



HORIZON CITY

Incorporated 1988

**AGENDA
PUBLIC MEETING
REGULAR PLANNING AND ZONING MEETING
THE TOWN OF HORIZON CITY, TEXAS
Monday, July 17, 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, July 17, 2023 at 6:00 PM** at City Council Chambers Room, 15001 Darrington Road, Horizon City, TX 79928, at which time the following will be discussed and considered:

1. CALL MEETING TO ORDER & DETERMINATION OF QUORUM

2. COMMISSION MEMBERS ATTENDANCE:

COMMISSIONERS EXCUSED AND UNEXCUSED:

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

4. PUBLIC HEARINGS

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

A. DISCUSSION AND RECOMMENDATION:

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

B. DISCUSSION AND RECOMMENDATION:

Planner

On a **Rezoning** application request (**Case No. RZ-002525-2023**) to approve a change in zone for one parcel of land from R-2 (Single-Family Residential) to M-1 (Light Industrial),

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legally described as a *Portion of Jacob Kneiber Survey No. 293, Town of Horizon City, County of El Paso, Texas*. Containing 23.8952-acres. Application submitted by Masoud Amiri.

5. OTHER BUSINESS

A. DISCUSSION AND ACTION:

On the Planning and Zoning meeting minutes for the meeting held on Monday, June 19, 2023.

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6. ANNOUNCEMENTS

A. The next regular scheduled meeting: **Monday, August 21, 2023 at 6pm.**

Adjournment:

Motion to Adjournment: _____ 2nd _____

Dated this Thursday, July 13, 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 Thursday, July 13, 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.: RZ-002525-2023

Application Type: **Rezoning**

P&Z Hearing Date: *June 19, 2023; Postponed to July 17, 2023*

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

Address/Location: South of Horizon Blvd. and east of Anderpont Dr.

Property ID No.: X293000J00K0002

Legal Description: A Portion of Jacob Kneiber Survey No. 293, Town of Horizon City, El Paso County, Texas

Property Owner(s): Bahram Razy & Masoud Amiri

Applicant: Bahram Razy & Masoud Amiri

Nearest Park: Desmond Corcoran Park

Nearest School: Horizon High School

SURROUNDING PROPERTIES:

Zoning		Land Use
N	ETJ	Mixed Use
E	R-2 (Single-Family Dwelling)	Vacant
S	R-2 (Single-Family Dwelling)	Vacant
W	R-2 (Single-Family Dwelling)	Vacant

LAND USE AND ZONING:

	Existing	Proposed
Land Use	Vacant	Light Manufacturing/Assembly
Zoning	R-2 (Single-Family Dwelling)	M-1 (Light Industrial)

Application Description:

The applicant is requesting to rezone approximately 23.8952 acres of land that is currently vacant. The subject property is currently zoned R-2 (Residential) and is proposed to be rezoned as M-1 (Light Industrial) to allow for light manufacturing and assembly use buildings for sale or lease.

Notice:

In accordance with Section 211.007 of the Texas Local Government Code, notices of the July 17, public hearing for the rezoning request were sent to those property owners within 200 feet of the subject property on June 21, 2023, then posted in the El Paso Times Newspaper on June 29, 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 Industrial.

Staff Recommendation:

Staff recommends **APPROVAL** of the zone change from R-2 to M-1 in support of light manufacturing and assembly use subject to the following conditions. The subject property is located adjacent to a major roadway and compatible with the Horizon City Comprehensive Plan.

1. *That salvaging, storage and dismantling of auto parts shall be prohibited.*
2. *That any outdoor storage and areas adjacent to a residential zone or use shall be screened with a 6' ft. high rock or masonry wall, pursuant to **§802 Wall Standards** of the Horizon City Municipal Code of Ordinances.*
3. *That heavy truck terminal shall be prohibited.*
4. *That a detailed Site Development Plan shall be required prior to the issuance of any building permits pursuant to **§502.7 Site Development Plan Required**.*

Planning Division Comments:

In order to determine if the subject property is required to be platted, the applicant should submit an application for a Land Development Exemption Determination.

