



HORIZON CITY

Incorporated 1988

**AGENDA
PUBLIC MEETING
REGULAR PLANNING AND ZONING MEETING
THE TOWN OF HORIZON CITY, TEXAS
Monday, November 20, 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, November 20, 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. **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 October 16, 2023 Meeting)**

B. DISCUSSION AND RECOMMENDATION

Chief Planner

4

On a **Rezoning** application request (**Case No. ZR23-0001**) 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.

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

On the **Preliminary and Final Subdivision Plat** application for **Weaver & Kenazo (Case No. SUC23-0002)**, legally described as Tract 1-J-1, Section 43, Block 78, Township 3, Texas and Pacific Railway Company Survey, Town of Horizon City, El Paso County, Texas. Containing 9.9839± acres. Application submitted by Cire3 Architects.

5. OTHER BUSINESS
A. DISCUSSION AND ACTION: **26**

On the Planning and Zoning meeting minutes for the meeting held on October 16, 2021

B. DISCUSSION AND ACTION **29**
On the review and adoption of the 2024 P&Z Meeting Schedule.

6. ANNOUNCEMENTS

A. The next regular scheduled meeting: **Monday, December 18, 2023 at 6pm.**

Adjournment:

Motion to Adjournment: _____ 2nd _____

Dated this Friday, 11/17/23

By: _____
Elvia Schuller, City Clerk

I, the undersigned authority, hereby certify that the above notice of the Regular Planning and Zoning Meeting of the Town of Horizon City, Texas is a correct copy of this notice, and that I posted this notice at least seventy-two (72) hours preceding the scheduled meeting at the City Hall Bulletin Boards of the Town of Horizon City, Texas on this Friday, 11/17/23 by 5:00 p.m.

Agenda Removed: _____ Time _____ By _____

In compliance with the Americans with Disabilities Act, the Town of Horizon City will provide for reasonable accommodations for persons attending meetings. Requests for auxiliary aids and services must be made 48 hours prior to this meeting by calling the City Clerk at (915) 852-1046.

SPEAKER REQUEST FORM

(for all persons who wish to address the Board or Commission)

Date of Meeting: _____

Your Name: _____

Residence Address: _____

City: _____ Contact Number: _____

IF SPEAKING FOR AN ORGANIZATION:

Name of Organization: _____

Speaker's Official Capacity: _____

Agenda Item No.: _____ Public Hearing Agenda Item No.: _____

For (if applicable) Against (if applicable)

OPEN FORUM:

To speak on an item not listed on the agenda, known as **OPEN FORUM**, please indicate area of interest:

Please remember to step to the podium as soon as you are recognized by the chair; state your name and address before beginning your presentation. If you have written notes you wish to present to the Chair and the Board/Commission, PLEASE FURNISH AN EXTRA COPY FOR THE BOARD/COMMISSION.

The Board/Commission will appreciate each speaker limiting an address on any one item to three minutes.

Thank you for your cooperation.

**PLEASE CARRY THIS FORM TO THE
BOARD SECRETARY AT THE DESK PRIOR
TO THE BEGINNING OF THE MEETING.**



TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.: ZRZ23-0001

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

Address/Location: 460 Kenazo Dr.; South of Eastlake Blvd. and East of Kenazo Dr.

Property ID No.:

Legal Description: Lot 1, Block 3, Kenazo Estates Unit 2, Town of Horizon City, El Paso County, Texas

Property Owner(s): Pebble Hills Plaza, LTD

Applicant: Conde Inc.

Nearest Park: Horizon Mesa

Nearest School: Horizon Middle School & Dessert Hills Elementary (CISD)

SURROUNDING PROPERTIES:

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

LAND USE AND ZONING:

	Existing	Proposed
Land Use	Vacant	Commercial
Zoning	C-1	Commercial Development

Application Description:

The applicant is requesting to rezone approximately 6.634 of land that is currently vacant. The subject property is currently zoned C-1 (General Commercial) and is proposed to be rezoned as C-2 (Heavy Commercial) to allow for the following uses that would not be permitted on C-1 or would require a Specific Use Permit:

1. Funeral Home (without crematorium)
2. Service station (oil change and minor repair services).
2. Restaurant (deriving more than 75% of Gross Revenue from sale of alcoholic beverages).
3. Recreation and entertainment.
4. Self-storage warehouse.
5. Print and copy shop.
6. Private club/ lodge or meeting hall.

Notice:

In accordance with Section 211.007 of the Texas Local Government Code, notices of the November 20, 2023, public hearing for the rezoning request were sent to those property owners within 200 feet of the subject property on October 30, 2023, then posted in the El Paso Times Newspaper on October 30, 2023. In addition, the applicant is required to erect signs notifying the public of the proposed rezoning on the site proposed for rezoning fifteen (15) days prior to the Planning and Zoning Commission public hearing. Staff has confirmed that the sign has been up 15 days prior to the P&Z public hearing.

Shaping Our Horizon:2030 A Comprehensive and Strategic Plan – Future Land Use Map Designation:

Horizon City Shaping Our Horizon: 2030 Comprehensive and Strategic Plan designates this property as Multi-Family. There are existing C-2 zoned properties to the west and north of the subject property. Portions of the Multi-Family designated area have transitioned to C-2 zoning district to the north and west of the subject property.

