



**HORIZON CITY**

Incorporated 1988

**AGENDA  
PUBLIC MEETING  
SPECIAL PLANNING AND ZONING MEETING  
THE TOWN OF HORIZON CITY, TEXAS  
Monday, February 12, 2024, 6:00 PM**

Notice is hereby given that a Special Planning and Zoning Meeting of the Town of Horizon City, Texas will be held on **Monday, February 12, 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, 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 Dec. 18, 2023 P&Z Meeting**)

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

On a **Specific Use Permit** application (**Case No. ZSP24-0001**) for Retail use on a property located at 3150 Darrington Rd., legally described as A Portion of Lot 3, Block 2, Horizon Industrial Park Subdivision, Town of Horizon City, El Paso County, Texas. Containing 1-acre +/- Application submitted by Jerry Nava.

**5. OTHER BUSINESS**

**A. DISCUSSION AND ACTION:** **23**

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

**6. ANNOUNCEMENTS**

A. The next regular scheduled meeting: **Monday, March 18, 2024 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 Special 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.:** ZRZ23-0001 **Revised (Postponed from the Nov. 20, 2023, Dec. 18, 2023, Jan. 15, 2024, to the Feb. 12, 2024, P&Z Meeting)**

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

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

**LAND USE AND ZONING:**

	<b>Existing</b>	<b>Proposed</b>
<b>Land Use</b>	Vacant	Commercial
<b>Zoning</b>	C-1	C-2

**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, December 18, 2023, January 15, 2024, and February 12, 2024, public hearing for the rezoning request were sent to those property owners within 200 feet of the subject property 15 days prior to each meeting, then posted in the El Paso Times Newspaper 15 days prior to each meeting. 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:**

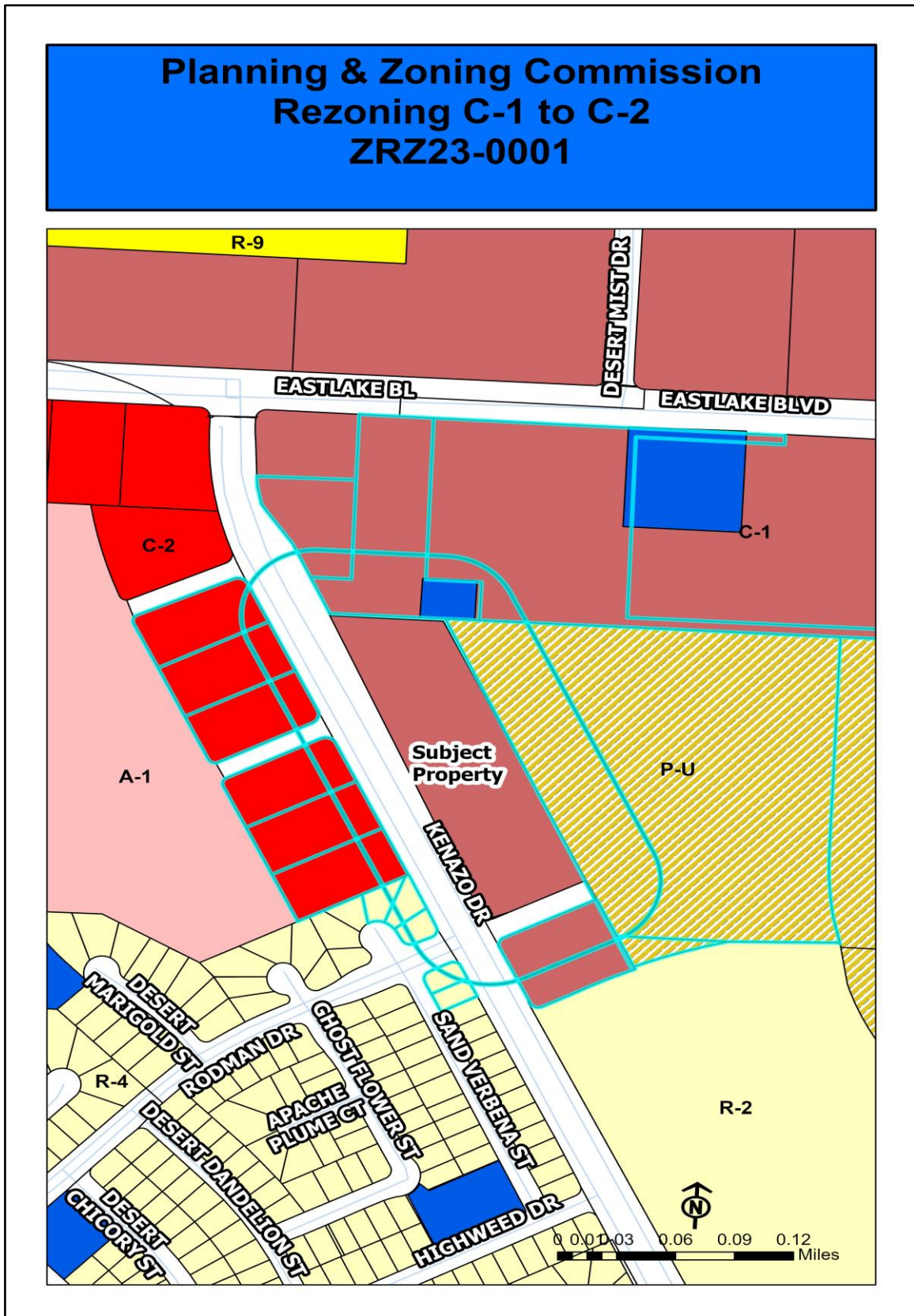
The Planning and Zoning Commission may consider the following options and additional requirements that it identifies when reviewing this Rezoning application:

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**

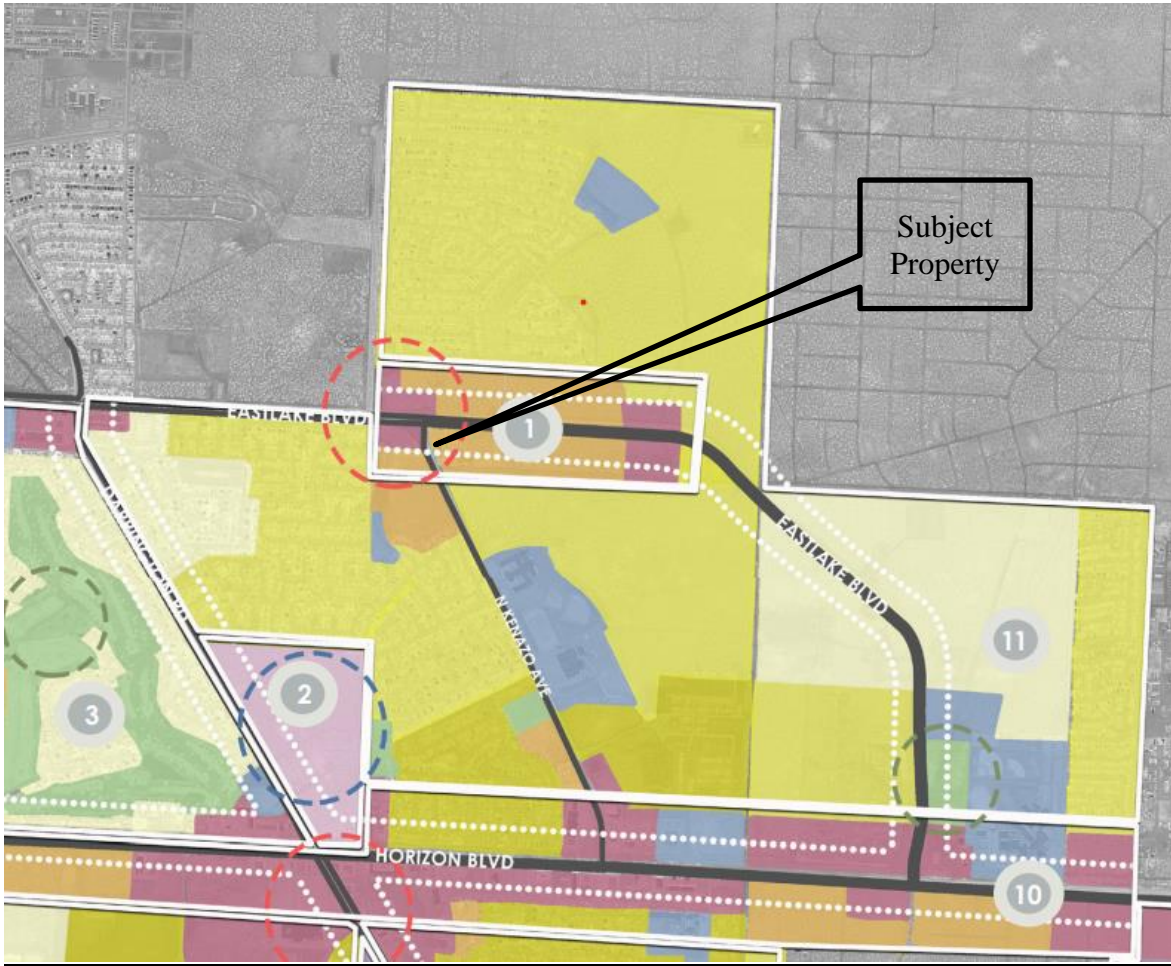
Attachment 1: Zoning Designation



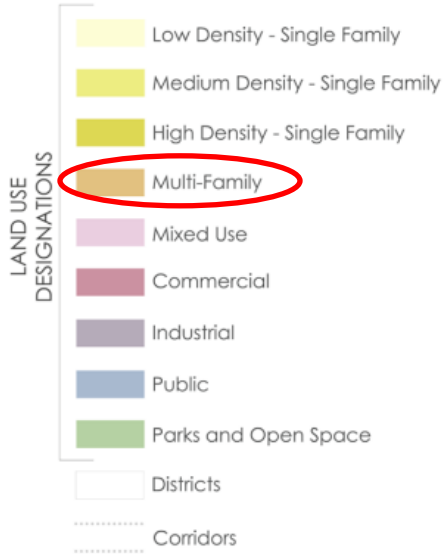
**Planning & Zoning Commission  
Rezoning C-1 to C-2  
ZRZ23-0001**



**Attachment 3: Future Land Use Map**



**LEGEND**







**Attachment 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)

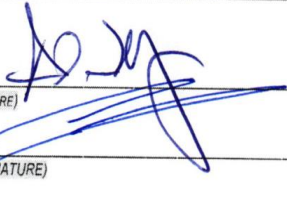
PARCEL TWO  
 Site Address/Location \_\_\_\_\_  
 Legal Description: \_\_\_\_\_  
(Lot) (Block) (Subdivision Name)  
 If the legal description of the complete tracts or if plat is not available, attached are the **required** Metes & Bounds Description & survey map(s)?  Yes  No

