



HORIZON CITY

Incorporated 1988

**AGENDA
PUBLIC MEETING
REGULAR PLANNING AND ZONING MEETING
THE TOWN OF HORIZON CITY, TEXAS
Monday, January 15, 2024, 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, January 15, 2024 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 December 18, 2023, P&Z Meeting)**

B. DISCUSSION AND RECOMMENDATION:

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 **4**

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 at the December 18, 2023, P&Z Meeting)**

5. OTHER BUSINESS

A. DISCUSSION AND ACTION:

13

On the Planning and Zoning meeting minutes for the meeting held on December 18, 2023

6. ANNOUNCEMENTS

A. The next regular scheduled meeting: **Monday, February 19, 2024, at 6pm.**

Adjournment:

Motion to Adjournment: _____ 2nd _____

Dated this Friday, January 12, 2024

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, January 12, 2024 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:

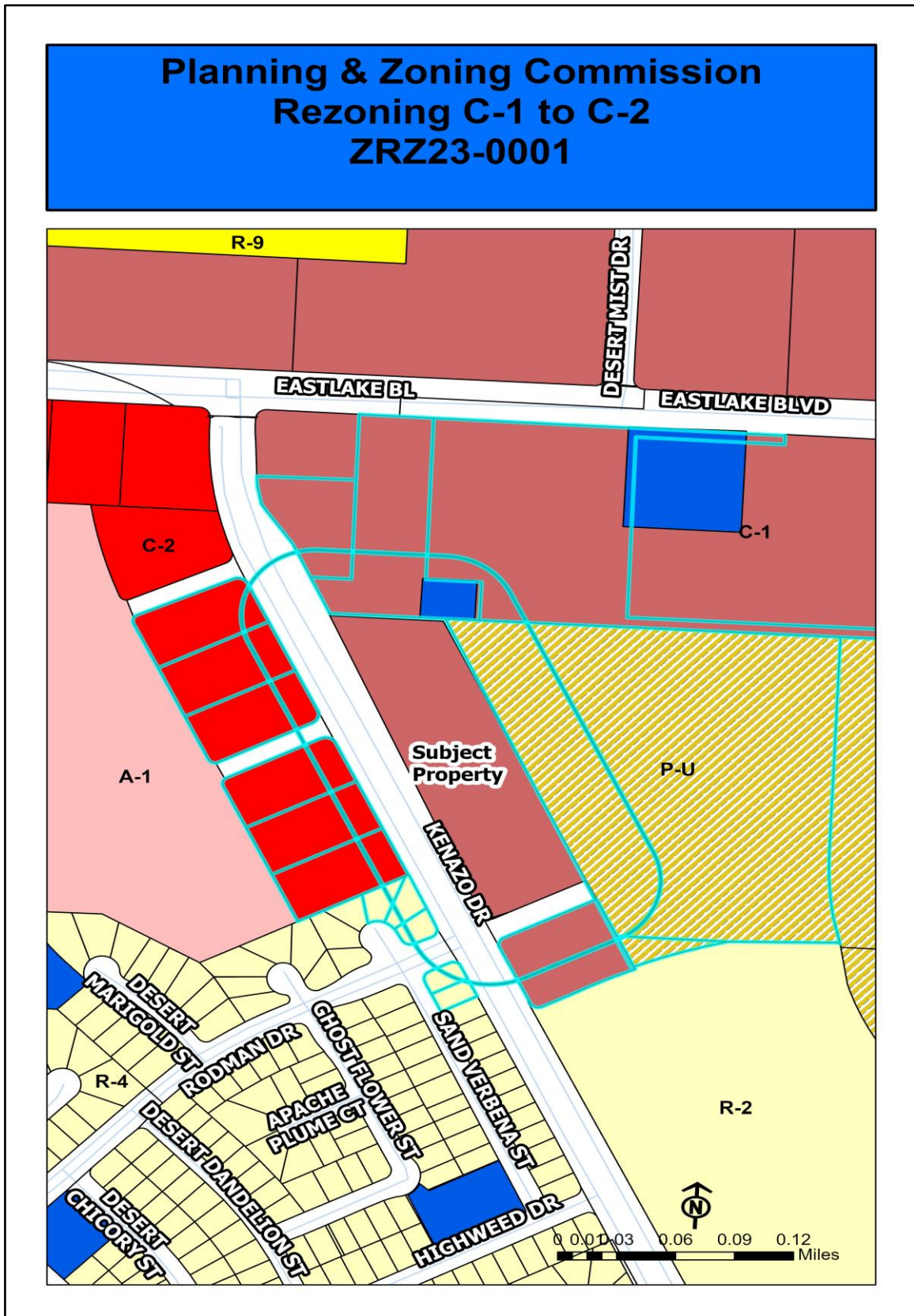
The Planning and Zoning Commission may consider the following options and additional requirements that it identifies when reviewing this Rezoning application:

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

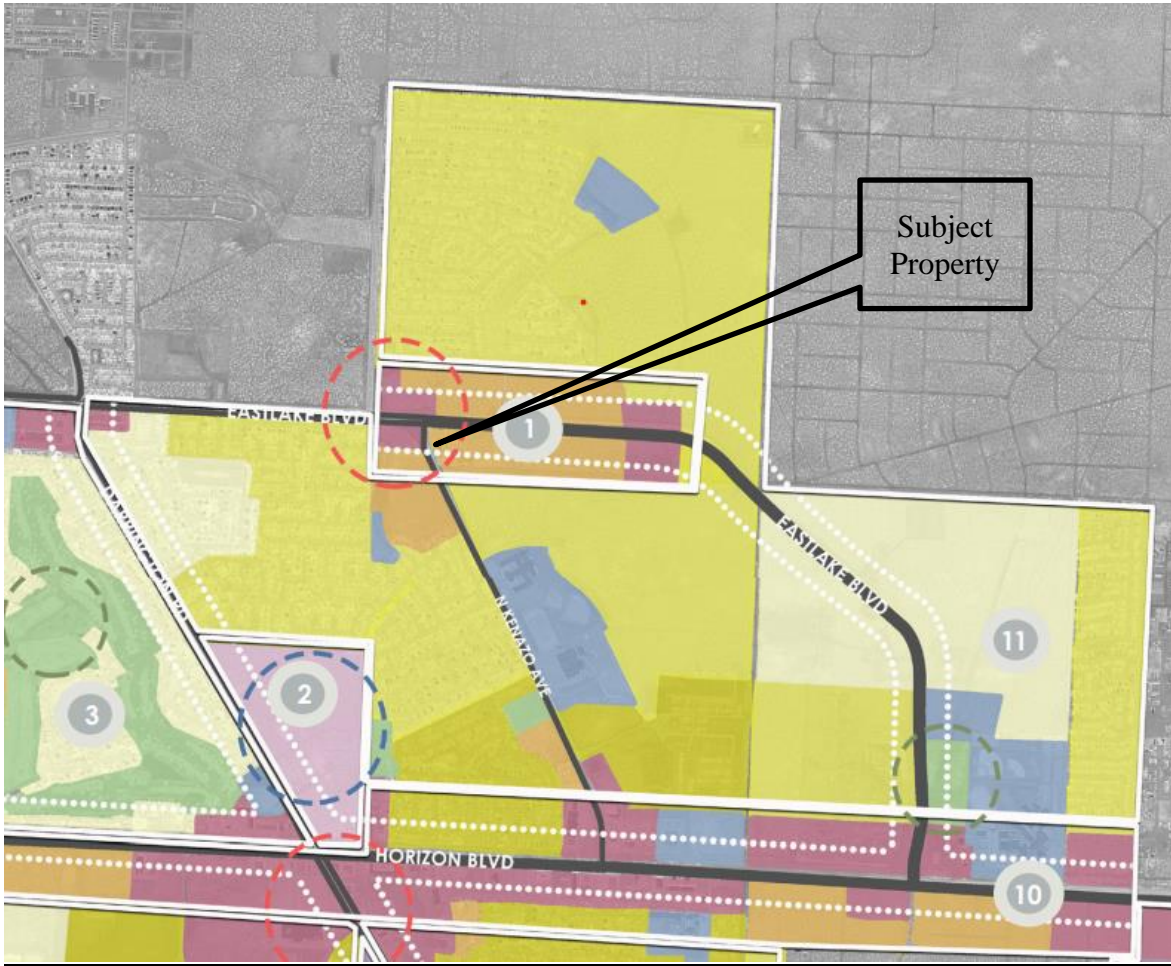
Attachment 1: Zoning Designation



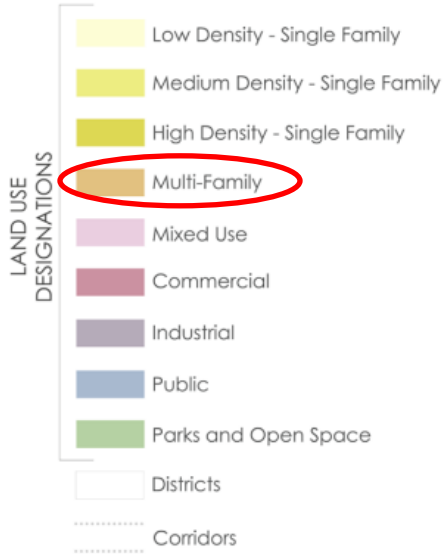
**Planning & Zoning Commission
Rezoning C-1 to C-2
ZRZ23-0001**



