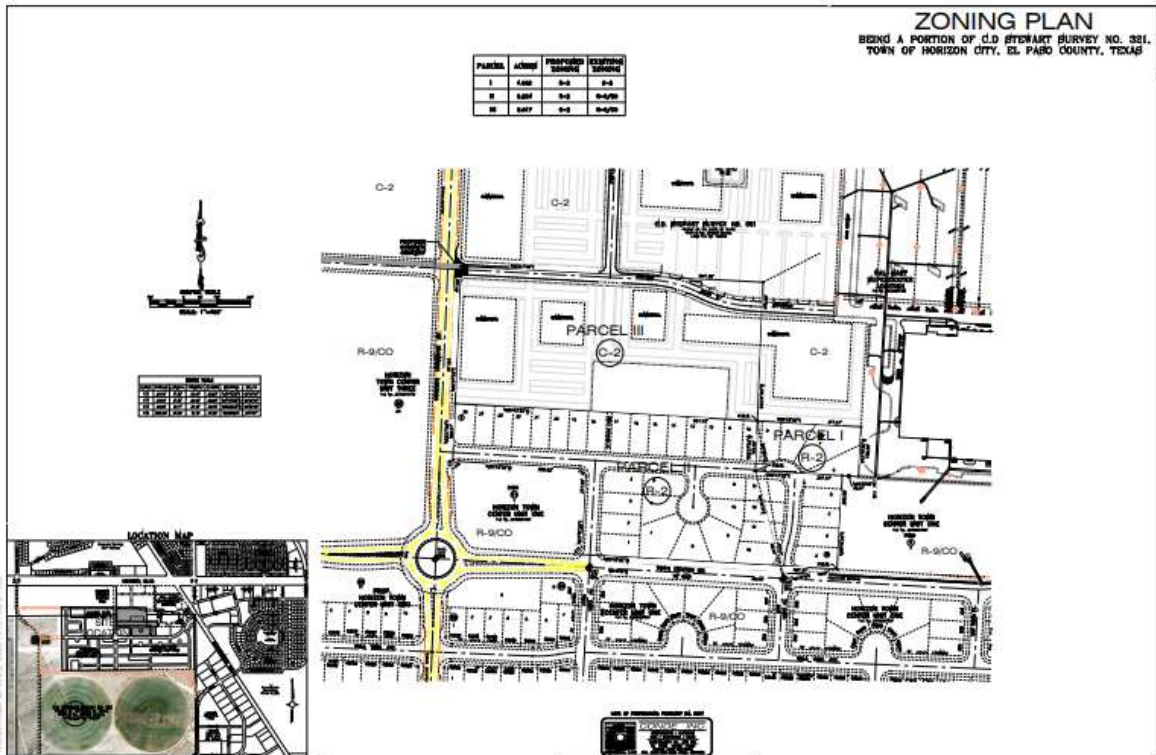
17. APPLICANT Ranchos Real XV, LLC 6080 Surety Dr., Ste. 300 El Paso, TX 79905 915-592-0290
(NAME & ADDRESS) (EMAIL) (PHONE)

18. REP/POINT OF CONTACT Conde, Inc. 6080 Surety Dr., Ste. 100 El Paso, TX 79905 915-592-0283
(NAME & ADDRESS) (EMAIL) (PHONE)

