



HORIZON CITY

Incorporated 1988

**AGENDA
PUBLIC MEETING
REGULAR PLANNING AND ZONING MEETING
THE TOWN OF HORIZON CITY, TEXAS
Monday, December 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, December 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 TO ORDER; PLEDGE OF ALLEGIANCE; ESTABLISHMENT OF QUORUM

2. COMMISSION MEMBERS ATTENDANCE:

COMMISSIONERS EXCUSED AND UNEXCUSED:

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

Chief Planner

On the resubmitted Replat application for **Horizon Manor, Unit Three Replat "A" (Case No. RP-002460-2020)**, legally described as a portion of Lot 19, Block 9, Horizon Manor Unit Three, Town of Horizon City, El Paso County, Texas. Containing 7.9365 ± acres. Application submitted by CAD Consulting Co. **(Postponed at the October 16, 2023, Meeting)**

B. DISCUSSION AND RECOMMENDATION:

Chief Planner

4

On a **Rezoning** application request (**Case No. ZRZ23-0001**) to approve a change in zone for one parcel of land from C-1 (General Commercial) to C-2 (Heavy Commercial) zoning district for commercial development. This parcel is located at 460 Kenazo Dr. and is legally described as Lot 1, Block 3, Kenazo Estates Unit 2, Town of Horizon City, County of El Paso, Texas. Containing 6.634-acres. Application submitted by Conde Inc. (**Postponed from Nov. 20, 2023 P&Z Meeting**)

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

On the **Final** Subdivision Plat application for **Rancho Desierto Bello Unit 14 (Case No. SDF23-0002)**, legally described as a Portion of Leigh Clark Survey No. 297, Town of Horizon City, El Paso County, Texas. Containing 18.708 ± acres. Application submitted by TRE & Associates, LLC.

5. OTHER BUSINESS

A. DISCUSSION AND ACTION: **22**

On the Planning and Zoning meeting minutes for the meeting held on October 16, 2023

B. DISCUSSION AND ACTION: **25**

On the review and adoption of the 2024 Meeting Schedule for the Planning and Zoning Commission.

6. ANNOUNCEMENTS

A. The next regular scheduled meeting: **Monday, January 15, 2024 at 6pm.**

Adjournment:

Motion to Adjournment: _____ 2nd _____

Dated this Friday, 12/15/2023

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 Friday, 12/15/2023 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.: ZRZ23-0001

Application Type: **Rezoning**
P&Z Hearing Date: November 20, 2023
Staff Contact: Art Rubio, Planner
 915-852-1046 ext. 407; arubio@horizoncity.org

Address/Location: 460 Kenazo Dr.; South of Eastlake Blvd. and East of Kenazo Dr.

Property ID No.:

Legal Description: Lot 1, Block 3, Kenazo Estates Unit 2, Town of Horizon City, El Paso County, Texas

Property Owner(s): Pebble Hills Plaza, LTD

Applicant: Conde Inc.

Nearest Park: Horizon Mesa

Nearest School: Horizon Middle School & Dessert Hills Elementary (CISD)

SURROUNDING PROPERTIES:

	Zoning	Land Use
N	C-1 (Commercial)	Vacant
E	PUD (Planned Unit Development)	Vacant
S	PUD (Planned Unit Development)	School & Commercial Sites
W	C-2 (Commercial) & A-1 (Apartment)	Vacant

LAND USE AND ZONING:

	Existing	Proposed
Land Use	Vacant	Commercial
Zoning	C-1	Commercial Development

Application Description:

The applicant is requesting to rezone approximately 6.634 of land that is currently vacant. The subject property is currently zoned C-1 (General Commercial) and is proposed to be rezoned as C-2 (Heavy Commercial) to allow for the following uses that would not be permitted on C-1 or would require a Specific Use Permit:

1. Funeral Home (without crematorium)
2. Service station (oil change and minor repair services).
2. Restaurant (deriving more than 75% of Gross Revenue from sale of alcoholic beverages).
3. Recreation and entertainment.
4. Self-storage warehouse.
5. Print and copy shop.
6. Private club/ lodge or meeting hall.

Notice:

In accordance with Section 211.007 of the Texas Local Government Code, notices of the November 20, 2023, public hearing for the rezoning request were sent to those property owners within 200 feet of the subject property on October 30, 2023, then posted in the El Paso Times Newspaper on October 30, 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 Multi-Family. There are existing C-2 zoned properties to the west and north of the subject property. Portions of the Multi-Family designated area have transitioned to C-2 zoning district to the north and west of the subject property.

Staff Recommendation:

Staff recommends **APPROVAL** of the zone change from C-1 to C-2 in support of a variety of commercial uses proposed as those services and goods are needed in the community. The subject property is located adjacent to a major arterial and compatible C-2 commercial zoning districts to the north, west, and south of the subject property.

Planning Division Comments:

If the zone change is approved and the applicant chooses to install a crematorium, approval of a Specific Use Permit would be required.

Options available to the Planning and Zoning Commission:

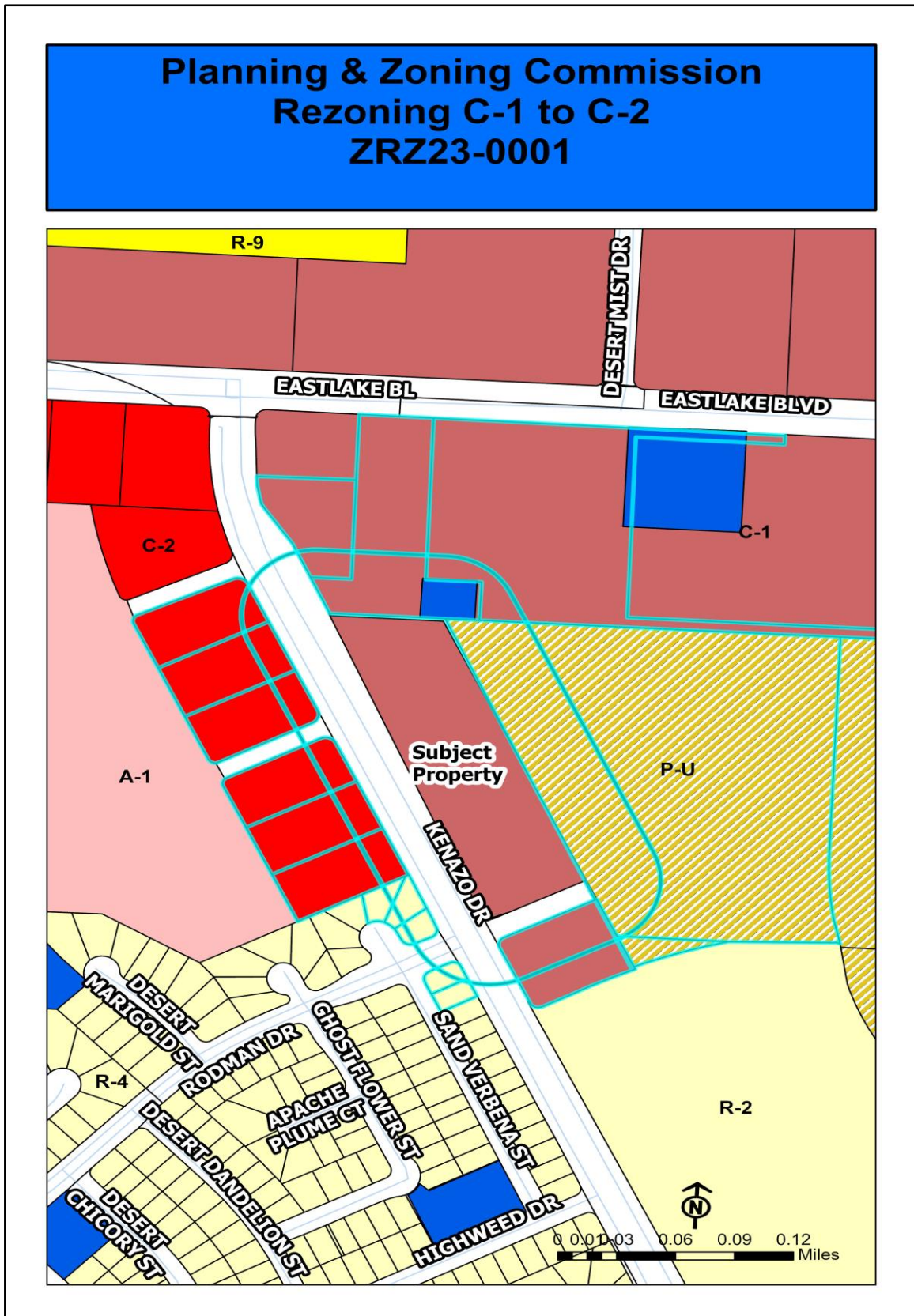
The Planning and Zoning Commission may consider the following options and additional requirements that it identifies when reviewing this Rezoning application:

1. Recommend approval of the request for a rezoning to C-2 Zoning District as stated.
2. Recommend approval of the request for rezoning as stated, including any modifications to bring the rezoning into conformance with the Zoning Ordinance and the Vision 2030: Comprehensive and Strategic Plan.
3. Recommend denial of the Applicant's request for rezoning finding that it is not in conformance with the Zoning Ordinance and/or the Vision 2030: Comprehensive and Strategic Plan.
4. Recommend a set postponement should the Commission determine it is not prepared to make a final recommendation, the applicant requests a postponement or if the Commission needs additional information to make a final recommendation.

Attachments:

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

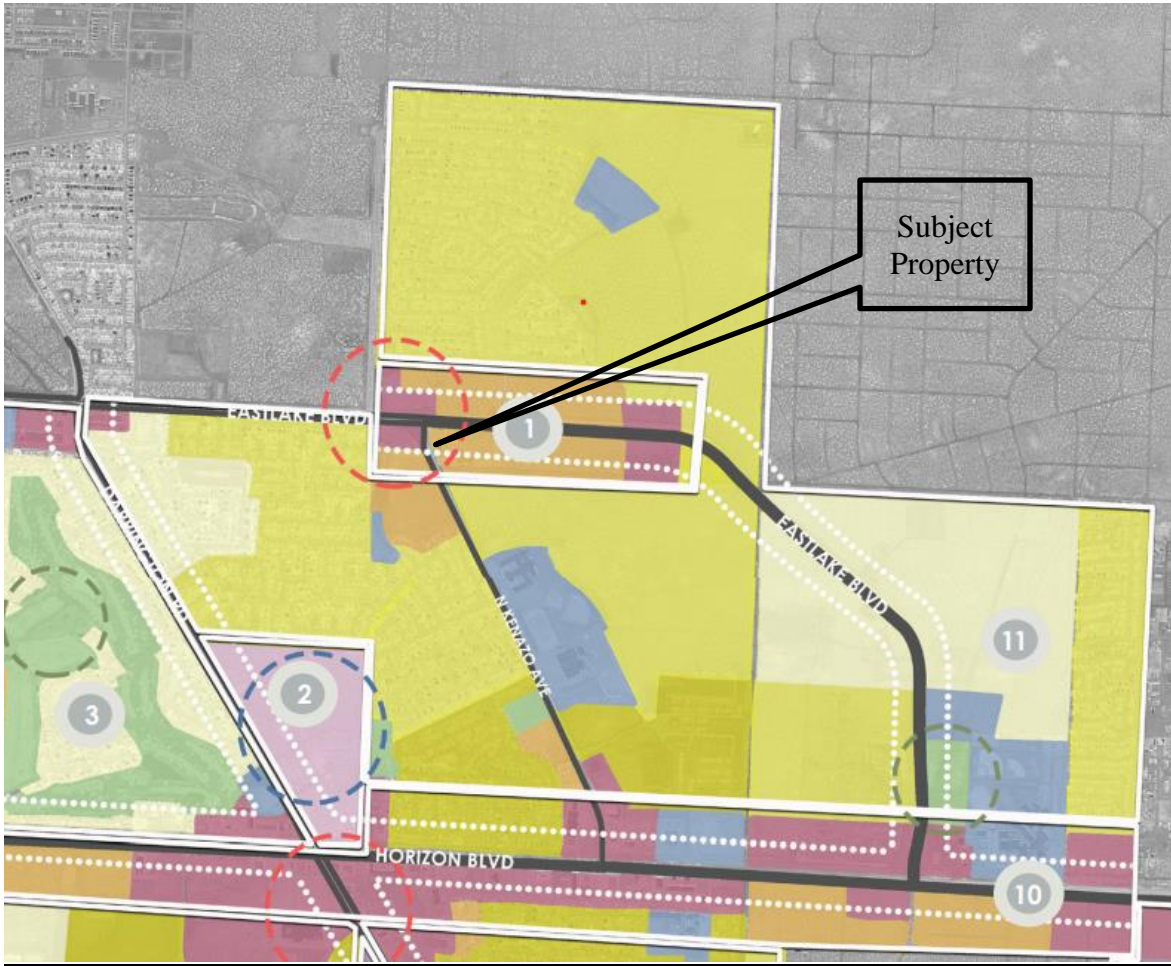
Attachment 1: Zoning Designation



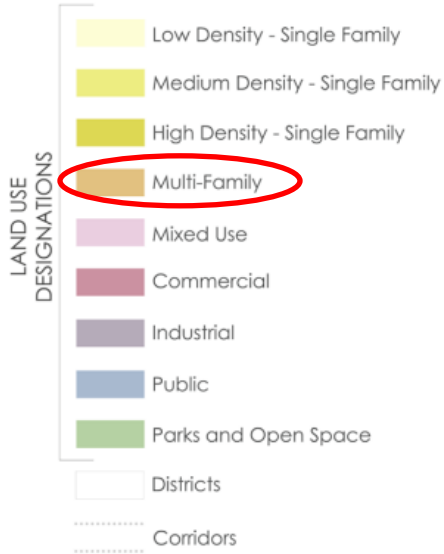
**Planning & Zoning Commission
Rezoning C-1 to C-2
ZRZ23-0001**