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:

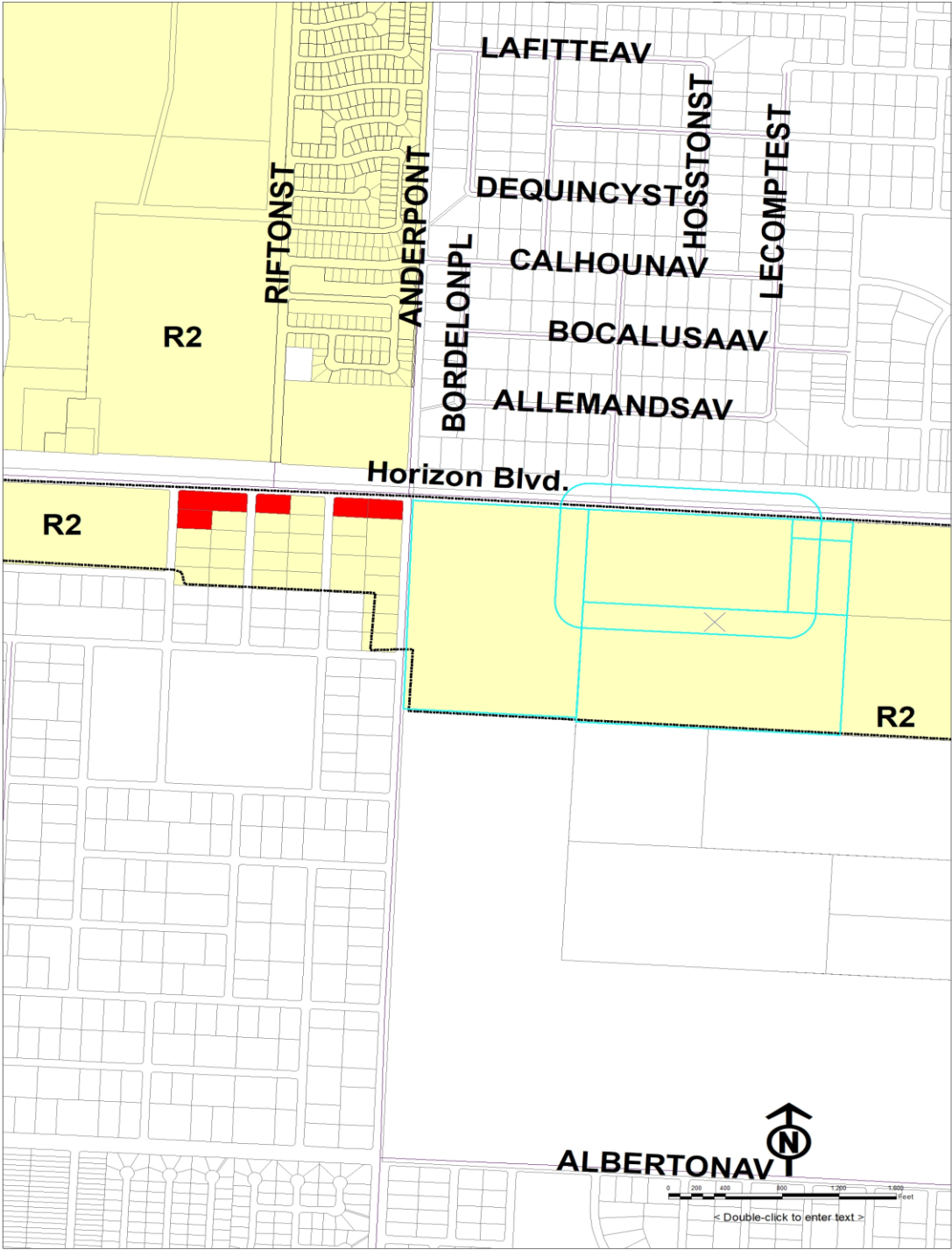
1. Recommend approval of the request for a rezoning to M-1 Zoning District as stated.
2. Recommend approval of the request for rezoning as stated, including any modifications to bring the rezoning into conformance with the Zoning Ordinance and the Vision 2030: Comprehensive and Strategic Plan.
3. Recommend 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:

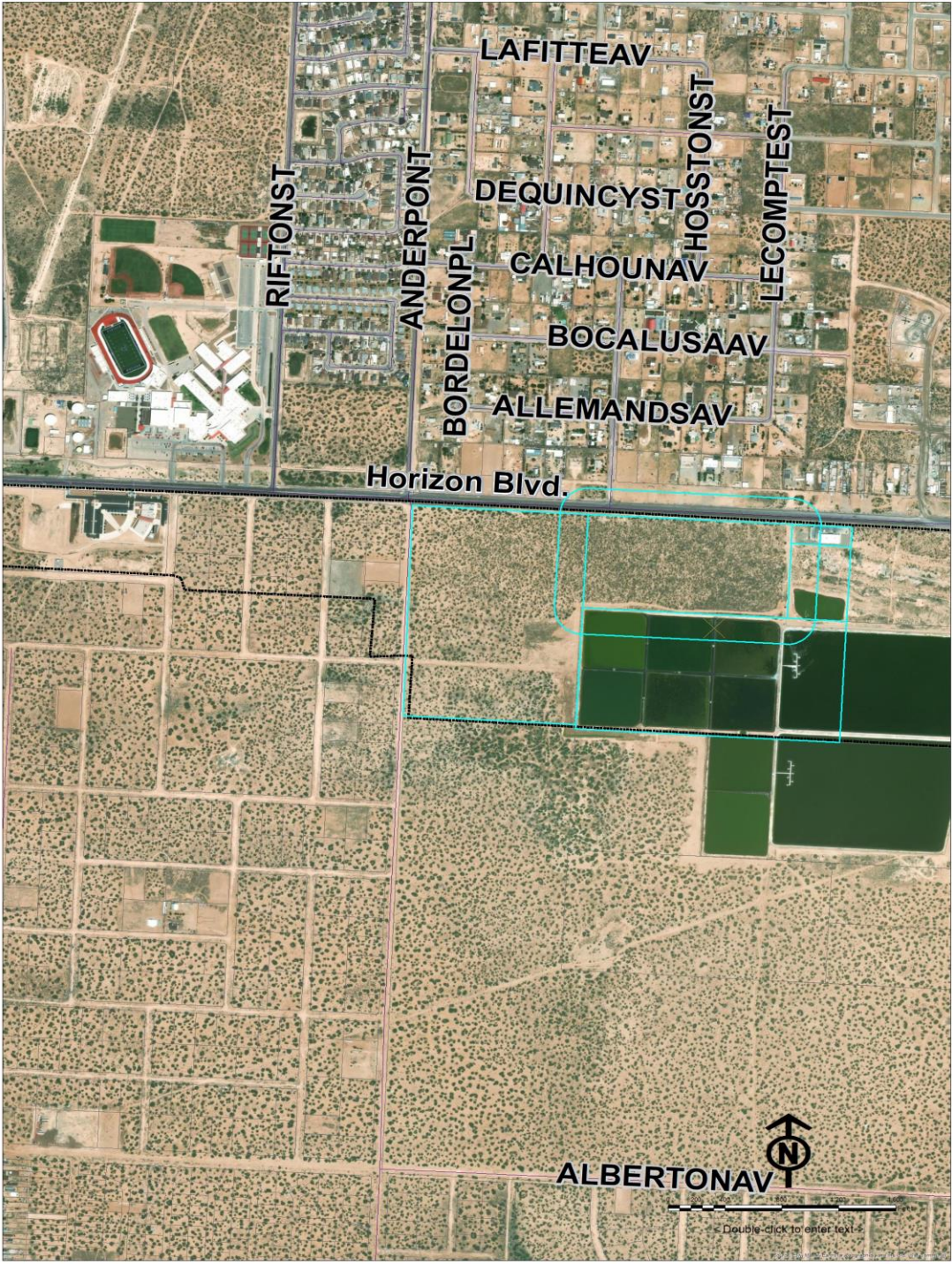
- 1 - Zoning Designation Map**
- 2 – Aerial Map**
- 3 - Future Land Use Map (Comp Plan)**
- 4 – Application**
- 5 – Zoning Plan**
- 6 – Survey Map**