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)**

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

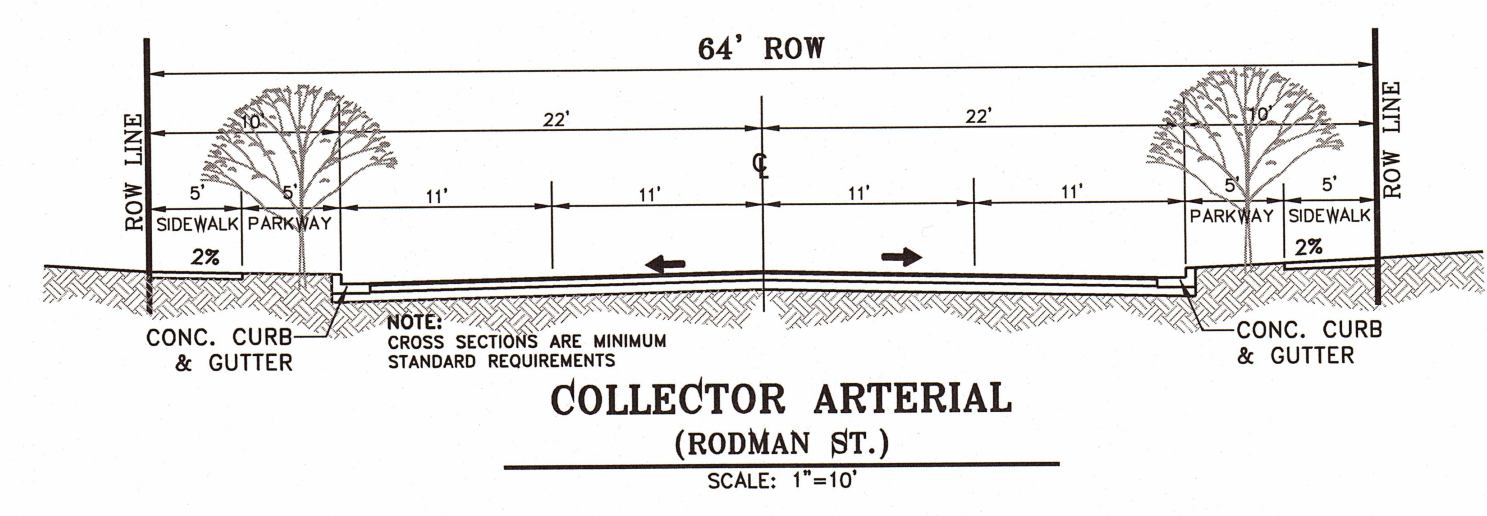
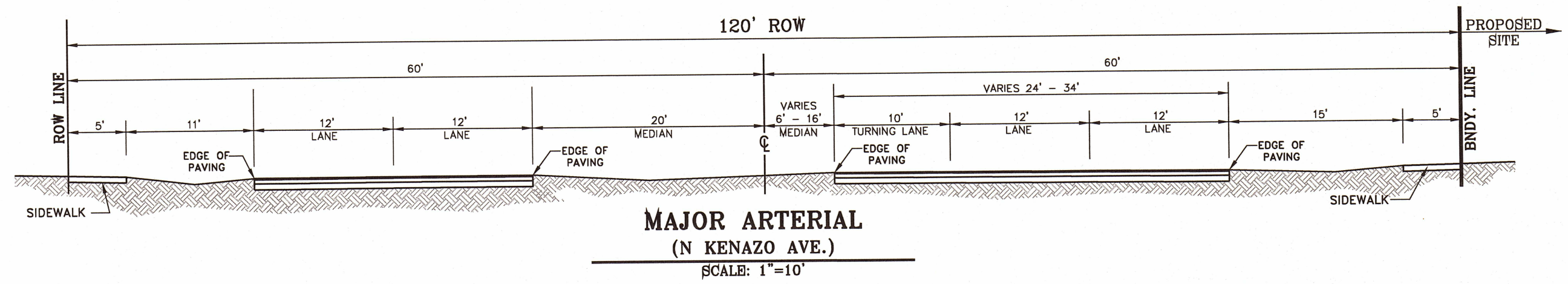
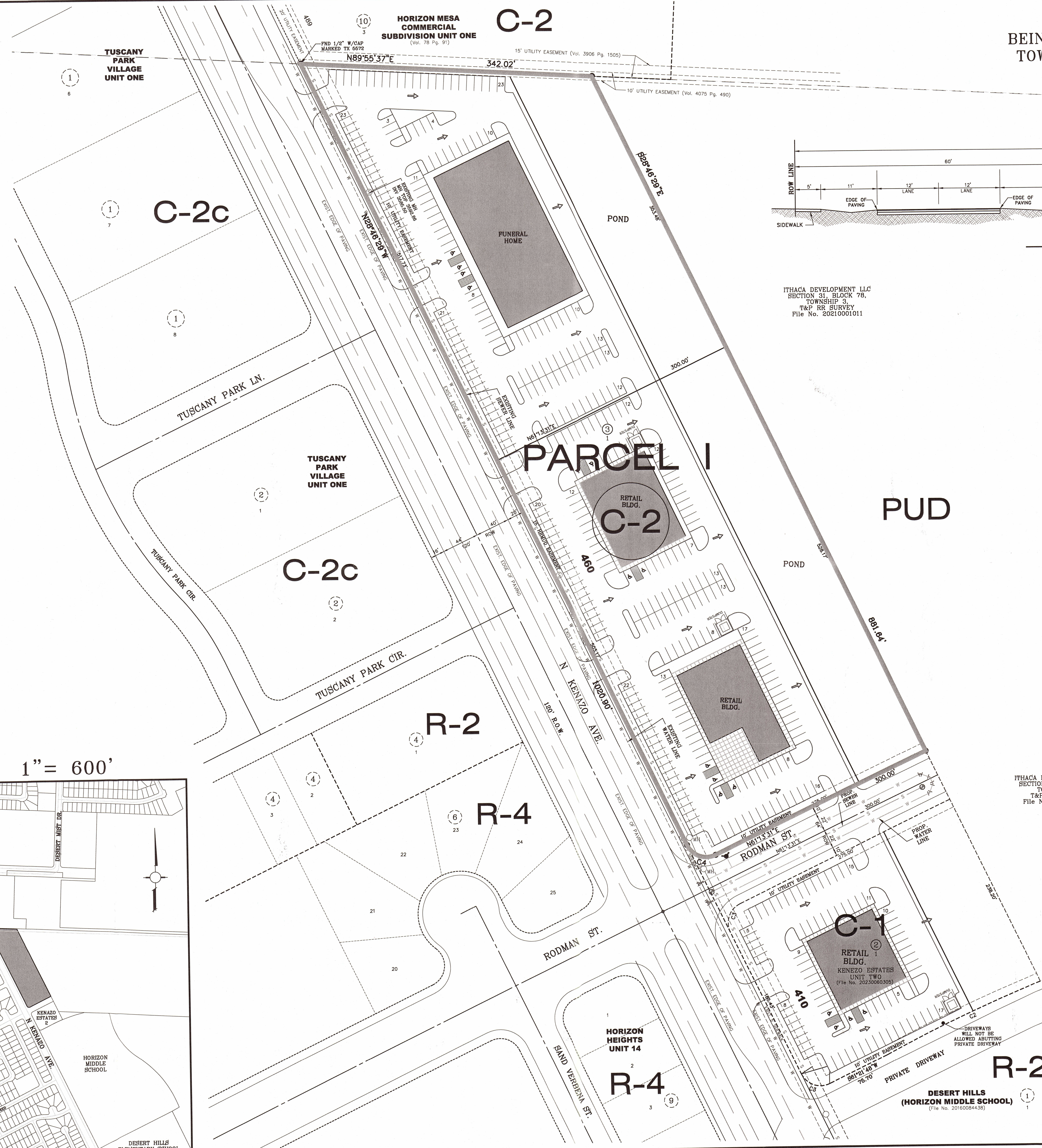
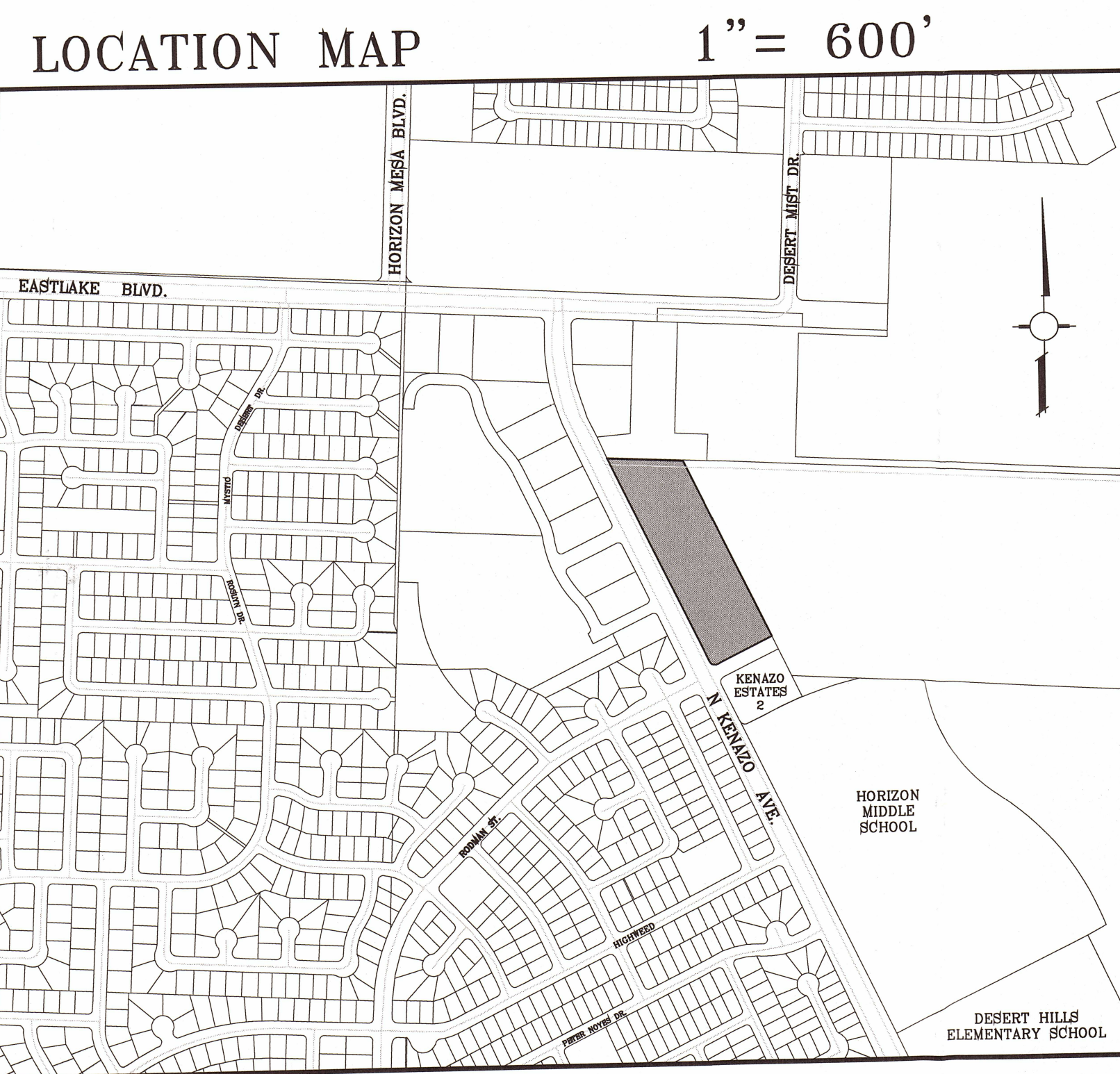
