



HORIZON CITY

Incorporated 1988

**AGENDA
PUBLIC MEETING
REGULAR PLANNING AND ZONING MEETING
THE TOWN OF HORIZON CITY, TEXAS
Monday, August 21, 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, August 21, 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 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 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.

B. DISCUSSION AND RECOMMENDATION:

Planner

On a **Preliminary and Final Subdivision Plat** application for **HW 8140 (Case No. SUB-002529-2023)**, legally described as Tract 5D, Section 42 and Tact 1H Section 43, Block 78, Township 3, Texas and Pacific Railway Company Surveys, El Paso County, Town of Horizon City, Texas, Containing 1 ± acres. Application submitted by Atlas Engineering,

C. DISCUSSION AND RECOMMENDATION: **4**
Planner

On a **Preliminary Subdivision Plat** application for **Horizon Water (Case No. SUB-002528-2023)**, legally described as a Portion of Section No. 32, Block 78, Township 3, Texas and Pacific Railway Company, El Paso County, Town of Horizon City, Texas, Containing 5.839 ± acres. Application submitted by TRE & Associates, LLC.

5. OTHER BUSINESS

A. DISCUSSION AND ACTION: **13**
On the Planning and Zoning meeting minutes for the meeting held on July 17, 2023

6. ANNOUNCEMENTS

A. The next regular scheduled meeting: **Monday, September 18, 2023 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**

Case No.: SUB-002528-2023
Horizon Water

Application Type: **Preliminary Plat**

P&Z Hearing Date: August 21, 2023

Staff Contact: Art Rubio, Planner
 915-852-1046 ext. 407 arubio@horizoncity.org

Address/Location: North of Horizon Blvd. and east of Eastlake Blvd.

Legal Description: A Portion of Section 32, Block 78, Township 3, Texas and Pacific Railway Company, El Paso County, Horizon City, Texas

Owner: Horizon Regional Municipal Utility District

Applicant/: TRE & Associates, L.L.C.

Nearest Park: Golden Eagle Park

Nearest School: Horizon High School

SURROUNDING PROPERTIES:

	Zoning	Land Use
N	R-2 (Single-Family Dwelling)	Vacant
E	R-2 (Single-Family Dwelling)	Horizon High School
S	R-2 (Single-Family Dwelling)	Holy Spirit Catholic Church
W	R-2 (Single-Family Dwelling)	Vacant

LAND USE AND ZONING:

	Existing	Proposed
Land Use	RO Treatment Facility	RO Treatment Facility Expansion
Zoning	C-2 (Heavy Commercial)	C-2 (Heavy Commercial)

Application Description:

The proposed Horizon Water Subdivision has an existing RO Treatment Plant where applicant proposes to expand later. The site includes five building structures and four water storage tanks to support the operation that is proposed to be expanded. The applicant is not proposing any additional ROW or any dedications of improvements to the city and will continue to use Horizon Blvd. as main access. The expansion triggered rezoning case no. RZ-002523 heard and approved by City Council on August 08, 2023.

Staff Recommendation:

At the time that the agenda is posted, staff have not received a revised plat that addresses the staff comments. Therefore, staff will provide their recommendation to the Commission at the meeting.

Planning Comments:

1. Include all existing ROW cross sections in the vicinity of the subject property.

Public Works Director Comments:

8/15/2023 1st Review

1. Missing Benchmark Datum information (see redlines).
2. Parcel location is incorrect by approx. 180ft. from Horizon Blvd.
3. Verify/Update legal description information at west and south side of lot (see redlines).
4. Provide a note stating a driveway will be constructed to have direct access through Horizon Blvd. Currently there is no driveway.
5. Show existing improvements.
6. Address is incorrect and will need to be provided. Address review/approval by the El Paso County 9-1-1 District is required during final plat review.
7. Show drainage pattern and pond calculations.
8. Address the reline comments. See redlines below.

