



HORIZON CITY

Incorporated 1988

**AGENDA
PUBLIC MEETING
REGULAR PLANNING AND ZONING MEETING
THE TOWN OF HORIZON CITY, TEXAS
Monday, September 18, 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, September 18, 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. **3**

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:

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 the **Preliminary and Final Subdivision Plat** application for **HW8140 (Case No. SUC23-0001)**, legally described as Tract 5-D, Block 78, Township 3, Section 42, Texas and Pacific Railway Company Survey **4**

and Tract 1-H, Block 78, Township 3, Section 43, Texas and Pacific Railway Company Survey, Town of Horizon City, El Paso County, Texas. Containing 1.000± acres. Application submitted by Atlas Engineering Management & Contracting

C. Discussion and Recommendation: 17
Planner

On the **Preliminary Subdivision Plat** application for **Rancho Desierto Bello Unit 16 (Case No. SDP23-0001)**, legally described as a portion of Leigh Clark Survey No. 297, Town of Horizon City, El Paso County, Texas. Containing 21.244 ± acres. Application submitted by TRE and Associates, LLC. (**Floor Revision**)

5. OTHER BUSINESS

A. DISCUSSION AND ACTION: 27
On the Planning and Zoning meeting minutes for the meeting held on Monday July 17, 2023

6. ANNOUNCEMENTS

A. The next regular scheduled meeting: **Monday, October 16, 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.: SUC23-0001, HW8140

Application Type: Preliminary & Final Subdivision Plat Applications
P&Z Hearing Date: September 12, 2023
Staff Contact: Art Rubio, Planner
 915-852-1046, Ext. 407; arubio@horizoncity.org

Address/Location: 501 Darrington Rd., West of Darrington and South of Blair Dr.
Property ID No.: X57800034200755
Legal Description: Tract 5-D, Block 78, Texas and Pacific Railway Company Survey and Tract 1-H, Block 78, Texas and Pacific Railway Company Survey, Town of Horizon City, El Paso County, Texas, approximately 1-acre ±

Property Owner: HW8140 North Loop, LLC
Representative: Atlas Engineering and Management
Nearest Park: Golden Eagle Park
Nearest School: Frank Macias Elementary School

SURROUNDING PROPERTIES:

Zoning		Land Use
N	M-1 (Light Industrial)	Warehousing
E	R-9 (Single-Family Dwelling)	Frank Macis Elementary, Residential
S	M-1 (Light Industrial)	Warehousing
W	M-1 (Light Industrial)	Warehousing

LAND USE AND ZONING:

	Existing	Proposed
Land Use	Vacant Building	Commercial
Zoning	M-1 (Light Industrial/SUP)	Commercial Development

Application Description:

Preliminary and Final Subdivision:

The applicant is requesting to subdivide the subject property into a commercial subdivision. The proposed subdivision includes one 1-acre lot for commercial development. The site has existing structures which have not been in use and the new owner proposes to renovate the existing structure and expand as a commercial shopping center which triggered a subdivision as the property is currently in survey tract form. Pursuant to Horizon City Municipal Code, Subdivision Ordinance, no permit may be issued without the submittal and approval of a subdivision plat. The applicant submitted a Land Development Exemption Determination, and the final determination was that the property did not meet any exemptions from platting and a subdivision plat is required.

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

Staff Recommendation:

Staff recommends approval subject to all pending comments being addressed prior to City Council.

Planning Division Comments:

Preliminary Plat:

1. Verify legal description and spell out on heading on Preliminary and Final Plat.
2. What additional ROW is being dedicated?
3. Include existing cross sections for Blair and Darrington on Preliminary Plat.
4. Verify and correct legal description on notes, i.e., Tract not Track.

Public Works Director Comments:

HW8140

PRELIMINARY PLAT (1ST review 9/12/2023)

1. Show location of water courses, ravines, present structures and other features pertinent to subdivision. Provide the total flow for that specific watershed area. The parcel will need to have a pond. Provide pond capacity calculations. Callout/Show existing improvements.
2. Provide a note stating "Grading plan/permit is required at the time of the Building permit"
3. Provide a note stating that this parcel is subject to onsite ponding requirements.
4. On plat notes provide all the utilities service information.
5. Edit note#3 as all easement pertaining to this parcel must be shown.
6. Missing Benchmark/Datum information.
7. Legend is missing contour line information, OHE, and other information. Callout as existing improvements.

HW8140

FINAL PLAT (1ST review 9/12/2023)

1. Provide Closure with metes and bounds description.
2. Provide a note stating "Grading plan/permit is required at the time of the Building permit"
3. Provide a note stating that this parcel is subject to onsite ponding requirements.
4. On plat notes provide all the utilities service information.
5. Edit note#3 as all easement pertaining to this parcel must be shown.
6. Missing Benchmark/Datum information.
7. Pending approval from El Paso 911 district on current address.

Town Engineer Comments:

Pending

El Paso 9-1-1 District Comments:

No comments

TxDOT Comments:

No comments

El Paso Central Appraisal District Comments:

Need the following revisions, add Lot and Block number.

El Paso Electric Company:

We have no comments for the plat HW8140.

Texas Gas:

No impact for El Paso Natural Gas

Clint Independent School District:

Clint ISD takes no exception to what is presented.

Attachments:

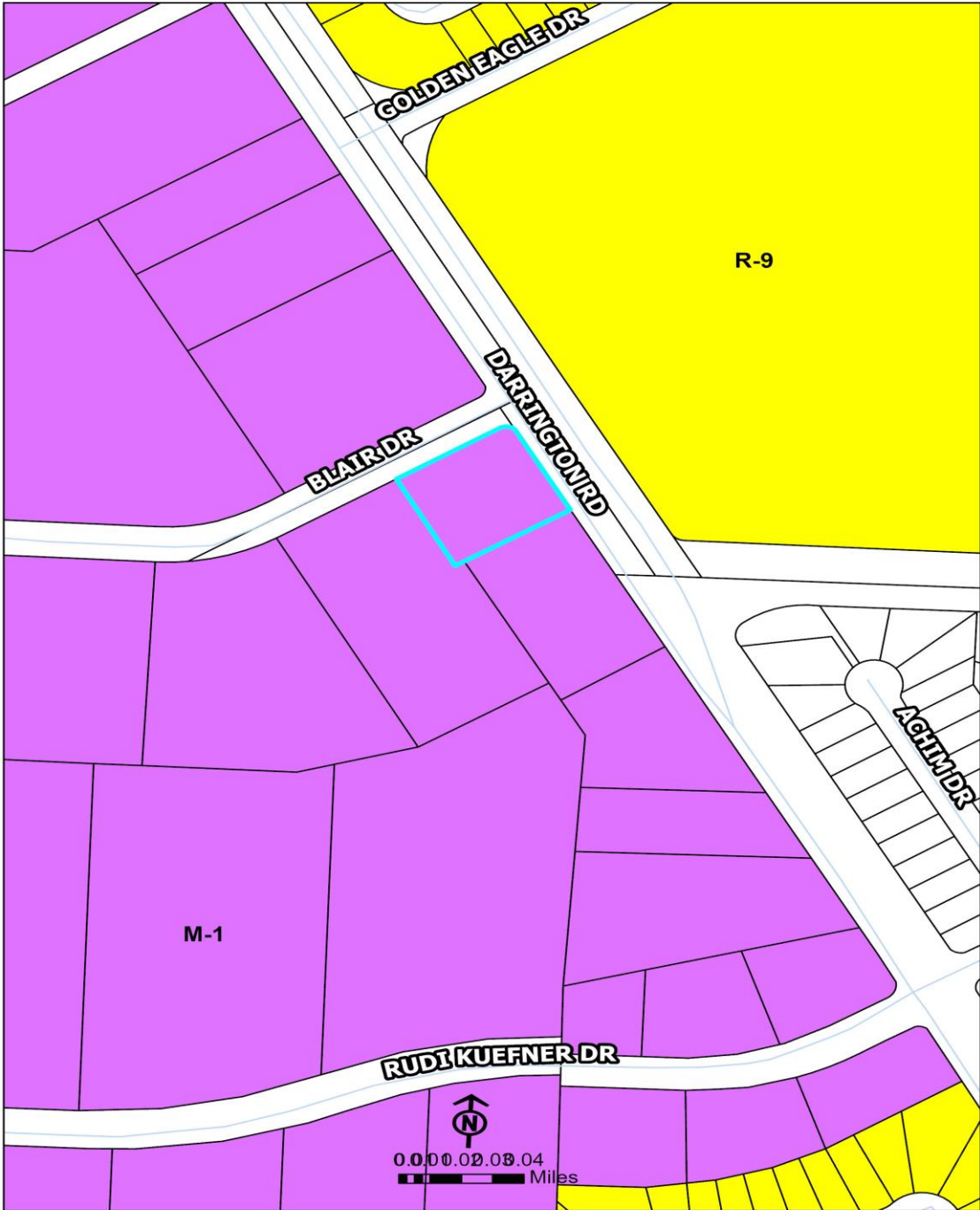
- 1 - Aerial
- 2 – Zoning Designation Map
- 3 - Location Map
- 4 – Preliminary Plat
- 5 – Final Plat
- 6 – Preliminary Plat Application
- 7 – Final Plat Application
- 8 – Street Cross Sections