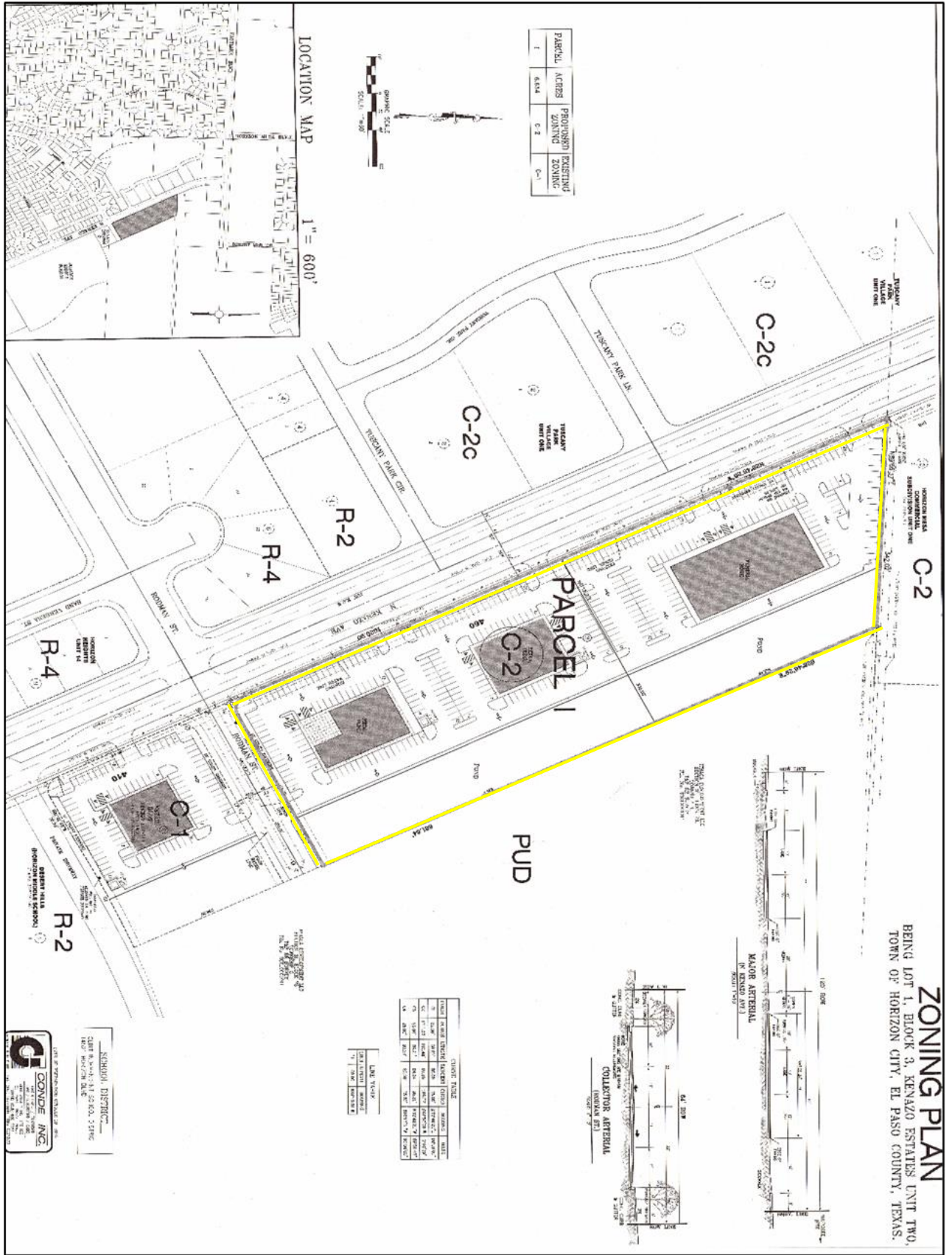
Attachment 3: Future Land Use Map



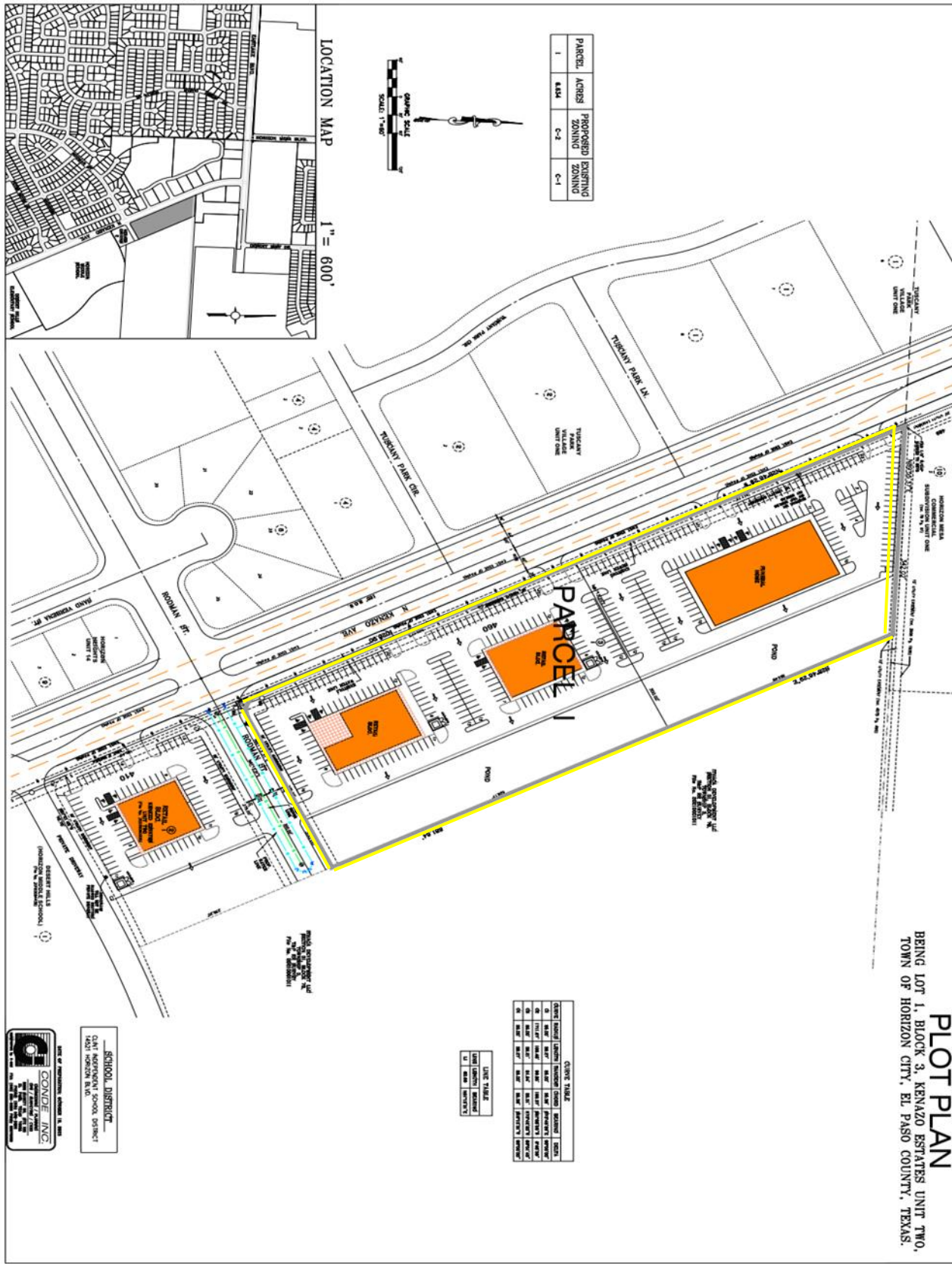
LEGEND



Attachment 4: Conceptual Zoning Plan



Attachment 5: Plot Plan



Attachment 6: Application



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

REZONE APPLICATION

1. Owner of Record: Pebble Hills Plaza, LTD
420 Montana Ave., El Paso, TX 79902 915-592-0283 cconde@condeinc.com
(ADDRESS) (ZIP) (PHONE) (EMAIL)

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

6080 Surety Dr., Ste. 100 El Paso, TX 79905 (915) 592-0283 cconde@condeinc.com
(ADDRESS) (ZIP) (PHONE) (EMAIL)

3. PARCEL ONE
 Site Address/Location Kenazo Ave.
 Legal Description: 1 3 Kenazo Estates Unit Two
(Lot) (Block) (Subdivision Name)

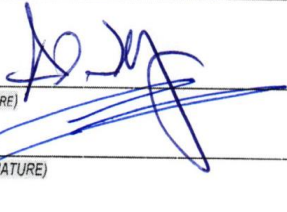
PARCEL TWO
 Site Address/Location _____
 Legal Description: _____
(Lot) (Block) (Subdivision Name)
 If the legal description of the complete tracts or if plat is not available, attached are the **required** Metes & Bounds Description & survey map(s)? Yes No

4. Briefly explain why you request to rezone? To allow for Commercial uses.

5. Land's Presents Use: Vacant Zone C-1
 Land Vacant Lot size _____ Structure Structure's size _____ Last known date the structure was occupied? N/A

