



HORIZON CITY

Incorporated 1988

**AGENDA
PUBLIC MEETING
REGULAR PLANNING AND ZONING MEETING
THE TOWN OF HORIZON CITY, TEXAS
Monday, October 16, 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, October 16, 2023 at 6:00 PM** at City Council Chambers Room, 15001 Darrington Road, Horizon City, TX 79928, at which time the following will be discussed and considered:

1. CALL TO ORDER; PLEDGE OF ALLEGIANCE; ESTABLISHMENT OF QUORUM

2. COMMISSION MEMBERS ATTENDANCE:

COMMISSIONERS EXCUSED AND UNEXCUSED:

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

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 Sept. 18, 2023 Meeting)**

B. DISCUSSION AND RECOMMENDATION:

Chief Planner

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

C. DISCUSSION AND RECOMMENDATION: **12**

Planning Director

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

5. OTHER BUSINESS

A. DISCUSSION AND ACTION: **18**

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

6. ANNOUNCEMENTS

A. The next regular scheduled meeting: **Monday, November 20, 2022 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 Commission Staff Report**

Case No.: SDF23-0001
Horizon Water

Application Type: **Final Plat**

P&Z Hearing Date: October 16, 2023

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

Address/Location: North of Horizon Blvd. and east of Eastlake Blvd.

Legal Description: A Portion of Section 32, Block 78, Township 3, Texas and Pacific Railway Company, El Paso County, Horizon City, Texas

Owner: Horizon Regional Municipal Utility District

Applicant/: TRE & Associates, L.L.C.

Nearest Park: Golden Eagle Park

Nearest School: Horizon High School

SURROUNDING PROPERTIES:

	Zoning	Land Use
N	R-2 (Single-Family Dwelling)	Vacant
E	R-2 (Single-Family Dwelling)	Horizon High School
S	R-2 (Single-Family Dwelling)	Holy Spirit Catholic Church
W	R-2 (Single-Family Dwelling)	Vacant

LAND USE AND ZONING:

	Existing	Proposed
Land Use	RO Treatment Facility	RO Treatment Facility Expansion
Zoning	C-2 (Heavy Commercial)	C-2 (Heavy Commercial)

Application Description:

On September 12, 2023, the City Council unanimously approved Horizon Water on a Preliminary Subdivision Plat basis subject to addressing pending Public Works and Engineering comments. The proposed Horizon Water Subdivision has an existing RO Treatment Plant where applicant proposes to expand later. The site includes five building structures and four water storage tanks to support the operation that is proposed to be expanded. The applicant is not proposing any additional ROW or any other dedication of improvements to the city and will continue to use Horizon Blvd. as main access. The expansion triggered rezoning case no. RZ-002523 heard and approved by City Council on August 08, 2023.

Staff Recommendation:

At the time that the agenda is posted, staff have not received a revised plat that addresses the staff comments. Therefore, staff will provide their recommendation to the Commission at the meeting.

Planning Comments:

No objections

Public Works Director Comments:

10/9/2023 1st Review

1. ~~Incorrect flood zone designation. The note states that this parcel is in a special flood hazard area "A".~~
2. ~~Parcel does not have direct legal access. In effect, provide a note stating a driveway will be constructed to have direct access from Horizon Blvd.~~
3. ~~Legend is missing proposed and existing property lines.~~

Town Engineer Comments:

Horizon Water

Summary of Recommended Conditions for Final Plat Approval:

The Town Engineer recommends the following:

1. ~~Address reelines and comments provided on the plat.~~
2. ~~Use current year for the Town of Horizon City Council signatures.~~
3. ~~Provided evidence that the address shown on the plat has been reviewed and approved by the El Paso County 9-1-1 District.~~
4. ~~Provide a closure report for the subdivision.~~

School District Comments:

No objections

El Paso County 9-1-1 District:

No objections

El Paso Electric:

No objections

Additional Requirements:

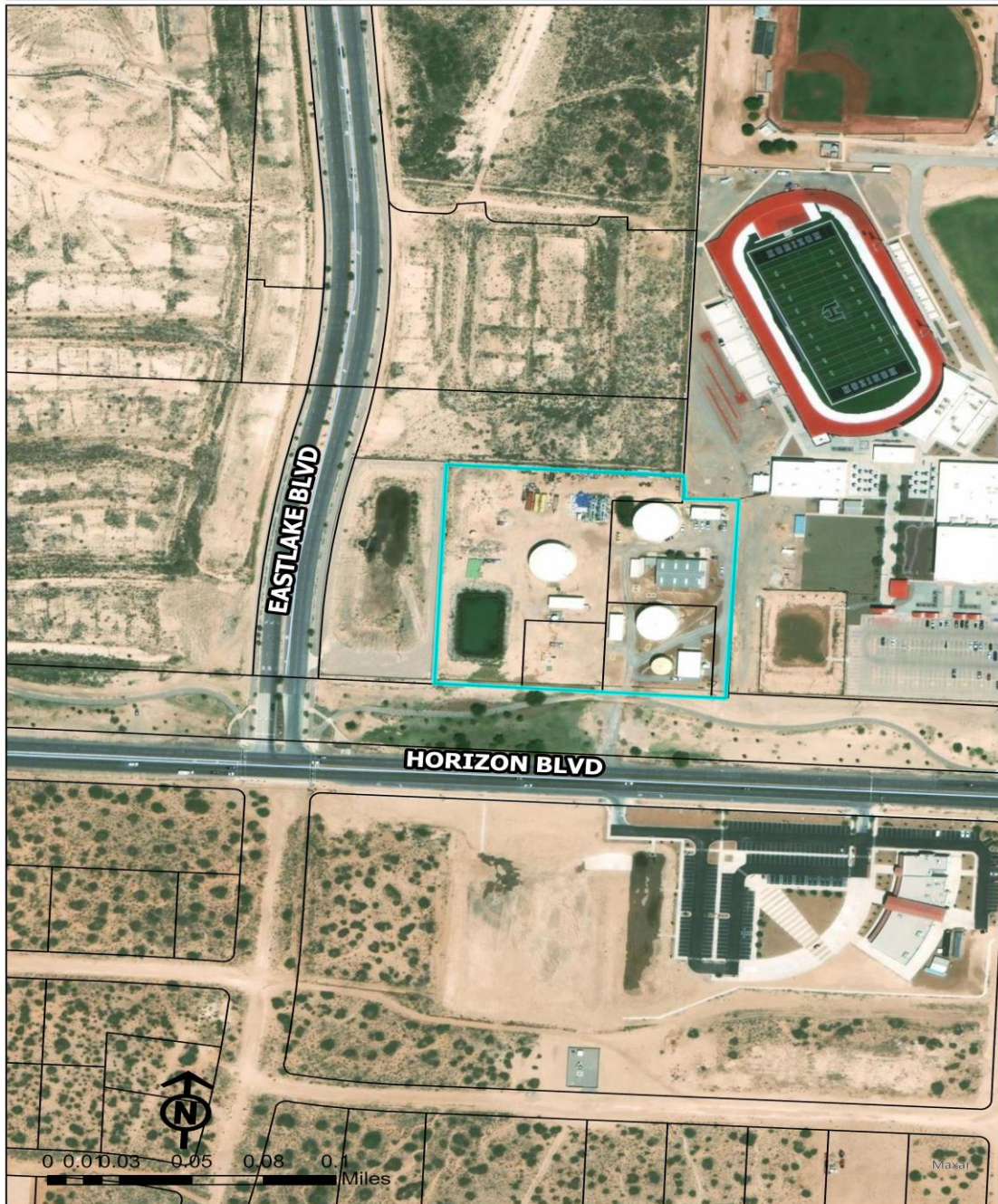
A final plat will need to be submitted within six months of City Council approval of preliminary plat or the preliminary plat will expire, and the applicant will need to resubmit and pay and application fee to restart the preliminary plat application process.