Attachment 1: Aerial Map

**Planning & Zoning Commission
HW8140 Preliminary & Final Plat
SUC23-0001**



**Planning & Zoning Commission
HW8140 Preliminary & Final Plat
SUC23-0001**

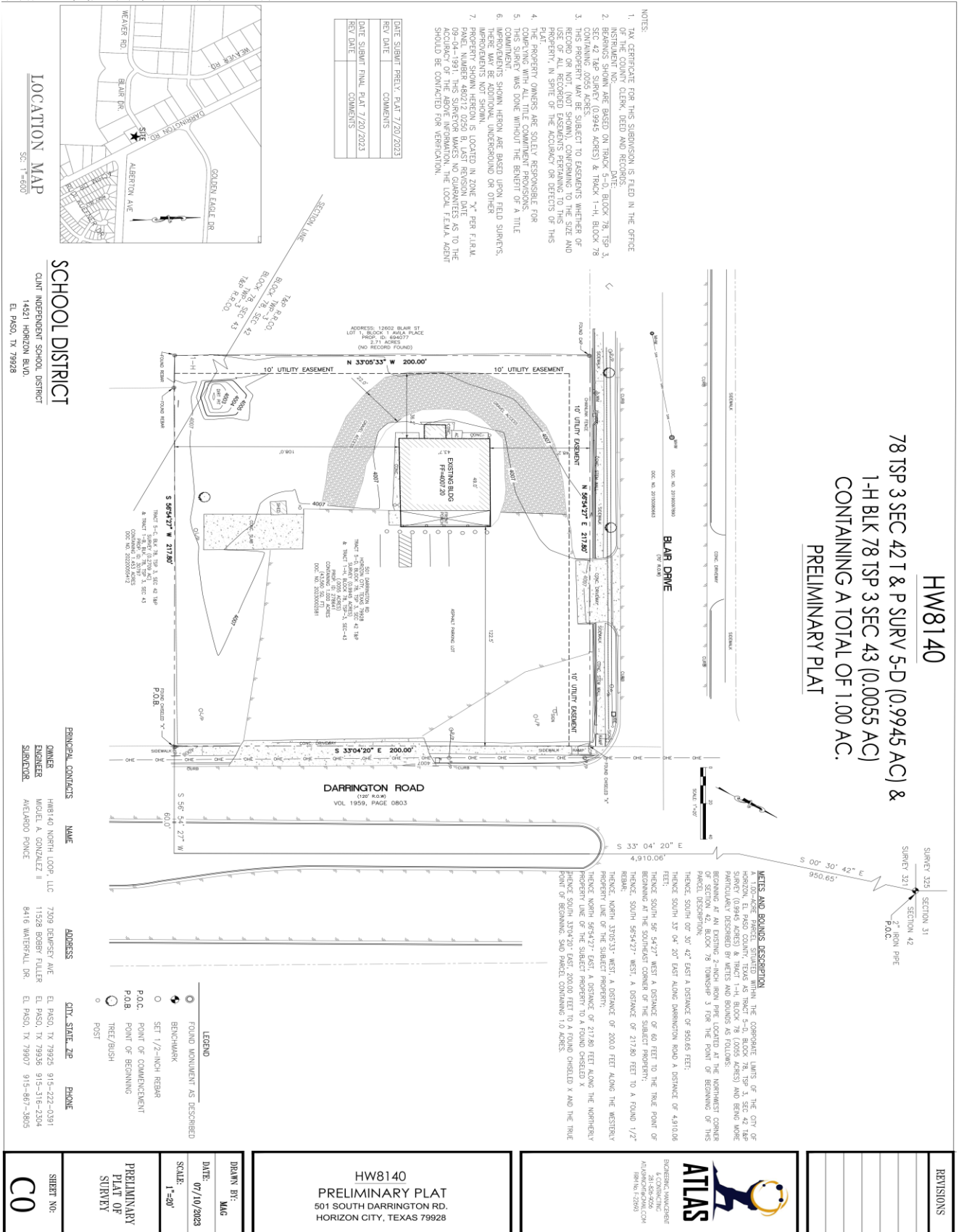


Attachment 3: Location Map



LOCATION MAP
SC: 1"=600'

Attachment 4: Preliminary Subdivision Plat



Attachment 6: Preliminary Subdivision Plat Application

SUB-002529-2023



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: HW8140 SUBMITTAL DATE: 7/20/23

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)

78 TSP 3 SEC 40T4P SWN 5-D & 1-H BK 78 TSP 3 SEC 43

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)	_____	_____		_____	_____
SCHOOL	_____	_____		_____	_____
COMMERCIAL	<u>1</u>	<u>1</u>	TOTAL NO. SITES	_____	_____
INDUSTRIAL	_____	_____	TOTAL (GROSS) ACREAGE	<u>1</u>	_____

3. WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? M-1 PROPOSED ZONING _____

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

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 N/A

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

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 MG
 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 HW8140 NORTH LOOP, LLC, 7309 DEMPSEY AVE, EL PASO TX 79925 915-222-0391
(NAME & ADDRESS) (EMAIL) (PHONE)

15. DEVELOPER HW8140 NORTH LOOP, LLC, 7309 DEMPSEY AVE, EL PASO TX 79925 MSWPROD@GMAIL.COM
(NAME & ADDRESS) (EMAIL) (PHONE)

16. ENGINEER ATLAS ENGINEERING, 11528 BOBBY FULLER, EL PASO TX 79936 915-316-2304 ATLASMKG@GMAIL.COM
(NAME & ADDRESS) (EMAIL) (PHONE)

17. APPLICANT HW8140 NORTH LOOP, LLC, 7309 DEMPSEY AVE, EPTX 79925 MSWPROD@GMAIL.COM 915-222-0391
(NAME & ADDRESS) (EMAIL) (PHONE)