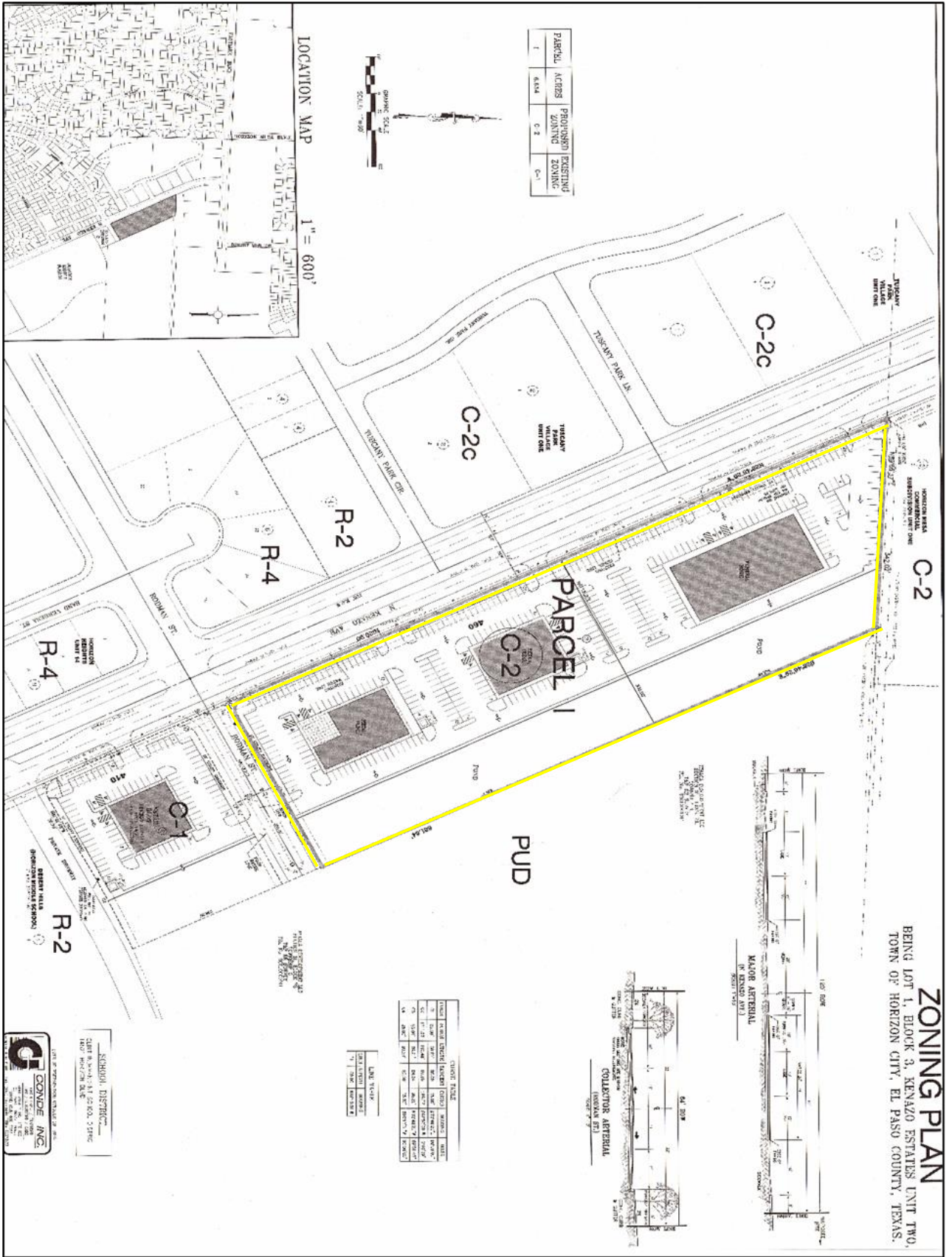
Attachment 3: Future Land Use Map



LEGEND



Attachment 4: Conceptual Zoning Plan



Attachment 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)

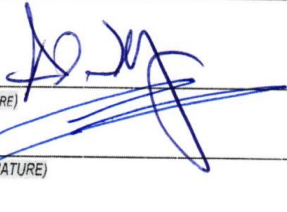
If the legal description of the complete tracts or if plat is not available, attached are the **required** Metes & Bounds Description & survey map(s)? Yes No