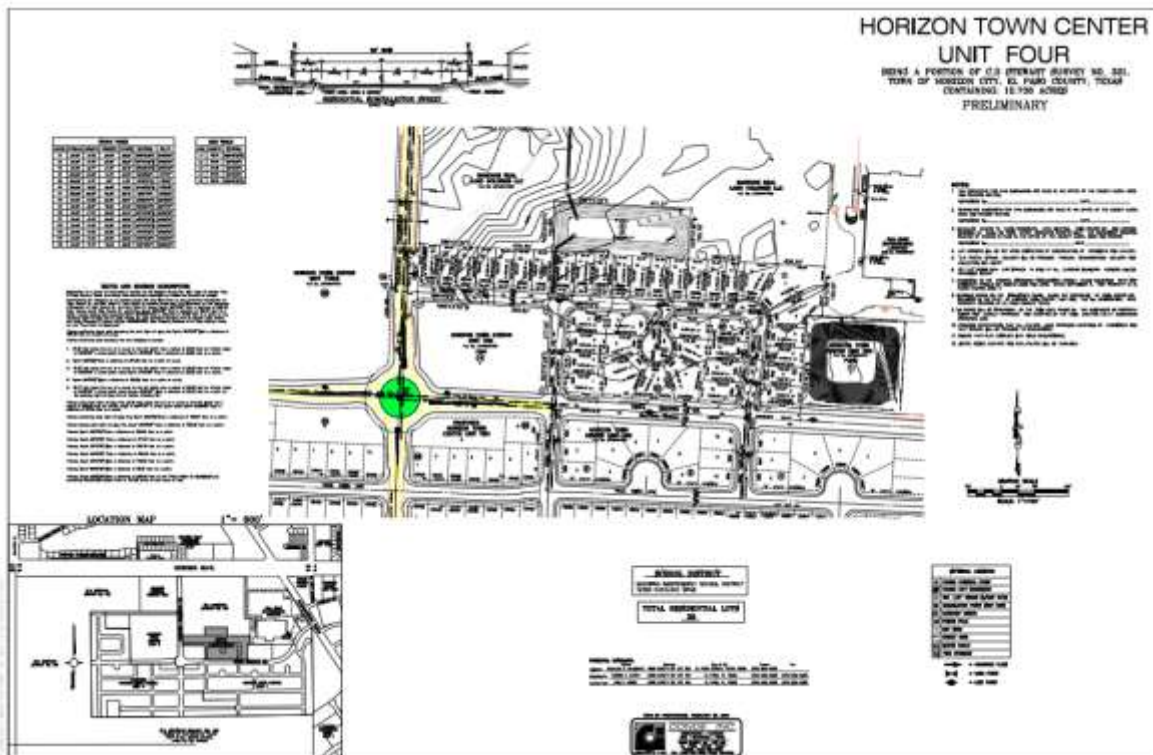
NOTE:
 Applicant is responsible for all expenses incurred by the City in connection with the Preliminary Plat approval request, including but not limited to attorney's fees, engineering fees and publication. Charges exceeding deposit will be invoiced separately. Initials WA
 Applicant Signature [Signature] EMAIL DRUGLES@SWLBS.NET

APPLICATION MUST BE COMPLETE & VALIDATED PRIOR TO SUBDIVISION PROCESSING
 Acceptance of fee does not grant acceptance of application.
 Non Refundable Deposit \$500.00 | Application Fee: \$100

Attachment 6: Zoning Plan



Attachment 7: Preliminary Plat





1. CALL MEETING TO ORDER & DETERMINATION OF QUORUM

2. COMMISSION MEMBERS ATTENDANCE: EXCUSED: UNEXCUSED: Charles Berry

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

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A. DISCUSSION AND RECOMMENDATION:

(This item is to be postponed per applicant's request) On the resubmitted replat application (**#RP-002460-2020**) for **Horizon Manor Unit Three Replat "A"**, 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.

ACTION: Motion made by **GARDEA**, 2ND by **AVILA** to postpone item.

ALL IN FAVOR. MOTION CARRIED

B. DISCUSSION AND RECOMMENDATION:

On a rezoning application (**#RZ002466-2021**) request to approve a change in zone from a Residential R-4 zone to Commercial C-1 zone for a property legally described as *a parcel of land being Lots 1-10, Block 19, Horizon Country Club Estates Unit 2, El Paso County, Texas*. Application submitted by Casey Mae Investments LLC

ACTION: Motion made by **GARDEA**, 2ND by **MELENDEZ** to approve rezoning application.

AYES: FLORES, MELENDEZ, ARMSTRONG, AVILA, DURAN and GARDEA.

MOTION CARRIED

C. DISCUSSION AND RECOMMENDATION:

On a rezoning application (**#RZ002467-2021**) request to approve a change in zone from a Residential R-2 zone to Commercial C-1 zone for a property legally described as *Lots 7, 8, 9, Block 490, Lot 8, Block 491, Lots 8, 9, 10, & 11, Block 492, Horizon City Unit Sixty-Four, Horizon City, El Paso County, Texas*. Application submitted by James Edge & Angel Beltran Jr.



ACTION: Motion made by **GARDEA**, 2ND by **MELENDEZ** to approve rezoning application.

AYES: **FLORES, MELENDEZ, ARMSTRONG, AVILA, DURAN and GARDEA.**

MOTION CARRIED

D. DISCUSSION AND RECOMMENDATION:

On a rezoning application (**#RZ002468-2021**) request to approve a change in zone from a Commercial C-2 & R-PD Residential zones to C-2 Commercial zone for a properties legally described as *Lots 1 through 8, Block 1; Lots 1 and 2 Block 2; Lot 1, Block 4; & Section 30 & 31, Block 78, Tuscany Park Village Units 1 & 2, Horizon City Unit Sixty-Four, Horizon City, El Paso County, Texas.* Application submitted by HZ Ventures LLC Series D-Tuscany Ventures

ACTION: Motion made by **GARDEA**, 2ND by **FLORES** to approve rezoning application.