18. REP/POINT OF CONTACT ATLAS ENGINEERING, 11528 BOBBY FULLER, EL PASO TX 79936 ATLASMKG@GMAIL.COM 915-316-2304
(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 MG
 Applicant Signature MG EMAIL ATLASMKG@GMAIL.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

Attachment 7: Final Subdivision Plat Application

SUB-002529-2023



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

**MAJOR SUBDIVISION
 FINAL PLAT APPLICATION**

SUBDIVISION PROPOSED NAME: HW8140 SUBMITTAL DATE: 7/20/23

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)

78 TOP 3 SEC 42 T4P SWAN SD & 1-H BLK 78 TOP 3 SEC 43

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)	_____	_____	_____	_____	_____
SCHOOL	_____	_____	_____	_____	_____
COMMERCIAL	<u>1</u>	<u>1</u>	TOTAL NO. SITES	_____	_____
INDUSTRIAL	_____	_____	TOTAL (GROSS) ACREAGE	<u>1</u>	_____

3. WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? M1 PROPOSED ZONING _____

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) ON SITE PONDING

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 MG

9. IS A MODIFICATION OF ANY PORTION OF THE SUBDIVISION ORDINANCE PROPOSED? YES NO
 IF "YES", PLEASE LIST SECTION & 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 MG
 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 HW8140 NORTHWOOD LLC; 7309 DENVER AVE, EL PASO TX 79925; MAUIPOANCHO@GMAIL.COM
(NAME & ADDRESS) (EMAIL) (PHONE)

15. DEVELOPER HW8140 NORTHWOOD LLC; 7309 DENVER AVE, EL PASO TX 79925; MAUIPOANCHO@GMAIL.COM; 915-222-0391
(NAME & ADDRESS) (EMAIL) (PHONE)

16. ENGINEER ATLAS ENGINEERING; 11528 BOBBY FULLER, EL PASO TX 79936; ATLASMNGMNT@GMAIL.COM; 915-316-2304
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(NAME & ADDRESS) (EMAIL) (PHONE)

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(NAME & ADDRESS) (EMAIL) (PHONE)

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

Applicant Signature MG EMAIL ATLASMNGMNT@GMAIL.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: \$150

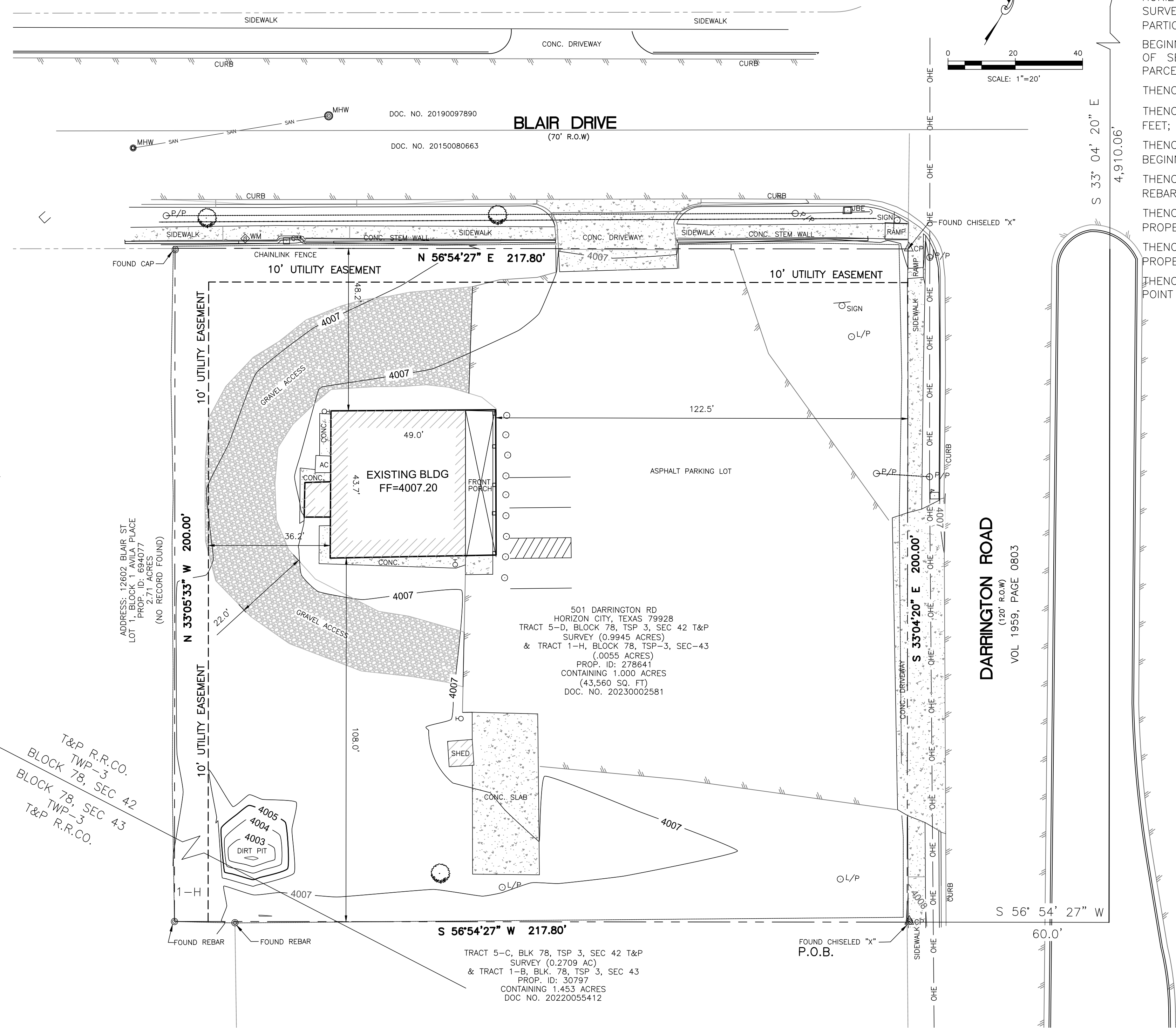
Attachment 8: Street Cross Sections

HW8140

78 TSP 3 SEC 42 T & P SURV 5-D (0.9945 AC) &
1-H BLK 78 TSP 3 SEC 43 (0.0055 AC)
CONTAINING A TOTAL OF 1.00 AC.

PRELIMINARY PLAT

SURVEY 325 SECTION 31
SURVEY 321 SECTION 42
2" IRON PIPE P.O.C.



METES AND BOUNDS DESCRIPTION
A 1.00-ACRE PARCEL SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF HORIZON, EL PASO COUNTY, TEXAS AS TRACT 5-D, BLOCK 78, TSP 3, SEC 42 T&P SURVEY (0.9945 ACRES) & TRACT 1-H, BLOCK 78 (.0055 ACRES) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT AN EXISTING 2-INCH IRON PIPE LOCATED AT THE NORTHWEST CORNER OF SECTION 42, BLOCK 78 TOWNSHIP 3 FOR THE POINT OF BEGINNING OF THIS PARCEL DESCRIPTION;
THENCE, SOUTH 00° 30' 42" EAST A DISTANCE OF 950.65 FEET;
THENCE SOUTH 33° 04' 20" EAST ALONG DARRINGTON ROAD A DISTANCE OF 4,910.06 FEET;
THENCE SOUTH 56° 54' 27" WEST A DISTANCE OF 60 FEET TO THE TRUE POINT OF BEGINNING AT THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY;
THENCE, SOUTH 56°54'27" WEST, A DISTANCE OF 217.80 FEET TO A FOUND 1/2" REBAR;
THENCE, NORTH 33°05'33" WEST, A DISTANCE OF 200.0 FEET ALONG THE WESTERLY PROPERTY LINE OF THE SUBJECT PROPERTY;
THENCE NORTH 56°54'27" EAST, A DISTANCE OF 217.80 FEET ALONG THE NORTHERLY PROPERTY LINE OF THE SUBJECT PROPERTY TO A FOUND CHISELED X
THENCE SOUTH 33°04'20" EAST, 200.00 FEET TO A FOUND CHISELED X AND THE TRUE POINT OF BEGINNING. SAID PARCEL CONTAINING 1.0 ACRES.