Attachment 1: Zoning Designation

**Planning & Zoning Commission
Case No. RZ-002525-2023**



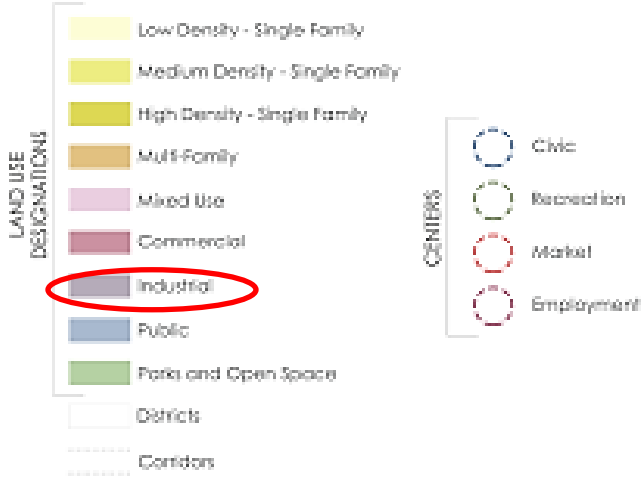
**Planning & Zoning Commission
Case No. RZ-002525-2023**



Attachment 3: Future Land Use Map



LEGEND



Attachment 4: 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: BAHRAM RAZY and MASOUD AMIRI.
5955 MIRA HERMOZA
(ADDRESS) (ZIP) (PHONE) (EMAIL)

2. Applicant MASOUD AMIRI Is applicant also the Owner? Yes No
 Contact Person MASOUD AMIRI.
909 VIA REDONDA CT. (915) 241-6341
(ADDRESS) (ZIP) (PHONE) (EMAIL)

3. PARCEL ONE
 Site Address/Location _____
 Legal Description: Survey 33 Block 28 Township 3 T. & P. RV Co Survey
(Lot) (Block) (Subdivision Name)

PARCEL TWO
 Site Address/Location See Attached.
 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? FOR BUSINESS

5. Land's Presents Use: NONE Zone R2 will change to M1
 Land Vacant Lot size 23.845 Structure Structure's size _____ Last known date the structure was occupied? N/A.
 Land's Proposed Use: Manufacturing Sale + Warehouse Proposed Zone Use 1112025

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 Masoud Amir

6. Signatures: Masoud Amir Masoud Amir
(OWNER'S SIGNATURE) (OWNER'S PRINTED NAME)

(APPLICANT'S SIGNATURE) (APPLICANT'S PRINTED NAME)