Land's Proposed Use: Commercial 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 _____

6. Signatures:  Alan Malooly
(OWNER'S SIGNATURE) (OWNER'S PRINTED NAME)
 _____ Conrad Conde
(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

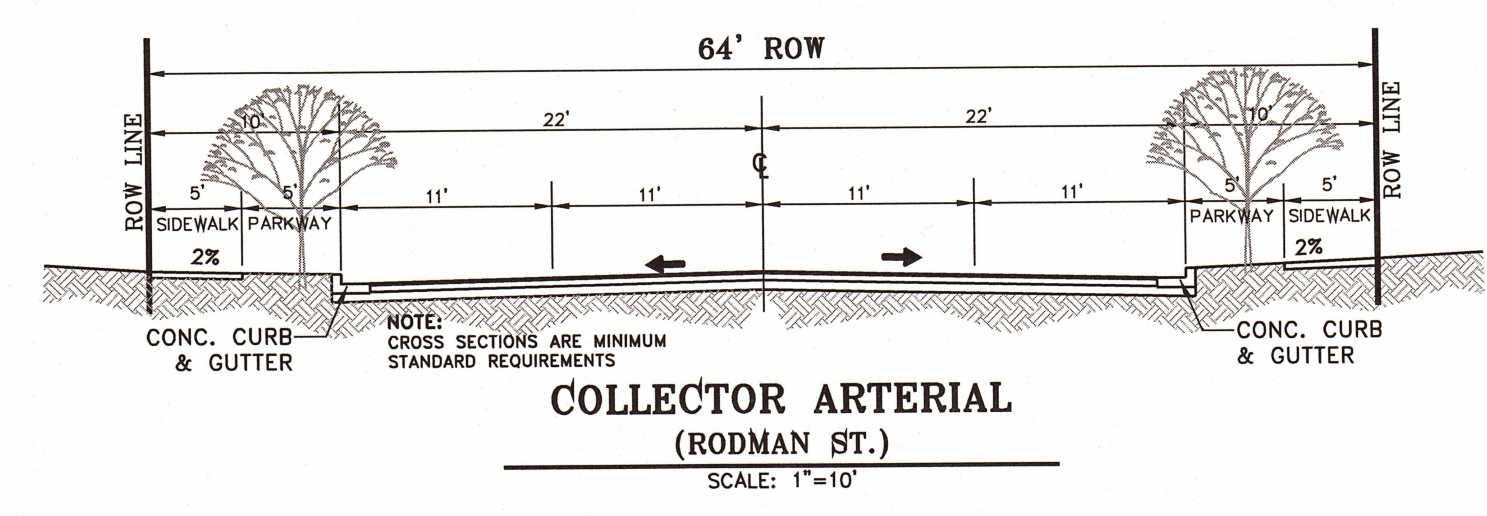
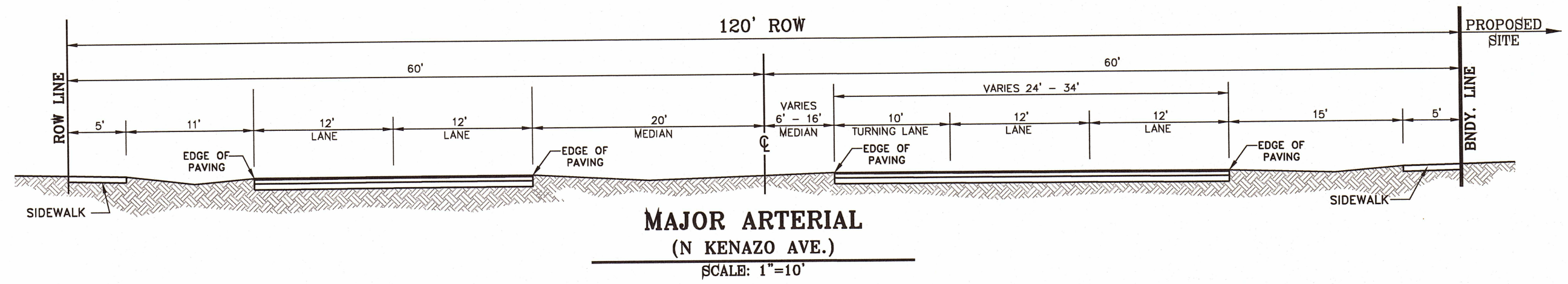
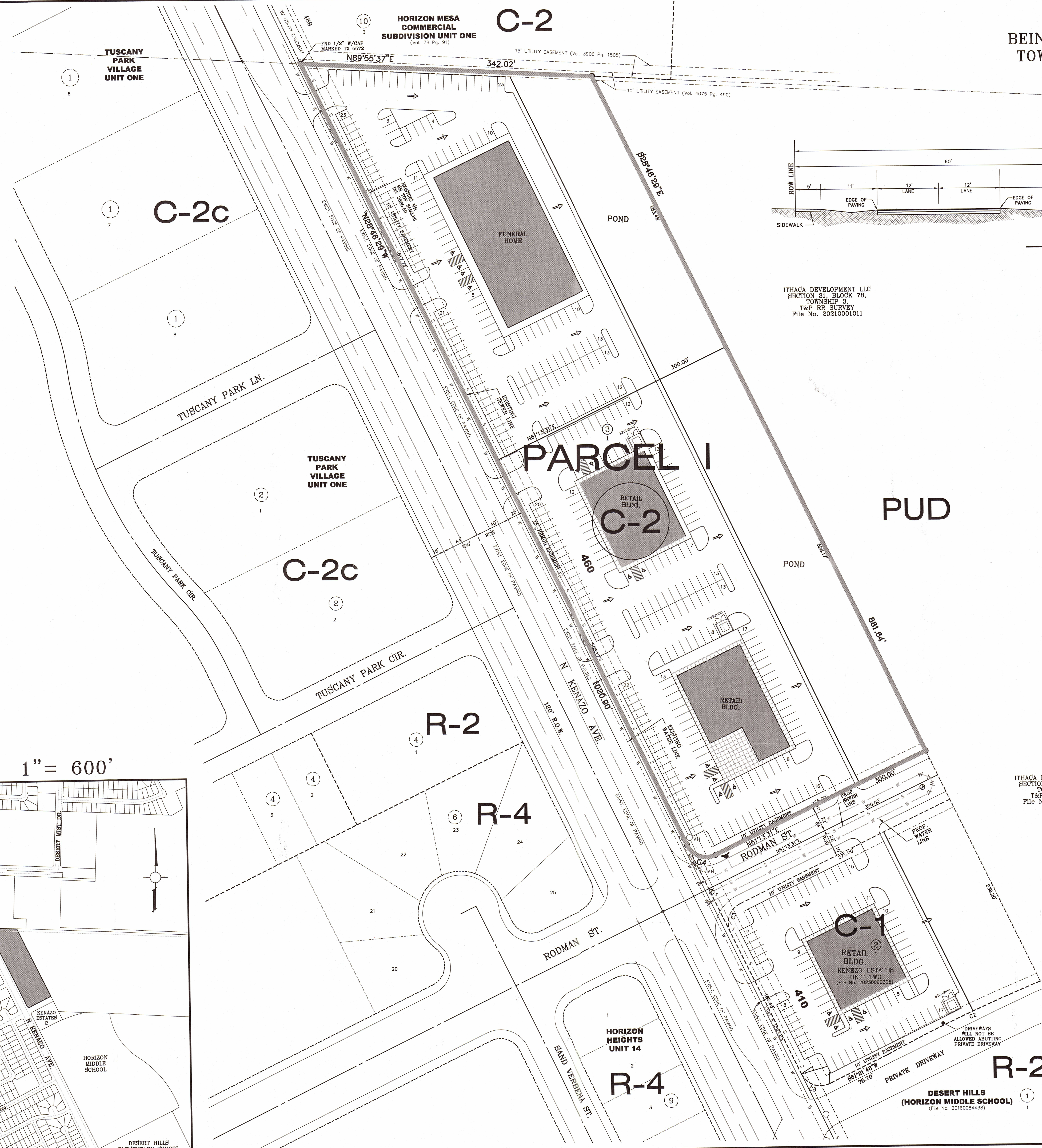
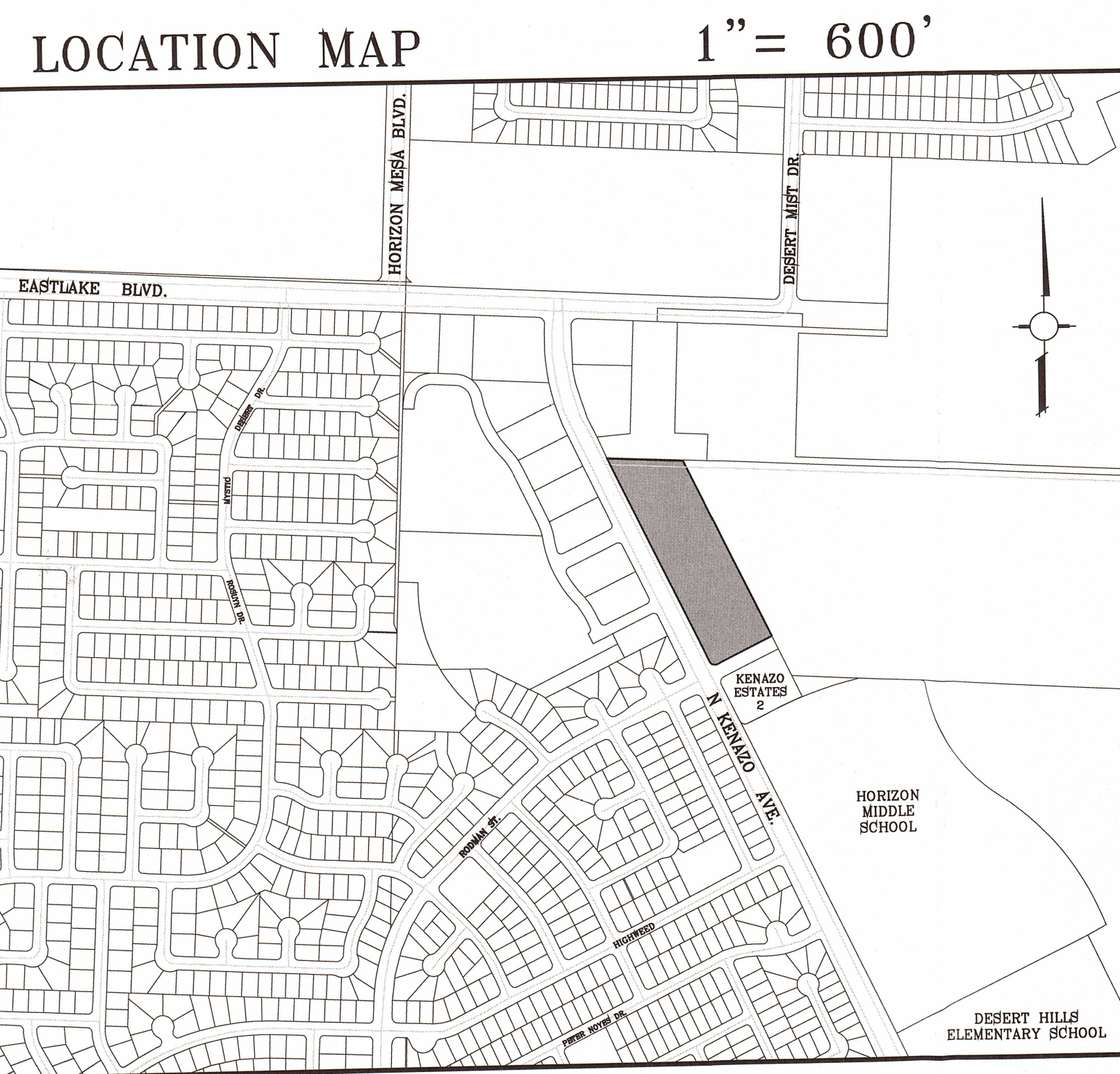
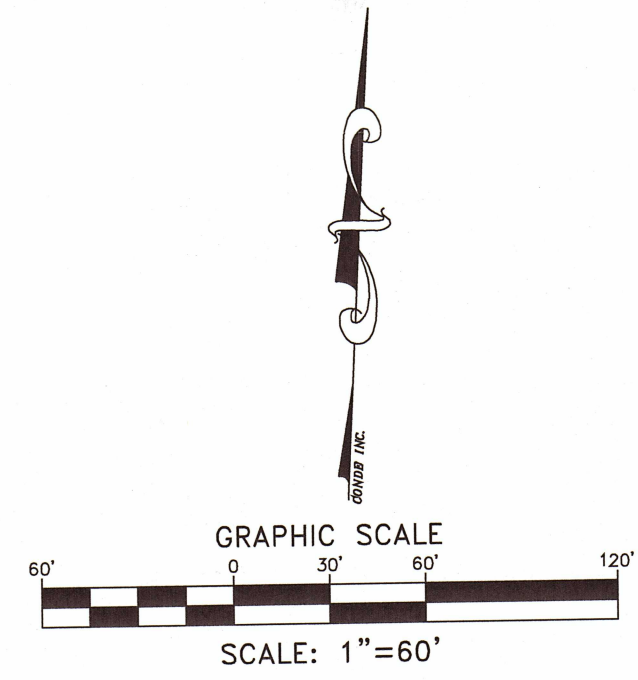
Application & Submittals Due Date: _____
 P&Z Scheduled Mtg. Date: _____
 City Council Scheduled Date: _____
 Application Received By: _____
 Date Application Rec'd: _____