- NOTES:**
- TAX CERTIFICATE FOR THIS SUBDIVISION IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS. INSTRUMENT NO. _____ DATE: _____
 - BEARINGS SHOWN ARE BASED ON TRACK 5-D, BLOCK 78, TSP 3, SEC 42 T&P SURVEY (0.9945 ACRES) & TRACK 1-H, BLOCK 78 CONTAINING .0055 ACRES.
 - THIS PROPERTY MAY BE SUBJECT TO EASEMENTS WHETHER OF RECORD OR NOT, (NOT SHOWN), CONFORMING TO THE SIZE AND USE OF ALL RECORDED EASEMENTS PERTAINING TO THIS PROPERTY, IN SPITE OF THE ACCURACY OR DEFECTS OF THIS PLAT.
 - THE PROPERTY OWNERS ARE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL TITLE COMMITMENT PROVISIONS.
 - THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
 - IMPROVEMENTS SHOWN HERON ARE BASED UPON FIELD SURVEYS, THERE MAY BE ADDITIONAL UNDERGROUND OR OTHER IMPROVEMENTS NOT SHOWN.
 - PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" PER F.I.R.M. PANEL NUMBER 480212 0250 B, LAST REVISION DATE 09-04-1991. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

DATE SUBMIT PRELY. PLAT	7/20/2023
REV DATE	COMMENTS
DATE SUBMIT FINAL PLAT	7/20/2023
REV DATE	COMMENTS



SCHOOL DISTRICT
CLINT INDEPENDENT SCHOOL DISTRICT
14521 HORIZON BLVD.
EL PASO, TX 79928

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY, STATE, ZIP	PHONE
OWNER	HW8140 NORTH LOOP, LLC	7309 DEMPSEY AVE	EL PASO, TX 79925	915-222-0391
ENGINEER	MIGUEL A. GONZALEZ II	11528 BOBBY FULLER	EL PASO, TX 79936	915-316-2304
SURVEYOR	AVELARDO PONCE	8416 WATERFALL DR.	EL PASO, TX 79907	915-867-3805

LEGEND

	FOUND MONUMENT AS DESCRIBED
	BENCHMARK
	SET 1/2-INCH REBAR
	POINT OF COMMENCEMENT
	POINT OF BEGINNING
	TREE/BUSH
	POST

REVISIONS

ATLAS
ENGINEERING, MANAGEMENT & CONTRACTING
281-826-9056
ATLASMGMT@GMAIL.COM
FIRM No. F-22693

HW8140
PRELIMINARY PLAT
501 SOUTH DARRINGTON RD.
HORIZON CITY, TEXAS 79928

DRAWN BY: MAG
DATE: 07/10/2023
SCALE: 1"=20'

PRELIMINARY PLAT OF SURVEY

SHEET NO:
C0

C:\Users\bluon\OneDrive - Atlas Engineering\Drive Folder\Atlas\Projects\Services\Texas\Don_Cuervo\Atlas\PRELIMINARY PLATING\08/24/23 5:44PM

HW8140

78 TSP 3 SEC 42 T & P SURV 5-D (0.9945 AC) & 1-H BLK 78 TSP 3 SEC 43 (0.0055 AC) CONTAINING A TOTAL OF 1.00 AC.

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THENCE, SOUTH 56°54'27" WEST, A DISTANCE OF 217.80 FEET TO A FOUND 1/2" REBAR;

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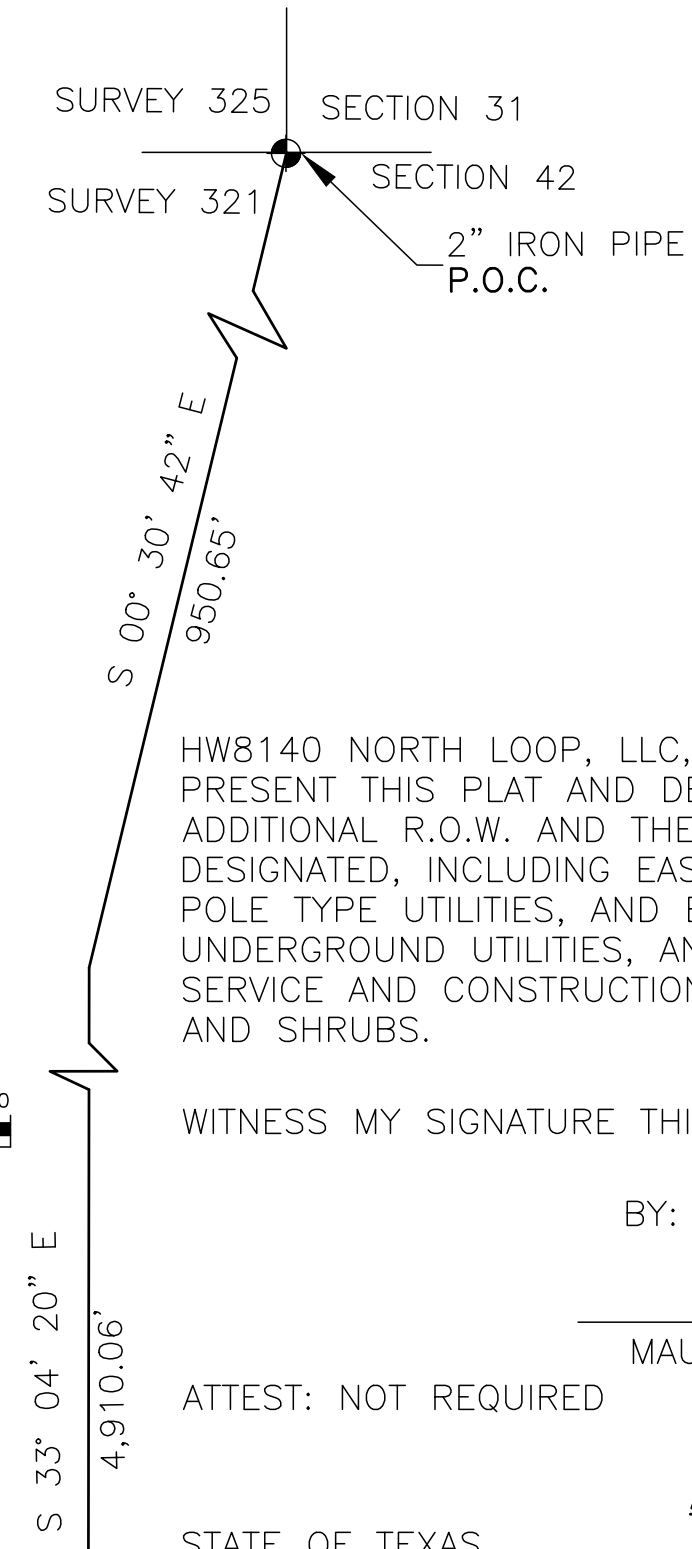
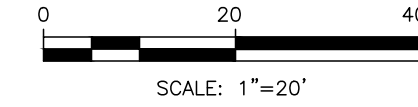
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INSTRUMENT NO: _____ DATE: _____
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- IMPROVEMENTS SHOWN HERON ARE BASED UPON FIELD SURVEYS, THERE MAY BE ADDITIONAL UNDERGROUND OR OTHER IMPROVEMENTS NOT SHOWN.
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BLAIR DRIVE
(70' R.O.W)



DEDICATION

HW8140 NORTH LOOP, LLC, PROPERTY OWNERS OF THIS LAND, HEREBY PRESENT THIS PLAT AND DEDICATES TO THE USE OF THE PUBLIC THE ADDITIONAL R.O.W. AND THE UTILITY EASEMENTS, AS HEREON LAID DOWN AND DESIGNATED, INCLUDING EASEMENTS FOR OVERHANG OF SERVICE WIRES FOR POLE TYPE UTILITIES, AND BURIED SERVICE WIRES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES, AND THE RIGHT TO INGRESS AND EGRESS FOR SERVICE AND CONSTRUCTION AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS.

