



**HORIZON CITY**

Incorporated 1988

**AGENDA  
PUBLIC MEETING  
REGULAR PLANNING AND ZONING MEETING  
THE TOWN OF HORIZON CITY, TEXAS  
Monday, April 17, 2023, 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, April 17, 2023 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 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 4 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:**

Planner

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: 5**  
Planner

On the **Replat** application for **Horizon Country Club Estates Unit Two Replat "B" (#RP-002522-2023)**, legally described as Horizon Country Club Estates Unit Two Replat "A", Town of Horizon City, El Paso County, Texas. Containing 2.4112 acres +/- . Application submitted by Conde, Inc..

**C. DISCUSSION AND RECOMMENDATION: 13**  
Planner

On a **Rezoning** application request (**Case No. RZ-002520-2023**) to approve a change in zone for a parcel located at 1538 Pawling Dr., Horizon City, Texas 79928, from C-1 (General Commercial) to C-2 (Heavy Commercial) zoning district. This parcel is legally described as Lot 3, Block 2, Horizon Manor Unit One, Horizon City, El Paso County, Texas. Containing 6.17 -acres. Application submitted by Doyle B. Harden.

**D. DISCUSSION AND RECOMMENDATION: 21**  
Planner

On a **Rezoning** application request (**Case No. RZ-002524-2023**) to approve a change in zone for one lot from R-PD (Residential-Planned Development) to A-1 (Apartments), legally described as Lot 1, Block 4, Tuscan Park Village Replat "A", Town of Horizon City, El Paso County, Texas. Containing 17.8630-acres+/- . Application submitted by Yasser Haydar.

**E. DISCUSSION AND RECOMMENDATION: 35**  
Planner

On a **Rezoning** application request (**Case No. RZ-002523-2023**) to approve a change in zone for four tracts of land from R-2 (Residential) to C-2 (Heavy Commercial), legally described as Tracts 1, 10-C, 10 D-1 and 12, Section 32, Block 78, Township 3, Texas and Pacific Railroad Surveys, Town of Horizon City, El Paso County, Texas. Containing 5.8326-acres. Application submitted by TRE & Associates LLC.

**5. OTHER BUSINESS**

**A. DISCUSSION AND ACTION: 43**  
On the Planning and Zoning meeting minutes for the meeting held on **Monday, March 20, 2023.**

**6. ANNOUNCEMENTS**

A. The next regular scheduled meeting: **Monday, May 15, 2023 at 6pm.**

Adjournment:

Motion to Adjournment: \_\_\_\_\_ 2nd \_\_\_\_\_

Dated this Thursday, April 13, 2023

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 Thursday, April 13, 2023 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**

**Case No.:** RP-002522-2023  
**Subdivision Name:** Horizon Country Club Estates Unit 2 Replat "B"  
**Application Type:** Replat Subdivision Application  
**P&Z Hearing Date:** April 17, 2023  
**Staff Contact:** Art Rubio, Planner  
 915-852-1046 ext.407; arubio@horizoncity.org

**Address/Location:** Replat is located north of Horizon Blvd. and east of Darrington Rd.  
**Legal Description:** A Replat of Portion of Lot 1, Block 3, Horizon Country Club Estates Unit 2 Replat "A", Town of Horizon City, El Paso County, Texas  
**Acreage:** 2.4112 Acres ±  
**Existing Use:** Vacant  
**Existing Zoning:** C-1 (General Commercial)

**Owner/Applicant:** Angel Beltran Jr. & Compostela, LLC  
**Land Surveyor/:** Conde Inc.  
**Engineer**

**Surrounding Properties**

	<b>Zoning</b>	<b>Land Use</b>
<b>N</b>	C-1 (General Commercial)/R-4 (Single-Family Dwelling)	Vacant
<b>E</b>	R-4 (Single-Family Dwelling)	Vacant
<b>S</b>	C-1 (General Commercial)	Restaurant/Retail
<b>W</b>	C-1 (General Commercial)/A-1 (Apartments) –	Horizon City

**Future Land Use Designation:** Mixed Use, Town Center  
**Nearest Park:** Desmond "Corky" Corcoran Park  
**Nearest School:** Desert Hills Elementary School

**Application Description:**

The applicant is proposing to replat a portion of Lot 1 of Horizon Country Club Estates Unit 2 Replat A in order to remove plat note 13 which prohibits access through Rossman Dr. and Delake Dr. and to dedicate an access and utility & drainage easement. The subject property is approximately 2.4112 ± acres in size and is zoned C-1 (General Commercial). Based on the applicant's proposed commercial uses, access from Delake and Rossman is needed.

**Staff Recommendation:**

Staff recommends **APPROVAL** of the proposed replat subdivision and has no objection to the proposed removal of the access prohibition or dedication of access, utility, and drainage easements.

**Planning Comments:**

No Comments

**Public Works Director Comments:**

HORIZON COUNTRY CLUB ESTATES U-2REPLAT B (Preliminary Plat)

Review #1 3/31/2023

On the 43ft and 20ft. access, utility and drainage easement provide instrument number. See redlines on PLAT as PRELIMINARY PLAT'S metes and bounds description must match this plat. See note 6 PLAT redlines.

HORIZON COUNTRY CLUB ESTATES U-2 REPLAT B (Final Plat) Review #1 3/28/2023

1. On the 43ft and 20ft. access, utility and drainage easement provide instrument number.
2. Emigrant Rd. located at the east side of the lot will need to be renamed. Portion of the street will be developed by this project leaving multiple Emigrant Roads. North side Emigrant Rd. name shall remain. See Ordinance section 4.3.2.2
3. Missing address in Lot 5, Block 23.
4. El Paso County 9-1-1 District approval is required for all lot addresses.
5. Provide Closure with metes and bounds description.
6. See redlines.

**Town Engineer Comments:**

Horizon Country Club Estates Unit Two Replat B

Summary of Recommended Conditions for Preliminary Plat Approval:

2. The Town Engineer recommends the following:
3. Address red lines on plat.
4. Confirm distance. Metes and Bounds 82.40' conflicts with boundary line distance of 56.02'. Adjust plat.
5. Confirm acreage. Metes and Bounds 24.11 acres vs 7.79 acres shown in legal description. Adjust plat.
6. Provide detail as per called out in plat.
7. Verify block number in legal description. Block 23?

Horizon Country Club Estates Unit Two Replat B

Summary of Recommended Conditions for Final Plat Approval:

The Town Engineer recommends the following:

1. Address redlines on plat.
2. Confirm distance. Metes and Bounds 82.40' conflicts with boundary line distance of 56.02'. Adjust plat.
3. Confirm acreage. Metes and Bounds 24.11 acres vs 7.79 acres shown in legal description. Adjust plat.
4. Verify Block number in legal description on face of plat. Block 23...?

El Paso Electric Co.

We have no comments for Horizon Country Club Estates Unit Two Replat B. Easements noted are acceptable.

**Attachments:**

**Attachment 1 – Zoning Designation Map**

**Attachment 2 – Aerial View Map**

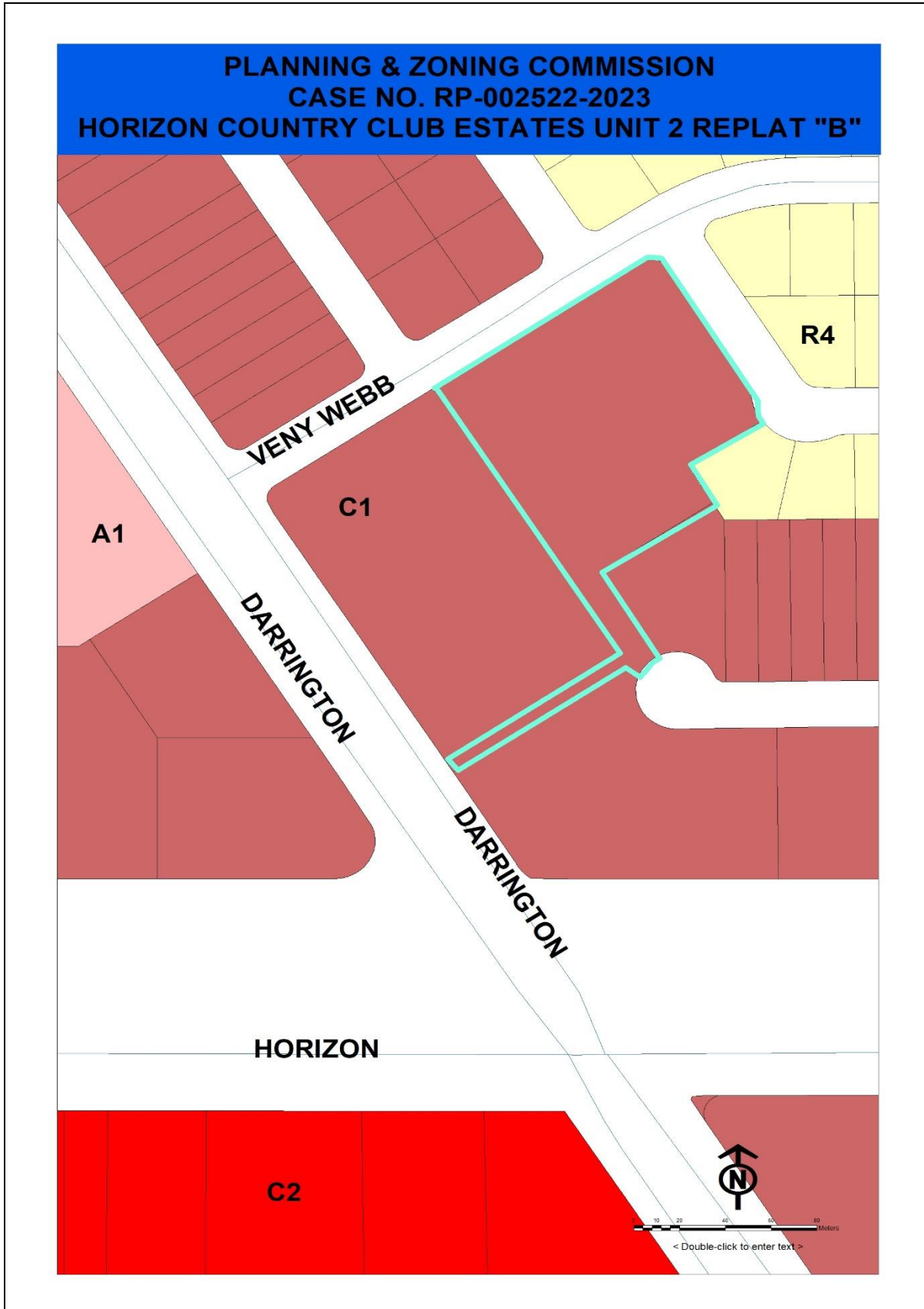
**Attachment 3 – Location Map**

**Attachment 4 – Preliminary Replat**

**Attachment 5 – Final Replat**

**Attachment 6 – Replat Application**

**Attachment 1: Zoning Designation Map**



Attachment 2: Aerial View Map

**PLANNING & ZONING COMMISSION  
CASE NO. RP-002522-2023  
HORIZON COUNTRY CLUB ESTATES UNIT 2 REPLAT "B"**









**Attachment 6: Replat Application**



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

*RP-002522-2023*  
**REPLAT APPLICATION**

SUBDIVISION PROPOSED NAME: Horizon Country Club Estates Unit 2 Replat "B" SUBMITTAL DATE: March 20, 2023

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)  
Being a Replat of Portion of Lot 1, Block 3, Horizon Country Club Estates Unit 2 Replat "B"

2. PROPERTY LAND USES:

	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	_____	_____	OFFICE	_____	_____
DUPLEX	_____	_____	STREET & ALLEY	_____	_____
APARTMENT	_____	_____	PONDING & DRAINAGE	_____	_____
MOBILE HOME	_____	_____	INSTITUTIONAL	_____	_____
P.U.D.	_____	_____	OTHER	_____	_____
PARK	_____	_____	_____	_____	_____
SCHOOL	_____	_____	_____	_____	_____
COMMERCIAL	<u>2.4112</u>	<u>1</u>	TOTAL NO. SITES	_____	<u>1</u>
INDUSTRIAL	_____	_____	TOTAL (GROSS) ACREAGE	<u>2.4112</u>	_____

3. WHAT IS THE EXISTING ZONING OF THE ABOVE DESCRIBED PROPERTY? N/A PROPOSED ZONING N/A
4. WILL THE RESIDENTIAL SITES, AS PROPOSED, PERMIT DEVELOPMENT IN FULL COMPLIANCE WITH ALL ZONING REQUIREMENTS OF THE EXISTING RESIDENTIAL ZONE(S)? YES  NO  N/A
5. WHAT TYPE OF UTILITY EASEMENTS ARE PROPOSED? UNDERGROUND  OVERHEAD  COMBINATION
6. WHAT TYPE OF DRAINAGE IS PROPOSED? (IF APPLICABLE LIST MORE THAN ONE) On site ponding
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
- IF ANSWER IS "YES", PLEASE EXPLAIN THE NATURE OF THE MODIFICATION \_\_\_\_\_
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 AB  
 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 AB IF YES, PLEASE ATTACH COPY.

