



HORIZON CITY

Incorporated 1988

**AGENDA
PUBLIC MEETING
REGULAR PLANNING AND ZONING MEETING
THE TOWN OF HORIZON CITY, TEXAS
Monday, October 19, 2020, 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, October 19, 2020 at 6:00 PM** at Virtual Meeting , at which time the following will be discussed and considered:

The Planning and Zoning Commission together with City Staff will participate in this meeting via videoconference or telephone conference. Members of the public may view the meeting online or by videoconference via the following:

Meeting Information

Virtual Meeting

link: <https://townofhorizoncity.my.webex.com/townofhorizoncity.my/j.php?MTID=mf70a98398a87e2746eb9f31e9306f4ed>

Meeting number: 126 953 8194

Password: PZOct2020!

Host key: 357169

Join by phone

+1-408-418-9388 United States Toll

Access code: 126 953 8194

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.

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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: 5

Planning Director

On a Specific Use Permit application (**SUP#002450-2020**) request to allow a self-storage facility on a property zoned C-1 (Commercial) located at **500 Horizon Mesa Dr., Horizon City, Texas, 79928** and legally described as *Lot 1, Block 2, Horizon Mesa Commercial Unit Two, Horizon City, El Paso County, Texas. 8 acres approximately.* Application submitted by Riverbend Development LLC

B. DISCUSSION AND RECOMMENDATION 16

Planning Director

On a Specific Use Permit application (**SUP#002451-2020**) request to allow for a service station/mechanic shop, a C-2 (Commercial) use in an M-1 (Industrial) zone, at a property located at **441 S. Darrington Rd. Horizon City, Texas, 79928**, legally described *2 Horizon Industrial Park RPL #1, PT of 8 BEG 273.55 FT S of NEC (127.76' ON ST - 400' ON S - 127.76' ON W - 400' ON N) (1.17 AC).* Application submitted by Adame Property Investments.

5. OTHER BUSINESS

A. DISCUSSION AND ACTION:

To elect the Planning and Zoning Commission's Chair and Vice Chair

B. DISCUSSION AND ACTION:

On the Planning and Zoning meeting minutes for the Special Meeting of September 14, 2020

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6. ANNOUNCEMENTS

A. The next regular scheduled meeting: **Monday, November 16, 2020 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 Staff Report**

Case #: SUP002450-2020
Application Type: Specific Use Permit (SUP)
P&Z Hearing Date: October 19, 2020
Staff Contact: Michelle Padilla
915-852-1046 ext.105; mpadilla@horizoncity.org

Address/Location: 500 Horizon Mesa Blvd., Horizon City, TX. 79928
Legal Description: Lot 1, Block 2, Horizon Mesa Commercial Unit 2

Acreage: Approximately 7.9 ± acres
Existing Use: Vacant Lot
Existing Zoning: C-1 (Commercial)
Request: Specific Use Permit to allow for a self-storage facility; a use not listed in the Municipal Code.
Owner: Hunt Communities Development Co II LLC
Applicant: Riverbend Development Company LLC

Surrounding Zoning and Land Use:

North: R-9 – (Residential for Single Family Homes)
South: C-2 and C-1 (Commercial)
East: C-1 – (Commercial)
West: El Paso County Jurisdiction

Current Land Use Designation: Commercial- Centers on Market
Nearest Park: Horizon Mesa Subdivision Park
Nearest School: Horizon Middle School (C.I.S.D)

Application Description:

The applicant is requesting a Specific Use Permit to allow for a self-storage facility; a use not specifically listed in the zoning municipal code of ordinances. Section 603.4- Prohibited Uses of Chapter 14 in the Zoning Ordinance (Exhibit A of Chapter 14 Zoning) in the Municipal Code prohibits all uses other than permitted uses and permitted accessory uses unless presented to and approved by the City Council as a Specific Use Permit (SUP).

The applicant is proposing to develop a portion of the 7.9-acre lot to allow for drive-up storage units and enclosed units within the main building. The site allows for the future expansion of additional units. If the SUP is approved, the developer will need to submit for all applicable permits and ensure that the site and structures comply with all standards, to include zoning regulations.

Notice:

In accordance with Section 211.007 of the Texas Local Government Code, notices of the October 19, 2020 public hearing were sent to those property owners within 200 feet of the subject property on October 2, 2020. Any responses received by staff, will be presented to the Commission and Planning and Zoning meeting.

On October 7, 2020, staff received an email from a neighboring resident that is in opposition of the self-storage facility. It is attached for reference.