Town Engineer Comments:

Horizon Water

Summary of Recommended Conditions for Preliminary Plat Approval:

The Town Engineer recommends the following:

1. Address redlines, and comments provided on the plat.
2. Verify the school district and address of tract location.
3. Location and size of existing utilities shall be shown on preliminary plats.
4. Provide angles (symbol) in the Metes and Bounds descriptions, as red lined in the plat.
5. Provide dimensions to all utility easements called out on the plat.
6. Provide a closure report for the subdivision to ensure closure.
7. Provided document numbers and dates per PLAT NOTES AND RESTRICTIONS, Item No.3.

School District Comments:

No objections

El Paso County 9-1-1 District:

The address is out of range for this area as there is an address of 14600 Horizon Blvd to the south and 14651 immediately adjacent to the east of this property.

El Paso Electric:

No objections

Additional Requirements:

Attachments:

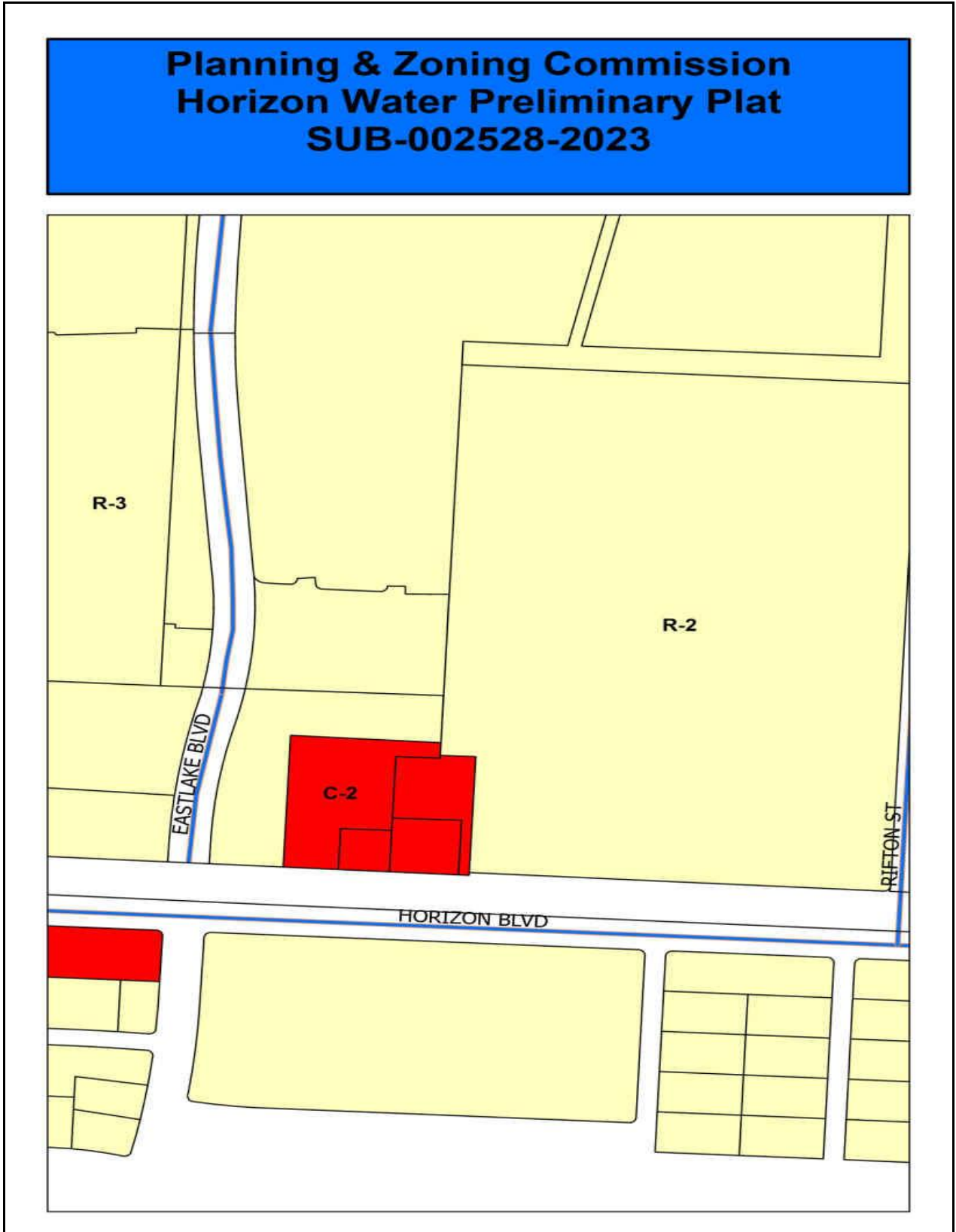
- 1 - Aerial
- 2 - Zoning Map
- 3 - Location Map
- 4 - Preliminary Plats
- 5 - ROW Cross Section
- 6 - Preliminary Plat Application