Attachments:

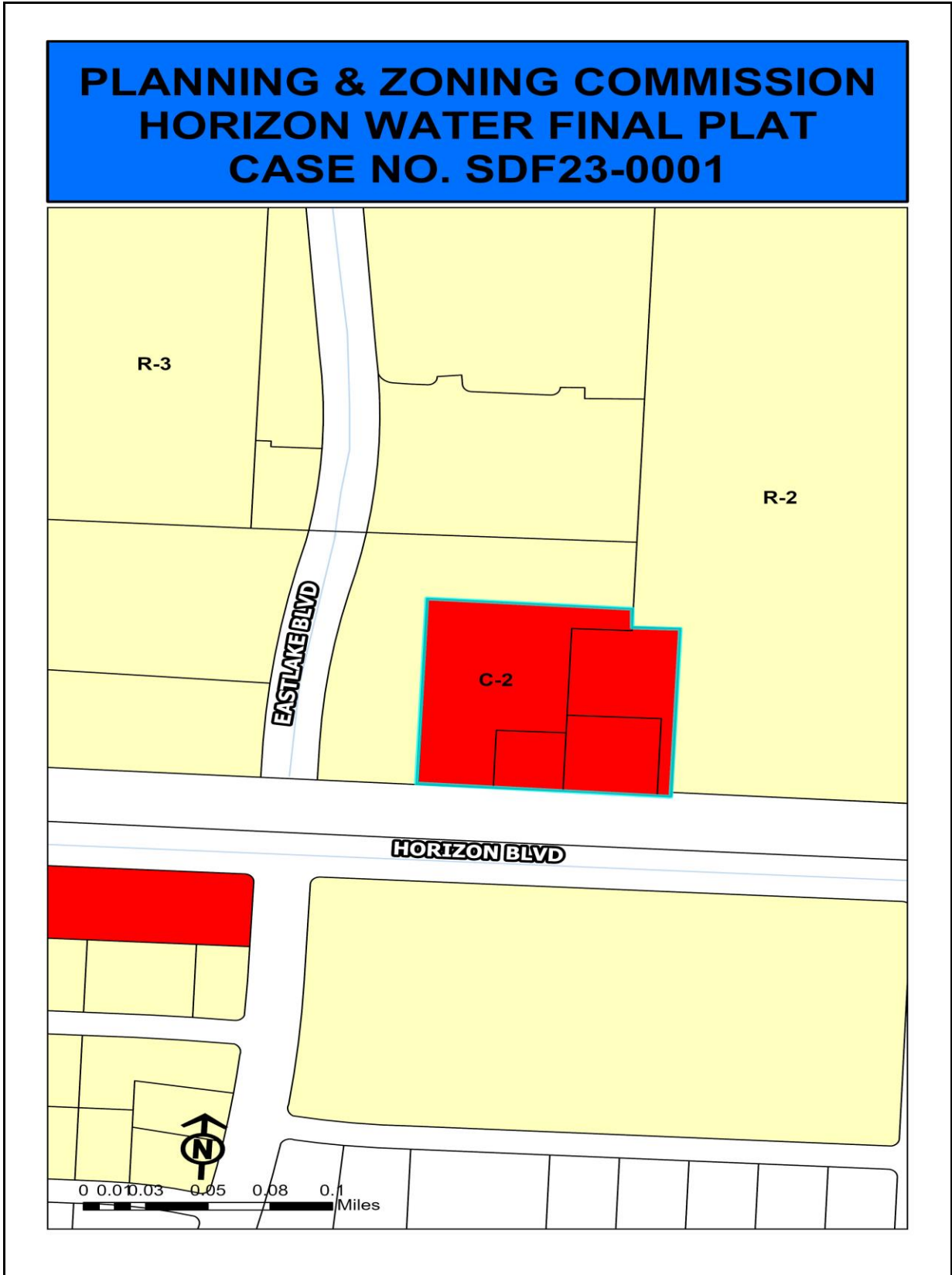
- 1 – Aerial
- 2 – Zoning Map
- 3 – Location Map
- 4 – Final Plat
- 5 – ROW Cross Section
- 6 – Final Plat Application

Attachment 1: Aerial

**PLANNING & ZONING COMMISSION
HORIZON WATER FINAL PLAT
CASE NO. SDF23-0001**



Attachment 2: Zoning Map



Attachment 3- Location Map



Attachment 6 – Application Final Plat

SUB-002533-2023 56



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

**MAJOR SUBDIVISION
 FINAL PLAT APPLICATION**

SUBDIVISION PROPOSED NAME: Horizon Water SUBMITTAL DATE: September 18, 2023

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)
A PORTION OF SECTION NO. 32, BLOCK 78 TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY
EL PASO COUNTY, TEXAS CONTAINING 5.839 ACRES +/-