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

ZONING PLAN

BEING LOT 1, BLOCK 3, KENAZO ESTATES UNIT TWO,
TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS.

PARCEL	ACRES	PROPOSED ZONING	EXISTING ZONING
I	6.634	C-2	C-1



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00'	39.27'	25.00'	35.36'	S73°46'29"E	90°00'00"
C2	1711.87'	199.48'	99.86'	199.37'	S61°58'00"W	6°40'39"
C3	25.00'	39.21'	24.94'	35.31'	N73°42'20"W	89°51'43"
C4	25.00'	39.27'	25.00'	35.36'	S18°13'31"W	90°00'00"

LINE TABLE

LINE	LENGTH	BEARING
L1	60.00'	N61°13'31"E

ITHACA DEVELOPMENT LLC
SECTION 31, BLOCK 7B,
TOWNSHIP 3,
T&P RR SURVEY
File No. 20210001011

SCHOOL DISTRICT
CLINT INDEPENDENT SCHOOL DISTRICT
14521 HORIZON BLVD.

DATE OF PREPARATION: OCTOBER 19, 2023

CONDE INC.
ENGINEERING / PLANNING
GPS / SURVEYING / CAD
6080 SURVEY DR. STE. 100
EL PASO, TEXAS 79905
PHONE: (915) 582-0283
REGISTRATION No. P-2201 FAX: (915) 582-0286 FIRM# 20078100

S:\GEVERA\DATA\CV\KENAZO ESTATES 2-ZN.dwg - REZONING, 10/20/2023 1:08:46 PM, C.A. CORTEZ



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

Case No.: SDF23-0002
Rancho Desierto Bello Unit Fourteen (RDBU14)

Application Type: **Final Plat**

P&Z Hearing Date: December 18, 2023

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

Address/Location: Located west of Darrington Road and northwest of Claret Cup Road.