Attachment 1: Aerial

**PLANNING & ZONING COMMISSION
HORIZON WATER PRELIMINARY PLAT
CASE NO. SUB-002528-2023**



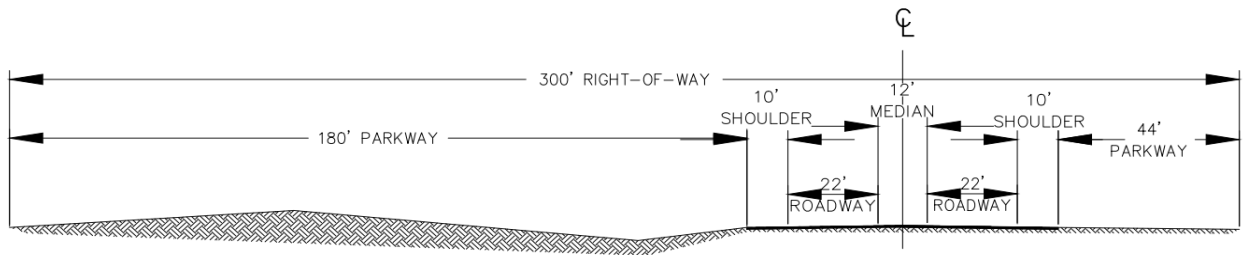
Attachment 2: Zoning Map



Attachment 3- Location Map



Attachment 5 – Existing ROW Cross Section



HORIZON BLVD.
MAJOR ARTERIAL
(300' RIGHT OF WAY)

Attachment 6 – Application Preliminary Plat



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 Water SUBMITTAL DATE: July 13, 2023

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)
 A PORTION OF SECTION NO. 32, BLOCK 78 TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY
 EL PASO COUNTY, TEXAS CONTAINING 5.839 ACRES +/-

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 (Min 1 acre)	_____	_____	NON-RESIDENTIAL	<u>5.839</u>	<u>1</u>
SCHOOL	_____	_____		_____	_____
COMMERCIAL	_____	_____	TOTAL NO. SITES	_____	<u>1</u>
INDUSTRIAL	_____	_____	TOTAL (GROSS) ACREAGE	<u>5.839</u>	_____

3. WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? R2 PROPOSED ZONING C2

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) Sheet flow to a retention pond

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

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 N/A

11. REMARKS AND/OR EXPLANATION OF SPECIAL CIRCUMSTANCES: N/A

12. WILL PLAT BE RECORDED PRIOR TO SUBDIVISION IMPROVEMENTS BEING COMPLETED & APPROVED? YES NO N/A INITIALS K.B.
 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 K.B. IF YES, PLEASE SUBMIT COPY.