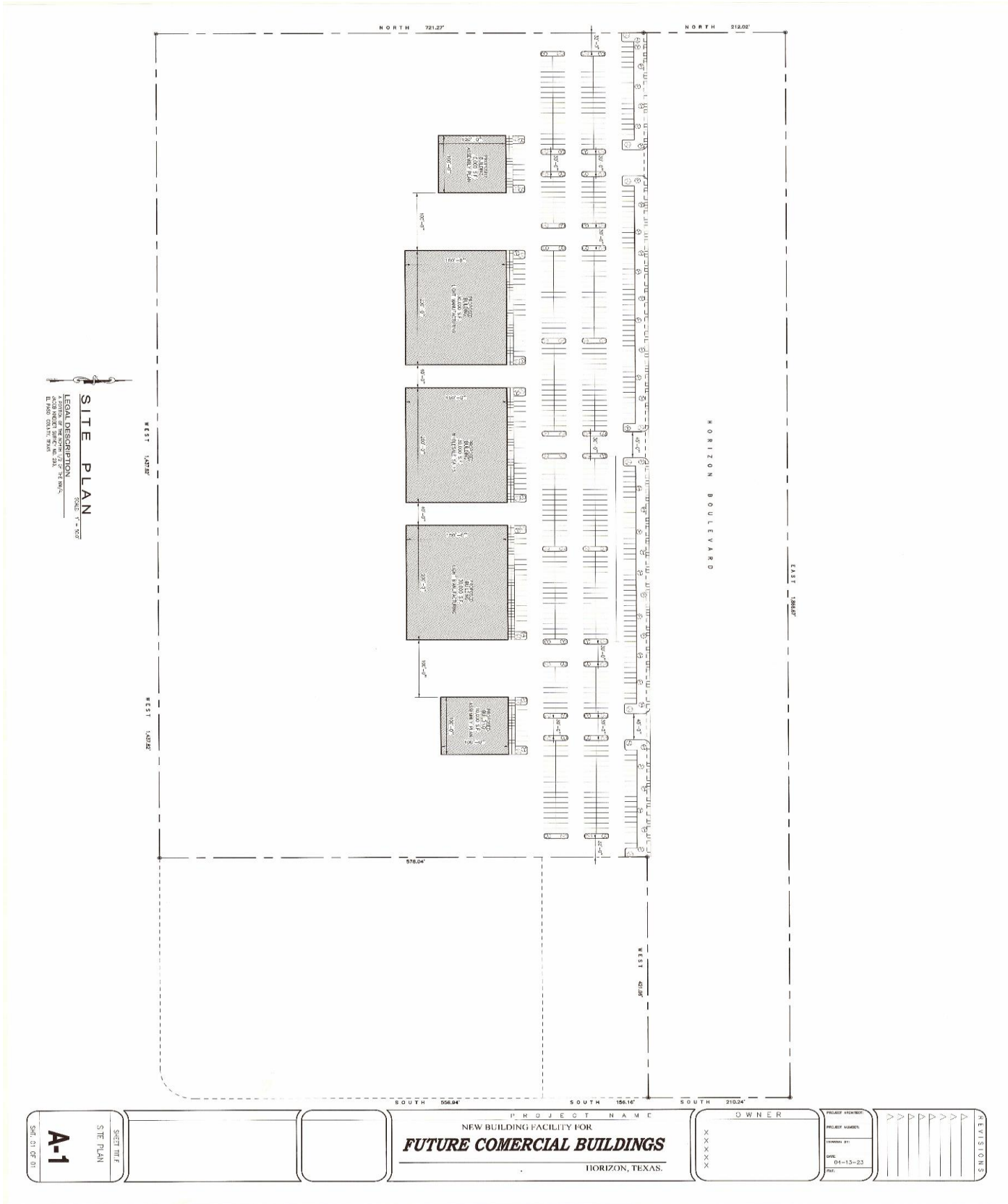
FEE SCHEDULE: (NON-REFUNDABLE)