Staff Recommendation:

Staff recommends **APPROVAL** of the request for a *Specific Use Permit* for the self-storage facility on the subject property.

Shaping the Horizon: 2030 – Future Land Use Map Designation:

The Future Land Use Map designates this area as commercial and centers on market use. This land use classification includes all 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:

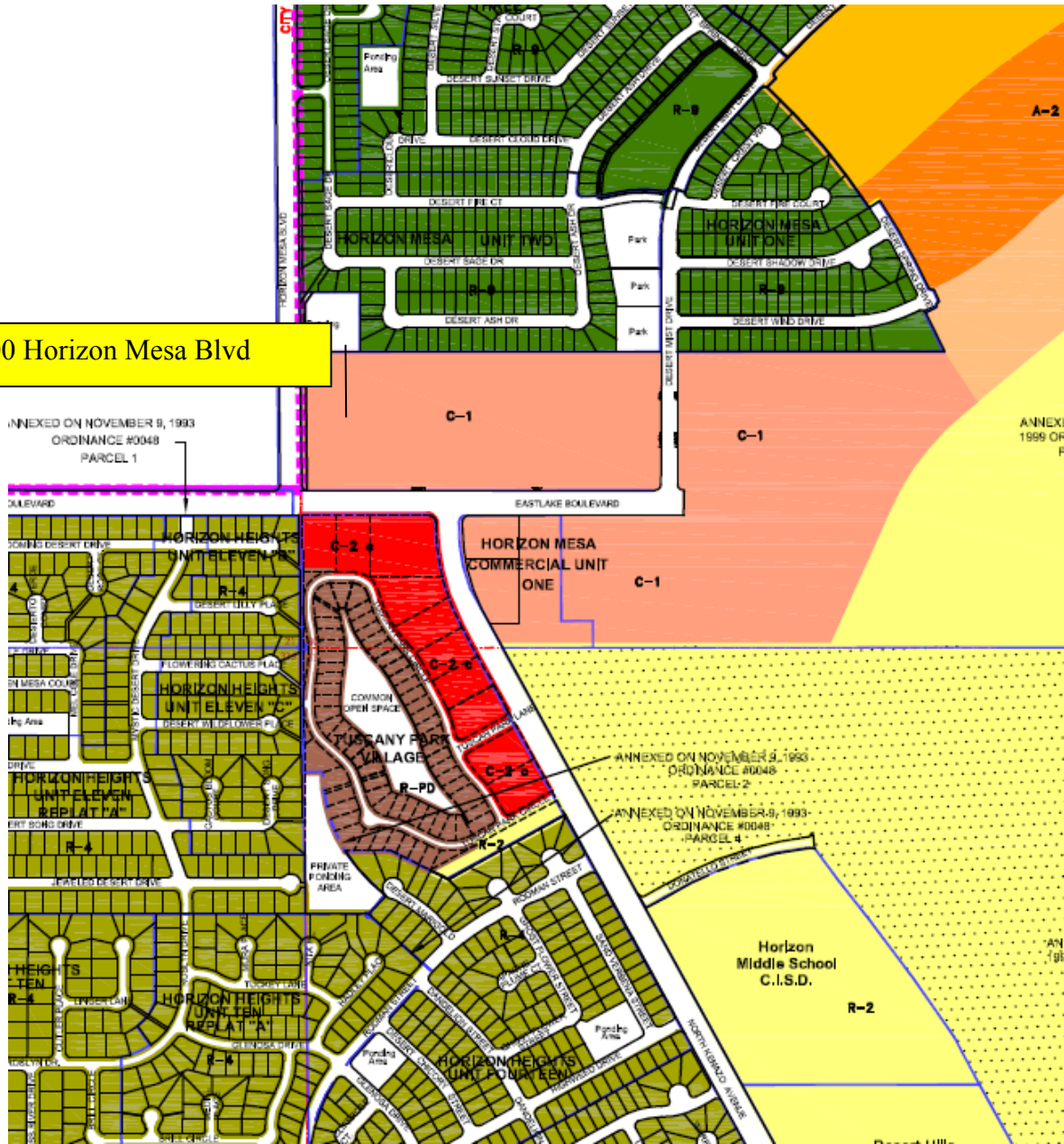
1. Recommend approval of the request for Specific Use Permit in a C-1 (Commercial) Zoning District as stated.
2. Recommend approval of the request for Specific Use Permit in a C-1 (Commercial) Zoning District as stated, including any restrictions or modifications to bring the Specific Use Permit into conformance with the Zoning Regulations in the Municipal Code and the Shaping Our Horizon: 2030 A 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 Regulations in the Municipal Code and/or the Shaping Our Horizon: 2030 A Comprehensive and Strategic Plan