14. OWNER OF RECORD Horizon Regional Municipal Utility District carlos.mcginnis@inframark.com (915) 852-3917
 (NAME & ADDRESS) (EMAIL) (PHONE)

15. DEVELOPER Horizon Regional Municipal Utility District carlos.mcginnis@inframark.com (915) 852-3917
 (NAME & ADDRESS) (EMAIL) (PHONE)

16. ENGINEER TRE and Associates, LLC kbarraza@tr-eng.com (915) 852-9093
 (NAME & ADDRESS) (EMAIL) (PHONE)

17. APPLICANT TRE and Associates, LLC kbarraza@tr-eng.com (915) 852-9093
 (NAME & ADDRESS) (EMAIL) (PHONE)

18. REP/POINT OF CONTACT Karen Barraza 110 Mesa Park Dr., Ste. 200 kbarraza@tr-eng.com (915) 852-9093
 (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 K.B.
 Applicant Signature [Signature] EMAIL kbarraza@tr-eng.com

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

HORIZON WATER

A PORTION OF SECTION NO. 32, BLOCK 78
TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY
EL PASO COUNTY, TEXAS.
CONTAINING 5.839 ACRES ±



LOCATION MAP
1" = 600'

PLAT NOTES AND RESTRICTIONS

- BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM N.A.D. 1983, CENTRAL ZONE.
- A PORTION OF THE SUBDIVISION IS WITHIN A FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE 500 YEAR AND FLOOD ZONE "A". AREAS SUBJECT TO INUNDATION BY THE 1%-ANNUAL-CHANCE FLOOD EVENT GENERALLY USING APPROXIMATE METHODOLOGIES. BECAUSE DETAILED HYDRAULIC ANALYSES HAVE BEEN PERFORMED, NO BASE FLOOD ELEVATIONS OR FLOOD DEPTHS ARE SHOWN. FLOOD PLAIN - PANEL No. 480212 0250B, DATED SEPTEMBER 4, 1991.
- TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
DOCUMENT No. _____ DATED _____
DOCUMENT No. _____ DATED _____
DOCUMENT No. _____ DATED _____
DOCUMENT No. _____ DATED _____
- ALL LOTS WITHIN THIS SUBDIVISION ARE RESTRICTED TO NON RESIDENTIAL USE.
- STORMWATER WILL BE CAPTURED WITHIN THE PROPERTY LIMITS.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY
HORIZON WATER PLAT IS LOCATED WITHIN EL PASO COUNTY, TEXAS ABUTTING THE CITY LIMITS OF EL PASO, TEXAS, 1.5 MILES WEST OF THE TOWN OF HORIZON, TEXAS, AND WITHIN THE CITY OF EL PASO'S 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212.00, 212.001

THE FOLLOWING BENCH MARK INFORMATION IS GOVERNED BY HORIZON REGIONAL MUNICIPAL UTILITY DISTRICT RULES AND REGULATIONS.

BEARING BASIS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (93) HARN. THE BEARINGS SHOWN ARE GRID BEARINGS. THESE COORDINATES WERE ESTABLISHED FROM REFERENCE POINT TX04A (NGS PID NO. AB6217), HAVING VALUES 31°43'10.98688"(N), 106°14'29.61456"(W) COMBINED SCALE FACTOR 0.99977223. ALL DISTANCE SHOWN ARE SURFACE DISTANCES.

VERTICAL DATUM:
VERTICAL DATUM IS BASED ON WEST TEXAS AIRPORT REFERENCE POINT TX04A (NGS PID NO. AB6217) NAVD 88 DATUM AND REFERENCED TO NAD83, HAVING AN ELEVATION OF 4005.60. SEE BENCH MARK LIST.