Legal Description: A portion of Leigh Clark Survey No. 297, Section 43, Block 78, Township 3, Texas, and Pacific Railroad Company, Town of Horizon City, El Paso County, Texas

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 RDB-U14 Preliminary Subdivision Plat application was approved July 11, 2023. The applicant is now requesting approval of RDB-U14 Final Subdivision Plat. The proposed RDB-U14 Final Subdivision Plat includes 68 lots for single-family residential development, the smallest lot measuring approximately 6,186 square feet and the largest lot measuring approximately 8,769 square feet in size. The applicant proposes a 52' ROW Residential Subcollector Street 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 15, the developer will carry 2.522 acres of parkland credit that is eligible to apply to the remaining units of the development. RDB Unit 14 requires cumulative parkland of 0.5 acres for the proposed 68 lots and \$1,600 parkland fees due. After Unit 14 the developer will carry 2.022 acres of parkland credit that is eligible to apply to the remaining units of the development and the remaining credits expired 9/21/2023, that were not used with the exception of RDB U-16, which was submitted prior to 9/21/2023..

Staff Recommendation:

Staff recommends approval of RDB U-14 Subdivision on a Final Plat basis.

Planning Comments:

~~Please confirm and call out what instrument, timeline and surface improvement will be utilized to provide temporary turnaround easements on property outside subject subdivision? (To be addressed prior to recording)~~

Public Works Director Comments:

~~RANCHO DESIERTO BELLO U-14 (Final Plat)~~

~~Review # 1-11/28/2023~~

- ~~1. Show Ferro Cactus as two words on plat as per street table.~~
 - ~~2. Provide Closure with metes and bounds description (on final plat).~~
 - ~~3. Address review/approval by the El Paso County 9-1-1 District is required.~~
 - ~~4. Blocks 34,53,72 (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? Provide email/ approval on final plat~~

Town Engineer Comments:

~~Rancho Desierto Bello Unit 14~~

~~Summary of Recommended Conditions for Final Plat Approval:~~

~~The Town Engineer recommends the following:~~

- ~~1. Provide closure reports for the subdivision and the individual lot to ensure closure.~~
- ~~2. "Saguaro Place" not on Street Table. Update Street Table to include.~~
- ~~3. "Desert Cactus Place" is no longer on plat, but on Street Table. Update Plat and table with correct street names.~~
- ~~4. See Town of Horizon for additional comments.~~

School District Comments:

No objections

El Paso County 9-1-1 District:

No objections

El Paso Electric:

We have no comments for the Rancho Desierto Bello Unit 14.

Texas Gas:

In reference to this proposed Subdivision, Rancho Desierto Bello Unit 14, Texas Gas Service does not have any objections.

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:

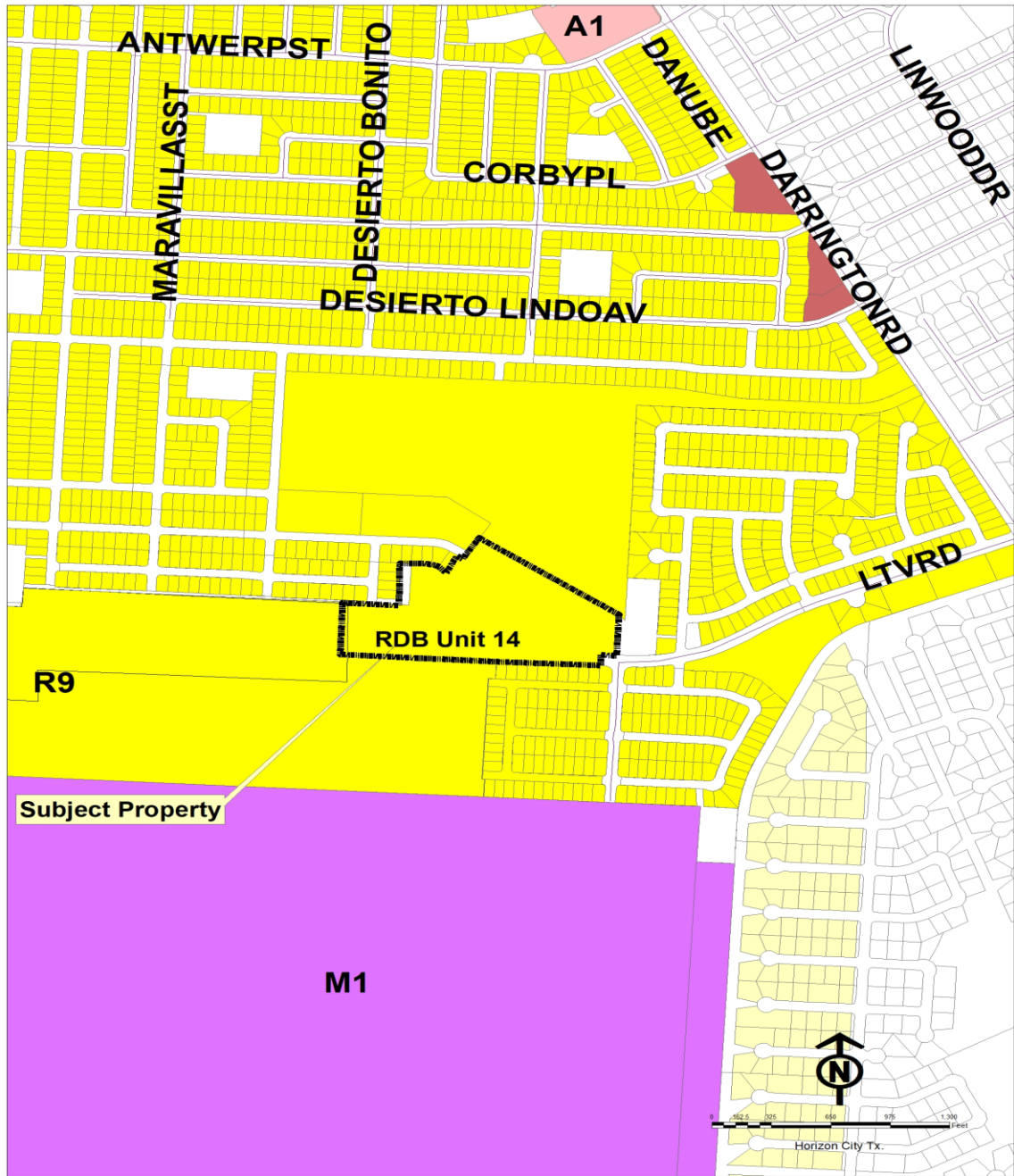
- 1 - Aerial**
- 2 - Zoning Map**
- 3 - Location Map**
- 4 – Final Subdivision Plat**
- 5 – Final Subdivision Plat Application**