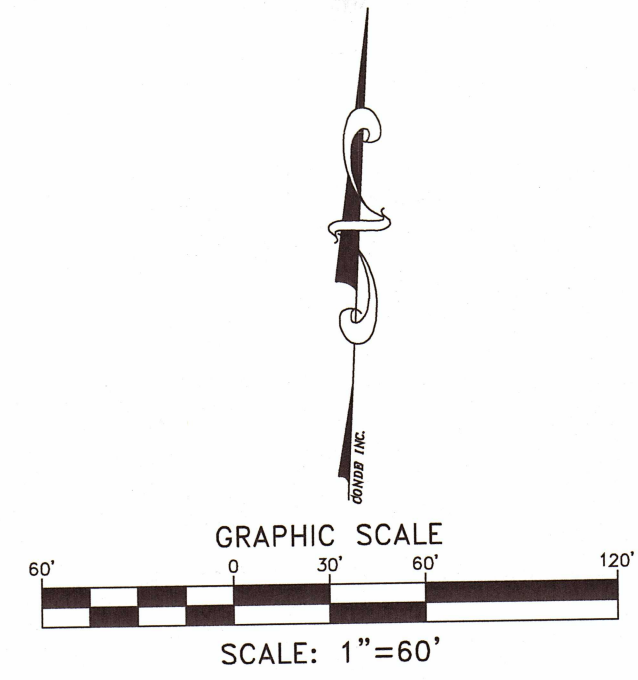
Application & Submittals Due Date: \_\_\_\_\_  
 P&Z Scheduled Mtg. Date: \_\_\_\_\_  
 City Council Scheduled Date: \_\_\_\_\_  
 Application Received By: \_\_\_\_\_  
 Date Application Rec'd: \_\_\_\_\_