14. OWNER OF RECORD Angel Beltran Jr. & Compostela, LLC 750 Linda, El Paso, Texas 79922 915-526-3898  
(NAME & ADDRESS) (EMAIL) (PHONE)

15. DEVELOPER Angel Beltran Jr. & Compostela, LLC 750 Linda, El Paso, Texas 79922 915-526-3898  
(NAME & ADDRESS) (EMAIL) (PHONE)

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

17. APPLICANT Angel Beltran Jr. & Compostela, LLC 750 Linda, El Paso, Texas 79922 915-526-3898  
(NAME & ADDRESS) (EMAIL) (PHONE)

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

**NOTE:** Applicant is responsible for all expenses incurred by the City in connection with the Replat approval request, including but not limited to attorney's fees, engineering fees and publication. Charges exceeding deposit will be invoiced separately. Initials AB

Applicant Signature [Signature] EMAIL cliamonte@aol.com

**APPLICATION MUST BE COMPLETE & VALIDATED PRIOR TO SUBDIVISION PROCESSING**  
 Acceptance of fee does not grant acceptance of application.  
 Non Refundable Deposit \$500 | Application Fees: \$100 | Publishing Fee Deposit (if applicable): \$200



**TOWN OF HORIZON CITY**  
**Planning and Zoning Commission Staff Report**

**Case No.:** RZ-002520-2023

**Application Type:** **Rezoning**

**P&Z Hearing Date:** March 20, 2023; *Postponed to April 17, 2023*

**Staff Contact:** Art Rubio, Planner  
 915-852-1046 ext. 407; [arubio@horizoncity.org](mailto:arubio@horizoncity.org)

**Address/Location:** 1538 Pawling; S. Horizon Blvd. & E. Darington Rd.

**Legal Description:** Lot 3, Block 2, Horizon Manor Unit 1 Subdivision, El Paso County, Horizon City, Texas

**Property Owner:** Doyle B. Harden

**Applicant:** Doyle B. Harden

**Nearest Park:** Golden Eagle Park

**Nearest School:** Carroll T. Welch Elementary School

**SURROUNDING PROPERTIES:**

	<b>Zoning</b>	<b>Land Use</b>
<b>N</b>	C-1 (General Commercial)/C-2 (Heavy Commercial)	Restaurant/Retail
<b>E</b>	C-1 (General Commercial)/C-2C (Heavy Commercial Conditioned/R-7 (Single-Family Residential) A-1 & A-2 (Apartment)	Retail, Restaurant, Single-Family Dwellings, Multi-family Dwellings
<b>S</b>	C-1 (General Commercial)/	EP Emergency Dist. 1, Church, Warehousing
<b>W</b>	C-2 (Heavy Commercial)	Retail/Gas Station (Wal-Mart)

**LAND USE AND ZONING:**

	<b>Existing</b>	<b>Proposed</b>
<b>Land Use</b>	Warehouse	Auto Repair/Body Shop
<b>Zoning</b>	C-1 (General Commercial)	C-2 (Heavy Commercial)

**Application Description:**

The applicant is requesting to rezone approximately 6.17 acres of land that currently includes an existing warehouse from C-1 (General Commercial) to C-2 (Heavy Commercial) to allow for an auto repair and body shop use.

**Notice:**

In accordance with Section 211.007 of the Texas Local Government Code, notices of the March 20, 2023, public hearing for the rezoning request were sent to those property owners within 200 feet of the subject property on February 27, 2023, and posted in the El Paso Times Newspaper on same date. 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. Initially the applicant

was not able to meet the March 20, 2023, sign posting requirements and requested the item be postponed to the April 17, 2023, meeting. The applicant has complied with the sign posting requirements for the April 17, 2023, meeting.

**Shaping Our Horizon:2030 A Comprehensive and Strategic Plan – Future Land Use Map Designation:**

Horizon City Shaping Our Horizon:2030 Comprehensive and Strategic Plan designates this property as Commercial.

**Staff Recommendation:**

Although the Comprehensive plan designates this area for Commercial use, there is existing multi-family, institutional and public uses in close proximity to the subject property. Staff believes that the development of this area will enhance the surrounding commercial uses and properties; however, there needs to be some mitigation for the existing non-commercial uses. Staff recommends **APPROVAL** of the zone change with the following conditions:

1. That trucking and transportation uses be prohibited.
2. That the vehicles to be serviced are stored within a parking area that is screened from view so that such vehicles are not visible from any roadway.
3. That no servicing of vehicles outside the interior repair bays be permitted and that such repair bays are not visible from any roadway and/or any residential use/zone.
4. That prior to the issuance of any building or grading permits a detailed site plan shall be reviewed and approved by the City Council pursuant to Section 502.7 of the Horizon City Zoning Ordinance.

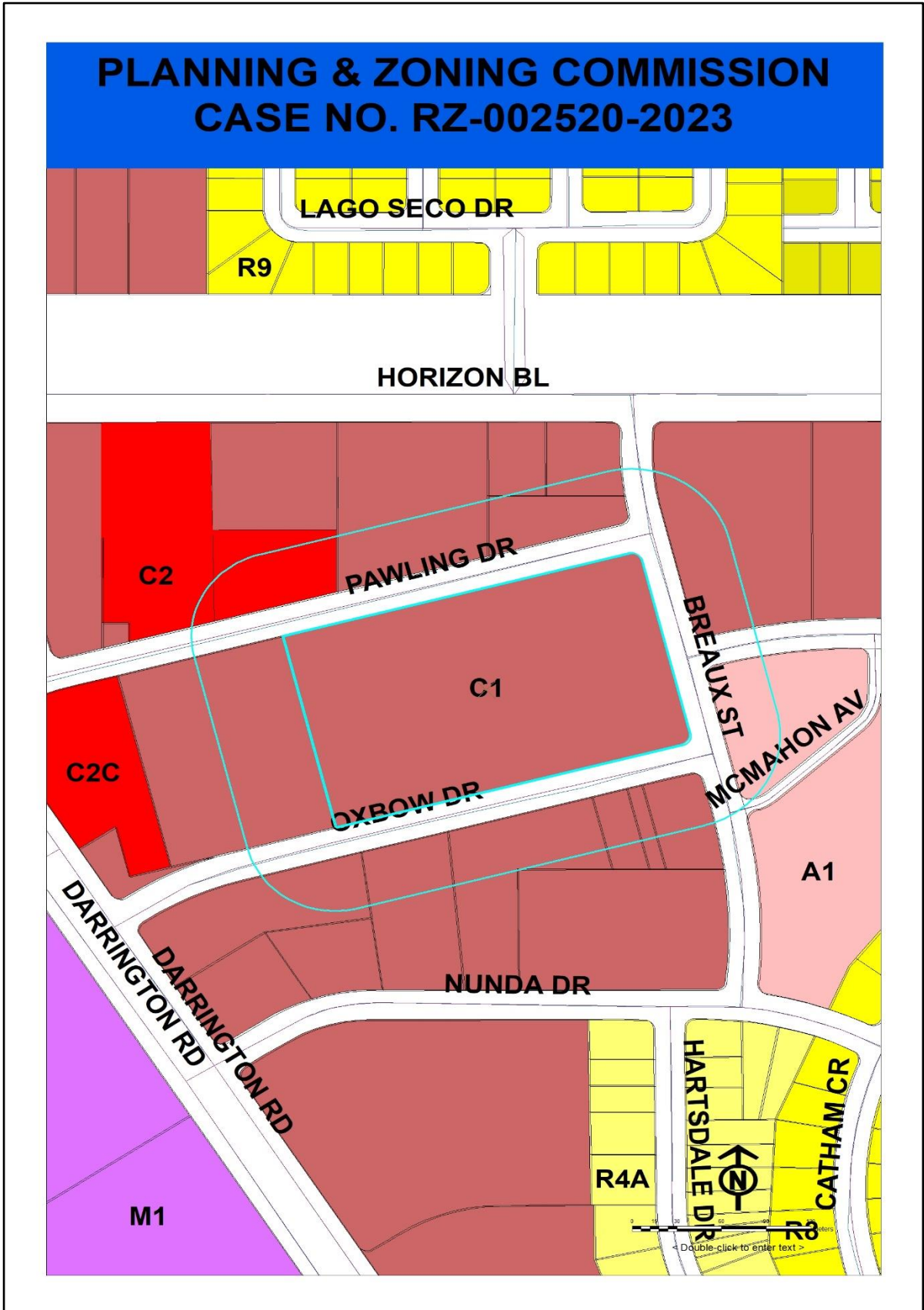
**Planning Division Comments:**

The applicant will need to bring the existing building up to all applicable codes and discontinue any uses not permitted in a C-2 or C-1 zoning district.

**Attachments:**

- 1 - Zoning Designation Map**
- 2 – Aerial Map**
- 3 - Future Land Use Map (Comp Plan)**
- 4 – Application**
- 5 – Zoning Plan**

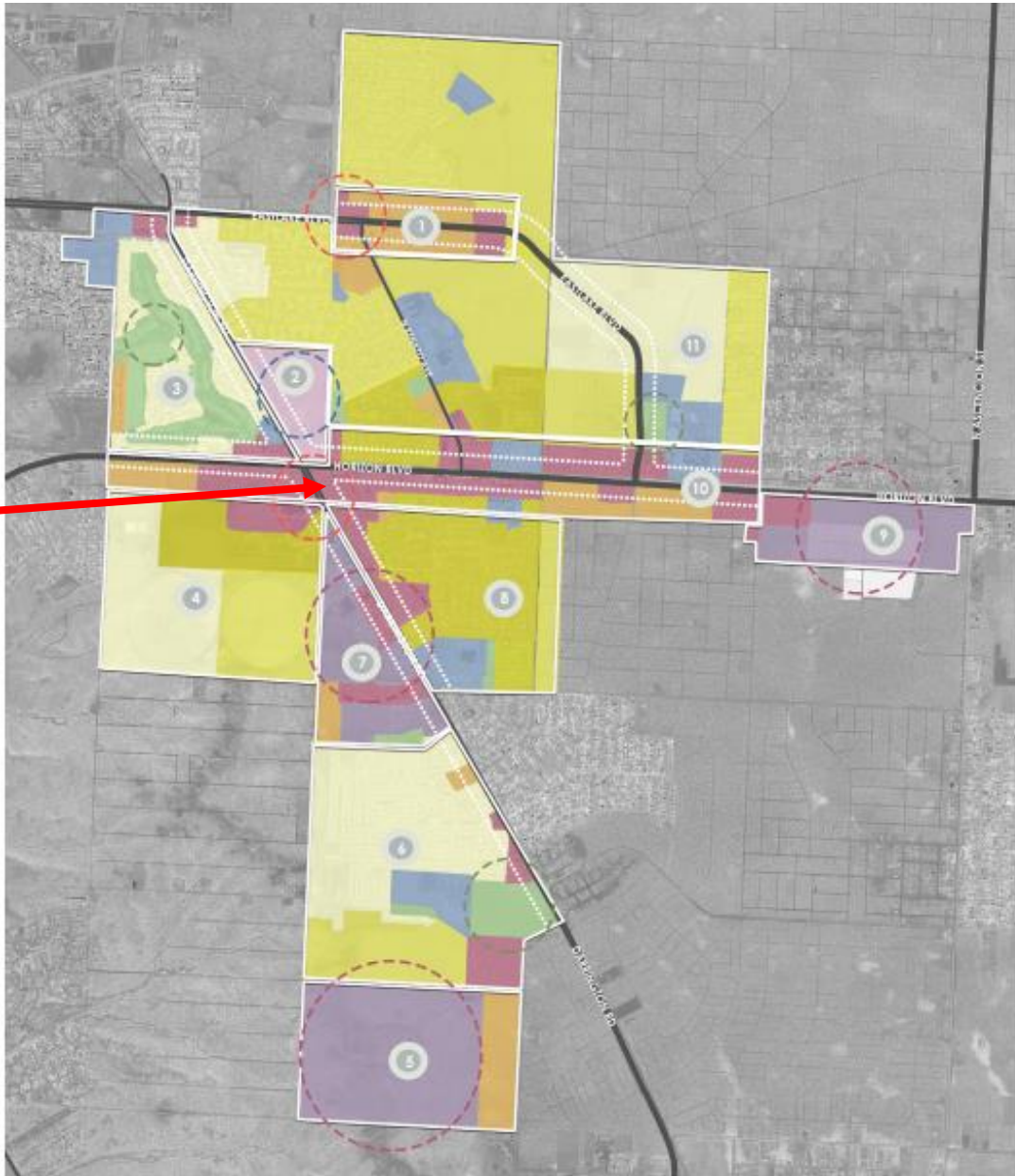
Attachment 1: Zoning Designation Map



**PLANNING & ZONING COMMISSION  
CASE NO. RZ-002520-2023**



**Attachment 3: Future Land Use Map**



**Subject Property**

**LEGEND**

LAND USE DESIGNATIONS		Low Density - Single Family	CENTERS		Civic
		Medium Density - Single Family			Recreation
		High Density - Single Family			Market
		Multi-Family			Employment
		Mixed Use			
		Commercial			
		Industrial			
		Public			
		Parks and Open Space			
		Districts			
	Corridors				