BENCHMARK:
CHISELED SQUARE FOUND ON NORTHEAST CORNER OF A CONCRETE SLAB FOR THE FOUNDATION OF AN EXISTING LIFT STATION.
ELEVATION= 4007.49'

METES AND BOUNDS DESCRIPTION

DESCRIPTION OF A 5.839 ACRE TRACT OF LAND, SITUATED IN SECTION 32, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, EL PASO COUNTY TEXAS, BEING ALL OF THE 1.3258 ACRE TRACT OF LAND CONVEYED TO EL PASO COUNTY WATER AUTHORITY IN A WARRANTY DEED DATED JANUARY 24, 2000, RECORDED IN DOCUMENT NO. 20000008153, IN THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, BEING ALSO ALL OF THE 0.918 ACRE TRACT OF LAND CONVEYED TO EL PASO COUNTY WATER AUTHORITY IN A WARRANTY DEED DATED MAY 2, 1972, RECORDED IN VOLUME 389, PAGE 1784, IN THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, BEING ALSO ALL OF THE 0.5165 ACRE TRACT OF LAND CONVEYED TO EL PASO COUNTY WATER AUTHORITY IN A WARRANTY DEED DATED SEPTEMBER 18, 2001, RECORDED IN DOCUMENT NO. 20010079140, IN THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, AND BEING ALL OF THE 3.072 ACRE TRACT OF LAND CONVEYED TO HORIZON REGIONAL MUNICIPAL UTILITY DISTRICT IN A GENERAL WARRANTY DEED DATED MARCH 23, 2011, RECORDED IN DOCUMENT NO. 20110022780, IN THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, SAID 5.839 ACRE TRACT, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 5/8-inch iron rod found on the north line of Horizon Boulevard, a 300 foot wide right-of-way, being the southeast corner of said 1.3258 acre tract, being also the southwest corner of a 29.862 acre tract conveyed to Clint Independent School District, recorded in Document No. 20010000595, in the Official Public Records of El Paso County, Texas, and being the southeast corner of the herein described tract;

THENCE N 87°03'11" W, with the north line of said Horizon Boulevard, the south line of said 1.3258 acre tract and said 0.918 acre tract, being also the south line of said 0.5165 acre tract and the south line of said 3.072 acre tract for a distance of 539.88 feet to a 5/8 inch iron rod found on the north line of said Horizon Boulevard, being the southwest corner of said 3.072 acre tract, being also the southeast corner of a 4.5374 acre tract conveyed to Hunt Horizon Crossing 2, L.P., recording information not available at the time of survey, for the southwest corner of the herein described tract;

THENCE, N 03°00'09" E, departing the north line of said Horizon Boulevard, with the east line of said 4.5374 acre tract and the west line of said 3.072 acre tract, for a distance of 483.13 feet to a 5/8 inch iron rod found at an ell corner of said 4.5374 acre tract, being also the northwest corner of said 3.072 acre tract and being the northwest corner of the herein described tract;

THENCE, S 86°58'35" E, for a distance of 429.74 feet to a nail found on the most easterly southeast corner of said 4.5374 acre tract, being also the northeast corner of said 3.072 acre tract, being also the west line of said 29.862 acre tract and being the northeast corner of the herein described tract;

THENCE, with the west line of said 29.862 acre tract, the east line of said 3.072 acre tract and the north and east line of said 1.3258 acre tract, the following three (3) courses and distances:

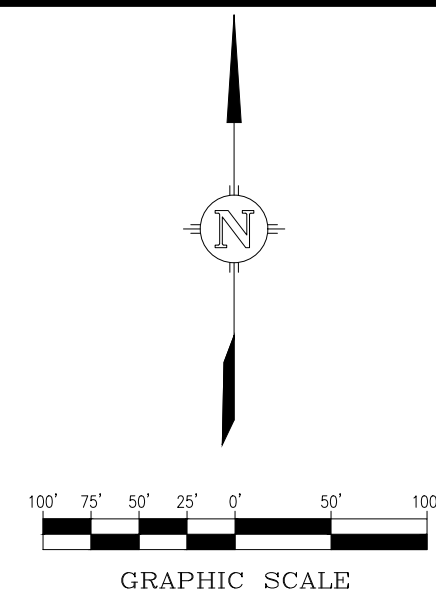
- S 02°32'17" W, for a distance of 56.93 feet to a 5/8 inch iron rod found for an angle point;
- S 87°00'22" E, for a distance of 109.60 feet to a 5/8 inch iron rod with cap stamped "ZWA" set for an interior corner of the herein described tract, and being the northeast corner of said 1.3258 acre tract;

S 02°59'29" W, for a distance of 425.54 feet to the POINT OF BEGINNING and containing 5.839 acres of land.