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

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.:** ZSP24-0001  
**Application Type:** Specific Use Permit (SUP)  
**P&Z Hearing Date:** February 12, 2024  
**Staff Contact:** Art Rubio, Planner  
 915-852-1046 ext. 407; [arubio@horizoncity.org](mailto:arubio@horizoncity.org)

**Address/Location:** 351 Darrington Rd., Horizon City, TX 79928  
**Legal Description:** A Portion of Lot 3, Block 2, Horizon Industrial Park Subdivision, Town of Horizon City, El Paso County, Texas  
**Acreage:** 1-acre ±  
**Existing Use:** Existing Building  
**Existing Zoning:** M-1 (Light Manufacturing)  
**Request:** SUP for C-1 use in an M-1 zone to allow for retail store  
**Owner:** TRU Investments LLC  
**Applicant:** Jerry Nava

**Surrounding Zoning and Land Use:**

		Land Use
<b>N</b>	M-1 (Light Industrial)	Warehousing
<b>E</b>	C-1 (General Commercial)	Vacant
<b>S</b>	M-1 (Light Industrial)	Warehousing
<b>W</b>	M-1 (Light Industrial)	Warehousing

**LAND USE AND ZONING:**

	Existing	Proposed
<b>Land Use</b>	Existing Vacant Building	Retail Store
<b>Zoning</b>	M-1 (Light Industrial)	SUP for C-1 Use

**F/L/Use Designation:** Commercial  
**Nearest Park:** Golden Eagle Park  
**Nearest School:** Desert Hills Elementary School

**Application Description:**

The applicant is requesting a Specific Use Permit to allow for Retail Store use on a property zoned M-1 (Light Industrial). The proposed use is considered commercial in the City's Municipal Code's Zoning Ordinance. Section 703.3 Uses by Special Use Permit, allow for C-1 and C-2 commercial uses with the approval of an SUP. As a result, the applicant is requesting a Specific Use Permit to allow for C-1 (General Commercial) use on a property that is zoned M-1 (Light Industrial).

**Notice:**

In accordance with Section 211.007 of the Texas Local Government Code, notices of the February 12, 2024, public hearing were mailed to those property owners within 200 feet of the subject property on January 25, 2024, and posted in the El Paso Times newspaper on January 29, 2024.

**Staff Recommendation:**

Staff recommends approval of the request for a Specific Use Permit for retail store use, a C-1 (General Commercial) zoning district use in an M-1 (Light Industrial) zoning district.

Section 703.3 of the Horizon City Municipal Code of Ordinance allows for C-1 and C-2 uses to be in an M-1 zone with a specific use permit approval recommendation for consideration by the planning and Zoning Commission and approval by the City Council. The proposed use is compatible with Vision 2030-Future Land Use Map Designation and surrounding areas.

**Planning Comments:**

The proposed use is compatible with surrounding uses to include retail, warehousing and truck transportation in the area.

**Vision 2030 – Future Land Use Map Designation:**

The Future Land Use Map designates this area as commercial. The area expresses aspirations for a blend between Light and Heavy Commercial zones and uses. Uses are described as retail, offices, business, personal and professional services, restaurants, banks and financial institutions, doctor, dentist and other medical offices, and related accessory and ancillary uses.