Attachments:

- 1-Zoning Map**
- 2-Application**
- 3- Letter from Applicant**
- 4-Depictions-Site Plans**
- 5-Survey**
- 6- Correspondence from Neighboring Property Owners**

Attachment 1: Zoning Map

500 Horizon Mesa Blvd



Attachment 2: Application

DocuSign Envelope ID: 7C078B0B-3043-4C3C-863F-849E9A8C32EF



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

SPECIFIC USE PERMIT APPLICATION

1. Owner of Record: Hunt Communities Development Co II LLC
4401 N. Mesa, El Pas Texas 79902 915.298.0418 jose.lares@huntcompanies.com
(ADDRESS) (ZIP) (PHONE) (EMAIL)

2. Applicant: Riverbend Development Company LLC Is applicant also the Owner? Yes No
 Contact Person: Will S. Harvey Is applicant also the Contractor? Yes No
P.O. Box 12730, El Paso TX 79913 915.584.8242 will@rbdevco.com
(ADDRESS) (ZIP) (PHONE) (EMAIL)

3. Contractor: Kere Inc.
7307 Remcon Cir, El Paso, TX 79912 915.585.3355 rob@kereinc.com
(ADDRESS) (ZIP) (PHONE) (EMAIL)

4. Site Address/Location: 8 Acres on Horizon Mesa Blvd, approximately 500' N of Eastlake Blvd.
 Legal Description: 1 2 Horizon Mesa Commercial Unit 2
(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? Self Storage Is prohibited per code, requesting an SUP per 604.5

6. Land's Present Use: None Zone: Commercial
 Land Vacant Lot size 8 Acres Structure Structure's size _____ Last known date the structure was occupied? _____
 Land's Proposed Use: Self Storage Facility and Mgr. Apt. 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

Schedule appointment with Building Official

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:
 Signed by: Jose Lares **Joe Lares for Hunt Communities Development Co II LLC**
(OWNER'S SIGNATURE) (OWNER'S PRINTED NAME)
 Signed by: Will Harvey **Will S. Harvey for Riverbend Development LLC**
(APPLICANT'S SIGNATURE) (APPLICANT'S PRINTED NAME)

FEES:

EL PASO TIMES PUBLISHING FEE	APPROXIMATELY \$250
ENGINEER FEES	\$60 PER EACH 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 SUP application.

Attachment 3- Letter from Applicant



To: The Town of Horizon Planning and Zoning Commission
From: Will S. Harvey.
Date: September 2, 2020

RE: Lot 1 Commercial Unit 2, El Paso County Texas, 8 Acre parcel on Horizon Mesa N. of Eastlake

Dear members of the Planning and Zoning Commission:

The purpose of this request for a special use permit is to obtain the ability a build a self-storage facility on the abovementioned land. Currently the Town's zoning ordinances do not allow for self-storage in commercial zoning.

We believe the facility we will build will conform with the spirit of the current zoning laws and that self-storage should be approved on the site. Additionally, we believe this use will serve as a good buffer between the adjacent neighborhood and the remaining commercial zoned land because:

1. It allows for more secure controlled access to the area behind the adjacent homes (opposed to an alleyway typically found behind a commercial project).
2. It will have very low traffic compared to typical commercial uses.
3. We are a local company that that has a good history of maintaining and managing projects in a first-class manner.

We look forward to answering any question you may have at the next commission hearing.

Thank you,

A handwritten signature in blue ink, appearing to read "W. S. Harvey", with a stylized flourish at the end.