WITNESS MY SIGNATURE THIS _____ DAY OF _____ 2023.

BY: HW8140 NORTH LOOP, LLC

MAURO ANCHONDO, PRESIDENT

ATTEST: NOT REQUIRED

ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF EL PASO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MAURO ANCHONDO, PRESIDENT OF HW8140 NORTH LOOP, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS THE ACT AND DEED OF SAID CORPORATION FOR THE PURPOSE AND CONSIDERATIONS HEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC IN THE AND FOR _____ MY COMMISSION EXPIRES EL PASO COUNTY

TOWN OF HORIZON CITY COUNCIL

THIS SUBDIVISION IS HEREBY APPROVED AS TO THE PLATTING AND AS TO THE CONDITIONS OF THE DEDICATION ON ACCORDANCE WITH CHAPTER 212 OF THE LOCAL GOVERNMENT CODE OF TEXAS, THIS _____ DAY OF _____ 2023.

ACCEPTED AND ADOPTED BY THE CITY COUNCIL OF TOWN OF HORIZON CITY THIS _____ DAY OF _____ 2023.

ELVIA SCHULLER, CITY CLERK RUBEN MENDOZA, MAYOR

APPROVED FOR FILING THIS _____ DAY OF _____ 2023.

HUITT-ZOLLARS INC. (TOWN ENGINEER)

BY: ISABEL VASQUEZ, P.E.

FILING

FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS THIS _____ DAY OF _____ 2023 A.D. IN VOLUME _____ OF THE PLAT RECORD, PAGE _____ FILE NO. _____

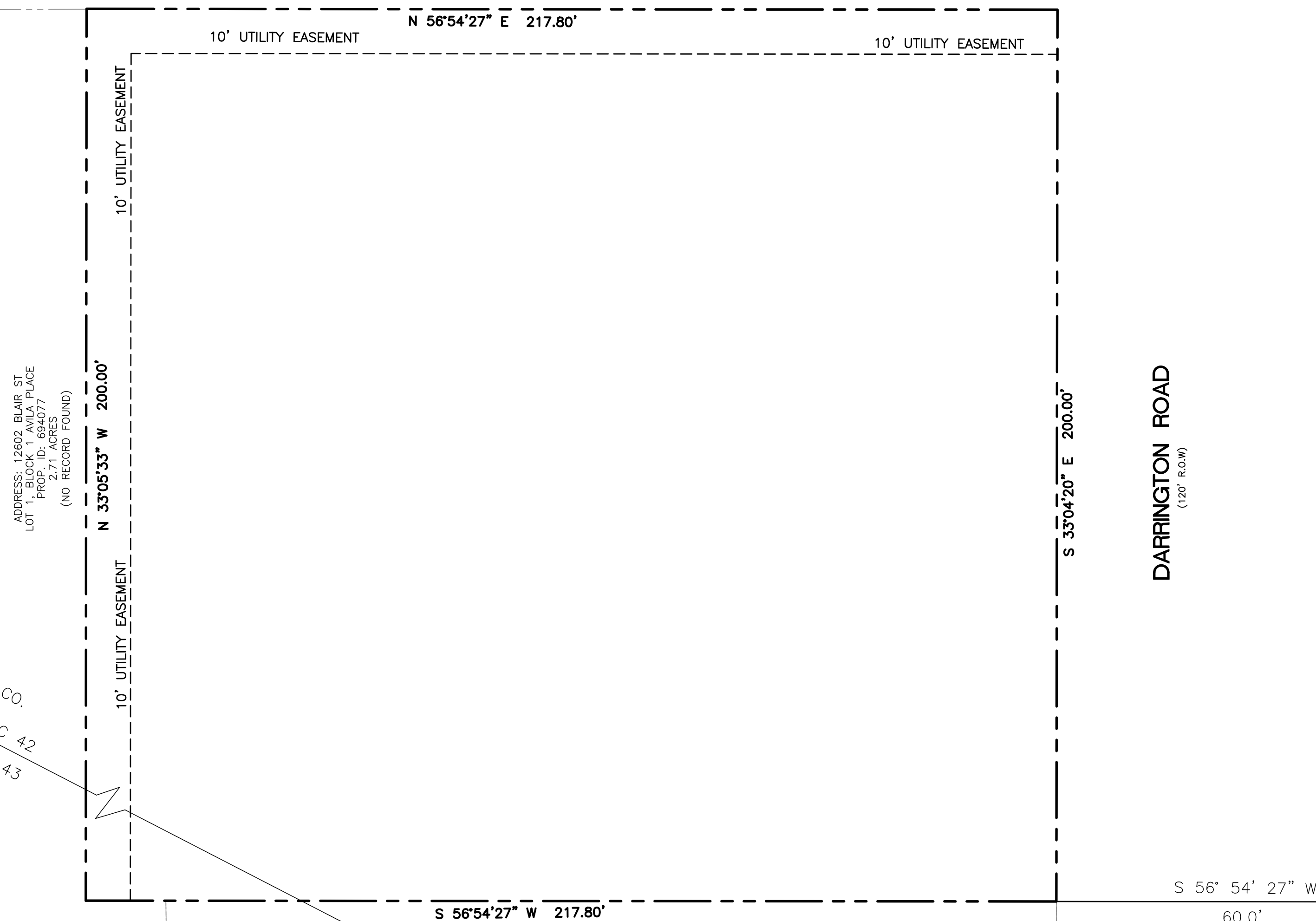
COUNTY CLERK BY DEPUTY

PREPARED BY AND UNDER THE SUPERVISION OF:
MIGUEL A. GONZALEZ II, P.E.
REGISTERED PROFESSIONAL ENGINEER
REGISTRATION NO. 141359

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

MIGUEL A. GONZALEZ, P.E.