**Attachment 4: Application**

RZ-002520-2023



**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: Doyle B. HARDEN  
1011 Day Road 79928 915 491 6280  
(ADDRESS) (ZIP) (PHONE) (EMAIL)  
 2. Applicant Doyle B. HARDEN Is applicant also the Owner?  Yes  No  
 Contact Person Doyle B. HARDEN  
79928 915 491 6280  
(ADDRESS) (ZIP) (PHONE) (EMAIL)

3. PARCEL ONE  
 Site Address/Location 1538 PAWLING DRIVE  
 Legal Description: 2 HORIZON MANOR #1 LOT 3 268765 sq ft  
(Lot) (Block) (Subdivision Name)

PARCEL TWO  
 Site Address/Location X 3 ONLY (1) PROPERTY  
 Legal Description: Horizon Manor unit one  
(Lot) (Block) (Subdivision Name)

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

4. Briefly explain why you request to rezone? MORE OPTIONS TO RENT ~~Body Shop + MECHANIC Shop~~  
 5. Land's Presents Use: WAREHOUSE Zone C-1  
 Land Vacant  Lot size 220240 Structure  Structure's size 18000 Last known date the structure was occupied? PRESENT  
 Land's Proposed Use: WAREHOUSE Proposed Zone Use WAREHOUSE

Will you be making any improvements to the existing lot or structure?  Yes  No This request includes Site Development Plans for approval?  Yes  No  
Roof & PAINT outside, INSIDE

**NOTICE:** Applicant is responsible for all expenses incurred by the City in connection with the Rezone Application request, including but not limited attorney's fees, engineering fees and publication. Additional charges will be invoiced separately and shall be paid to the Town prior to City Council act  
 Applicant's Signature Doyle B. Harden

8. Signatures:  
Doyle B. Harden  
(OWNER'S SIGNATURE)  
Doyle B. Harden  
(APPLICANT'S SIGNATURE)

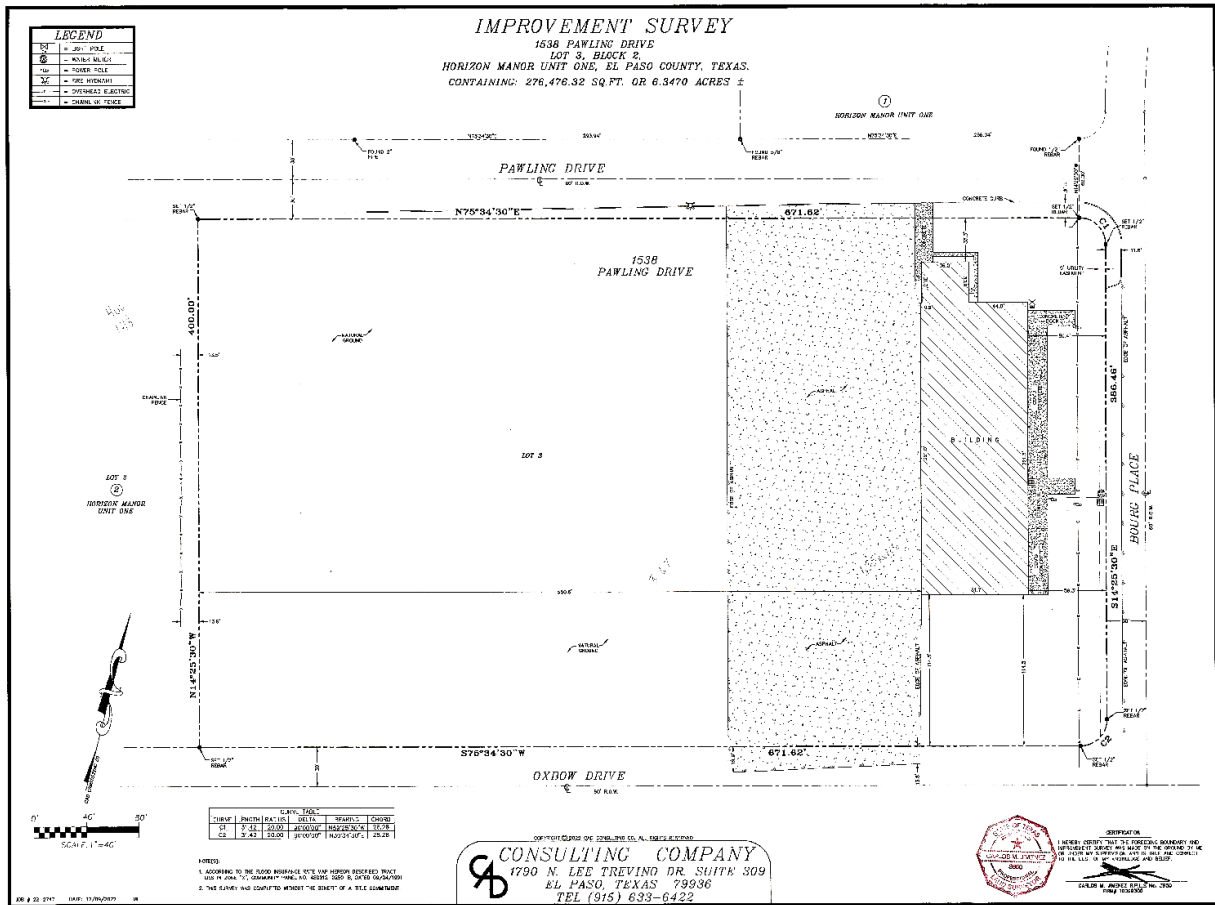
Doyle B. HARDEN  
(OWNER'S PRINTED NAME)  
Doyle B. HARDEN  
(APPLICANT'S PRINTED NAME)

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.

# Attachment 5: Zoning Plan



**Neighborhood Input Letter**

High Desert Plaza  
1436 Hudspeth Drive  
Carrollton, Texas 75010  
(915) 490-3387  
(915) 497-5001  
[highdesertplaza@gmail.com](mailto:highdesertplaza@gmail.com)

March 13, 2023

Art Rubio, Planner  
Town of Horizon City  
14999 Darrington Road  
Horizon City, Texas 79928

Via email to: [arubio@horizoncity.org](mailto:arubio@horizoncity.org); cc: [mgarcia@horizoncity.org](mailto:mgarcia@horizoncity.org)

Re: Case No. RZ-002520-2023

Mr. Rubio:

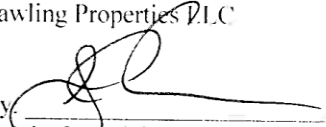
I have some concerns regarding this proposed rezoning. I believe Pawling will become a highly trafficked route when the pending improvements to Pawling Drive are completed. The esthetics of this property needs to be addressed to encourage proper development of the remaining properties along Pawling.

1. The loading docks facing Breaux Street should be eliminated and/or a barrier erected so that they cannot be accessed from Breaux. Currently, if an 18 wheeler backs up to the loading dock, the vehicle and trailer substantially block Breaux and create a traffic hazard.
2. Additionally, the existing loading dock should be enclosed or shielded if it becomes a work or storage area.
3. All inoperable vehicles, wrecked vehicles, vehicles undergoing repairs, spare parts and scrap materials need to be stored in an enclosed yard separate from employee and customer parking. All repair work should be performed within any garage bays or within this enclosed area. This enclosure should be shielded from view by some type of solid barrier (i.e. chain link fence with slats, rock wall, etc.).

Automotive repair businesses within Horizon City are needed, especially as our community continues to grow. By the same token, this type of business should not be an eye sore that could harm development of the surrounding area. If my concerns are substantially addressed, then I am not opposed to this zone change.

Sincerely,

Pawling Properties LLC

By:   
John Laemlein, Owner



**TOWN OF HORIZON CITY**  
**Planning and Zoning Commission Staff Report**

**Case No.:** RZ-002524-2023

**Application Type:** Rezoning  
**P&Z Hearing Date:** April 17, 2024  
**Staff Contact:** Art Rubio, Planner  
 915-852-1046 ext. 407; [arubio@horizoncity.org](mailto:arubio@horizoncity.org)

**Address/Location:** South of Eastlake Blvd. and west of Kenazo Ave.  
**Legal Description:** Lot 1, Block 4, Tuscany Village Replat A Subdivision, El Paso County, Horizon City, Texas  
**Property Size:** 17.8630 ±  
**Property Owner:** HZ Ventures LLC Series D-Tuscany Venture/Pierre Hernandez  
 President  
**Applicant:** Yasser Haydar  
**Nearest Park:** Horizon Mesa Park  
**Nearest School:** Horizon Middle School

**SURROUNDING PROPERTIES:**

	<b>Zoning</b>	<b>Land Use</b>
<b>N</b>	C-1 (General Commercial)	Retail
<b>E</b>	C-2 (Heavy Commercial)	Vacant
<b>S</b>	R-4 (Single-Family Dwelling)	Single-Family Dwellings
<b>W</b>	R-4 (Single-Family Dwelling)	Single-Family Dwellings

**LAND USE AND ZONING:**

	<b>Existing</b>	<b>Proposed</b>
<b>Land Use</b>	Vacant	Multi-Family (Apartments)
<b>Zoning</b>	R-PD (Residential-Planned Development)	A-1 (Apartments)

**Application Description:**

The applicant is requesting to rezone an approximately 17.8630-acre parcel currently zoned R-PD (Residential-Planned Development) which only allows single-family dwellings to A-1 (Apartments) for a proposed 358 multi-family apartment complex. The proposed apartment complex density and height is included on the table below:

**Proposed Density and Heights**

Building Type	Number of Buildings	Units per Building	Total Units
Club House	1		
45' – 3 Stories	11	8	88
35' – 3 Stories	35	6	210
25' - 2 Stories	<u>15</u>	4	<u>60</u>
Total	62		358
Total Units allowed per A-1		357	
Rounded Unit Count		357	
Total Parking Required		715	
Total Parking Provided		715	

**Cumulative Parkland Dedication:**

Pursuant to §2.8 Parkland Dedication and Fees in Lieu: based on the proposed change in zoning and the addition of multi-family dwelling units, the following is the required parkland dedication and fees: 108 units over 250 at \$240.00 per unit = \$25,920 in park fees and 1 acre of parkland dedication over 250 units and ½ acre for every 75 units = 1.5 acres of parkland dedication.

**Notice:**

In accordance with Section 211.007 of the Texas Local Government Code, notices of the March 20, 2023, 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 February 27, 2023, and posted in the El Paso Times Newspaper on same date. 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. Staff has confirmed that the signposting requirements were met.

**Shaping Our Horizon:2030 A Comprehensive and Strategic Plan – Future Land Use Map Designation:**

The Shaping Our Horizon:2030 Comprehensive and Strategic Plan designates this area as High-Density Multi- Family. Designation directly to the north of the subject property is Commercial development (Page 42). The Plan also states that there is a demand for a variety of housing types, beyond detached single-family housing, to include apartment units (Page 74).

**Staff Recommendation:**

The Comprehensive plan designates this area for High-Density Multi-Family development with a Commercial designation to the north. Staff believes that the development of this area will provide additional housing stock and an additional housing choice not currently as available. The multi-family development proposed will serve as a transition from the low to heavy commercial development proposed along Eastlake Boulevard to the existing single-family development to the south and west; staff recommends **APPROVAL** of the zone change from R-PD to A-1 as the request is compatible with the Future Land Use designation and surrounding uses.

**Planning Department Comments:**

1. Pursuant to Section 502.6.1 General. All buildings: Maximum height of thirty five (35) feet, not to exceed two and one half stories, except that three story buildings with heights of up to forty five (45) feet may be permitted, provided such buildings are not closer than one hundred (100) feet from a property zoned for single family residential use, and subject to the site plan review process as described in Section 502.6 [502.8].