2. PROPERTY LAND USES:

	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	_____	_____	OFFICE	_____	_____
DUPLEX	_____	_____	STREET & ALLEY	_____	_____
APARTMENT	_____	_____	PONDING & DRAINAGE	_____	_____
MOBILE HOME	_____	_____	INSTITUTIONAL	_____	_____
P.U.D.	_____	_____	OTHER	_____	_____
PARK (Min 1 Acre)	_____	_____	NON-RESIDENTIAL	<u>5.839</u>	<u>1</u>
SCHOOL	_____	_____		_____	_____
COMMERCIAL	_____	_____	TOTAL NO. SITES	_____	<u>1</u>
INDUSTRIAL	_____	_____	TOTAL (GROSS) ACREAGE	<u>5.839</u>	_____

3. WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? C2 PROPOSED ZONING _____

4. WILL THE RESIDENTIAL SITES, AS PROPOSED, PERMIT DEVELOPMENT IN FULL COMPLIANCE WITH ALL ZONING REQUIREMENTS OF THE EXISTING RESIDENTIAL ZONE(S)? YES NO

5. WHAT TYPE OF UTILITY EASEMENTS ARE PROPOSED? UNDERGROUND OVERHEAD COMBINATION

6. WHAT TYPE OF DRAINAGE IS PROPOSED? (IF APPLICABLE LIST MORE THAN ONE) Sheet flow to a retention pond

7. IF SINGLE-FAMILY OR DUPLEX DEVELOPMENT IS PROPOSED: AVERAGE FLOOR AREA OF HOUSES N/A

8. ARE SPECIAL IMPROVEMENTS PROPOSED IN CONNECTION WITH THE DEVELOPMENT? YES NO

9. IS A MODIFICATION OF ANY PORTION OF THE SUBDIVISION ORDINANCE PROPOSED? YES NO
 IF "YES", PLEASE LIST SECTION & EXPLAIN THE NATURE OF THE MODIFICATION _____

10. WHAT TYPE OF LANDSCAPING IS PROPOSED? PARKWAY MEDIANS OTHER N/A

11. REMARKS AND/OR EXPLANATION OF SPECIAL CIRCUMSTANCES: N/A

12. WILL PLAT BE RECORDED PRIOR TO SUBDIVISION IMPROVEMENTS BEING COMPLETED & APPROVED? YES NO N/A INITIALS K.B.
 IF YES, submit REQUIRED GUARANTEE (SECTION 4.10.3 & 8.1.7, Municode Chapter 10) OR Improvement Cost Estimates & Construction Agreement

13. WILL ANY RESTRICTIONS AND COVENANTS BE RECORDED WITH PLAT? YES NO INITIALS K.B. IF YES, PLEASE SUBMIT COPY.

14. OWNER OF RECORD Horizon Regional Municipal Utility District carlos.mcginnis@inframark.com (915) 852-3917
(NAME & ADDRESS) (EMAIL) (PHONE)

15. DEVELOPER Horizon Regional Municipal Utility District carlos.mcginnis@inframark.com (915) 852-3917
(NAME & ADDRESS) (EMAIL) (PHONE)

16. ENGINEER TRE and Associates, LLC kbarraza@tr-eng.com (915) 852-9093
(NAME & ADDRESS) (EMAIL) (PHONE)

17. APPLICANT TRE and Associates, LLC kbarraza@tr-eng.com (915) 852-9093
(NAME & ADDRESS) (EMAIL) (PHONE)

18. REP/POINT OF CONTACT Karen Barraza 110 Mesa Park Dr., Ste. 200 kbarraza@tr-eng.com (915) 852-9093
(NAME & ADDRESS) (EMAIL) (PHONE)

NOTE: Applicant is responsible for all expenses incurred by the City in connection with the Final plat approval request, including but not limited to attorney's fees, engineering fees and publication. Charges exceeding deposit will be invoiced separately. Initials K.B.
 Applicant Signature [Signature] EMAIL kbarraza@tr-eng.com