AVELARDO PONCE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS LICENSE NO. 6032



PRINCIPAL CONTACTS	NAME	ADDRESS	CITY, STATE, ZIP	PHONE
<u>OWNER</u>	HW8140 NORTH LOOP, LLC	7309 DEMPSEY AVE	EL PASO, TX 79925	915-222-0391
<u>ENGINEER</u>	MIGUEL A. GONZALEZ II	11528 BOBBY FULLER	EL PASO, TX 79936	915-316-2304
<u>SURVEYOR</u>	AVELARDO PONCE	8416 WATERFALL DR.	EL PASO, TX 79907	915-867-3805

TRACT 5-C, BLK 78, TSP 3, SEC 42 T&P SURVEY (0.2709 AC) & TRACT 1-H, BLK. 78, TSP 3, SEC 43 T&P R.R.CO. PROP. ID: 30797 CONTAINING 1.453 ACRES DOC NO. 20220055412

SCHOOL DISTRICT

CLINT INDEPENDENT SCHOOL DISTRICT
14521 HORIZON BLVD.
EL PASO, TX 79928

DATE SUBMIT PRELY. PLAT	7/20/2023
REV DATE	COMMENTS
DATE SUBMIT FINAL PLAT	7/20/2023
REV DATE	COMMENTS



LOCATION MAP

SC: 1"=600'

REVISIONS



ATLAS

ENGINEERING, MANAGEMENT & CONTRACTING
915-316-2304
ATLASMNCMT@GMAIL.COM
FIRM No. F-22693

HW8140
FINAL PLAT
501 SOUTH DARRINGTON RD.
HORIZON CITY, TEXAS 79928

DRAWN BY: **MAG**

DATE: **07/10/2023**

SCALE: **1"=20'**

FINAL PLAT OF SURVEY

SHEET NO:

C0.1



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

Case No.: SDP23-0001
Rancho Desierto Bello Unit Sixteen (RDBU16)

Application Type: **Preliminary Plat**

P&Z Hearing Date: September 18, 2023

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

Address/Location: The vacant parcel is located northwest of Claret Cup Road and west of Darrington Road.

Legal Description: A portion of Leigh Clark Survey No. 297, Town of Horizon City, El Paso County, Texas, approximately 21.244

Owner: SDC Development, LTD.

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

Nearest Park: RDB 2 Park

Nearest School: Ricardo Estrada Middle School

SURROUNDING PROPERTIES:

	Zoning	Land Use
N	R-9 (Residential)	Vacant
E	R-2 (Residential)	Vacant
S	M-1 (Industrial)	Industrial
W	R-9 (Residential)	Vacant

LAND USE AND ZONING:

Existing	
Land Use	Vacant
Zoning	R-9 Residential

Application Description:

The proposed RDB-U16 Preliminary Plat Subdivision includes 74 lots for single-family residential development. The smallest lot measuring approximately 6,036 sq. ft. and the largest lot measuring approximately 12,733 sq. ft. in size and one 87, 132 sq. ft. storm water drainage pond. The applicant proposes 52' ROW Residential sub collector Streets and a 76' ROW Minor Arterial Street to serve all the lots in the subdivision.

Cumulative Parkland Dedication:

The developer has proposed to dedicate 5.022 acres of parkland with Unit 13 to account for the entirety of the remaining Rancho Desierto Bello development, Units 12-20. The total number of units for both phases of Unit 15 is 149 lots, putting the current cumulative lot total for Units 12-20 of Rancho Desierto Bello at 386 lots. In accordance with Section 2.8.1 of the Subdivision Ordinance, this results in 2.5 acres of required parkland and \$4,400 parkland fees due. After Unit 14, the developer will carry 2.022 acres of parkland and fee credit that is eligible to apply to the remaining units of the development. RDB Unit 16

requires cumulative parkland of 0.5 acres for the proposed 74 lots and \$1,200 parkland fees. After Unit 16 the developer will carry 1.522 acres of parkland credit that is eligible to apply to the remaining units of the development and the remaining credits will expire 9/21/2023, if not used.

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:

No comments

Public Works Director Comments:

RANCHO DESIERTO BELLO U- 16 (Preliminary Plat)
Review #1 9/13/2023

1. Missing drainage flow arrows information on legend.
2. Missing easement information on legend (10' U.E.).
3. Show watershed area for subdivision from adjacent areas/subdivisions (as applicable) to include RDB U-10 and 11 and add a note explaining the conveyance.
4. Provide Drainage calculations. (See ordinance 4.2.2.6 section d Developed storm water shall be addressed in the drainage study)
5. Show inlets and drainage pipes.
6. Provide the location of any existing utilities, the size of sewer or water mains if they exist with in the area.

TO INCLUDE DURING FINAL PLAT SUBMITTAL.

NOTE: Show existing addresses for RDB U-10/11.

NOTE: Blocks 36 (EAST AND WEST SIDE), address numbers shall be 3 DIGITS (see section 107.090 ORDINANCE 00107).

Provide explanation for the 4 digits provided, is this a request from El Paso County 9-1-1 District?

NOTE: Address review/approval by the El Paso County 9-1-1 District is required (on final plat) NOTE: Provide Closure with metes and bounds description (on final plat).

Town Engineer Comments:

Pending

School District Comments:

No objections

El Paso County 9-1-1 District:

No Comments

El Paso Electric:

We have no comments for Rancho Desierto Bello Unit 16.

Texas Gas:

In reference to this proposed Subdivision, Rancho Desierto Bello Unit 16, Texas Gas Service does not have any objections.

El Paso Central Appraisal District:

There are no comments for Rancho Desierto Bello #16 here at Central Appraisal.

Additional Requirements:

Within twelve (12) months of the approval of the final plats by the Town Council, a recording plat application will need to be submitted for City Council approval.

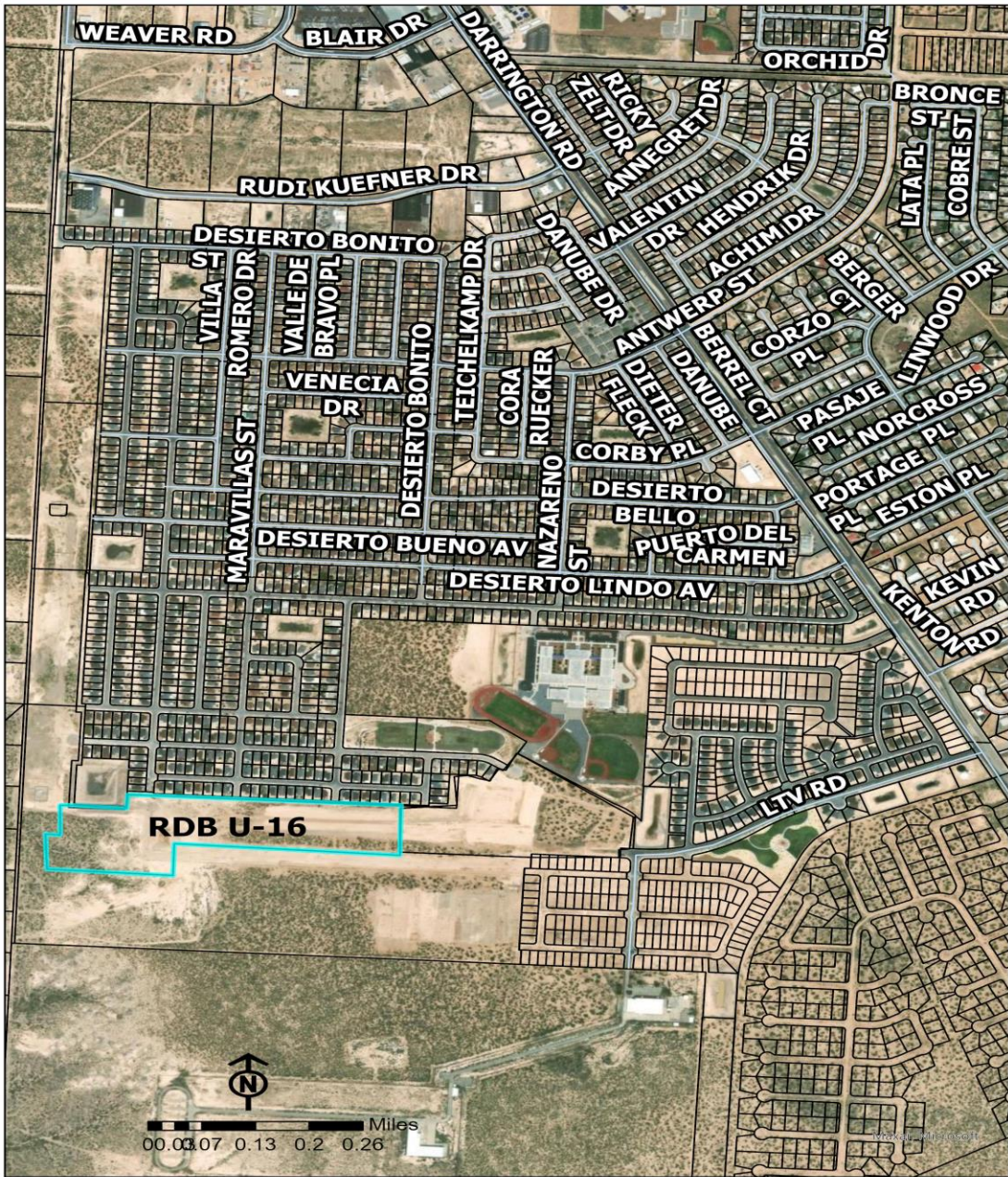
Failure of the subdivider to submit a recording plat within twelve (12) months of approval of the final plat by the City Council will nullify the approval of the final plat and obligate the subdivider to reapply for preliminary plat approval should the subdivider wish to pursue the subdivision. (§4.11.2 Subdivision Municode Chapter 10)