Will S. Harvey
Riverbend Development LLC

4798 Doniphan, Suite A • P. O. Box 12730 • El Paso, Texas 79913 • (915) 584-8242 • FAX (915) 613-2548

MGHorizon.P&Zltr.9.2.20

Attachment 4 – Depictions

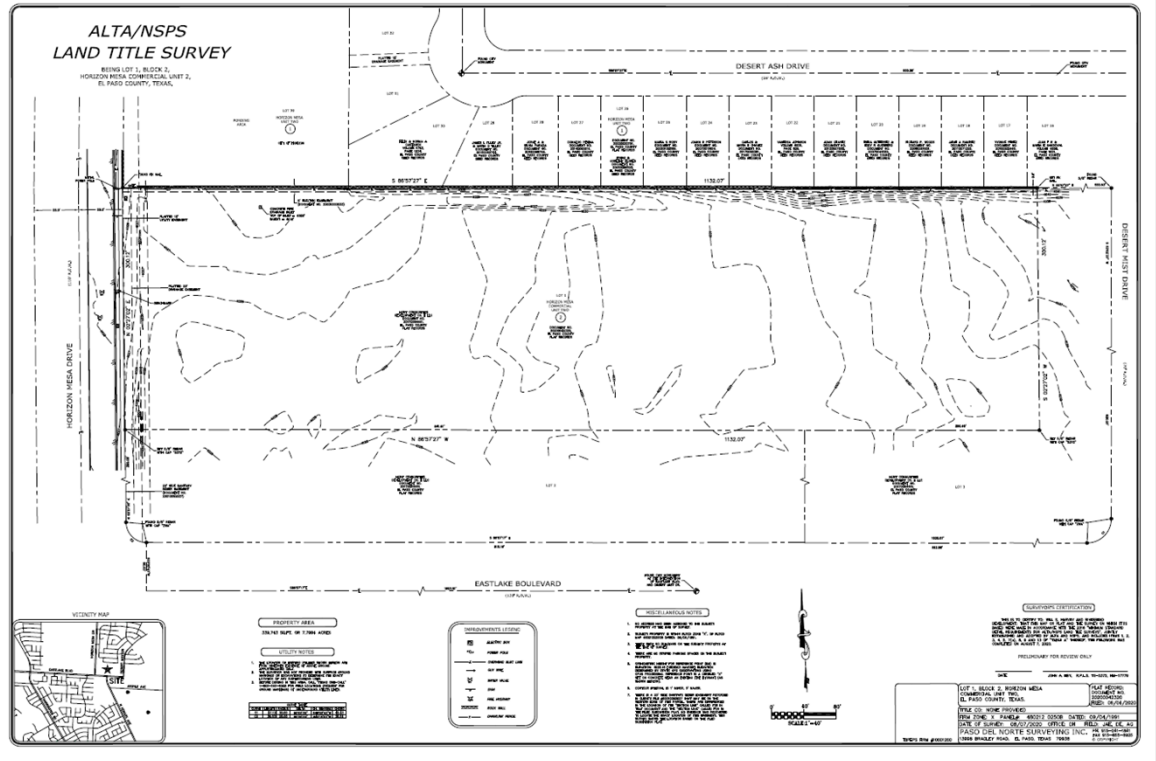








Attachment 5 – Survey



Attachment 6- Opposition Email Rec'd

Elizabeth Luna

From: Felix CASTAÑON <felix.castanon@essilorusa.com>
Sent: Wednesday, October 7, 2020 2:45 PM
To: Elizabeth Luna
Subject: 500 Horizon Mesa Dr., Horizon City, Tx. 79928

Hi Elizabeth, I would like to voice my concerns with the proposed permit request of a storage facility. My wife and I are against the permit, because we feel this will devalue our property. I am also concerned with what will be stored, and what will be parked on the property. This property is very close to my home and I would not feel safe having it in my backyard. This will also create an eyesore. I do not understand why the City Of Horizon would encourage two Self Storage Facilities to operate across the street from each other. This would only happen in Rural areas. I want it noted that I am totally against this Permit. I would like information on attending the virtual meeting.

Thank you.

Respectfully,
Felix Castanon



TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.: SUP-002451-2020
Application Type: **Specific Use Permit (SUP)**
P&Z Hearing Date: October 19, 2020
Staff Contact: Michelle Padilla, Planning Director
915-852-1046 ext.105; mpadilla@horizoncity.org

Address/Location: 441 S. Darrington, Horizon City, TX 79928
Legal Description: 2 HORIZON INDUSTRIAL PARK RPL #1 PT OF 8 BEG 273.55 FT S OF
NEC (127.76' ON ST - 400' ON S - 127.76' ON W - 400' ON N)
Acreage: Approximately 1.17 acres ±
Existing Use: Warehouse
Existing Zoning: M-1 (Light Industrial)
Request: SUP request is for a C-2 use in an M-1 zone allowing for a mechanic
shop
Owner: Adame Property Investments LLC
Applicant: Hector Adame

Surrounding Zoning and Land Use:

North: M-1(Industrial) - Industrial Development
South: M-1(Industrial) - Industrial Development
East: M-1(Industrial) - Industrial Development
West: M-1(Industrial) - Industrial Development

Future Land Use Designation: Central Industrial Park District
Nearest Park: Golden Eagle Park
Nearest School: Frank Macias Elementary School

Application Description:

The owner/applicant is proposing to lease a portion of the warehouse for a mechanic shop/service station.