\$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

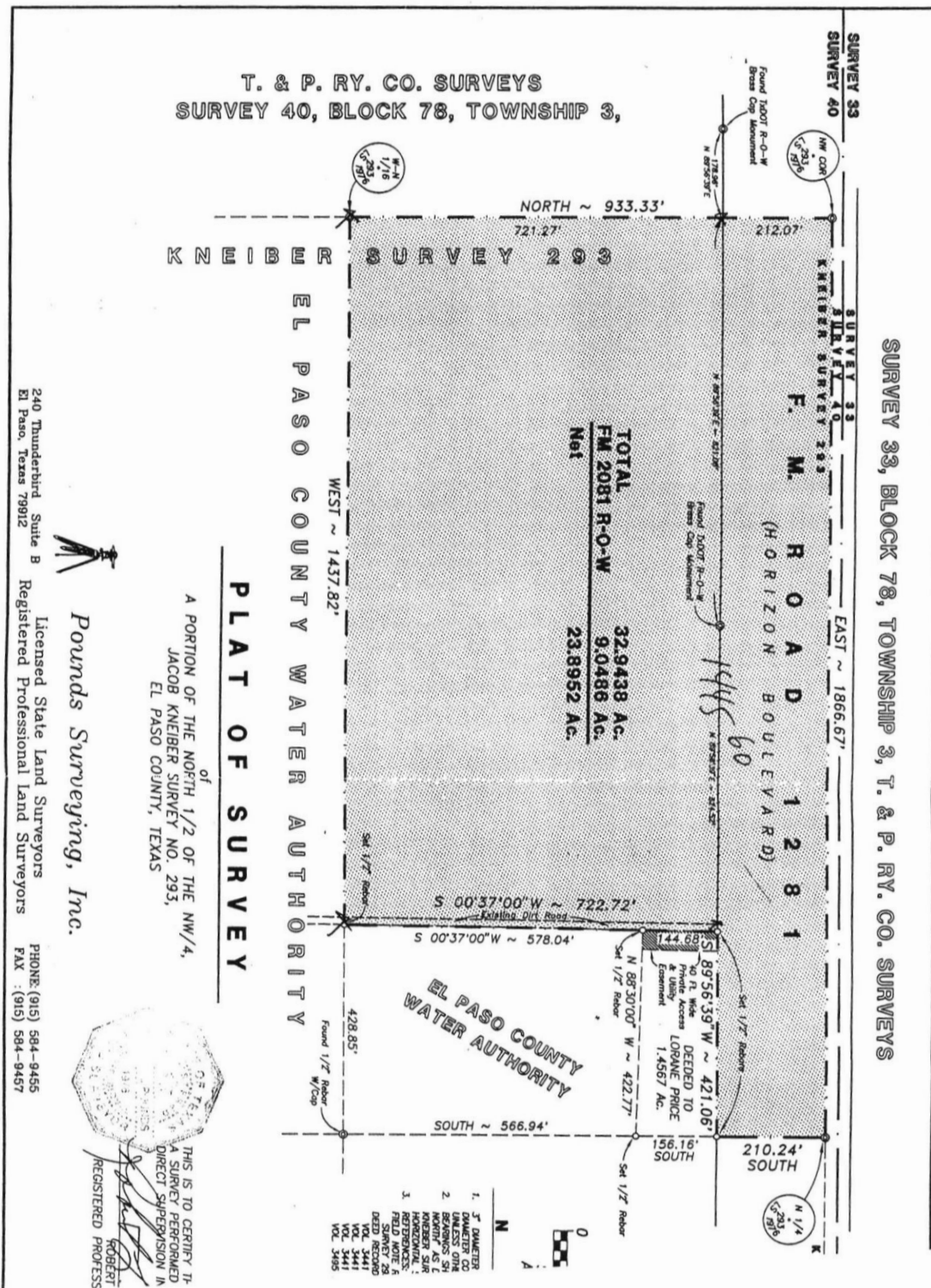
Application & Submittals Due Date: _____
 P&Z Scheduled Mtg. Date: _____
 City Council Scheduled Date: _____
 Application Received By: _____
 Date Application Rec'd: _____

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

Attachment 5: Conceptual Zoning Plan



Attachment 6: Survey Map





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

Quorum established and meeting called to order at 6:00 pm.

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.

Michael Keagle signed up for Open Forum regarding item 4E-Case # RZ-002524-2023.

4. **PUBLIC HEARINGS**

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A. **DISCUSSION AND RECOMMENDATION:**

Planner

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

ACTION: Motion made by **MELENDEZ**, 2nd by **DURAN** to postpone Replat request to July 17th, 2023 Planning and Zoning Meeting.

AYES: FLORES, BERRY, CORRAL, MELENDEZ, AVILA, GARDEA, and DURAN.

MOTION CARRIED

B. **DISCUSSION & RECOMMENDATION:**

Planner

On a **Preliminary Subdivision Plat** application for Rancho Desierto Bello Unit 14 (**Case No. SUB-002526-2023**), 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 by **CORRAL** , 2nd by **DURAN** to recommend approval of Preliminary Subdivision Plat.
AYES: FLORES, BERRY, CORRAL, MELENDEZ, AVILA,GARDEA, and DURAN.
MOTION CARRIED

C. DISCUSSION AND RECOMMENDATION:

Planner

On a **Rezoning** application request (**Case No. RZ-002520-2023-WITHDRAWN**) to approve a change in zone for a parcel located at 1538 Pawling Dr., Horizon City, Texas 79928, from C-1 (General Commercial) to C-2 (Heavy Commercial) zoning district, legally described as *Lot 3, Block 2, Horizon Manor Unit One, Town of Horizon City, El Paso County, Texas*. Containing 6.17 -acres. Application submitted by Doyle B. Harden.