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

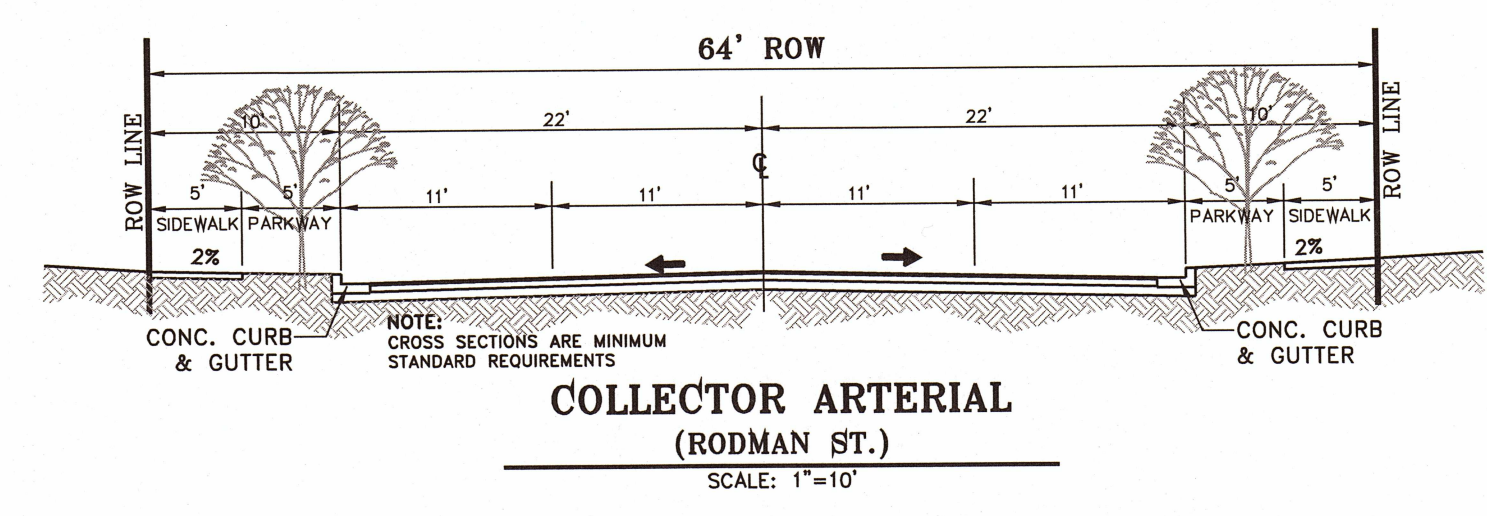
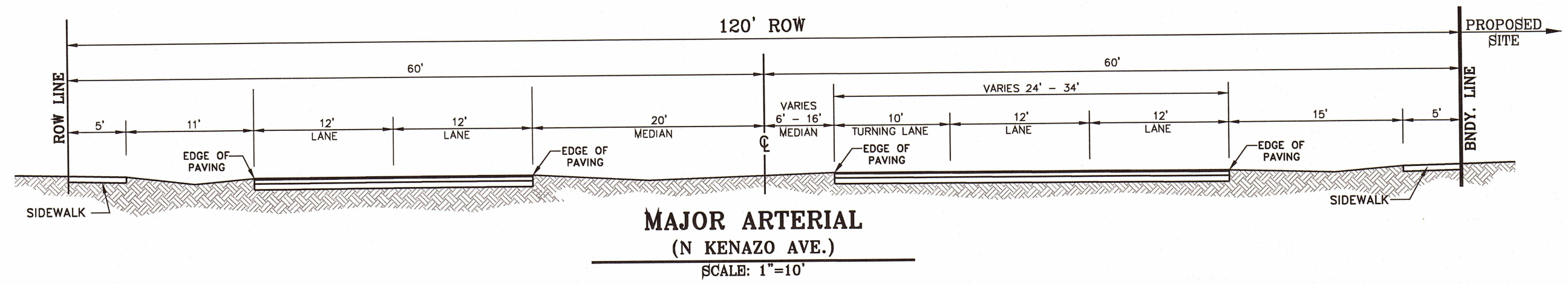