The use as proposed is considered a commercial use in the City's Municipal Code's Zoning Ordinance (Section 604.2 F). As a result, the applicant is requesting a Specific Use Permit to allow for C-2 (Commercial) use on a property that is zoned M-1 (Industrial). (Section 704.2 N)

Notice:

In accordance with Section 211.007 of the Texas Local Government Code, notices of the October 19, 2020 public hearing were mailed to those property owners within 200 feet of the subject property and notice of the City Council public hearing will also publish in the newspaper. Any responses received by staff, will be presented to the Commission at the meeting.

Staff Recommendation:

Staff recommends *pending* of the request for a Specific Use Permit for the proposed office spaces to be used as C-2, commercial in the M-1 zone. Section 703.2.H permits for all uses listed for C-2 to operate within an M-1 zone by an SUP only.

Planning Comments:

The site shall comply with all applicable standards and requirements.

Staff has requested a site plan to provide the necessary site information and it will be submitted after the posting of this agenda. Staff's recommendation will be presented at the Planning and Zoning Commission.

Town Engineer Comments:

None required at this time.

Vision 2030 – Future Land Use Map Designation:

The Future Land Use Map designates this area as Central Industrial Park District. This area expresses aspirations for a blend between Light Industrial and Heavy Commercial.

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 2020: Comprehensive and Strategic Plan.

Attachments:

1 - Zoning Designation

2 - Aerial

3 - Application

4 – Letters

Attachment 1: Zoning Designation



Attachment 2: Aerial



Attachment 3- Application

SUP 102451-2020



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: Adame Property Investments
3117 Crazy Horse 79936 (915) 474-3814 hectoradamejr@gmail.com
(ADDRESS) (ZIP) (PHONE) (EMAIL)

2. Applicant: Adame Property Investments Is applicant also the Owner? Yes No
 Contact Person Hector Adame Is applicant also the Contractor? Yes No

3117 Crazy Horse 79936 (915) 474-3814 hectoradamejr@gmail.com
(ADDRESS) (ZIP) (PHONE) (EMAIL)

3. Contractor _____
(ADDRESS) (ZIP) (PHONE) (EMAIL)

4. Site Address/Location 441 S. Darrington
 Legal Description: _____ Horizon Industrial Park
(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? leasing to tenant

6. Land's Presents Use: storage/warehouse facility Zone industrial
 Land Vacant Lot size _____ Structure Structure's size 1,700sf Last known date the structure was occupied? _____

Land's Proposed Use: Mechanic Shop Proposed Zone Use commercial

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 H/AJ

8. Signatures: _____
(OWNER'S SIGNATURE)

Hector Adame Jr
(OWNER'S PRINTED NAME)

(APPLICANT'S SIGNATURE)

(APPLICANT'S PRINTED NAME)

FEES:	
EL PASO TIMES PUBLISHING FEE	APPROXIMATELY \$280
ENGINEER FEES	\$60 PER EACH 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 SUP application.

Revised 04May2020

Attachment 4: Letters

September 24,2020

Re: GEO ID H78900000200110

Prop ID:244953

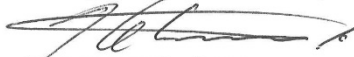
Legal Description: 2 Horizon Industrial Park RPL#1 PT
8 BEG 273.55 FT S OF NEX (127.76' ON ST
400' ON S -127.76' - 400' ON N)(1.17 AC)

Address: 441 S Darrington Rd Horizon City, Tx

To Whom It May Concern:

This letter is to request a specific use permit on my property located at 441 S. Darrington Rd Horizon City, Tx. We are currently zoned as industrial and would like to be able to use it for commercial use. I have an interested tenant who would like to be able to conduct business out of this location and use it for a mechanic shop. No additional upgrades will be done to the current existing structure and therefore are not submitting any plans for the location. Should you have any questions please feel free to contact me directly at (915)474-3814.