AYES: **FLORES, MELENDEZ, ARMSTRONG, AVILA, DURAN and GARDEA.**

MOTION CARRIED

E. DISCUSSION AND RECOMMENDATION:

On a replat application (**#RP002469-2021**) for **Tuscany Park Village Replat**, legally described as *being a portion of Section 30, Block 78 TSP 3 Tracts 1B, 8, 10 and a portion of section 31 Block 78, TSP 3 Texas and Pacific Railway Company Surveys, Horizon City, Texas, El Paso, County, Texas.* Application submitted by HZ Ventures LLC Series D-Tuscany Ventures

ACTION: Motion made by **GARDEA**, 2ND by **DURAN** for conditional approval of the Replat application with staff recommendations & addressing comments prior to City Council meeting.

AYES: **FLORES, MELENDEZ, ARMSTRONG, AVILA, DURAN and GARDEA.**

MOTION CARRIED

F. DISCUSSION AND RECOMMENDATION:

On a preliminary plat application (**#SUB002470-2021**) for **Horizon Town Center Unit Four**, a property legally described as *being a portion of C.D Stewart Survey No. 321, Town of Horizon City, El Paso County, Texas.* Application submitted by Conde, Inc.

ACTION: Motion made by **GARDEA**, 2ND by **AVILA** for conditional approval of the preliminary plat application with staff recommendations & contingent on rezoning by City Council.

AYES: **FLORES, MELENDEZ, ARMSTRONG, AVILA, DURAN and GARDEA.**

MOTION CARRIED

G. DISCUSSION AND RECOMMENDATION:

(This item is to be postponed to the next meeting)

On a rezoning application (**#RZ002471-2021**) request to approve a change in zone from a Residential R-9 and C-2 Commercial zone to Residentail R-2 and Commercial C-2 zone for properties legally described as *being a portion of C.D Stewart Survey No. 321, Town of Horizon City, El Paso County, Texas.* Application submitted by Conde Inc.

ACTION: Motion made by **GARDEA**, 2ND by **AVILA** to postpone item.

ALL IN FAVOR. MOTION CARRIED

H. DISCUSSION AND RECOMMENDATION:

On a preliminary plat application (**#SUB002472-2021**) for **Rancho Desierto Bello Unit Fifteen Phase 1**, a property legally described as *being a portion of Leigh Clark Survey No. 297, Town of Horizon City, El Paso County, Texas.* Application submitted by TRE & Associates.



ACTION: Motion made by **GARDEA**, 2ND by **AVILA** to deny preliminary plat application as per staff recommendation
AYES: **FLORES, MELENDEZ, ARMSTRONG, AVILA, DURAN and GARDEA.**
MOTION CARRIED

I. DISCUSSION AND RECOMMENDATION:

On a preliminary plat application (**#SUB002473-2021**) for **Rancho Desierto Bello Unit Fifteen Phase 2**, a property legally described as being a *portion of Leigh Clark Survey No. 297, Town of Horizon City, El Paso County, Texas*. Application submitted by TRE & Associates.

ACTION: Motion made by **GARDEA**, 2ND by **AVILA** for conditional approval of the preliminary plat application with staff recommendations.

AYES: **FLORES, MELENDEZ, ARMSTRONG, AVILA, DURAN and GARDEA.**
MOTION CARRIED

J. DISCUSSION AND RECOMMENDATION:

On a preliminary and final plat applications (**#SUB002474-2021**) for **City Center One**, a property legally described as *Tract 1M, W.J. Rand Survey No. 325, ABST 8814, Town of Horizon City, El Paso County, Texas*. Application submitted by GRV Integrated Engineering Solutions LLC.

ACTION: Motion made by **GARDEA**, 2ND by **MELENDEZ** for conditional approval of the subdivision plat applications with staff recommendations & addressing comments prior to City Council meeting.

AYES: **FLORES, MELENDEZ, ARMSTRONG, AVILA, DURAN and GARDEA.**
MOTION CARRIED

5. OTHER BUSINESS

A. DISCUSSION AND ACTION:

On the Planning and Zoning meeting minutes for the meeting of March 15, 2021

ACTION: Motion made by **AVILA**, 2ND by **FLORES** to approve meeting minutes.

AYES: **FLORES, MELENDEZ, ARMSTRONG, AVILA and GARDEA.** **ABSTAIN:** **DURAN**
MOTION CARRIED

6. ANNOUNCEMENTS

A. The next regular scheduled meeting: **Monday, May 17, 2021 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 6.58 pm.



MINUTES - REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
HELD ON MONDAY, APRIL 19, 2021 @ 6:00 PM
15001 DARRINGTON RD., HORIZON CITY, TEXAS 79928

Robert Avila Jr. – Chair

(Date)

ATTEST:

Elizabeth S. Luna
Secretary to the Boards

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