2. Add addresses

3. Applicant has complied with the required Site Development Plan, Landscape Plan and Lighting Plan.

**Public Works Department Comments:**

No comments

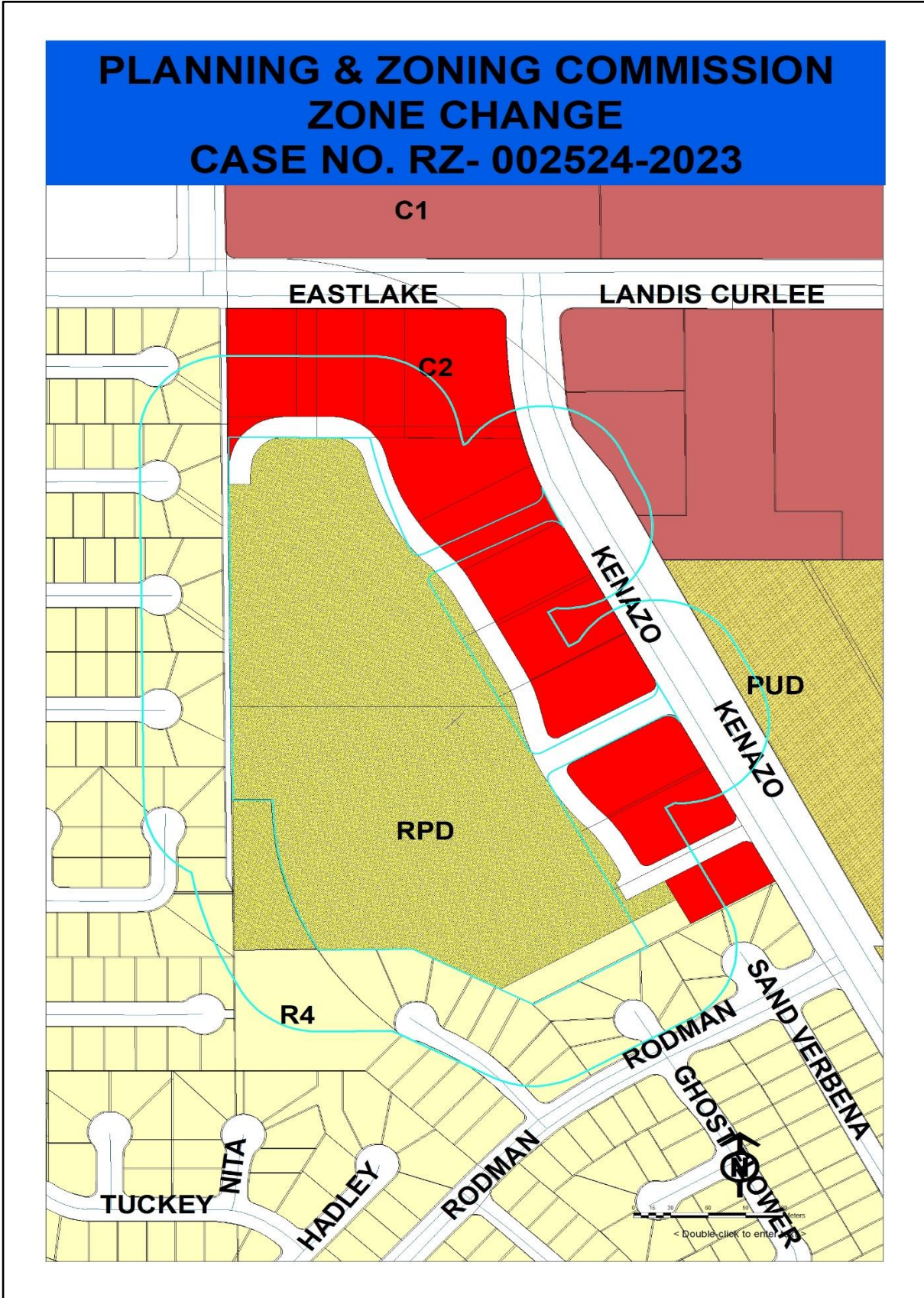
**City Engineer Comments:**

I do not have any comments on the overall concept. During design, we will need to pay particular attention to the number, location and orientation of dumpsters and site illumination to minimize light scatter from the on to the neighborhoods.

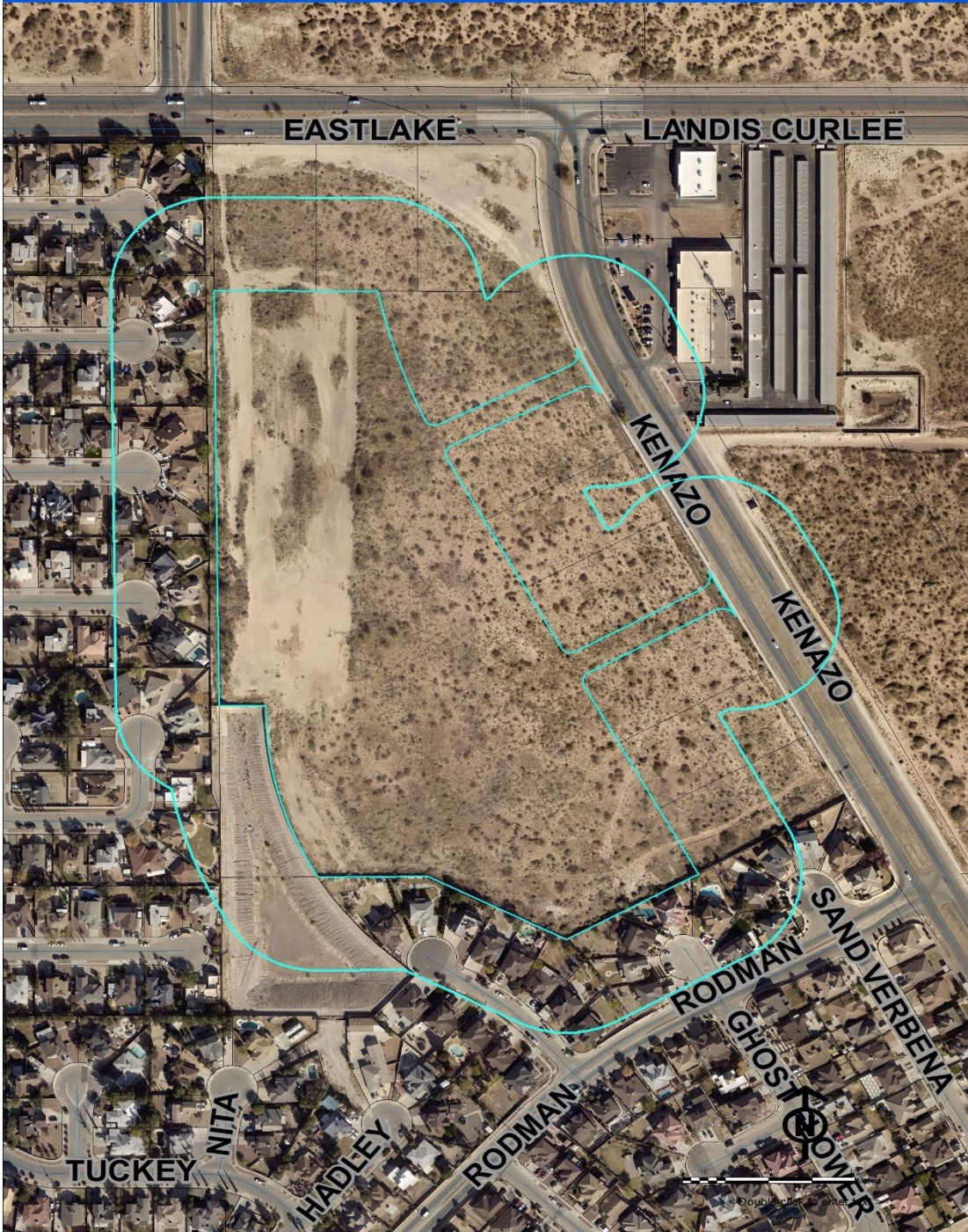
**Attachments:**

- 1 – Zoning Designation Map
- 2 – Aerial Map
- 3 – Future Land Use Map (Comp Plan)
- 4 – Application
- 5 – Site Development Plan
- 6 – Landscape Plan
- 7 – Lighting Study
- 8 – Pedestrian Circulation Plan

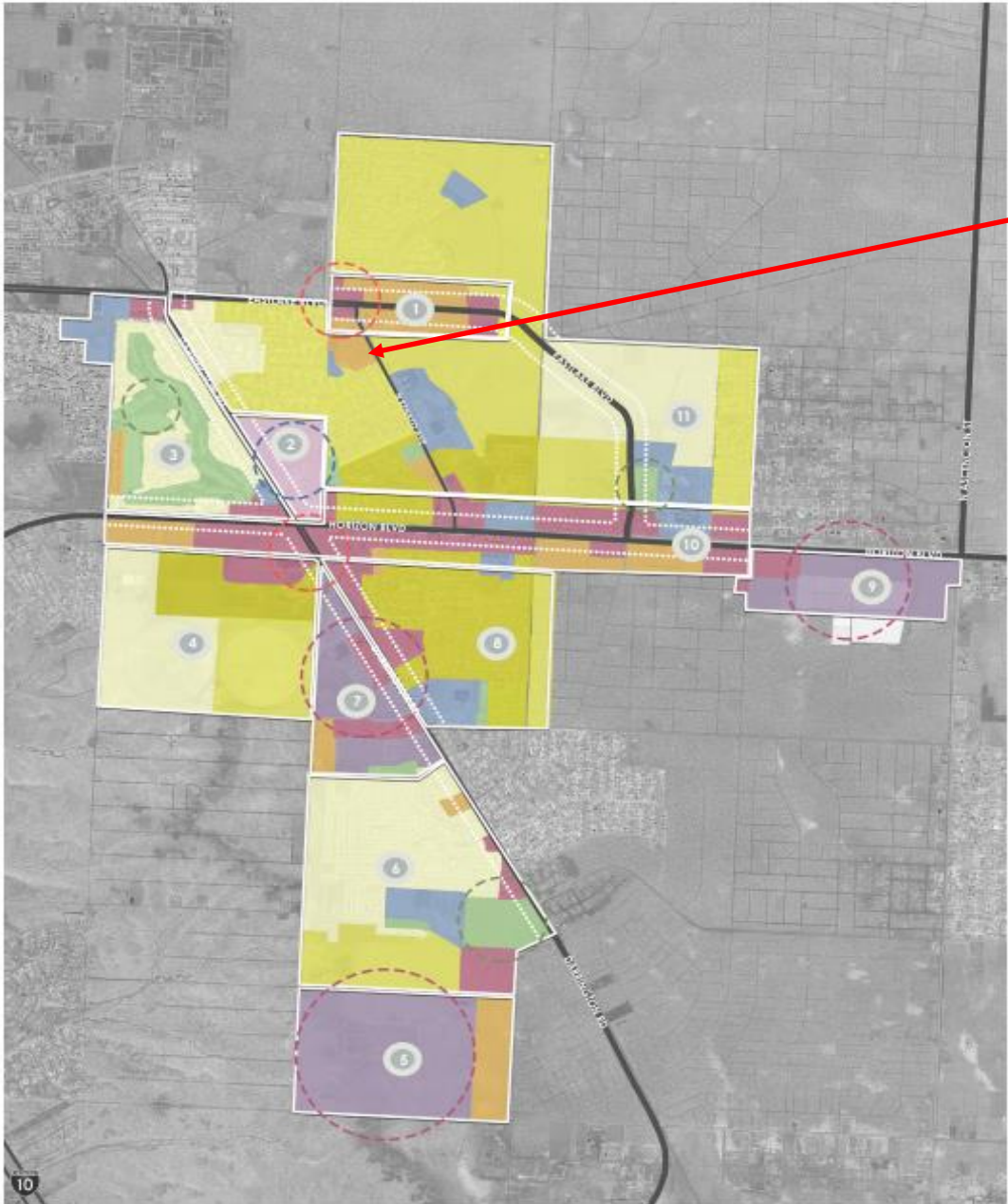
Attachment 1: Zoning Designation



**PLANNING & ZONING COMMISSION  
ZONE CHANGE  
CASE NO. RZ- 002524-2023**

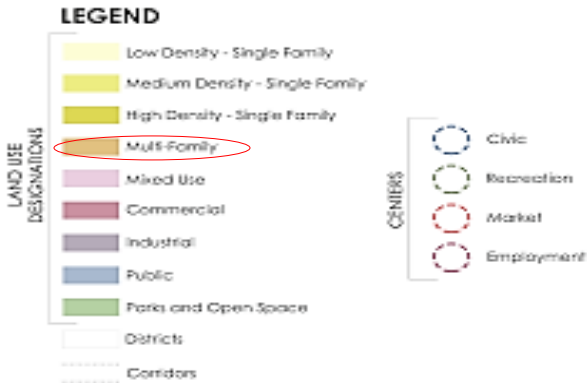


**Attachment 3: Future Land Use Map**



**Subject Property**

\*A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.