**Planning & Zoning Commission
Rancho Desierto Bello Unit 14 Final Plat
SDF23-0002**

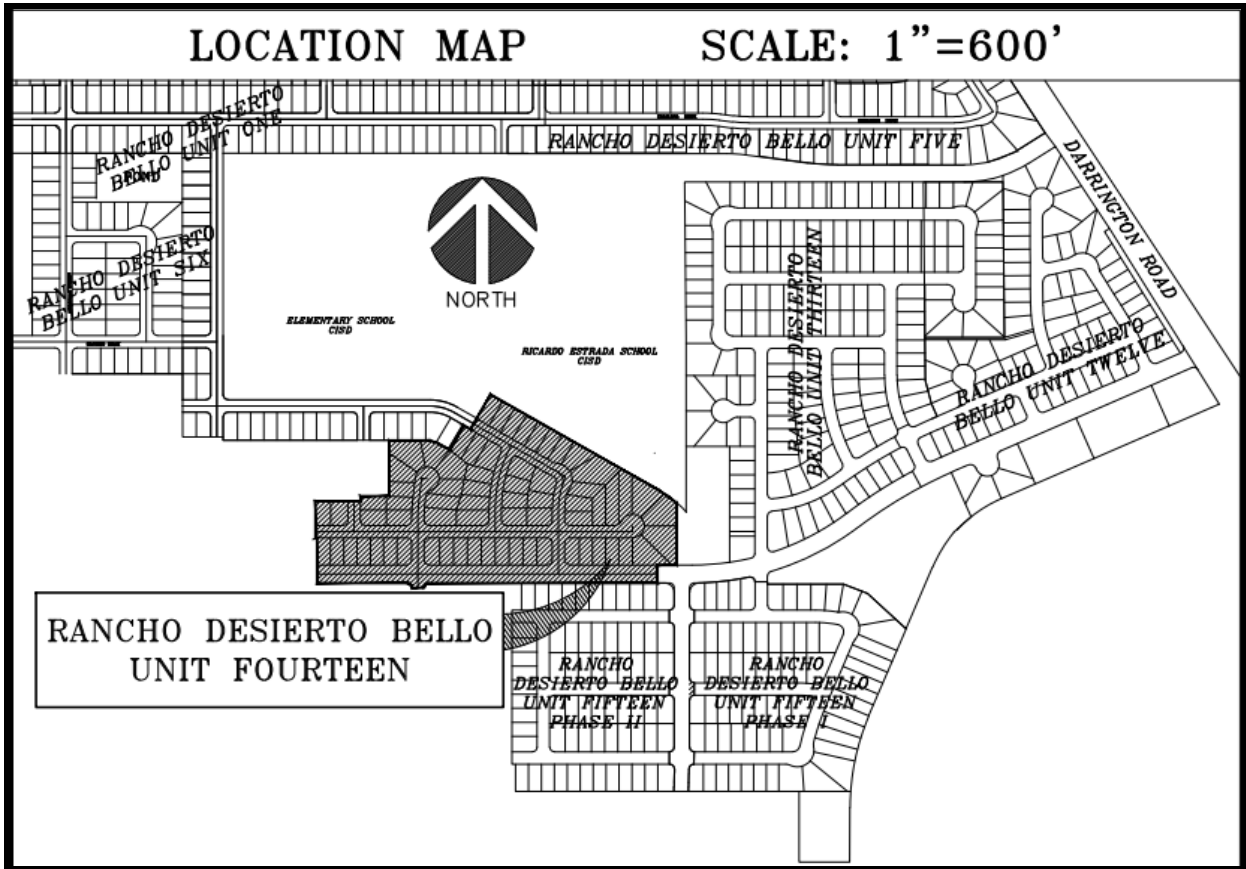


Attachment 2: Zoning Map


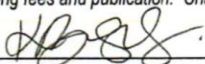
Planning & Zoning Commission
Rancho Desierto Bello Unit 14 Final Plat
SDF23-0002



Attachment 3- Location Map



Attachment 6 – Application Final Subdivision Plat

	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: <u>Rancho Desierto Bello Unit 14</u>		SUBMITTAL DATE: <u>11/20/2023</u>																																																												
1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.) <u>A PORTION OF LEIGH CLARK SURVEY NO. 297, TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS, CONTAINING 18.708 ACRES +/-</u>																																																														
2. PROPERTY LAND USES: <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 40%;"></th> <th style="width: 10%;">ACRES</th> <th style="width: 10%;">SITES</th> <th style="width: 40%;"></th> <th style="width: 10%;">ACRES</th> <th style="width: 10%;">SITES</th> </tr> </thead> <tbody> <tr> <td>SINGLE-FAMILY</td> <td style="text-align: center;"><u>12.484</u></td> <td style="text-align: center;"><u>68</u></td> <td>OFFICE</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> </tr> <tr> <td>DUPLEX</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>STREET & ALLEY</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> </tr> <tr> <td>APARTMENT</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>PONDING & DRAINAGE</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> </tr> <tr> <td>MOBILE HOME</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>INSTITUTIONAL</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> </tr> <tr> <td>P.U.D.</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>OTHER</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> </tr> <tr> <td>PARK (Min 1 Acre)</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>R.O.W.</td> <td style="text-align: center;"><u>6.225</u></td> <td style="text-align: center;"><u>1</u></td> </tr> <tr> <td>SCHOOL</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>TOTAL NO. SITES</td> <td style="text-align: center;">_____</td> <td style="text-align: center;"><u>69</u></td> </tr> <tr> <td>COMMERCIAL</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>TOTAL (GROSS) ACREAGE</td> <td style="text-align: center;"><u>18.708</u></td> <td style="text-align: center;">_____</td> </tr> <tr> <td>INDUSTRIAL</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>				ACRES	SITES		ACRES	SITES	SINGLE-FAMILY	<u>12.484</u>	<u>68</u>	OFFICE	_____	_____	DUPLEX	_____	_____	STREET & ALLEY	_____	_____	APARTMENT	_____	_____	PONDING & DRAINAGE	_____	_____	MOBILE HOME	_____	_____	INSTITUTIONAL	_____	_____	P.U.D.	_____	_____	OTHER	_____	_____	PARK (Min 1 Acre)	_____	_____	R.O.W.	<u>6.225</u>	<u>1</u>	SCHOOL	_____	_____	TOTAL NO. SITES	_____	<u>69</u>	COMMERCIAL	_____	_____	TOTAL (GROSS) ACREAGE	<u>18.708</u>	_____	INDUSTRIAL	_____	_____			
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MOBILE HOME	_____	_____	INSTITUTIONAL	_____	_____																																																									
P.U.D.	_____	_____	OTHER	_____	_____																																																									
PARK (Min 1 Acre)	_____	_____	R.O.W.	<u>6.225</u>	<u>1</u>																																																									
SCHOOL	_____	_____	TOTAL NO. SITES	_____	<u>69</u>																																																									
COMMERCIAL	_____	_____	TOTAL (GROSS) ACREAGE	<u>18.708</u>	_____																																																									
INDUSTRIAL	_____	_____																																																												
3. WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? <u>N/A</u> PROPOSED ZONING <u>N/A</u>																																																														
4. WILL THE RESIDENTIAL SITES, AS PROPOSED, PERMIT DEVELOPMENT IN FULL COMPLIANCE WITH ALL ZONING REQUIREMENTS OF THE EXISTING RESIDENTIAL ZONE(S)? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>																																																														
5. WHAT TYPE OF UTILITY EASEMENTS ARE PROPOSED? UNDERGROUND <input type="checkbox"/> OVERHEAD <input type="checkbox"/> COMBINATION <input checked="" type="checkbox"/>																																																														
6. WHAT TYPE OF DRAINAGE IS PROPOSED? (IF APPLICABLE LIST MORE THAN ONE) <u>Underground storm sewer system to retention pond</u>																																																														
7. IF SINGLE-FAMILY OR DUPLEX DEVELOPMENT IS PROPOSED: AVERAGE FLOOR AREA OF HOUSES <u>N/A</u>																																																														
8. ARE SPECIAL IMPROVEMENTS PROPOSED IN CONNECTION WITH THE DEVELOPMENT? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>																																																														
9. IS A MODIFICATION OF ANY PORTION OF THE SUBDIVISION ORDINANCE PROPOSED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> IF "YES", PLEASE LIST SECTION & EXPLAIN THE NATURE OF THE MODIFICATION _____																																																														
10. WHAT TYPE OF LANDSCAPING IS PROPOSED? PARKWAY <input type="checkbox"/> MEDIANS <input type="checkbox"/> OTHER <input type="checkbox"/> <u>N/A</u>																																																														
11. REMARKS AND/OR EXPLANATION OF SPECIAL CIRCUMSTANCES: <u>N/A</u>																																																														
12. WILL PLAT BE RECORDED PRIOR TO SUBDIVISION IMPROVEMENTS BEING COMPLETED & APPROVED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A INITIALS <u>K.B.</u> 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 <input type="checkbox"/> NO <input checked="" type="checkbox"/> INITIALS <u>K.B.</u> IF YES, PLEASE SUBMIT COPY.																																																														
14. OWNER OF RECORD <u>SDC Development, LTD 7910 Gateway Blvd. E. Ste. 102 El Paso, TX 79915 jduranc@desertviewhomes.com (915) 591-5319</u> (NAME & ADDRESS) (EMAIL) (PHONE)																																																														
15. DEVELOPER <u>SDC Development, LTD 7910 Gateway Blvd. E. Ste. 102 El Paso, TX 79915 jduranc@desertviewhomes.com (915) 591-5319</u> (NAME & ADDRESS) (EMAIL) (PHONE)																																																														
16. ENGINEER <u>TRE & Associates, LLC 110 Mesa Park Dr. Ste. 200 El Paso, TX 79912 kbarraza@tr-eng.com (915) 852-9093</u> (NAME & ADDRESS) (EMAIL) (PHONE)																																																														
17. APPLICANT <u>TRE & Associates, LLC 110 Mesa Park Dr. Ste. 200 El Paso, TX 79912 kbarraza@tr-eng.com (915) 852-9093</u> (NAME & ADDRESS) (EMAIL) (PHONE)																																																														
18. REP/POINT OF CONTACT <u>Karen Barraza TRE & Associates, LLC 110 Mesa Park Dr. Ste. 200 El Paso, TX 79912 kbarraza@tr-eng.com (915) 852-9093</u> (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 <u>K.B.</u>																																																														
Applicant Signature 		EMAIL <u>kbarraza@tr-eng.com</u>																																																												
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																																																														