Thank you for your consideration,



Hector Adame Jr – Owner
Adame Property Investments



1. **CALL MEETING TO ORDER & DETERMINATION OF QUORUM**

2. **COMMISSION MEMBERS ATTENDANCE:**

COMMISSIONERS EXCUSED: WEAVER UNEXCUSED: MELENDEZ, CRUZ, & BERRY

Present: Roberto Avila, Jennifer Flores, Kelly Duran, Matthew Gardea, Robert Rivenburg.

3. **OPEN FORUM:**

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

4. **PUBLIC HEARINGS**

NOTICE TO THE PUBLIC AND APPLICANTS

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

A. **DISCUSSION AND RECOMMENDATION:**

On a rezoning application (**#RZ-002445-2020**) request to approve a change in zone from an R-2 (Residential) zone to a C-2 (Commercial) zone for a property legally described as *Lot 3, Block 487, Horizon City Unit Sixty Three, Horizon City, El Paso County, Texas Containing about .4999 acres* of land. Application submitted Ramos Funeral Services. Inc.

ACTION: Motion to recommend approval. This motion, made by Roberto Avila and seconded by Matthew Gardea, Passed.

Roberto Avila: Yea, Kelly Duran: Yea, Jennifer Flores: Yea, Matthew Gardea: Yea, Robert Rivenburg: Yea

B. **DISCUSSION AND RECOMMENDATION:**

On a rezoning application (**#RZ-002446-2020**) request to approve a change in zone from an R-2 (Residential) zone to a C-2 (Commercial) zone for a property legally described as *Lot 1 & 2, Block 487, Horizon City Unit Sixty Three, Horizon City, El Paso County, Texas Containing about .988 acres* of land combined. Application submitted Horizon Growth Properties, LLC.

ACTION: Motion to recommend approval. This motion, made by Roberto Avila and seconded by Kelly Duran, Passed.

Roberto Avila: Yea, Kelly Duran: Yea, Jennifer Flores: Yea, Matthew Gardea: Yea, Robert Rivenburg: Yea

C. **DISCUSSION AND RECOMMENDATION:**

On a Specific Use Permit (**#SUP002447-2020**) application request to approve the temporary placement of a trailer in an R-2 (Residential) zone, for a property legally described as *one acre more or less portion of Section 32, Block 78, Township 3, El Paso, County, Texas. (Property ID #60908)*. Application submitted by: Horizon Regional Municipal Utility District.

ACTION: Motion to recommend approval with proposed conditions. This motion, made by Robert Rivenburg and seconded by Jennifer Flores, Passed.

Roberto Avila: Yea, Kelly Duran: Yea, Jennifer Flores: Yea, Matthew Gardea: Yea, Robert Rivenburg: Yea

5. **OTHER BUSINESS**

A. **DISCUSSION AND ACTION:**

On the planning and zoning meeting minutes of June 15, 2020



ACTION: Motion to approve minutes of June 15, 2020. This motion, made by Robert Rivenburg and seconded by Kelly Duran, Passed.

Roberto Avila: Yea, Kelly Duran: Yea, Jennifer Flores: Yea, Matthew Gardea: Yea, Robert Rivenburg: Yea

B. DISCUSSION AND ACTION:

On the planning and zoning meeting minutes of February 17, 2020

ACTION: Motion to approve minutes of February 17, 2020. This motion, made by Robert Rivenburg and seconded by Kelly Duran, Passed.

Roberto Avila: Yea, Kelly Duran: Yea, Jennifer Flores: Yea, Matthew Gardea: Yea, Robert Rivenburg: Yea

C. DISCUSSION AND ACTION:

On the planing and zoning meeting minutes of January 20, 2020

ACTION: Motion to approve minutes of January 20, 2020. This motion, made by Roberto Avila and seconded by Kelly Duran, Passed.

Roberto Avila: Yea, Kelly Duran: Yea, Jennifer Flores: Yea, Matthew Gardea: Yea, Robert Rivenburg: Yea

D. DISCUSSION AND ACTION:

To cancel the Regular Planning and Zoning meeting scheduled for Monday, September 21, 2020

ACTION: Motion to cancel the Regular Meeting of September 21, 2020. This motion, made by Robert Rivenburg and seconded by Jennifer Flores, Passed.

Roberto Avila: Yea, Kelly Duran: Yea, Jennifer Flores: Yea, Matthew Gardea: Yea, Robert Rivenburg: Yea

6. ANNOUNCEMENTS

A. The next regular scheduled meeting: **Monday, October 19, 2020 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 6:29 pm.

Chair

(Date)

ATTEST:

Elizabeth S. Luna
Secretary to the Boards

DISTRIBUTION OF MINUTES:

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