- Any required parks fees shall be paid prior to the recordation of the plat if applicable.

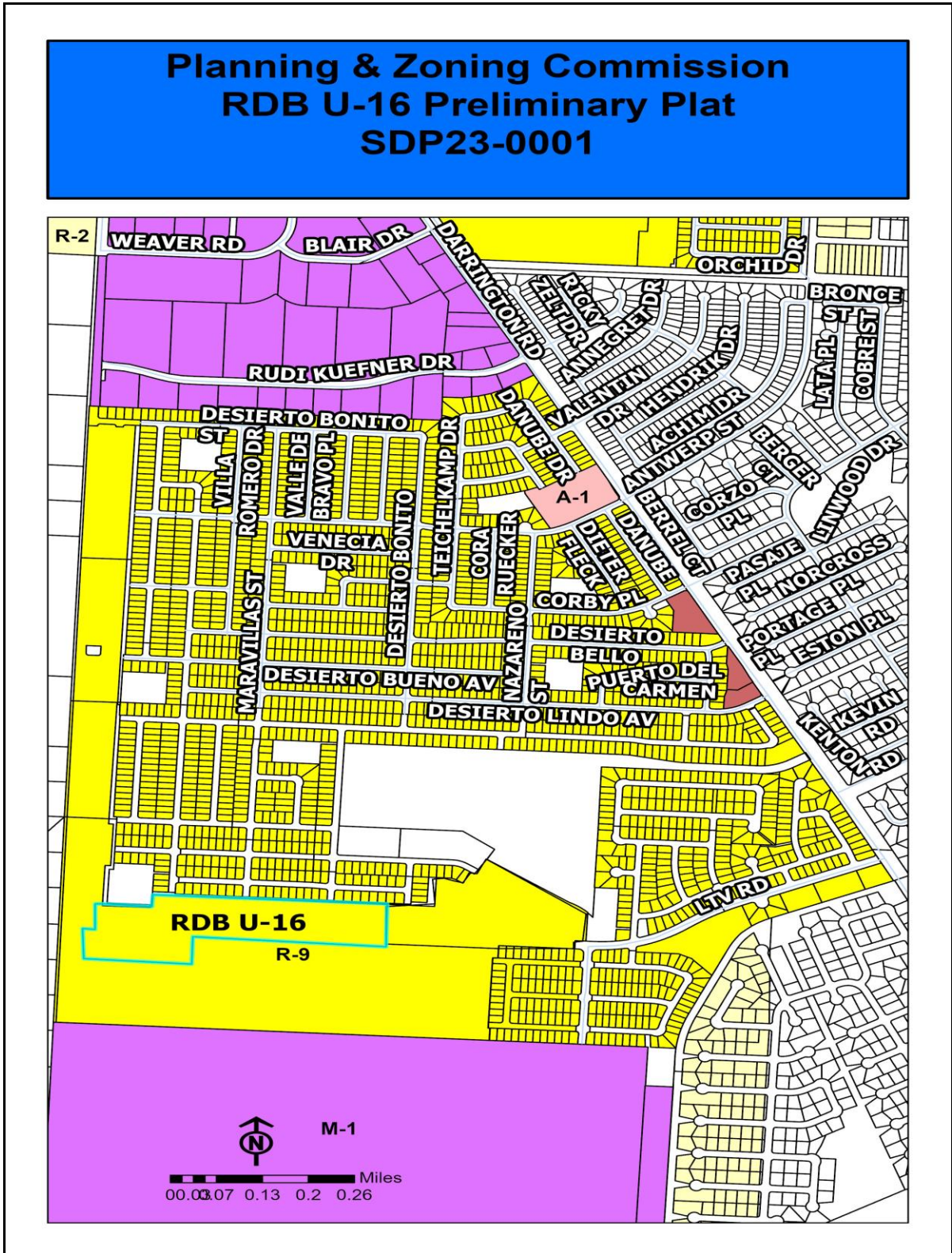
Attachments:

- 1 - Aerial**
- 2 - Zoning Designation Map**
- 3 - Location Map**
- 4 - Preliminary Plat**
- 5 - Right of Way Cross Sections**
- 6 - Preliminary Plat Application**

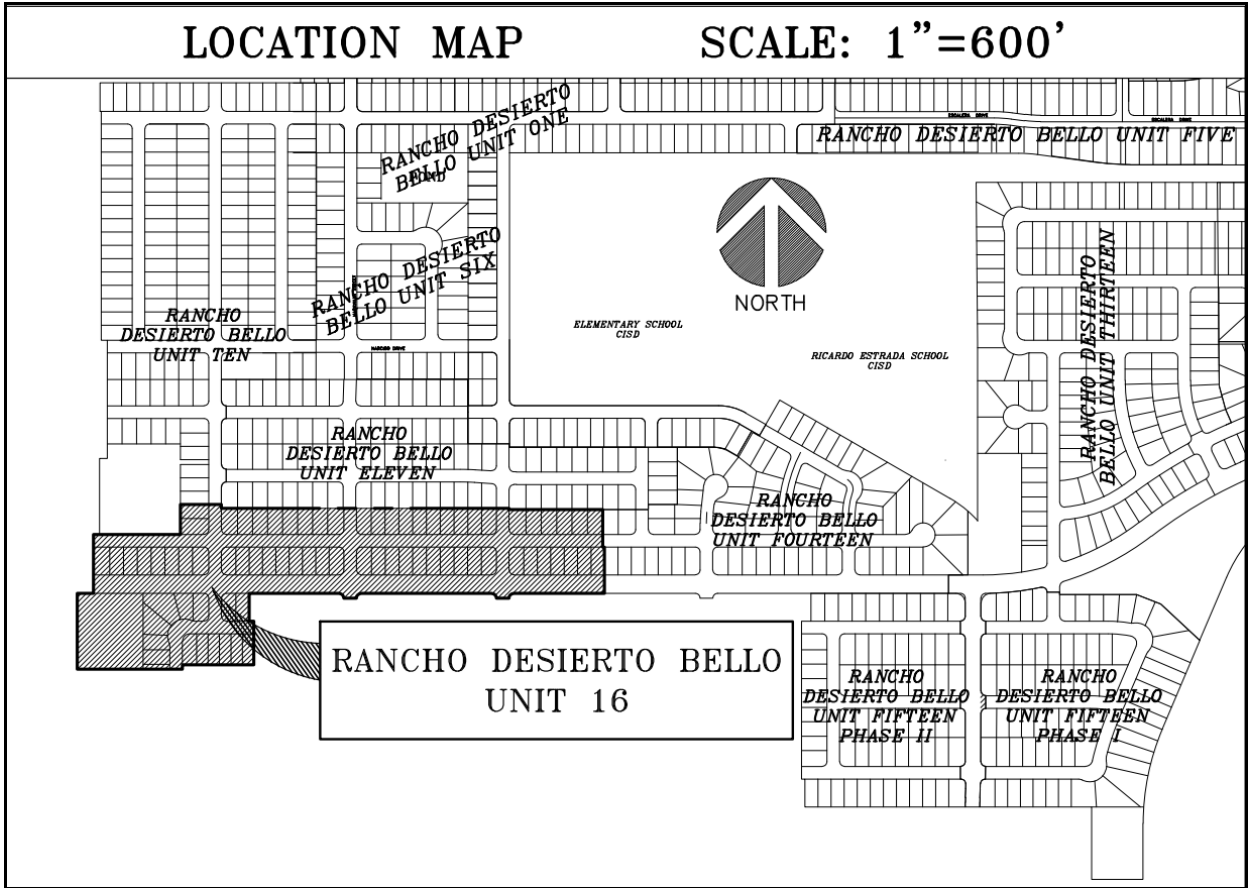
**Planning & Zoning Commission
RDB U-16 Preliminary Plat
SDP23-0001**