**Attachment 4: Application**



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

**RZ-002524-2023  
 REZONE APPLICATION**

1. Owner of Record: HZ VENTURES LLC SERIES K, LTD.  
421 FREDERICK RD. 79905 PIERRE@DRSELPASO.NET  
 (ADDRESS) (ZIP) (PHONE) (EMAIL)

2. Applicant: KENAZO APARTMENTS SENIOR LLC Is applicant also the Owner?  Yes  No  
 Contact Person: YASSER HAYDAR  
2019 E. MISSOURI AV. 79903 915-740-2300 YASSER.HAYDAR@GMAIL.COM  
 (ADDRESS) (ZIP) (PHONE) (EMAIL)

3. PARCEL ONE  
 Site Address/Location: CORNER OF EAST LAKE & N. KENAZO  
 Legal Description: 1 4 TUSCANY VILLAGE REPLIT A  
 (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 plat is not available, attached are the **required** Metes & Bounds Description & survey map(s)?  Yes  No

4. Briefly explain why you request to rezone? Use of apartments not permitted in current zone.

5. Land's Present Use: VACANT Zone: R-PD  
 Land Vacant  Lot size: 17.86 Structure  Structure's size: \_\_\_\_\_ Last known date the structure was occupied? \_\_\_\_\_  
 Land's Proposed Use: Build Apartments Proposed Zone Use: A-1  
 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: [Signature]

6. Signatures:  
[Signature] Norma Hernandez  
 (OWNER'S SIGNATURE) (OWNER'S PRINTED NAME)  
[Signature] YASSER HAYDAR  
 (APPLICANT'S SIGNATURE) (APPLICANT'S PRINTED NAME)

**FEE SCHEDULE: (NON-REFUNDABLE)**

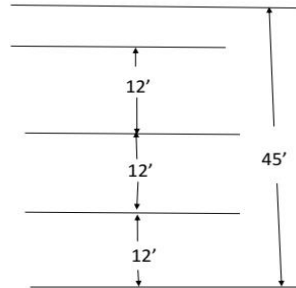
\$300 - UP TO 1.0 ACRES	\$450 - 30.1 ACRES TO 50 ACRES
\$350 - 1.1 ACRES TO 10 ACRES	\$500 - 50.1 ACRES TO 75 ACRES
\$400 - 10.1 ACRES TO 30 ACRES	\$600 - 75.1 ACRES AND UP
EL PASO TIMES PUBLISHING FEE APPROXIMATELY \$460	ENGINEERING FEE APPROXIMATELY \$60 PER 1/2 HOUR

Application & Submittals Due Date: \_\_\_\_\_  
 P&Z Scheduled Mtg. Date: \_\_\_\_\_  
 City Council Scheduled Date: \_\_\_\_\_  
 Application Received By: \_\_\_\_\_  
 Date Application Rec'd: \_\_\_\_\_

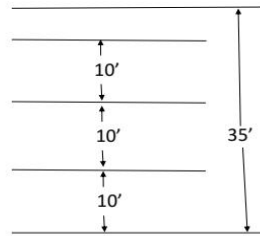
**Please see reverse side for list of items required at time of submitting REZONING application.**



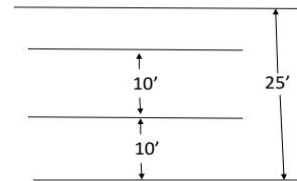
# Building Elevations



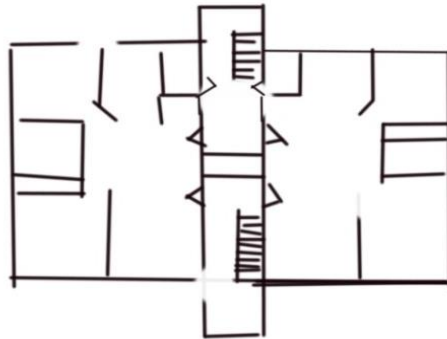
Typical 45' - 3 Story Building Elevation



Typical 35' - 3 Story Building Elevation



Typical 25' - 2 Story Building Elevation



Typical Building Footprint 45'X 60'

Outdoor storage closet per unit

## Attachment 6: Landscape Plan

# Landscape Plan

### **Landscaping Description.**

Proposed landscaping consists of “desert” style with a mix of rocks and gravels as ground cover.

Shrubs and trees will be native specie capable of living with no artificial irrigation.

The drainage infrastructure will be designed to collect and hold rainwater, with conveyance considerations for higher volume storm events.

Limited sod will be provided where necessary for recreational activities.

The planted vegetation will be located along sidewalks and driving lanes to provide a shaded environment. Shrubs will be planted along the base of buildings to enhance the sense of the street scape.

Additional vegetation will be planted in various setbacks and open areas.



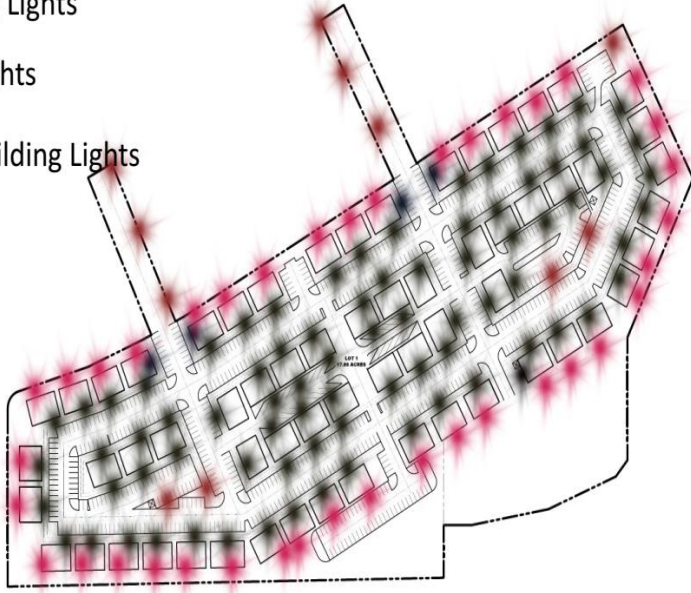
**Scott Winton** Real Estate Services  
*Brokerage Consulting Management Place making*  
6452 Toivoa Place  
El Paso, TX 79932  
scottwinton@sbcglobal.net  
915-637-0787

**Attachment 7: Lighting Study**

# Lighting Study

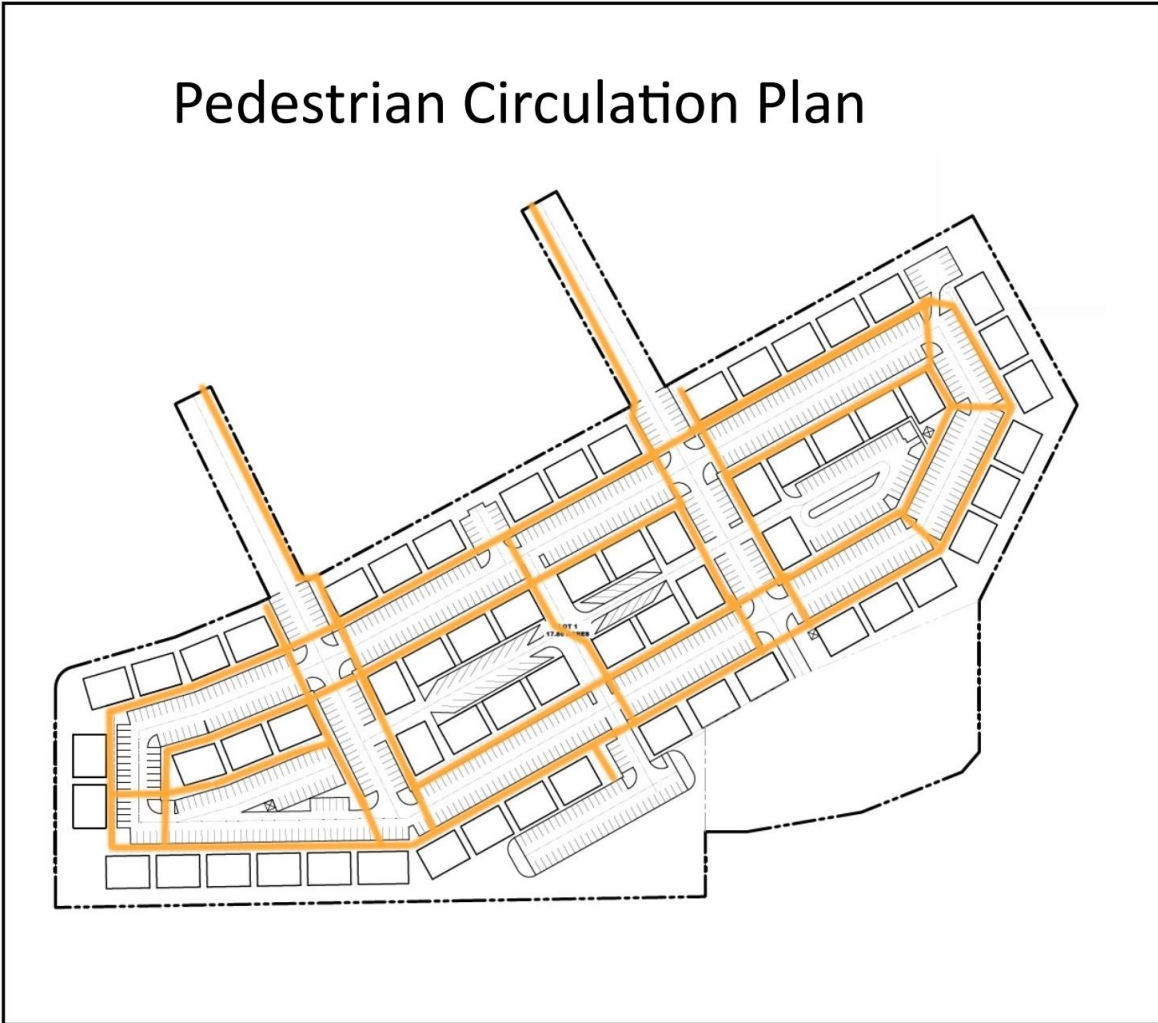
Site lighting will primarily be provided with building placed lighting. The lighting on the rear of buildings will be directed to provide security to the site while minimizing the impact on site residents and neighboring properties.