PRELIMINARY

TO BE CONSIDERED BY THE
CITY PLAN COMMISSION
RECOMMENDATIONS CONCERNING
THIS PLAT MUST BE FILED BY:

DATE OF PREPARATION: JULY 2023



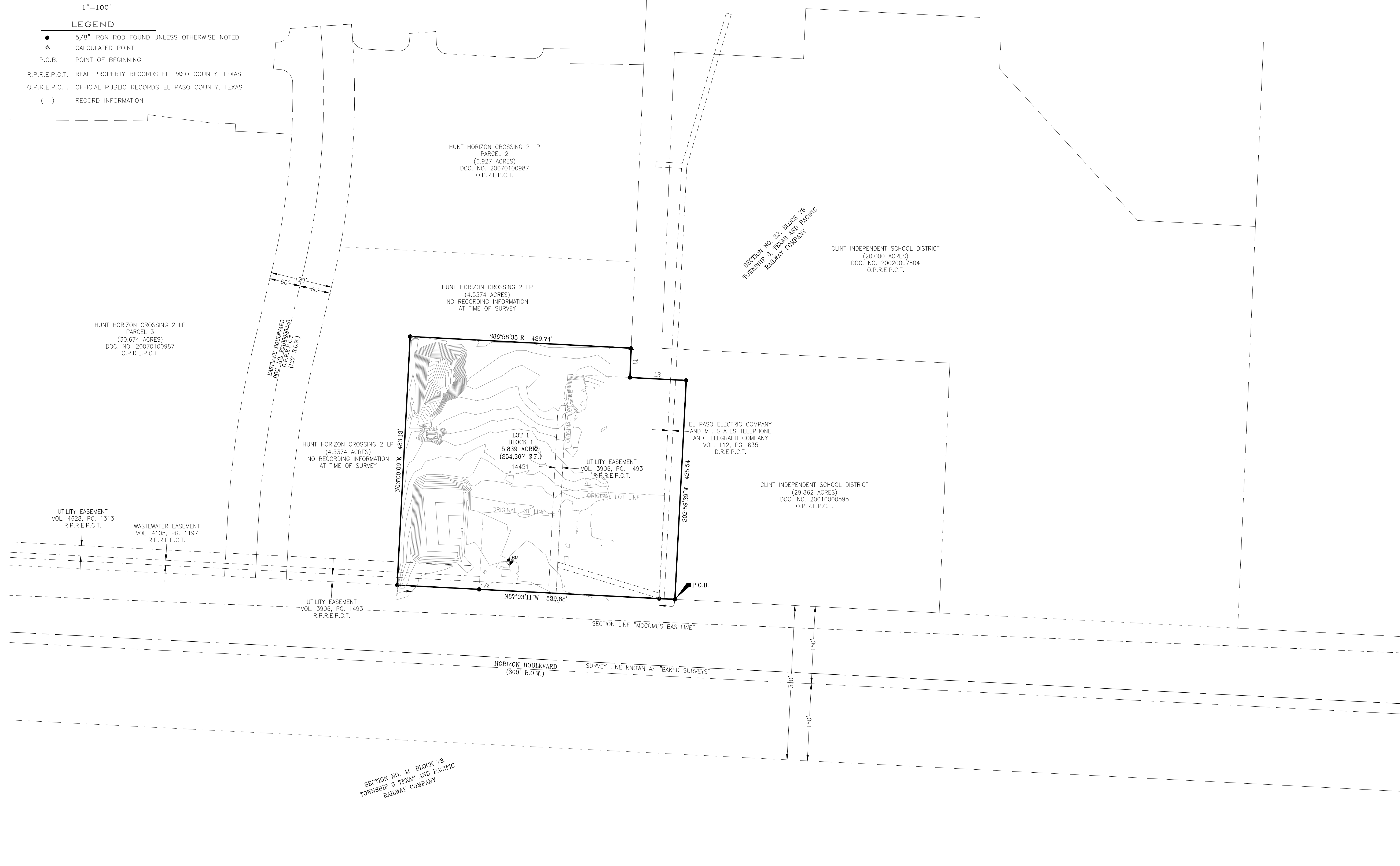
- LEGEND**
- 5/8" IRON ROD FOUND UNLESS OTHERWISE NOTED
 - ▲ CALCULATED POINT
 - P.O.B. POINT OF BEGINNING
 - R.P.R.E.P.C.T. REAL PROPERTY RECORDS EL PASO COUNTY, TEXAS
 - O.P.R.E.P.C.T. OFFICIAL PUBLIC RECORDS EL PASO COUNTY, TEXAS
 - () RECORD INFORMATION