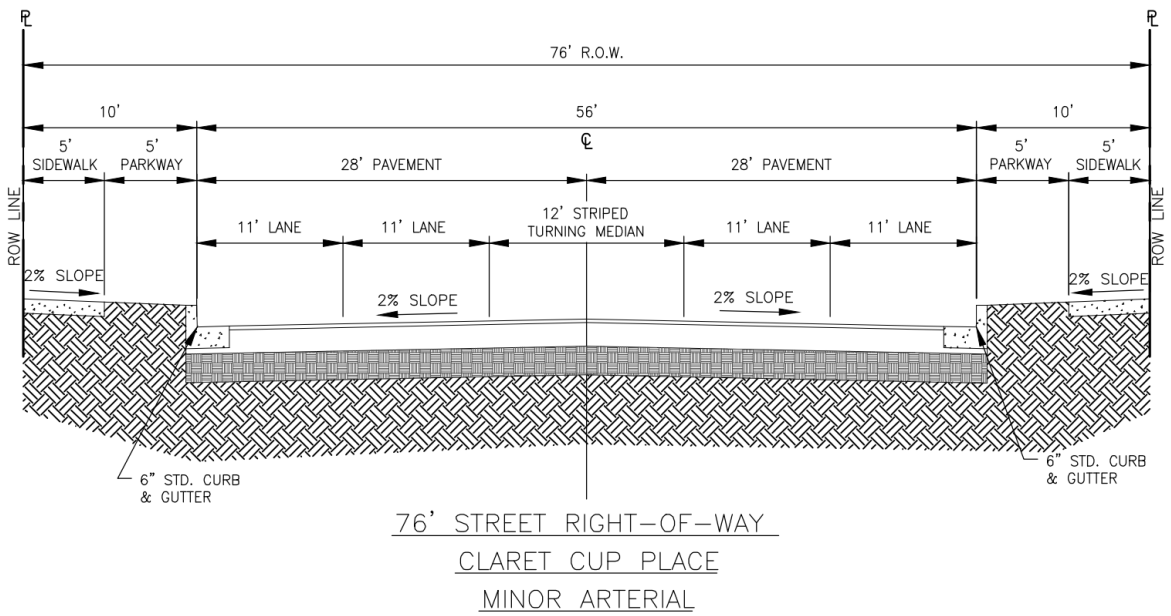
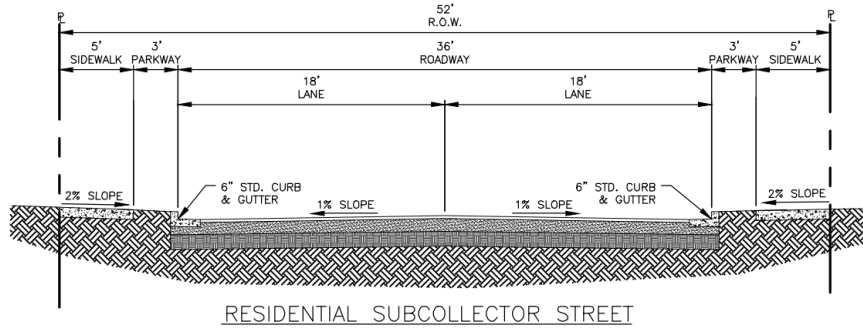
Attachment 2: Zoning Designation Map



Attachment 3- Location Map



Attachment 5 – Right of Way Cross Sections



Attachment 6 –Preliminary Plat 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: Rancho Desierto Bello Unit 16 SUBMITTAL DATE: August 23, 2023

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)
A PORTION OF LEIGH CLARK SURVEY NO. 297, TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS
CONTAINING 21,244 ACRES +/-

2. PROPERTY LAND USES:

	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	<u>11.388</u>	<u>74</u>	OFFICE	_____	_____
DUPLEX	_____	_____	STREET & ALLEY	_____	_____
APARTMENT	_____	_____	PONDING & DRAINAGE	<u>2.000</u>	<u>1</u>
MOBILE HOME	_____	_____	INSTITUTIONAL	_____	_____
P.U.D.	_____	_____	OTHER	_____	_____
PARK (Min 1 acre)	_____	_____	<u>R.O.W.</u>	<u>7.856</u>	_____
SCHOOL	_____	_____	TOTAL NO. SITES	_____	_____
COMMERCIAL	_____	_____	TOTAL (GROSS) ACREAGE	<u>21.244</u>	_____
INDUSTRIAL	_____	_____			

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

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

6. WHAT TYPE OF DRAINAGE IS PROPOSED? (IF APPLICABLE LIST MORE THAN ONE) Underground storm sewer system to 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
 IF ANSWER IS "YES", PLEASE EXPLAIN THE NATURE OF THE MODIFICATION _____

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 A.A.
 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 A.A. IF YES, PLEASE SUBMIT COPY.

14. OWNER OF RECORD SDC Development, LTD 7910 Gateway Blvd. East Suite 102 El Paso, Tx 79915 jdurand@desertviewhomes.com (915) 591-5319
(NAME & ADDRESS) (EMAIL) (PHONE)

15. DEVELOPER SDC Development, LTD 7910 Gateway Blvd. East Suite 102 El Paso, Tx 79915 jdurand@desertviewhomes.com (915) 591-5319
(NAME & ADDRESS) (EMAIL) (PHONE)

16. ENGINEER TRE & Associates, LLC 110 Mesa Park Dr. Suite 200 El Paso, Tx 79912 aalvarez@tr-eng.com (915) 852-9093
(NAME & ADDRESS) (EMAIL) (PHONE)

17. APPLICANT TRE & Associates, LLC 110 Mesa Park Dr. Suite 200 El Paso, Tx 79912 aalvarez@tr-eng.com (915) 852-9093
(NAME & ADDRESS) (EMAIL) (PHONE)

18. REP/POINT OF CONTACT Alexis Alvarez - TRE & Associates, LLC 110 Mesa Park Dr. Suite 200 El Paso, Tx 79915 aalvarez@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 AA.
 Applicant Signature [Signature] EMAIL aalvarez@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



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