-  Building Lights
-  Pole Lights
-  Rear Building Lights



**Attachement 8: Pedestrian Circulation Plan**

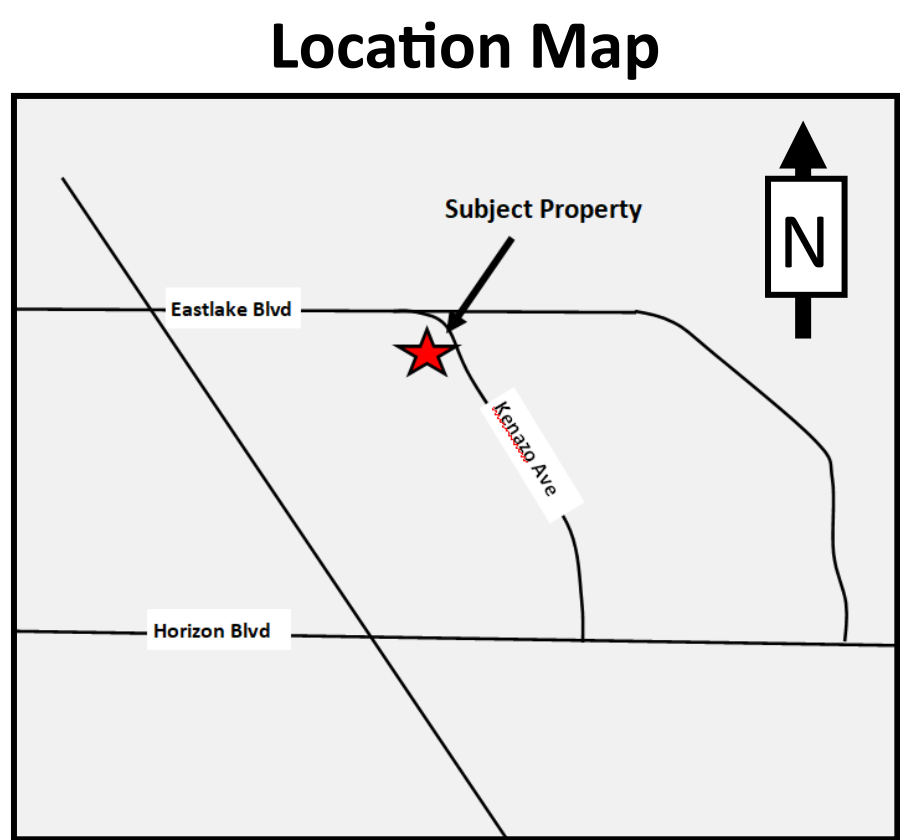
# Pedestrian Circulation Plan



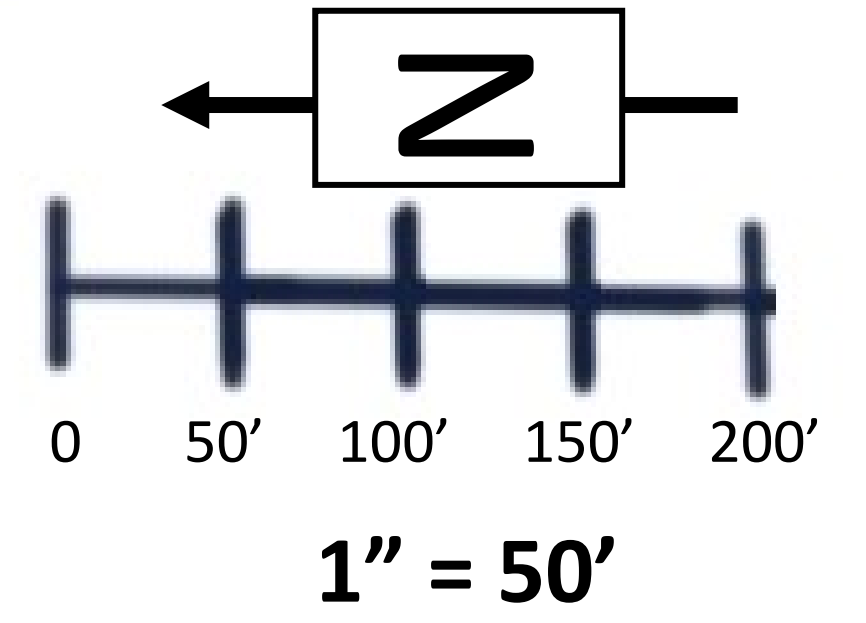
# Distinctive Apartment Homes

Arranged as if the apartments are a neighborhood by utilizing traditional streetscapes arranged to be a tree shaded, pedestrian scaled environment.

Lot 1, Block 4 Tuscany Park Village Replat A  
 178,112 Square Feet  
 17.8630 Acres



Building Type	Number of Buildings	Units per Building	Total Units
Club House	1		
45' - 3 Stories	11	8	88
35' - 3 Stories	35	6	210
25' - 2 Stories	15	4	60
<b>Total</b>	<b>62</b>		<b>358</b>
Total Units allowed per A-1		357	
Rounded Unit Count		357	
Total Parking Required		715	
Total Parking Provided		715	



# Landscape Plan

## Landscaping Description.

Proposed landscaping consists of “desert” style with a mix of rocks and gravels as ground cover.

Shrubs and trees will be native specie capable of living with no artificial irrigation.

The drainage infrastructure will be designed to collect and hold rainwater, with conveyance considerations for higher volume storm events.

Limited sod will be provided where necessary for recreational activities.

The planted vegetation will be located along sidewalks and driving lanes to provide a shaded environment. Shrubs will be planted along the base of buildings to enhance the sense of the street scape.

Additional vegetation will be planted in various setbacks and open areas.

### Legend

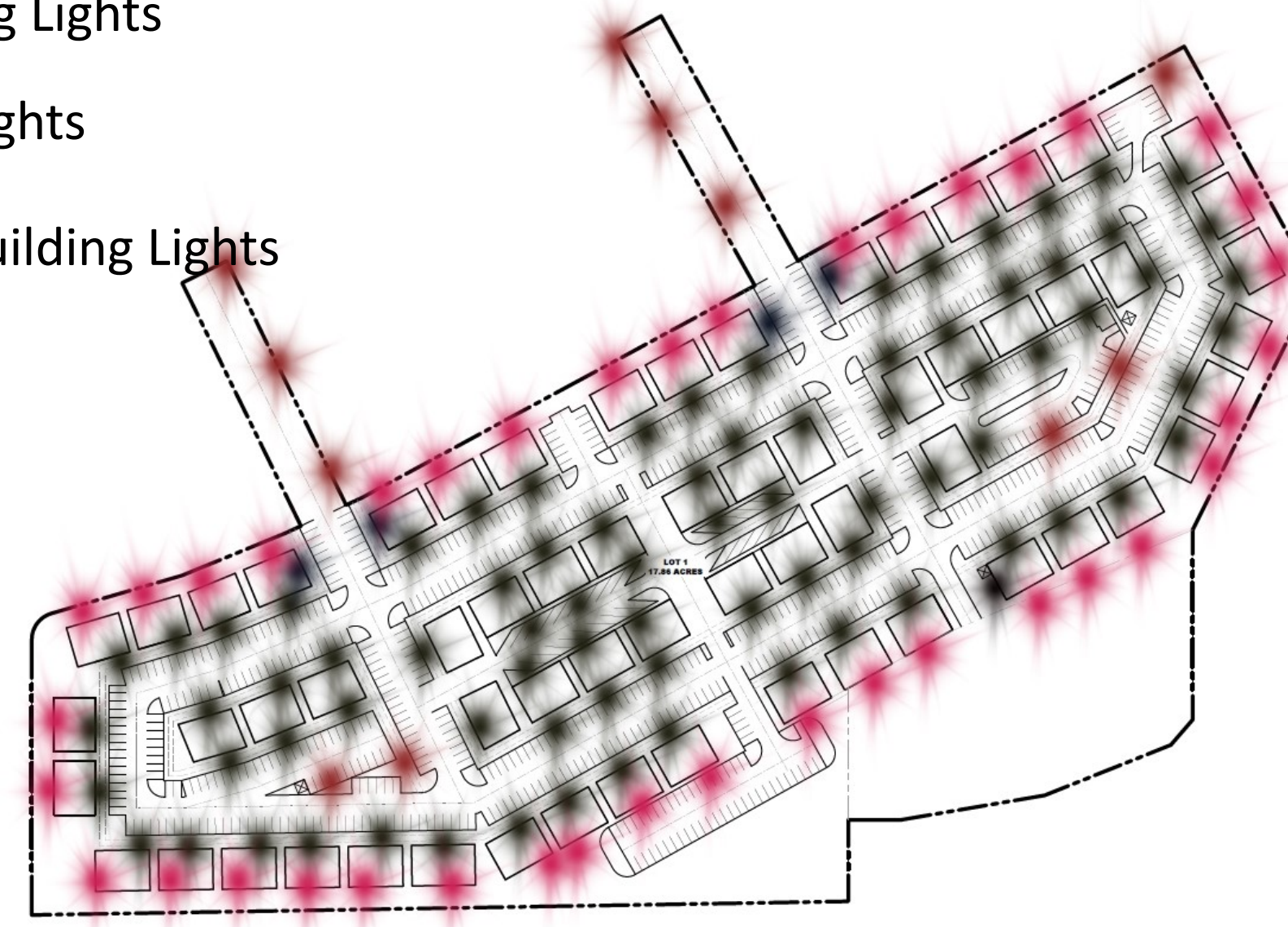
- Mesquite
- Desert Willow
- Rockwall
- Sidewalk



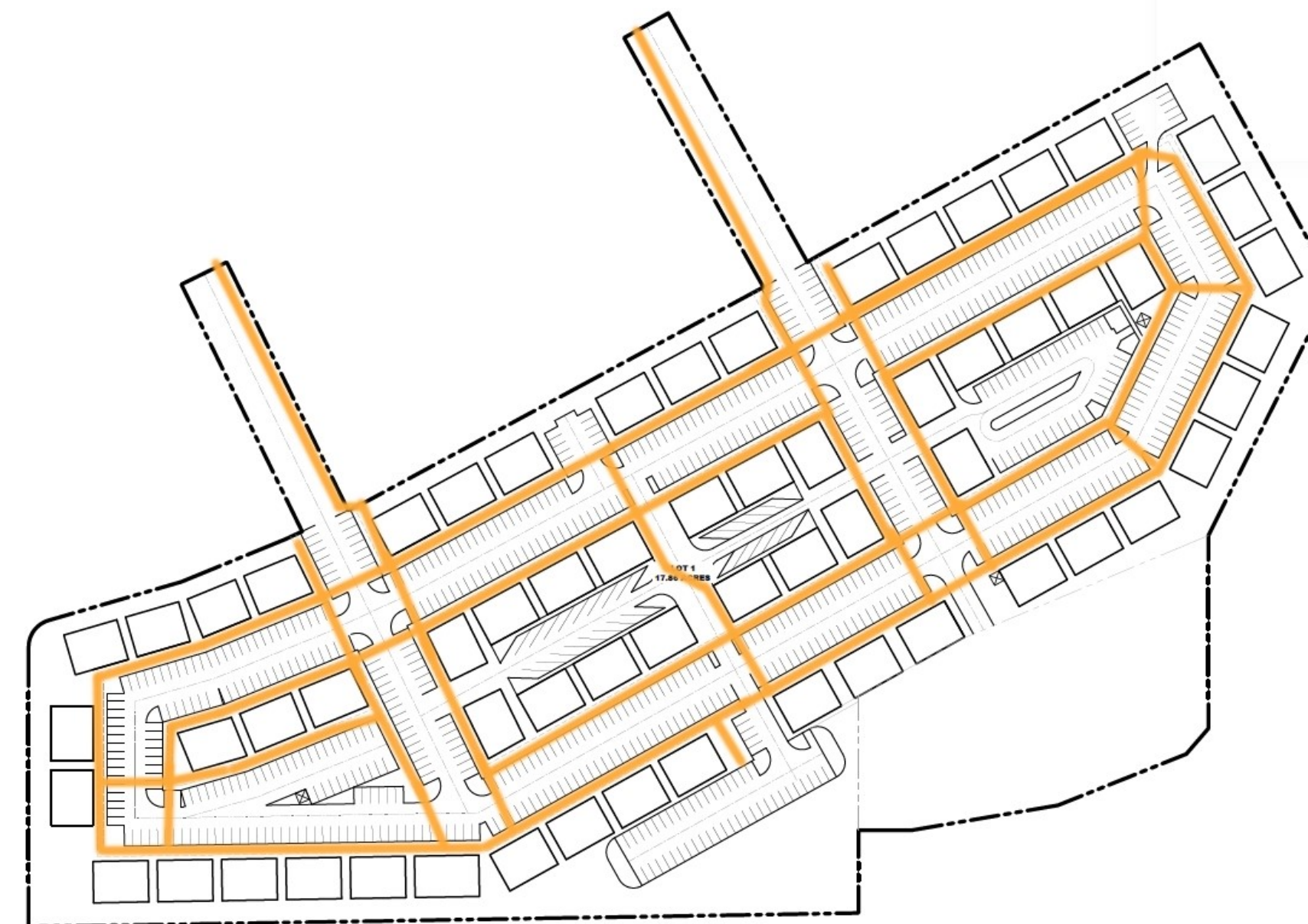
# Lighting Study

Site lighting will primarily be provided with building placed lighting. The lighting on the rear of buildings will be directed to provide security to the site while minimizing the impact on site residents and neighboring properties.