SCHOOL DISTRICT
SOCORRO INDEPENDENT SCHOOL DISTRICT
12300 EASTLAKE DRIVE EL PASO, TX
79928

PROPOSED LAND USE
NON-RESIDENTIAL = 1

OWNER
HORIZON REGIONAL MUNICIPAL
UTILITY DISTRICT
14100 HORIZON BOULEVARD
HORIZON CITY, TEXAS 79928

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S02°32'17"W	56.93'
L2	S87°00'22"E	109.60'

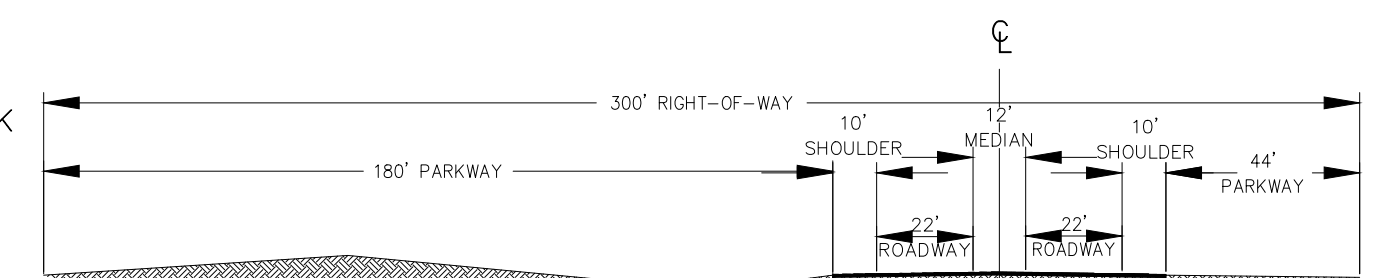


110 N. Mesa Park Drive, Suite 200 6101 W. Courtyard Dr. Bldg 1, Ste. 100
El Paso, Texas 79912 Austin, Texas 78730
Office: (915) 852-9093 Office: (512) 358-4049
Fax: (915) 629-8506 Fax: (512) 366-5374



SURVEYOR
ZWA
Zamora, L.L.C.
Professional Land Surveyors
Job # 2028-59A
1510 Zaragoza Road, Suite B-8 • El Paso, TX 79936
Office: (915) 955-9009 • Fax: (915) 855-9012

EMERALD PARK
UNIT FOUR
SUBDIVISION



HORIZON BLVD.
MAJOR ARTERIAL
(300' RIGHT OF WAY)