APPLICATION MUST BE COMPLETE & VALIDATED PRIOR TO SUBDIVISION PROCESSING
 Acceptance of fee does not grant acceptance of application.
 Non Refundable Deposit \$500.00 | Application Fee: \$150

TOWN OF HORIZON CITY

ORDINANCE NO. 0102, AMENDMENT NO. 037

AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE TOWN OF HORIZON CITY, TEXAS, CHAPTER 14 (ZONING), EXHIBIT A (ZONING ORDINANCE), TO REVISE AND AMEND THE FOLLOWING: CHAPTER 7 (INDUSTRIAL DISTRICTS) SECTION 703 (M-1), SUBSECTION 703.2 (PERMITTED USES); SECTION 704 (M-2), SUBSECTION 704.2 (PERMITTED USES), AMENDING AND ADDING PERMITTED USES IN M-1 (LIGHT INDUSTRIAL) AND M-2 (HEAVY INDUSTRIAL) ZONE DISTRICTS; SECTION 702 (GENERAL REQUIREMENTS), SUB SECTION 702.3 (HEIGHT AND BULK STANDARDS M-1 AND M-2), SUB SECTION 702.3.2 (HEIGHT STANDARDS) AMENDING HEIGHT REQUIREMENTS FOR ADDED USES IN M-1 AND M-2 ZONE DISTRICTS; CHAPTER 6 (GENERAL COMMERCIAL DISTRICTS), SECTION 604 (C-2), SUBSECTION 604.2 (PERMITTED USES), SUB SECTION 604.3 USES PERMITTED BY SPECIFIC USE PERMIT, AMENDING AND ADDING PERMITTED USES IN C-2 (HEAVY COMMERCIAL) ZONE DISTRICT; AND CHAPTER 2 (DEFINITIONS), SECTION 202 (GENERAL DEFINITIONS) TO AMEND AND ADD DEFINITIONS FOR WAREHOUSING; PROPER NOTICE; AND EFFECTIVE DATE; THE PENALTY BEING AS PROVIDED IN SECTION 810 OF THE ZONING ORDINANCE (NO. 0102) OF THE TOWN OF HORIZON CITY, TEXAS, CREATING A MISDEMEANOR PUNISHABLE BY A FINE NOT TO EXCEED \$2,000.

WHEREAS, a proposal was brought forward by staff to and considered by the Town of Horizon City Planning and Zoning Commission to amend portions of Ordinance No. 0102 relating to permitted uses in the M-1, M-2 and C-2 Zoning Districts; and

WHEREAS, the Planning and Zoning Commission considered the staff's proposals at its October 16, 2023, regular meetings and voted to recommend approval of the change to the ordinance; and

WHEREAS, public hearings have been held by the Town Council as required by law; and

WHEREAS, all written and oral protests (if any) submitted against the proposed ordinance change have been reviewed and considered; and

WHEREAS, pursuant to Texas Local Government Code section 51.001, the town has general authority to adopt an ordinance that is for the good government, peace or order of the Town and is necessary or proper for carrying out a power granted by law to the Town; and

WHEREAS, the City Council finds that it is necessary and proper for the good government, peace, and order and that our physical environment has a direct impact on the chances for happy, prosperous lives for the residents of the Town of Horizon City to adopt this Ordinance and technical code; and

WHEREAS, the Texas Local Government Code Section 211.005(b) requires “that zoning regulations be uniform for each class or kind of building in a district”, furthermore, “regulations shall be adopted with reasonable consideration, among other things, for the character of each district and its particular suitability for particular uses, with a view of conserving the value of buildings, maximizing the best use of property, and encouraging the most appropriate use of land in the municipality”.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE TOWN OF HORIZON CITY, TEXAS:

I. ENACTMENT OF AMENDMENTS

Pursuant to Sections 51.001 and 51.012 of the Texas Local Government Code, the City Council of the Town of Horizon City hereby enacts and adopts this amendment no. 036 to Ordinance no.0102, which regulates zoning within the territorial limits of the Town of Horizon City and related matters, to amend Sections 703, 704 and 604 as follows:

Section 703 M-1

Sub Section 703.2 Permitted uses in M-1

To remove small warehousing and add **General Warehousing** as a permitted use.