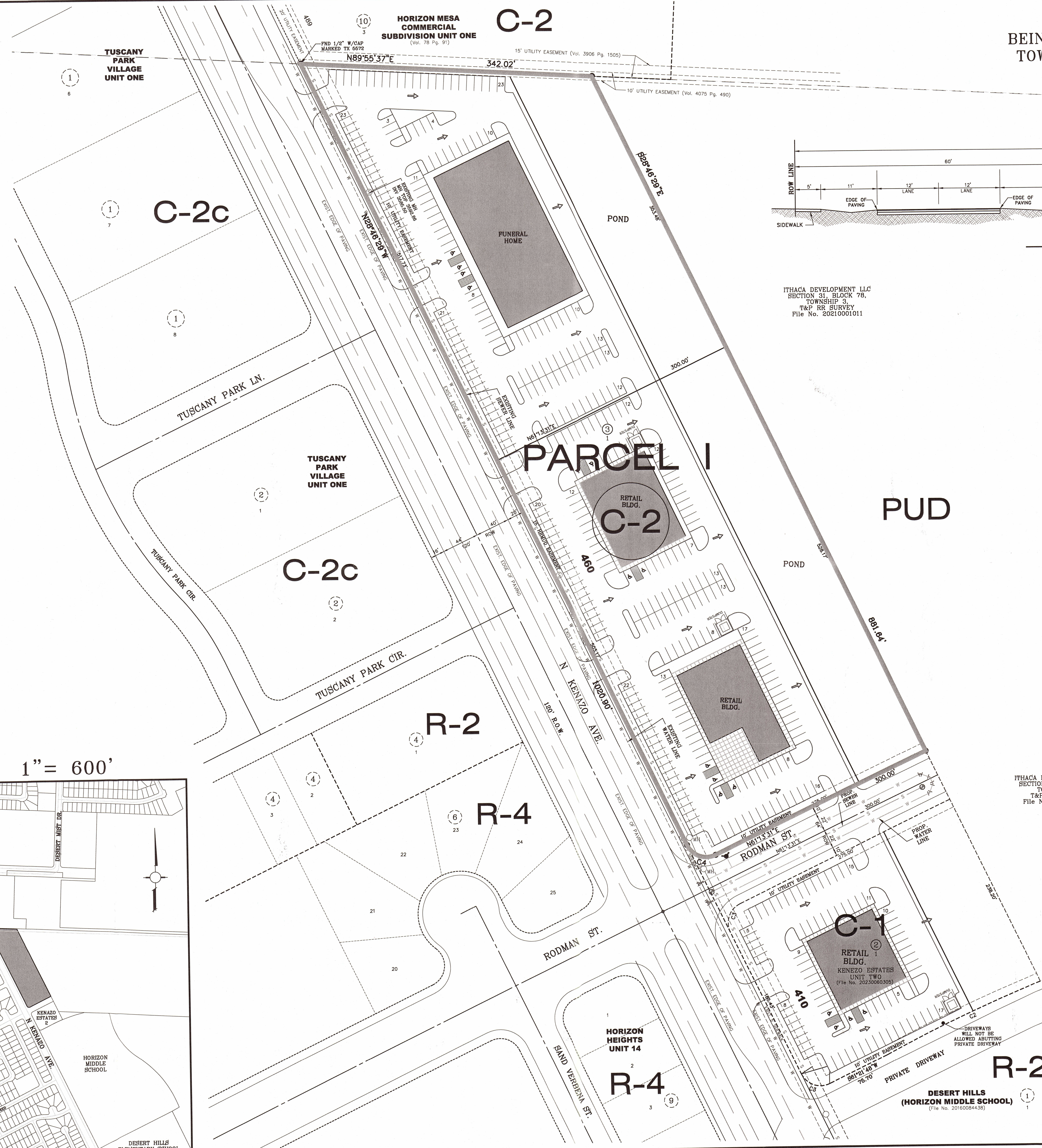
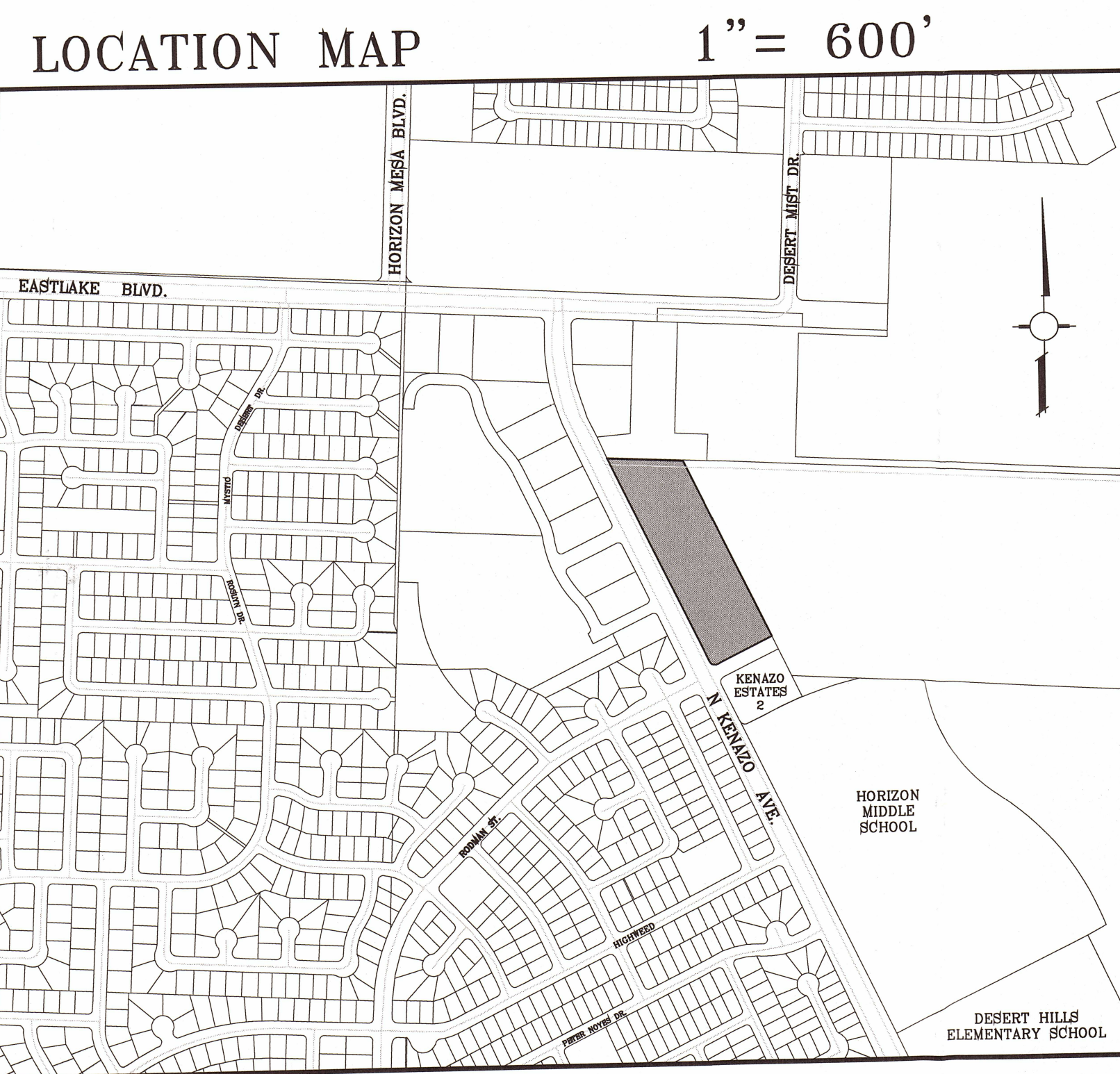
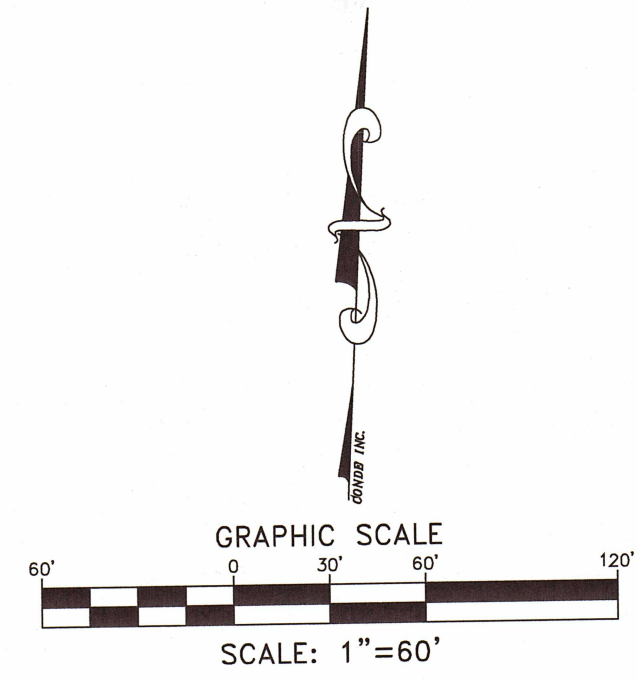
Application & Submittals Due Date: _____
 P&Z Scheduled Mtg. Date: _____
 City Council Scheduled Date: _____
 Application Received By: _____
 Date Application Rec'd: _____