**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 Specific Use Permit application:

1. Recommend approval of the request for Specific Use Permit in an M-1 Zoning District as stated.
2. Recommend approval of the request for Specific Use Permit in an M-1 Zoning District as stated, including any modifications to bring the Specific Use Permit into conformance with the Zoning Ordinance and the Vision 2030: Comprehensive and Strategic Plan.
3. Recommend denial of the Applicant's request for Specific Use Permit 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:**

**Attachment 1 – Zoning Map**

**Attachment 2 – Aerial**

**Attachment 3 – Vision 2030 – Future Land Use Map Designation**

**Attachment 4 – Site Plan**

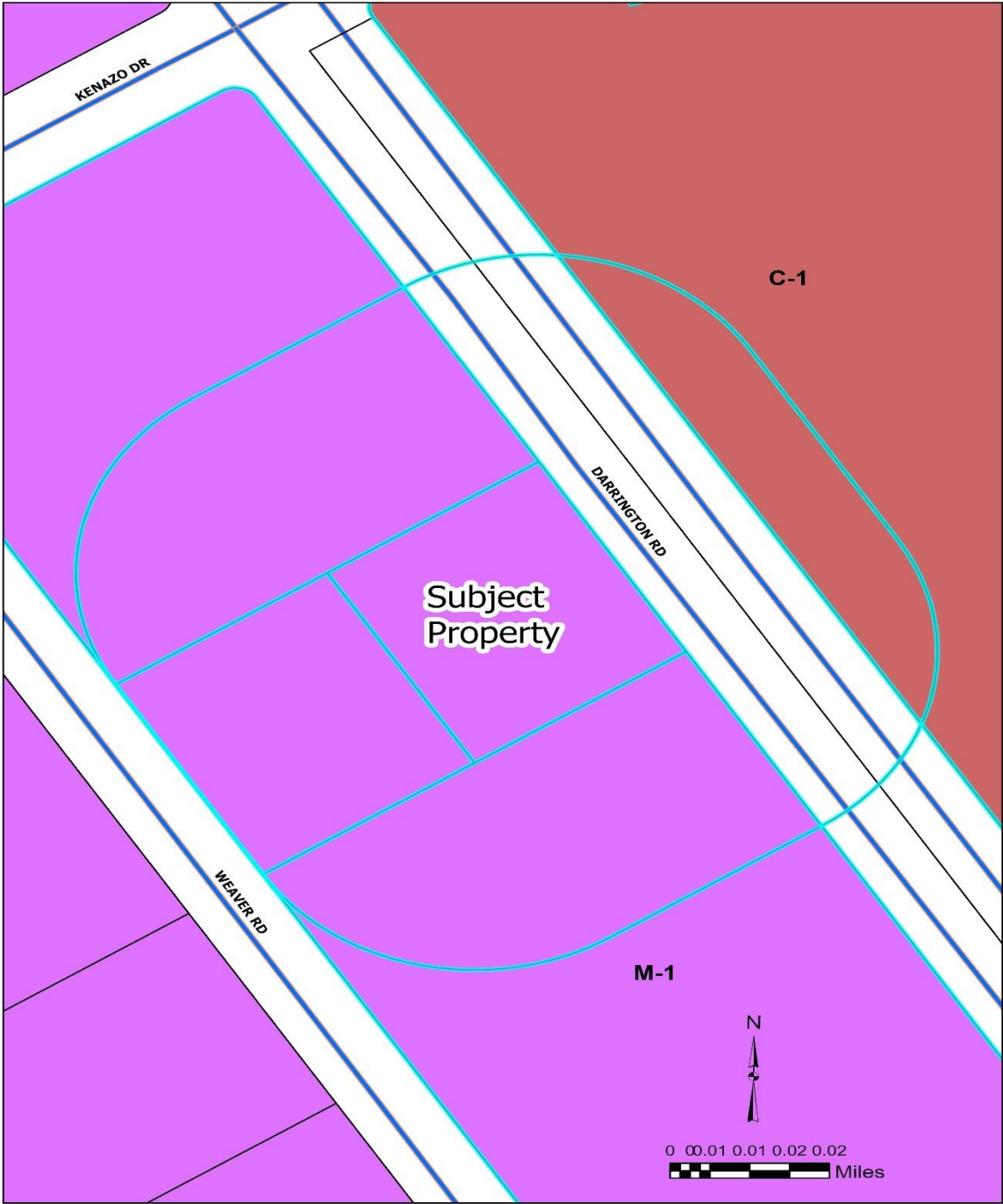
**Attachment 5 – Subdivision Plat**

**Attachment 6 – Letter to Board**

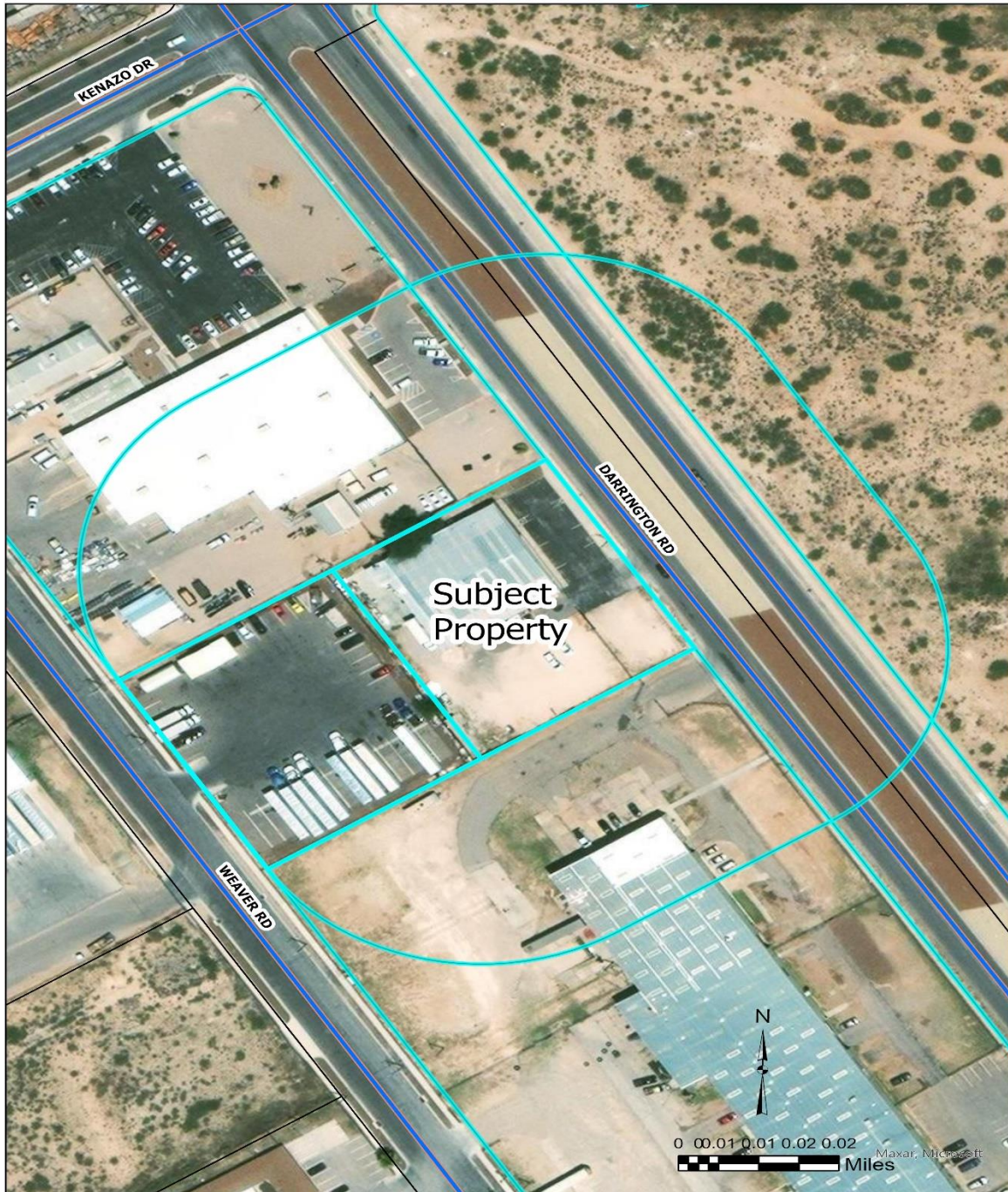
**Attachment 7 – Application**

Attachment 1: Zoning Map

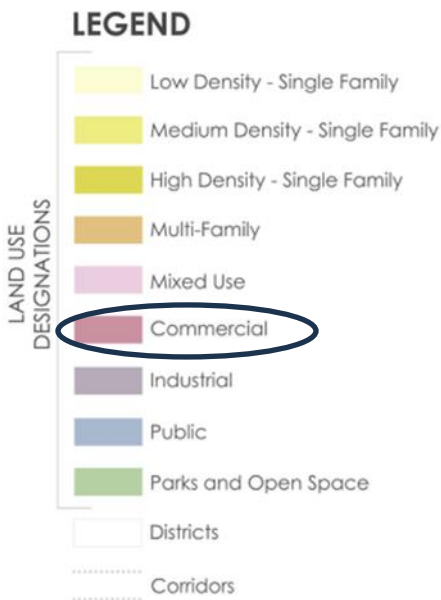
**Planning & Zoning Commission  
Specific Use Permit  
Retail Use in M-1 Zoning District**



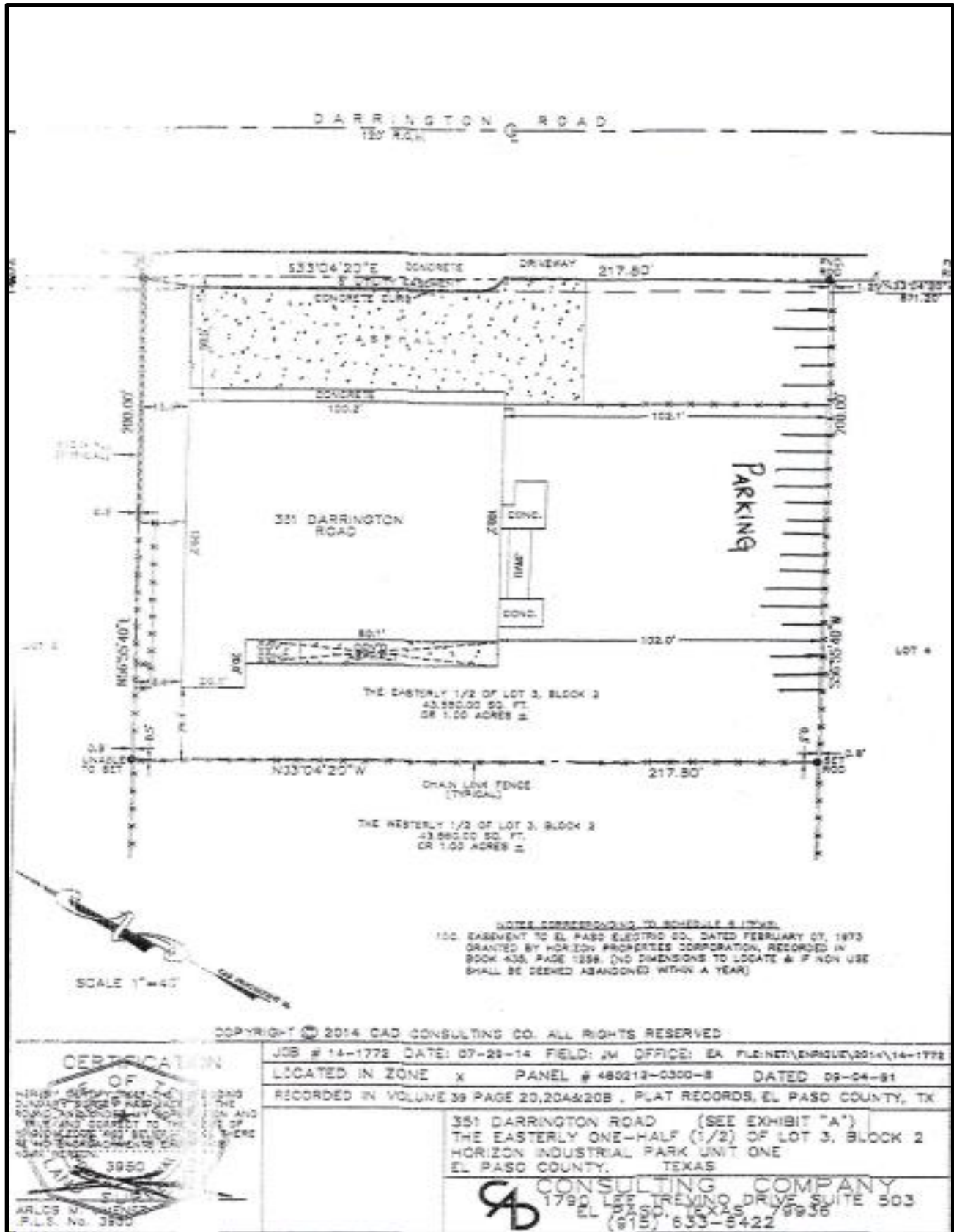
**Planning & Zoning Commission  
Specific Use Permit  
Retail Use in M-1 Zoning District**