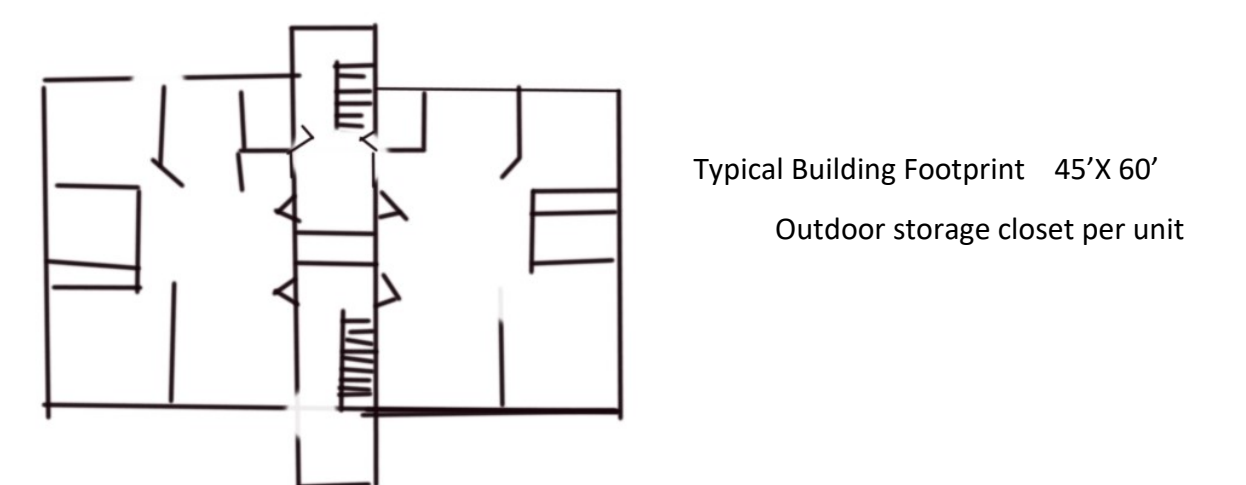
- ★ Building Lights
- ★ Pole Lights
- ★ Rear Building Lights



# Pedestrian Circulation Plan



# Building Elevations





**TOWN OF HORIZON CITY**  
**Planning and Zoning Commission Staff Report**

**Case No.:** RZ-002523-2023

**Application Type:** **Rezoning**  
**P&Z Hearing Date:** April 17, 2023  
**Staff Contact:** Art Rubio, Planner  
 915-852-1046 ext. 407; [arubio@horizoncity.org](mailto:arubio@horizoncity.org)

**Address/Location:** North of Horizon Blvd. and west of Rifton Dr.  
**Legal Description:** Tracts 1, 10-C, 10-D-1 and 12, Section 32, Block 78, Township 3, Texas and Pacific Railway Company Survey, El Paso County, Horizon City Texas

**Property Owner:** Horizon Regional Municipal Utility District  
**Applicant:** TRE & Associates, LLC  
**Nearest Park:** Golden Eagle Park  
**Nearest School:** Carroll T. Welch Elementary School

**SURROUNDING PROPERTIES:**

	<b>Zoning</b>	<b>Land Use</b>
<b>N</b>	R-2 (Single-Family Dwelling)	Vacant
<b>E</b>	R-2 (Single-Family Dwelling)	Horizon High School
<b>S</b>	R-2 (Single-Family Dwelling)	Vacant
<b>W</b>	R-2 (Single-Family Dwelling)	Vacant

**LAND USE AND ZONING:**

	<b>Existing</b>	<b>Proposed</b>
<b>Land Use</b>	RO Treatment Facility	RO Treatment Facility
<b>Zoning</b>	R-2 (Single-Family Dwelling)	C-2 (Heavy Commercial)

**Application Description:**

The applicant is requesting to rezone approximately 5.8326 acres of land that is currently used as a Reverse Osmosis (RO) treatment plant for the Horizon Regional Municipal Utility District (HRMUD) which includes an existing warehouse. The subject property is currently zoned R-2 (Residential) and is proposed to be rezoned as C-2 (Heavy Commercial) to ensure that the property is in compliance with the Municipal Code as the HRMUD is proposing to construct new structures on the site.

**Notice:**

In accordance with Section 211.007 of the Texas Local Government Code, notices of the March 20, 2023, 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 February 27, 2023, and posted in the El Paso Times Newspaper on April 1, 2023. 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. Staff has confirmed that the sign has been up 15 days prior to the P&Z public hearing.

**Shaping Our Horizon:2030 A Comprehensive and Strategic Plan – Future Land Use Map Designation:**

Horizon City Shaping Our Horizon:2030 Comprehensive and Strategic Plan designates this property as Commercial.

**Staff Recommendation:**

Staff recommends **APPROVAL** of the zone change from R-2 to C-2 in support of an RO Treatment Plant. The subject property is located adjacent to two major roadways and the use has existed prior to the adoption of the zoning code; however, the applicant is expanding and is now required to rezone.

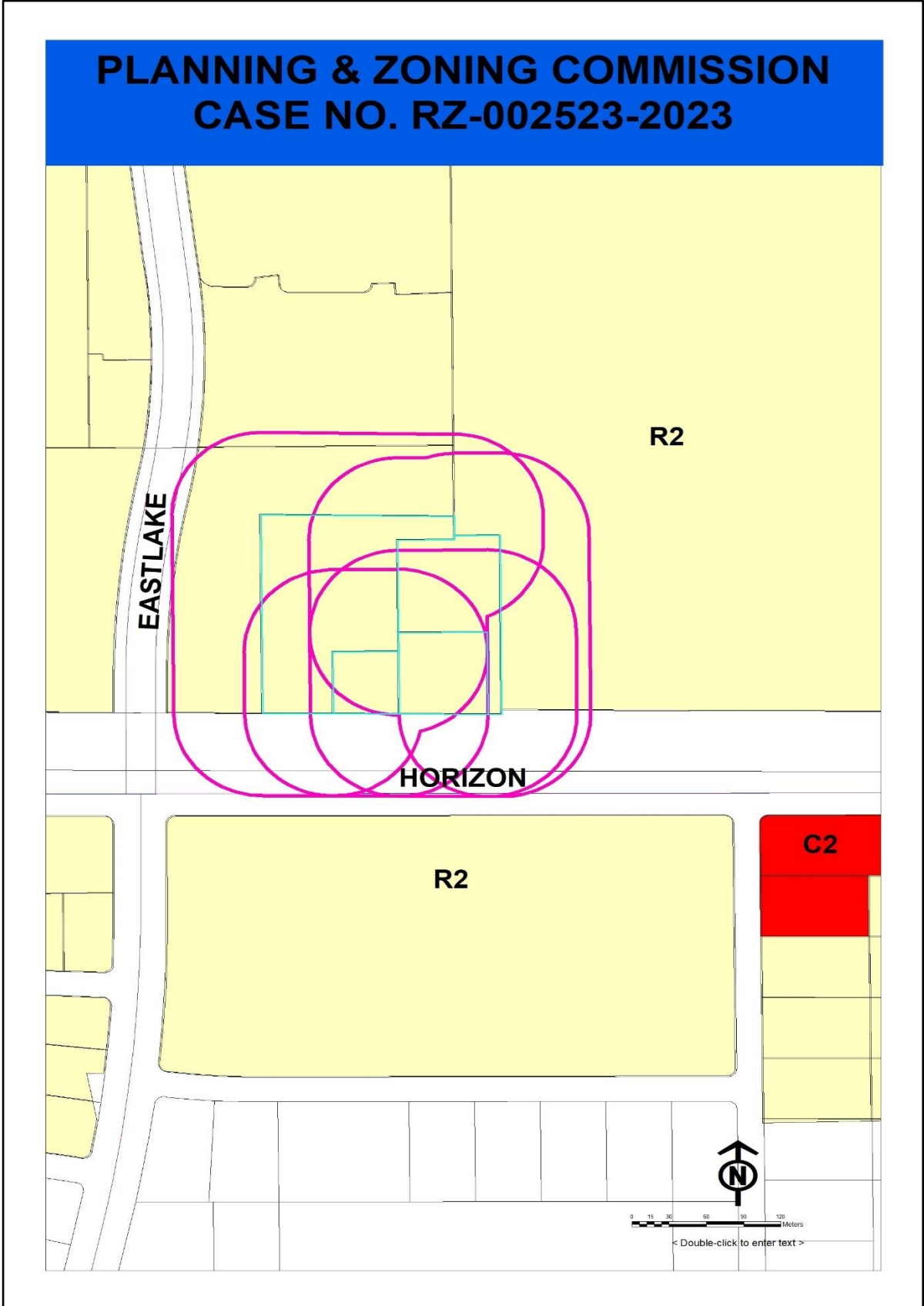
**Planning Division Comments:**

In order to determine if the subject property is required to be platted, the applicant should submit an application for a Land Development Exemption Determination.

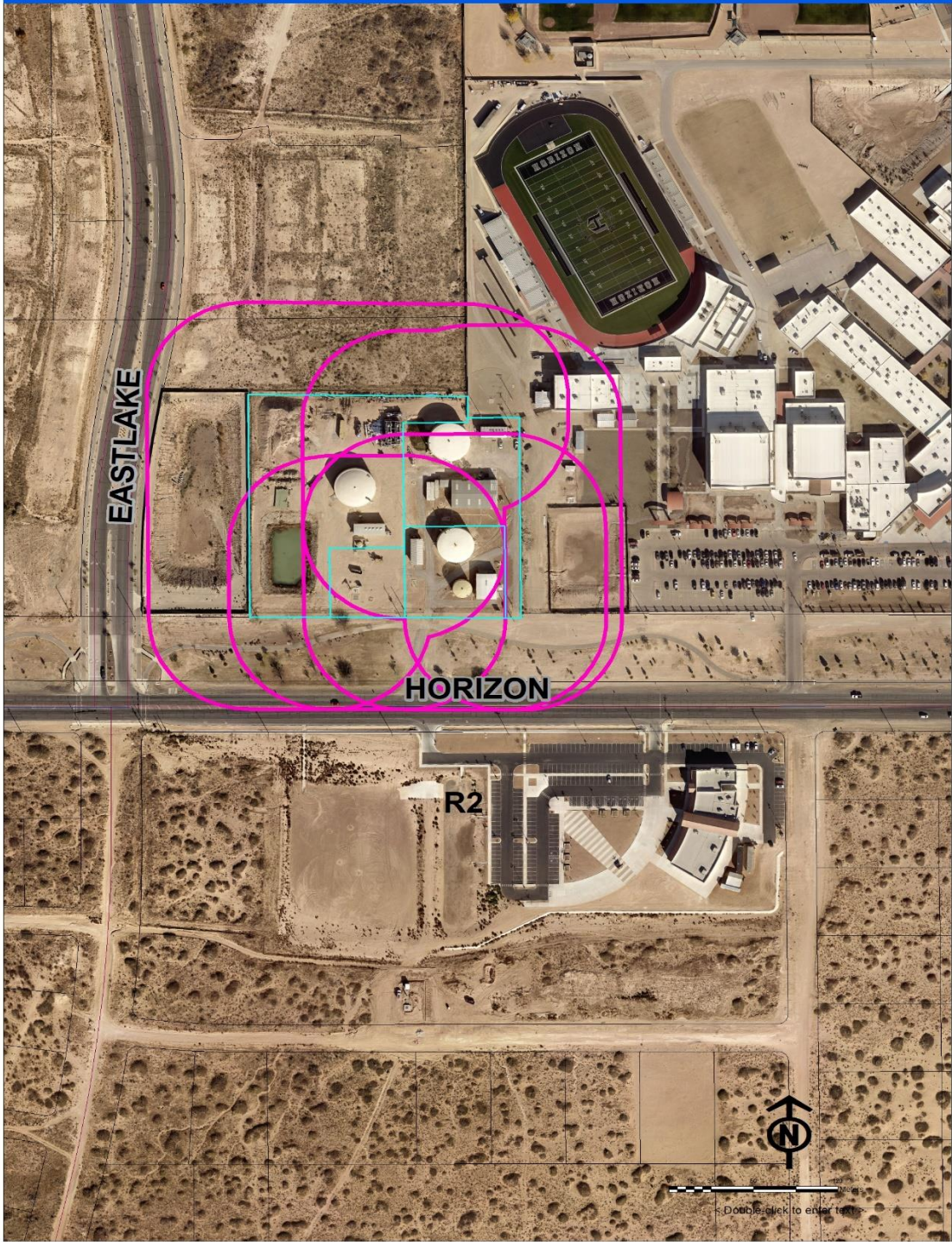
**Attachments:**

- 1 - Zoning Designation Map**
- 2 – Aerial Map**
- 3 - Future Land Use Map (Comp Plan)**
- 4 – Application**
- 5 – Zoning Plan**
- 6 – Survey Map**