~~F. Small Storage Warehouse (less than 5000 SF Net Leased Area);~~

F. General Warehousing as defined in Section 202 Definitions

Section 702 General Regulations

Sub Section 702.3 Height and Bulk Standards ~~M-1~~

Sub section 702.3.2 Height Standards

To add height standards for General Warehousing use in M-1 and M-2:

A. For general warehousing use the maximum height in M-1 and M-2 is 60 (sixty) feet unless adjacent to any residential zoning district or use and for all other permitted uses, the

maximum height is forty-five (45) feet. Any warehousing use with a height of 45 feet or more that is adjacent to a residential zoning district or use shall comply with the following:

- a) A fifty (50') foot setback adjacent to a residential zoning district or use.
- b) An eight (8') foot rock wall on the high side except that the last 2 (two) feet may be a combination of wrought iron or other opaque material.
- c) A ten (10') foot landscape buffer consisting of two (2") inch caliper trees at every 15 feet on center within the required fifty (50') foot setback directly adjacent to any residential zoning district or use.
- d) That any hazardous, explosive material or chemical is appropriately stored and permitted by the fire marshal and verified by the building official or designee at the time of building permit submittal to Horizon City.

Section 604 C-2

Sub Section 604.2 Permitted uses in C-2

To add **Small Warehousing** as a permitted use.

M. Small Warehousing (20,000 square foot maximum)

N. Funeral Home (with no crematorium)

M.O. Ground- Mounted cellular telecommunication antenna

N. P. Facility- Mounted Antennas

Sub Section 604.3 Uses Permitted by Specific Use Permit

To add the following use by Specific Use Permit:

D. Funeral Home with crematorium

Section 602 General Regulations

Sub Section 602.2.3 Height Standards

To add **Sub Section G.** For small warehouse use:

G. For small warehouse use, the maximum height in a C-2 zone is 45 (forty-five) feet. Any warehouse use on a C-2 zoned property that is adjacent to a residential zoning district or use shall comply with the following:

- a) A fifty (50') foot setback adjacent to a residential zoning district or use.
- b) An eight (8') foot rock wall on the high side except that the last 2 (two) feet may be a combination of wrought iron or other opaque material.
- c) A ten (10') foot landscape buffer consisting of two (2") inch caliper trees at every 15 feet on center within the required fifty (50') foot setback directly adjacent to any residential zoning district or use.
- d) That any hazardous, explosive material or chemical is appropriately stored and permitted by the fire marshal and verified by the building official or designee at the time of building permit submittal to Horizon City.

Section 202 General Definitions

To add **Warehousing - General** definition:

Warehousing - General. Large scale storing of goods or raw materials in a designated location, known as a warehouse, until they are distributed, sold, or used in manufacturing, servicing, or sales. General warehousing includes: bonded warehousing (where goods can be imported into the country then stored and processed), public warehousing (open to the public and are typically owned by a third-party logistics company and rented for a short-term or long-term period), private warehousing (no third party involved and owned by the company), refrigerated warehousing (maintaining warehouse at specific levels to maintain the integrity of food or material that requires refrigeration such as food, pharmaceutical and cosmetic as well as other uses that need to maintained fresh or cooled) and flex/warehousing (a combination of warehousing, service or retail use). General warehousing does not include truck or private bus terminal use.

To add **Warehousing - Small** definition:

Warehousing - Small. Small scale storing (20,000 sq. feet or less) of goods or raw materials in a designated location, known as a warehouse, until they are distributed, sold, or used in manufacturing, servicing, or sales. General warehousing includes: bonded warehousing (where goods can be imported into the country then stored and processed), public warehousing (open to the public and are typically owned by a third-party logistics company and rented for a short-term or long-term period), private warehousing (no third party involved and owned by the company), refrigerated warehousing (maintaining warehouse at specific levels to maintain the integrity of food or material that requires refrigeration such as food, pharmaceutical and cosmetic as well as other uses that need to maintained fresh or cooled) and flex/warehousing (a combination of warehousing, service or retail use). Small warehousing does not include truck or private bus terminal use.