**Attachment 3: Vision 2030 – Future Land Use Map Designation**



**Attachment 4 - Site Plan**





**Attachment 6: Letter to Commission**

January 31, 2024

Specific Use Permit Narrative

Project: Ace Hardware  
351 Darrington Rd.  
Horizon City, TX 79928

ABN Texas Hardware inc. is requesting specific use permit review and approval for a proposed ACE Hardware located at 351 Darrington, Horizon City, TX 79928. The property is zoned M-1 and the proposed use to C-1 for Hardware retail.

Jerry Nava  
915-300-1823  
Socorro Ace Hardware  
10600 N. Loop suite F  
Socorro, TX 79927

**Attachment 7: Application**



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

**SPECIFIC USE PERMIT  
 APPLICATION**

1. Property Owner of Record: TRU Investments LLC  
805 Forest Willow Cir. El Paso Tx 79922 9157406031 barbara.truaxe@borderposters.com  
(ADDRESS) (ZIP) (PHONE) (EMAIL)

2. Applicant \_\_\_\_\_ Is applicant also the Owner?  Yes  No  
 Contact Person \_\_\_\_\_ Is applicant also the Contractor?  Yes  No  
(ADDRESS) (ZIP) (PHONE) (EMAIL)

3. Contractor \_\_\_\_\_  
(ADDRESS) (ZIP) (PHONE) (EMAIL)

4. Site Address/Location 351 S. Darrington Rd Horizon City, TX 79928  
 Legal Description: 2 Horizon Industrial Park E 1/2 of Lot 3  
(Lot) (Block) (Subdivision Name)

If the legal description of the complete tracts or if plat is not available, the required Metes & Bounds Description with a survey map is attached?  Yes  No

5. Briefly explain why you request a Specific Use Permit? \_\_\_\_\_  
 6. Land's Presents Use: vacant building Zone \_\_\_\_\_  
 Land Vacant  Lot size 1 ac. Structure  Structure's size 10,400 sq ft Last known date the structure was occupied? \_\_\_\_\_  
 Land's Proposed Use: \_\_\_\_\_ Proposed Zone Use \_\_\_\_\_  
 Will you be making any improvements to the existing lot or structure?  Yes  No This request includes Site Improvements for approval?  Yes  No

**Building Official Findings & Pre Licensing Consultation for Non-Conforming Use & Site Improvements**

7. Non-Conforming use of a lot, uses, land & structures, uses of structures, premises & characteristics of use or site improvements, necessitates that the applicant and/or contractor consult with the Town's Building Official on the proposed project & Business to discuss any requirements for this request.

A field inspection on (date) \_\_\_\_\_ determined the lot is:  Not Applicable  Legal Non-Conforming  Non-Conforming and Requires the following: \_\_\_\_\_

Building Official Signature \_\_\_\_\_ Date \_\_\_\_\_

**NOTICE:** Applicant is responsible for all expenses incurred by the City in connection with the Specific Use Permit 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 \_\_\_\_\_

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

Barbara Truaxe - TRU Investments, LLC.  
(OWNER'S PRINTED NAME)

\_\_\_\_\_  
(APPLICANT'S SIGNATURE)

\_\_\_\_\_  
(APPLICANT'S PRINTED NAME)

**FEES:**

<b>EL PASO TIMES PUBLISHING FEE</b>	<b>APPROXIMATELY \$460</b>
<b>ENGINEER FEES if Applicable</b>	<b>\$60 PER EACH 1/2 HOUR</b>

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 SUP application.**





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

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

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

**ACTION:** Motion made by **CORRAL** , 2<sup>nd</sup> 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** , 2<sup>nd</sup> 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** , 2<sup>nd</sup> 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**, 2<sup>nd</sup> 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** , 2<sup>nd</sup> 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**, 2<sup>nd</sup> 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, 2024 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](http://www.horizoncity.org)