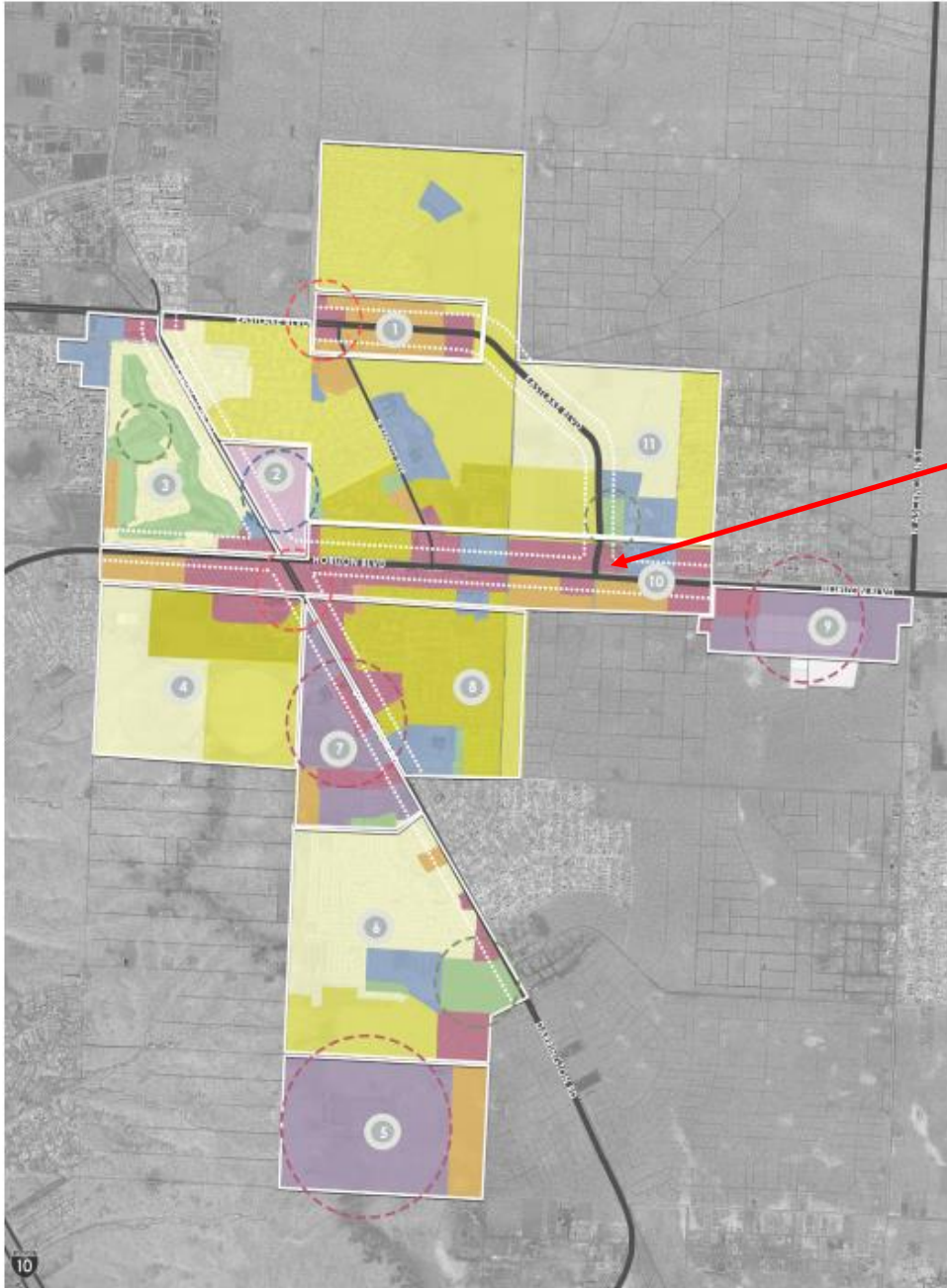
Attachment 1: Zoning Designation



**PLANNING & ZONING COMMISSION  
CASE NO. RZ-002523-2023**







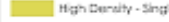









**Attachment 3: Future Land Use Map**



**Subject Property**

\*A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

**LEGEND**

LAND USE DESIGNATIONS	 Low Density - Single Family	CENTERS	 Civic
	 Medium Density - Single Family		 Recreation
	 High Density - Single Family		 Market
	 Multi-Family		 Employment
	 Mixed Use		
	 Commercial		
	 Industrial		
	 Public		
	 Parks and Open Space		
	 Districts		
 Corridors			

**Attachment 4: Application**

RZ-002523-2023



**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: Horizon Regional Municipal Utility District  
14100 Horizon Blvd., Horizon City, TX 79928  
(ADDRESS) (ZIP) (PHONE) (EMAIL)

2. Applicant: TRE & Associates, LLC Is applicant also the Owner?  Yes  No  
 Contact Person: Karen Barraza

110 Mesa Park Dr. Ste. 200 El Paso, TX. 79912 (915)852-9093 kbarraza@tr-eng.com  
(ADDRESS) (ZIP) (PHONE) (EMAIL)

3. PARCEL ONE  
 Site Address/Location: Northeastern corner of Eastlake Blvd. & Horizon Blvd. (All four parcels)  
 Legal Description: \_\_\_\_\_  
(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 plat is not available, attached are the **required** Metes & Bounds Description & survey map(s)?  Yes  No

4. Briefly explain why you request to rezone? RO Treatment Plant

5. Land's Presents Use: RO Treatment Plant Zone R-2  
 Land Vacant  Lot size \_\_\_\_\_ Structure  Structure's size \_\_\_\_\_ Last known date the structure was occupied? \_\_\_\_\_  
 Land's Proposed Use: RO Treatment Plant Proposed Zone Use 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: [Signature]

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

Gordon Jarvis  
(OWNER'S PRINTED NAME)  
Karen Barraza  
(APPLICANT'S PRINTED NAME)

**FEE SCHEDULE: (NON-REFUNDABLE)**

<b>\$300</b> - UP TO 1.0 ACRES	<b>\$450</b> - 30.1 ACRES TO 50 ACRES
<b>\$350</b> - 1.1 ACRES TO 10 ACRES	<b>\$500</b> - 50.1 ACRES TO 75 ACRES
<b>\$400</b> - 10.1 ACRES TO 30 ACRES	<b>\$600</b> - 75.1 ACRES AND UP
<b>EL PASO TIMES PUBLISHING FEE</b> APPROXIMATELY \$460	<b>ENGINEERING FEE</b> APPROXIMATELY \$60 PER 1/2 HOUR

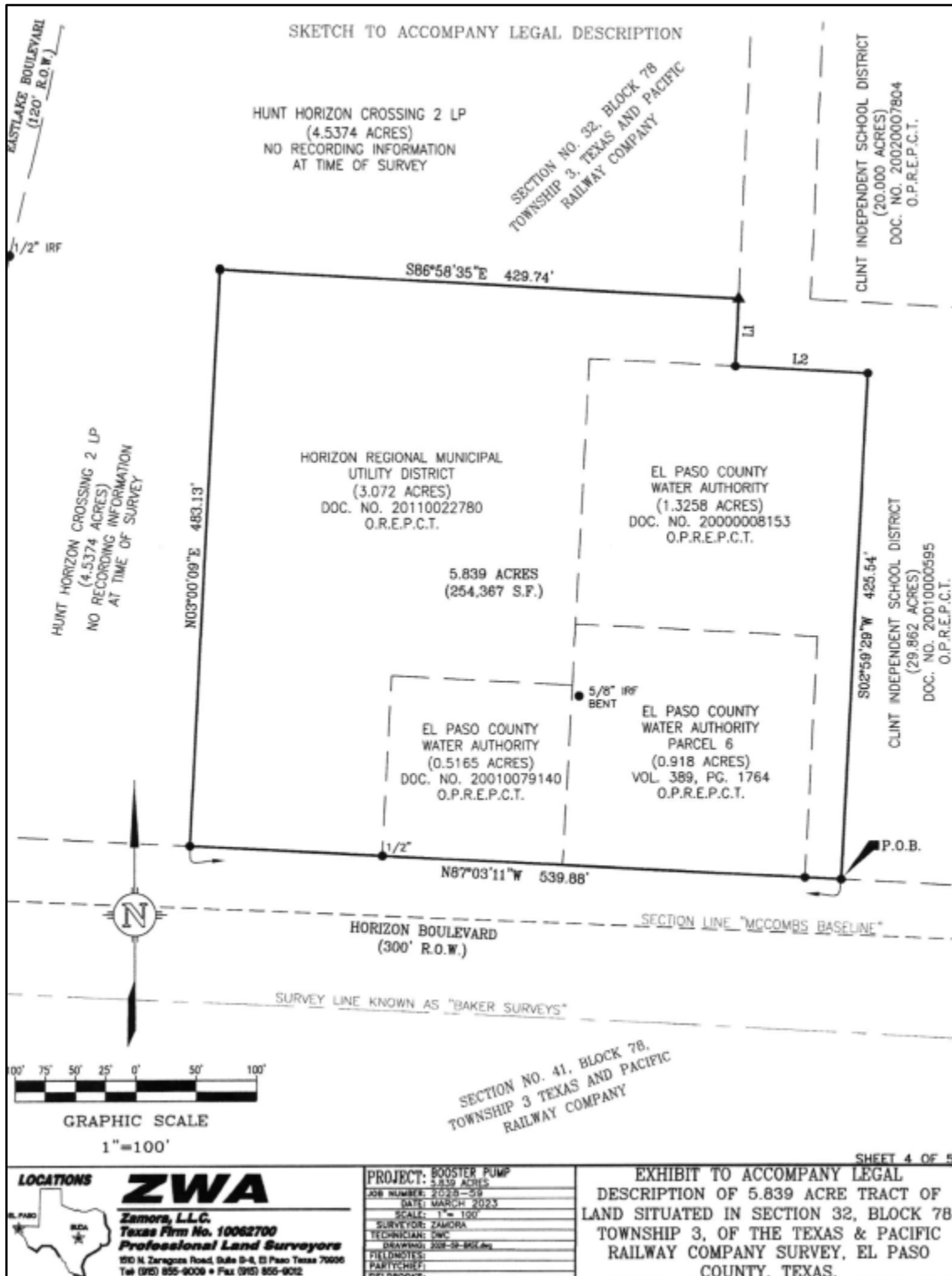
Application & Submittals Due Date: \_\_\_\_\_  
 P&Z Scheduled Mtg. Date: \_\_\_\_\_  
 City Council Scheduled Date: \_\_\_\_\_  
 Application Received By: \_\_\_\_\_  
 Date Application Rec'd: \_\_\_\_\_

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

**Attachment 5: Zoning Plan**



**Attachment 6: Survey Map**





**1. CALL MEETING TO ORDER & DETERMINATION OF QUORUM**

Quorum established and meeting called to order at 6:00 pm.

**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.

No one signed up for Open Forum.

**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

On a **Rezoning** application request (**Case No. RZ-002503-2022**) to approve a change in zone for a portion of a tract of land from A-1 (Apartments) to R-2 (Residential), legally described as *a portion of Section 32, Block 78, Township 3, Texas and Pacific Railroad Surveys, Town of Horizon City, El Paso County, Texas, and can be further identified as Parcel Identification No.(PID No.) X57800033203000*. Containing 13.27-acres. Application submitted by H2O Terra, LLC, representative for the owner.

**ACTION:** Motion made by **MELENDEZ** , 2<sup>nd</sup> by **GARDEA** to recommend approval of rezoning request.

**AYES: BERRY, MELENDEZ, AVILA, GARDEA, and JOLLEY.**

**MOTION CARRIED**

**B. DISCUSSION AND RECOMMENDATION:**

Planner

On a **Rezoning** application request (**Case No. RZ-002520-2023**) to approve a change in zone for a parcel located at 1538 Pawling Dr., Horizon City, Texas 79928, from C-1 (General Commercial) to C-2 (Heavy Commercial) zoning district. This parcel is legally described as Lot 3, Block 2, Horizon Manor Unit One, Horizon City, El Paso County, Texas, and can be further identified as Parcel Identification No. (PID No.) H791-00100200030. Containing 6.17 -acres. Application submitted by Doyle B. Harden, property owner.

**ACTION:** Motion made by **GARDEA**, 2<sup>nd</sup> by **BERRY** to postpone item until April 17th Planning & Zoning meeting.

**AYES: BERRY, MELENDEZ, AVILA, GARDEA, and JOLLEY.**



**MOTION CARRIED**

**C. DISCUSSION AND RECOMMENDATION:**

Planner

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**, 2<sup>nd</sup> by **JOLLEY** to postpone item until April 17th Planning & Zoning meeting.  
**AYES: BERRY, MELENDEZ, AVILA, GARDEA, and JOLLEY.**

**MOTION CARRIED**

**5. OTHER BUSINESS**

**A. DISCUSSION AND ACTION:**

On the Planning and Zoning meeting minutes for the meeting held on Monday, November 21, 2022.

**ACTION:** Motion made by **GARDEA**, 2<sup>nd</sup> by **JOLLEY** to approve meeting minutes.

**AYES: BERRY, MELENDEZ, AVILA, GARDEA, and JOLLEY.**

**MOTION CARRIED**

General discussion on possible future agenda item for Short Term Rentals.

**6. ANNOUNCEMENTS**

A. The next regular scheduled meeting: **Monday, April 17, 2023 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 6:36 pm.

\_\_\_\_\_  
Roberto Avila – Chair

\_\_\_\_\_  
(Date)

**ATTEST:**

\_\_\_\_\_  
Kathleen Rodriguez  
Secretary to the Boards

**DISTRIBUTION OF MINUTES:**

- Original: Horizon City Administrative File
- Copy: Planning and Zoning Commission
- Posted: Internet Website: [www.horizoncity.org](http://www.horizoncity.org)