ACTION: Motion made by **CORRAL** , 2nd by **DURAN** to delete the rezoning request.
AYES: FLORES, BERRY, CORRAL, MELENDEZ, AVILA,GARDEA, and DURAN.
MOTION CARRIED

D. DISCUSSION AND RECOMMENDATION:

Planner

On a **Rezoning** application request (**Case No. RZ-002525-2023**) to approve a change in zone for one parcel of land from R-2 (Single-Family Residential) to C-2 (Heavy Commercial), legally described as *a Portion of Jacob Kneiber Survey No. 293, Town of Horizon City, County of El Paso, Texas*. Containing 23.8952-acres. Application submitted by Masoud Amiri.

ACTION: Motion made by **CORRAL** , 2nd by **BERRY** to postpone rezoning request to July 17th, 2023 Planning and Zoning Meeting.
AYES: FLORES, BERRY, CORRAL, MELENDEZ, AVILA,GARDEA, and DURAN.
MOTION CARRIED

E. DISCUSSION AND RECOMMENDATION:

Planner

On a **Rezoning** application request (**Case No. RZ-002524-2023**) to approve a change in zone for one lot from R-PD (Residential-Planned Development) to A-1 (Apartments), legally described as *Lot 1, Block 4, Tuscany Park Village Replat "A", Town of Horizon City, El Paso County, Texas*. Containing 17.8630-acres+/- . Application submitted by Yasser Haydar.

ACTION: Motion made by **DURAN** , 2nd by **MELENDEZ** to recommend approval of rezoning request as recommended by staff.
AYES: FLORES, BERRY, CORRAL, MELENDEZ, and DURAN.
NAYS: AVILA and GARDEA
MOTION CARRIED

F. DISCUSSION AND RECOMMENDATION:

Planner

On a **Rezoning** application request (**Case No. RZ-002523-2023**) to approve a change in zone for four tracts of land from R-2 (Residential) to C-2 (Heavy Commercial), legally described as *Tracts 1, 10-C, 10 D-1 and 12, Section 32, Block 78, Township 3, Texas and Pacific Railroad Surveys, Town of Horizon City, El Paso County,*



Texas. Containing 5.8326-acres. Application submitted by TRE & Associates LLC.

ACTION: Motion made by **AVILA**, 2nd by **DURAN** to recommend approval of rezoning request.
AYES: **FLORES, BERRY, CORRAL, MELENDEZ, AVILA, GARDEA, and DURAN.**
MOTION CARRIED

G. DISCUSSION AND RECOMMENDATION:

Planner

On a **Specific Use Permit** application (**Case No. SUP-002527-2023**) for Automobile Service & Repair Station use on a property located at 14160 Horizon Blvd., legally described as *A Portion of Block 13, Horizon Manor Unit 1 Replat Subdivision, Town of Horizon City, El Paso County, Texas*. Containing 0.48-acres +/- . Application submitted by Guggenheim Development Services.

ACTION: Motion made by **CORRAL** , 2nd by **DURAN** to recommend approval of Specific Use Permit request.
AYES: **FLORES, BERRY, CORRAL, MELENDEZ, AVILA, GARDEA, and DURAN.**
MOTION CARRIED

5. OTHER BUSINESS

A. DISCUSSION AND ACTION:

On the Planning and Zoning meeting minutes for the meeting held on Monday, March 20, 2023.

ACTION: Motion made by **CORRAL** , 2nd by **DURAN** to approve meeting minutes.
AYES: **FLORES, BERRY, CORRAL, MELENDEZ, AVILA, GARDEA, and DURAN.**
MOTION CARRIED

6. ANNOUNCEMENTS

A. The next regular scheduled meeting: **Monday, July 17, 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 7:13 pm.

Roberto Avila – Chair

(Date)

ATTEST:

Kathleen Rodriguez
Secretary to the Boards

DISTRIBUTION OF MINUTES:

Original: Horizon City Administrative File



**MINUTES - REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
HELD ON MONDAY, JUNE 19, 2023 @ 6:00 PM
15001 DARRINGTON RD., HORIZON CITY, TEXAS 79928**

Copy: Planning and Zoning Commission
Posted: Internet Website: www.horizoncity.org