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	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	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

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



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

Quorum established and meeting called to order at 6:05 pm.

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

ACTION: Motion made by **CORRAL** , 2nd by **RODRIGUEZ** to excuse absent Planning & Zoning Commission members.

AYES: AVILA, CORRAL, BERRY, DURAN, RODRIGUEZ 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 January 15, 2024 Planning and Zoning Meeting.

AYES: AVILA, CORRAL, BERRY, DURAN, RODRIGUEZ AND MELENDEZ

ABSTAIN:



MOTION CARRIED

4B. DISCUSSION AND RECOMMENDATION:

Chief Planner

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**)

ACTION: Motion to made by **CORRAL** , 2nd by **RODRIGUEZ** to postpone Rezoning request to January 15, 2024 Planning and Zoning Meeting due to a newspaper ad posting error.

AYES: AVILA, CORRAL, BERRY, DURAN, RODRIGUEZ AND MELENDEZ.

ABSTAIN

MOTION CARRIED

4C. DISCUSSION AND RECOMMENDATION:

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.

ACTION: Motion made for approval by **Corral**, 2nd by **DURAN** to recommend approval of Rancho Desierto Bello Unit 14 Final Subdivision Plat.

AYES: AVILA, CORRAL, BERRY, DURAN, RODRIGUEZ AND MELENDEZ.

ABSTAIN

MOTION CARRIED

5. OTHER BUSINESS

5A. DISCUSSION AND ACTION:

On the Planning and Zoning meeting minutes for the meeting held on Monday, December 18, 2023.

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

AYES: AVIALA, CORRAL, BERRY, DURAN, RODRIGUEZ AND MELENDEZ.

ABSTAIN:

MOTION CARRIED

5B. DISCUSSION AND ACTION:

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

ACTION: Motion made for approval with corrections by **Corral**, 2nd by **RODRIGUEZ** to adopt the 2024 Meeting Schedule for the Plannig and Zoning Commission with corrections.



AYES: AVILA, CORRAL, BERRY, DURAN, RODRIGUEZ AND MELENDEZ.
ABSTAIN
MOTION CARRIED

6. ANNOUNCEMENTS

A. The next regular scheduled meeting: **Monday, January 15, 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 6:30 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