1. **CALL MEETING TO ORDER & DETERMINATION OF QUORUM-PLEDGE OF ALLIGIEANCE**

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

2. **COMMISSION MEMBERS ATTENDANCE:
COMMISSIONERS EXCUSED AND UNEXCUSED:**

ACTION: Motion made by **CORRAL** , 2nd by **Berry** to excuse absent Planning & Zoning Commission members.
AYES: BERRY, CORRAL, MELENDEZ, AVILA, GARDEA, and Rodriguez.
MOTION CARRIED

3. **OPEN FORUM:** NOTE: The Planning & Zoning Commission encourages public comment on all matters of interest listed on this agenda. Speakers from the audience will be given an opportunity to discuss each item in the order in which it appears on the agenda, prior to the Commission discussing the item unless otherwise approved by the Chairman. A "Speaker Request" form is available for those who wish to sign up on the day of the meeting. This form is also available in advance by downloading the attached form. Please submit the "Speaker Request" form completely filled out to the Board Secretary prior to the meeting. The Commission retains the option to set reasonable limits on the number, frequency, and length of presentations. Please contact the Board Secretary at (915) 852-1046 Ext. 404 with any additional questions.

Nonone signed up to speak.

4. **PUBLIC HEARINGS**

NOTICE TO THE PUBLIC AND APPLICANTS The staff report for an agenda item may include conditions, exceptions or modifications. The Commission's motion to approve an item in accordance with the staff report or with all staff comments means that any modification, waivers, exceptions requested by the applicant and recommended for approval by staff and any staff recommended conditions, have been approved, without necessitating that the Commission restate the modifications, exceptions, waivers, or conditions as part of the motion to approve and that any findings required to be made by the Commission, have been made. If the Commission does not wish to approve an exception or modification, or require a condition, then the Commission's motion will state which have not been approved, otherwise, the staff report, with all modifications, exceptions and conditions, is approved and the applicant shall comply with all provisions of the staff report.

A. **DISCUSSION AND RECOMMENDATION:**

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.

ACTION: Motion made by **CORRAL** , 2nd by **BERRY** to postpone Replat request to August 21st , 2023 Planning and Zoning Meeting.
AYES: BERRY, CORRAL, MELENDEZ, AVILA, GARDEA, and RODRIGUEZ.
MOTION CARRIED

B. **DISCUSSION & RECOMMENDATION:**



Planner

Description: On a Rezoning application request (**Case No. RZ-002525-2023**) to approve a change in zone for one parcel of land from R-2 (Single-Family Residential) to M-1 (Light Industrial), legally described as a Portion of Jacob Kneiber Survey No. 293, Town of Horizon City, County of El Paso, Texas. Containing 23.8952-acres. Application submitted by Masoud Amiri.

ACTION: Motion made by **CORRAL** , 2nd by **GARDEA** to recommend approval of the rezoning request from R-2 (Single-Family Residential) to M-1 (Light Industrial) zone district with conditions. Commissioner Rodriguez added a condition, that the City Engineer recommend an appropriate front setback at the time of building permits due to safety concerns. Commissioner Rodriguez requested that staff provide appropriate language for condition.

AYES: BERRY, CORRAL, MELENDEZ, AVILA, GARDEA, and Rodriguez.
MOTION CARRIED

5. OTHER BUSINESS

A. DISCUSSION AND ACTION:

On the Planning and Zoning meeting minutes for the meeting held on Monday, July 17, 2023.

ACTION: Motion made by **GARDEA** , 2nd by **CORRAL** to approve meeting minutes.

AYES: BERRY, CORRAL, MELENDEZ, AVILA, GARDEA, and RODRIGUEZ.

MOTION CARRIED

6. ANNOUNCEMENTS

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

B. Welcoming of newly appointed Commissioner Isaac Rodriguez by the Planning Director, Michelle Garcia

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:

Arturo Rubio, AICP, CNU-A
Planner

DISTRIBUTION OF MINUTES:

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