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

Quorum established and meeting called to order at 6:10 pm.

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

ACTION: Motion made by **CORRAL** , 2nd by **GARDEA** to excuse absent Planning & Zoning Commission members.
AYES: **CORRAL, BERRY, DURAN, GARDEA AND MELENDEZ**
ABSTAIN:
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.

4A. **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.

Planner

ACTION: Motion made by **CORRAL** , 2nd by **DURAN** to postpone Replat request to November 20, 2023 Planning and Zoning Meeting.

AYES: **CORRAL, BERRY, DURAN, GARDEA AND MELENDEZ**
ABSTAIN:
MOTION CARRIED



4B. DISCUSSION AND RECOMMENDATION:

Chief Planner

On the **Final** Subdivision Plat application for **Horizon Water (Case No. SDF23-0001)**, legally described as a Portion of Section No. 32, Block 78, Township 3, Texas and Pacific Railway Company Survey, Town of Horizon City, El Paso County, Texas. Containing 5.839 ± acres. Application submitted by TRE and Associates, LLC.

ACTION: Motion made for approval by **CORRAL** , 2nd by **BERRY** to recommend approval of the Final Subdivision Plat application as recommended by staff.

AYES: CORRAL, BERRY, DURAN, GARDEA AND MELENDEZ.

ABSTAIN

MOTION CARRIED

4C. DISCUSSION AND RECOMMENDATION:

Planning Director

On an Ordinance Amending The Municipal Code Of The Town Of Horizon City, Texas, Chapter 14 (Zoning), Exhibit A (Zoning Ordinance), To Revise And Amend The Following: Chapter 7 (Industrial Districts) Section 703 (M-1), Subsection 703.2 (Permitted Uses); Section 704 (M-2), Subsection 704.2 (Permitted Uses), Amending And Adding Permitted Uses In M-1 (Light Industrial) And M-2 (Heavy Industrial) Zone Districts; Section 702 (General Requirements), Sub Section 702.3 (Height And Bulk Standards M-1 And M-2), Sub Section 702.3.2 (Height Standards) Amending Height Requirements For Added Uses In M-1 And M-2 Zone Districts; Chapter 6 (General Commercial Districts), Section 603 (C-1), Subsection 603.2 (Permitted Uses), Amending and Adding Uses in C-1 (General Commercial) Zone District, Section 604 (C-2), Subsection 604.2 (Permitted Uses), Sub Section 604.3 Uses Permitted By Specific Use Permit, Amending And Adding Permitted Uses In C-2 (Heavy Commercial) Zone District; And Chapter 2 (Definitions), Section 202 (General Definitions) To Amend And Add Definitions For Warehousing; Proper Notice; And Effective Date; The Penalty Being As Provided In Section 810 Of The Zoning Ordinance (NO. 0102) Of The Town Of Horizon City, Texas, Creating a Misdemeanor Punishable By a Fine Not To Exceed \$2,000.

ACTION: Motion made for approval by **GARDEA**, 2nd by **DURAN** to recommend approval of the Ordinance Amendment with recommended amended language to include bulleted points for clarity by Gardea.

AYES: CORRAL, BERRY, DURAN, GARDEA AND MELENDEZ.

ABSTAIN

MOTION CARRIED

5. OTHER BUSINESS

A. DISCUSSION AND ACTION:

On the Planning and Zoning meeting minutes for the meeting held on Monday, October 16, 2023.

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

AYES: CORRAL, BERRY, DURAN, GARDEA AND MELENDEZ.

ABSTAIN:

MOTION CARRIED



6. ANNOUNCEMENTS

A. The next regular scheduled meeting: **Monday, November 20, 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 6:31 pm.

ACTION: ADJOURNMENT

AYES: AYES: CORRAL, BERRY, DURAN, GARDEA AND MELENDEZ.

MOTION CARRIED

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

2024 Meeting Schedule for Planning & Zoning

Regular Meetings held every 3rd Monday of each month @6pm in City Council Chambers located @ 15001 Darrington Rd.

Meeting Date	Subdivision/ Replat Submittal Window	Rezone/SUP/Vacation Submittal Date	Application Submittal Deadline	Notice Post Date Min. <u>15</u> days prior	Agenda Post Date
Jan. 15, 2024	12/18/2023 to 12/21/2023	12/14/2023	12/21/2023	12/30/2023	1/11/2024
Feb. 19, 2024	1/22/2024 to 1/25/2024	1/18/2024	1/25/2024	2/1/2024	2/15/2024
Mar. 18, 2024	2/19/2024 to 2/22/2024	2/15/2024	2/22/2024	2/29/2024	3/14/2023
Apr. 15, 2024	3/18/2024 to 3/21/2024	3/14/2024	3/21/2024	3/28/2024	4/11/2023
May. 20, 2024	4/15/2024 to 4/18/2024	4/11/2024	4/18/2024	4/28/2024	5/2/2024
Jun. 17, 2024	5/20/2024 to 5/23/2024	5/16/2024	5/23/2024	5/30/2024	6/13/2024
Jul. 15, 2024	6/17/2024 to 6/20/2024	6/13/2024	6/20/2024	6/26/2024	7/11/2024
Aug. 19, 2024	7/22/2024 to 7/25/2024	7/18/2024	7/25/2024	8/1/2024	8/15/2024
Sep. 16, 2024	8/19/2024 to 8/22/2024	8/15/2024	8/22/2024	8/29/2024	9/12/2024
Oct. 21, 2024	9/23/2024 to 9/26/2024	9/19/2024	9/26/2024	10/3/2024	10/17/2024
Spec. Mtg. Nov. 04, 2024					Nov. 07, 2024
Nov. 18, 2024	10/21/2024 to 10/24/2024	10/17/2024	10/24/2024	10/31/2024	11/14/2024
Spec. Mtg. Dec. 09, 2024					Dec. 05, 2024
Dec. 16, 2024	11/18/2024 to 11/21/2024	11/14/2023	11/21/2024	11/28/2024	12/12/2024

*Special Meetings only if needed