II. FINDINGS OF FACT

That this ordinance was duly enacted with all requisites and formalities incident thereto the enactment of ordinance, and such is evidenced by the signatures below; and further that the foregoing recitals are incorporated into this ordinance by reference as findings of fact as if expressly set forth herein.

III. REPEALER

All ordinances, resolutions, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the effect of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.

IV. SEVERABILITY

Should any of the clauses, sentences, paragraphs, sections, or parts of this ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

V. PROPER NOTICE AND MEETING

It is officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52, Texas Local Government Code and the Charter of the Town of Horizon City, Texas.

PASSED AND APPROVED this the ____ day of _____, 2023, by a vote of ____ (ayes) to ____ (nays) to ____ (abstentions) of the City Council of Horizon City, Texas.

Town of Horizon City

By: _____
Andres Renteria, Mayor

ATTEST:

By: _____
Elvia Schuller, City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Sylvia Borunda Firth
City Attorney

Michelle Garcia
Planning Director

DRAFT



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

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

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

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

AYES: FLORES, DURAN, JOLLEY, MELENDEZ, AVILA, , and RODRIGUEZ.

ABSTAIN: GARDEA

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 **GARDEA** , 2nd by **DURAN** to postpone Replat request to October 16th , 2023 Planning and Zoning Meeting.

AYES: FLORES, MELENDEZ, AVILA, DURAN, JOLLEY , GARDEA and RODRIGUEZ.
MOTION CARRIED

4B.DISCUSSION AND RECOMMENDATION:

Planner

On the **Preliminary and Final Subdivision Plat** application for **HW8140 (Case No. SUC23-0001)**, legally described as Tract 5-D, Block 78, Township 3, Section 42, Texas and Pacific Railway Company Survey and Tract 1-H, Block 78, Township 3, Section 43, Texas and Pacific Railway Company Survey, Town of Horizon City, El Paso County, Texas. Containing 1.000± acres. Application submitted by Atlas Engineering Management & Contracting

ACTION: Motion made for conditional approval by **Gardea** , 2nd by **RODRIGUEZ** to recommend approval of the Preliminary and Final Subdivision Plat application as recommended by staff with a condition that all staff comments be addressed prior to City Council approval.

AYES: FLORES, MELENDEZ, AVILA, GARDEA, DURAN, JOLLEY and RODRIGUEZ.
MOTION CARRIED

4C. Discussion and Recommendation:

Planner

On the **Preliminary Subdivision Plat** application for **Rancho Desierto Bello Unit 16 (Case No. SDP23-0001)**, legally described as a portion of Leigh Clark Survey No. 297, Town of Horizon City, El Paso County, Texas. Containing 21.244 ± acres. Application submitted by TRE and Associates, LLC. (Floor Revision)

ACTION: Motion made for conditional approval by **RODRIGUEZ** , 2nd by **GARDEA** to recommend approval of the Preliminary Subdivision Plat application as recommended by staff with a condition placed by Commissioner Rodriguez:

That Claret Cup Road be completed on RDB U-14 prior to approval of RDB U-16 Final Plat.

AYES: FLORES, MELENDEZ, AVILA, GARDEA, RODRIGUEZ, DURAN AND JOLLEY.
MOTION CARRIED

5. OTHER BUSINESS

A. DISCUSSION AND ACTION:

On the Planning and Zoning meeting minutes for the meeting held on Monday, July 17, 2023.

ACTION: Motion made by **AVILA** , 2nd by **RODRIGUEZ** to approve meeting minutes.

AYES: FLORES, MELENDEZ, AVILA, GARDEA, JOLLEY and RODRIGUEZ.

ABSTAIN: DURAN

MOTION CARRIED

6. ANNOUNCEMENTS

A. The next regular scheduled meeting: **Monday, November 20 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 6:27 pm.

ACTION: ADJOURNMENT

AYES: FLORES, MELENDEZ, AVILA, GARDEA, JOLLEY, DURAN, and RODRIGUEZ.

MOTION CARRIED

Roberto Avila – Chair

(Date)

ATTEST:

Arturo Rubio, AICP, CNU-A
Planner

DISTRIBUTION OF MINUTES:

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