Staff Recommendation:

Staff recommends **APPROVAL** of the zone change from C-1 to C-2 in support of a variety of commercial uses proposed as those services and goods are needed in the community. The subject property is located adjacent to a major arterial and compatible C-2 commercial zoning districts to the north, west, and south of the subject property.

Planning Division Comments:

If the zone change is approved and the applicant chooses to install a crematorium, approval of a Specific Use Permit would be required.

Options available to the Planning and Zoning Commission:

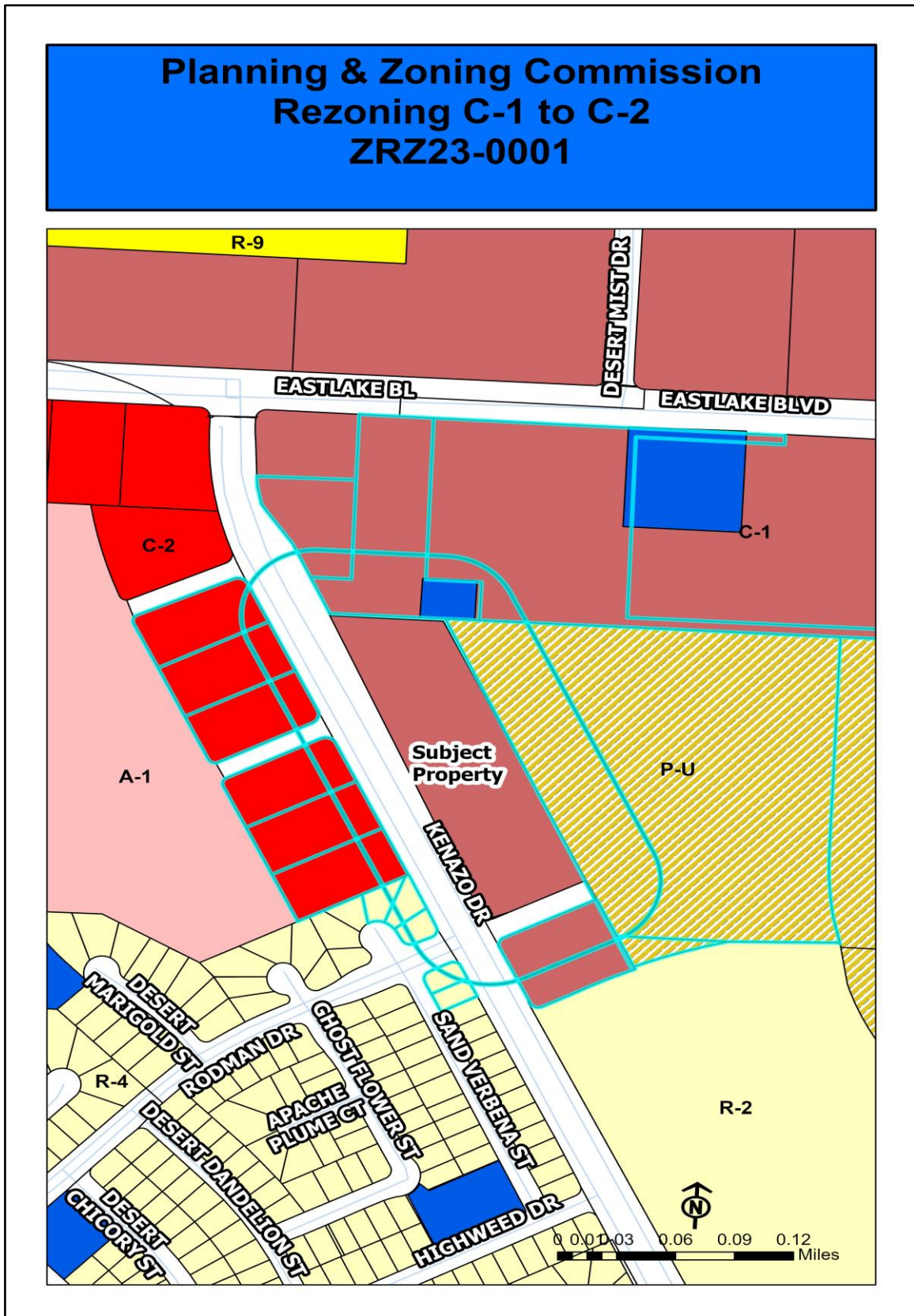
The Planning and Zoning Commission may consider the following options and additional requirements that it identifies when reviewing this Rezoning application:

1. Recommend approval of the request for a rezoning to C-2 Zoning District as stated.
2. Recommend approval of the request for rezoning as stated, including any modifications to bring the rezoning into conformance with the Zoning Ordinance and the Vision 2030: Comprehensive and Strategic Plan.
3. Recommend denial of the Applicant's request for rezoning finding that it is not in conformance with the Zoning Ordinance and/or the Vision 2030: Comprehensive and Strategic Plan.
4. Recommend a set postponement should the Commission determine it is not prepared to make a final recommendation, the applicant requests a postponement or if the Commission needs additional information to make a final recommendation.

Attachments:

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

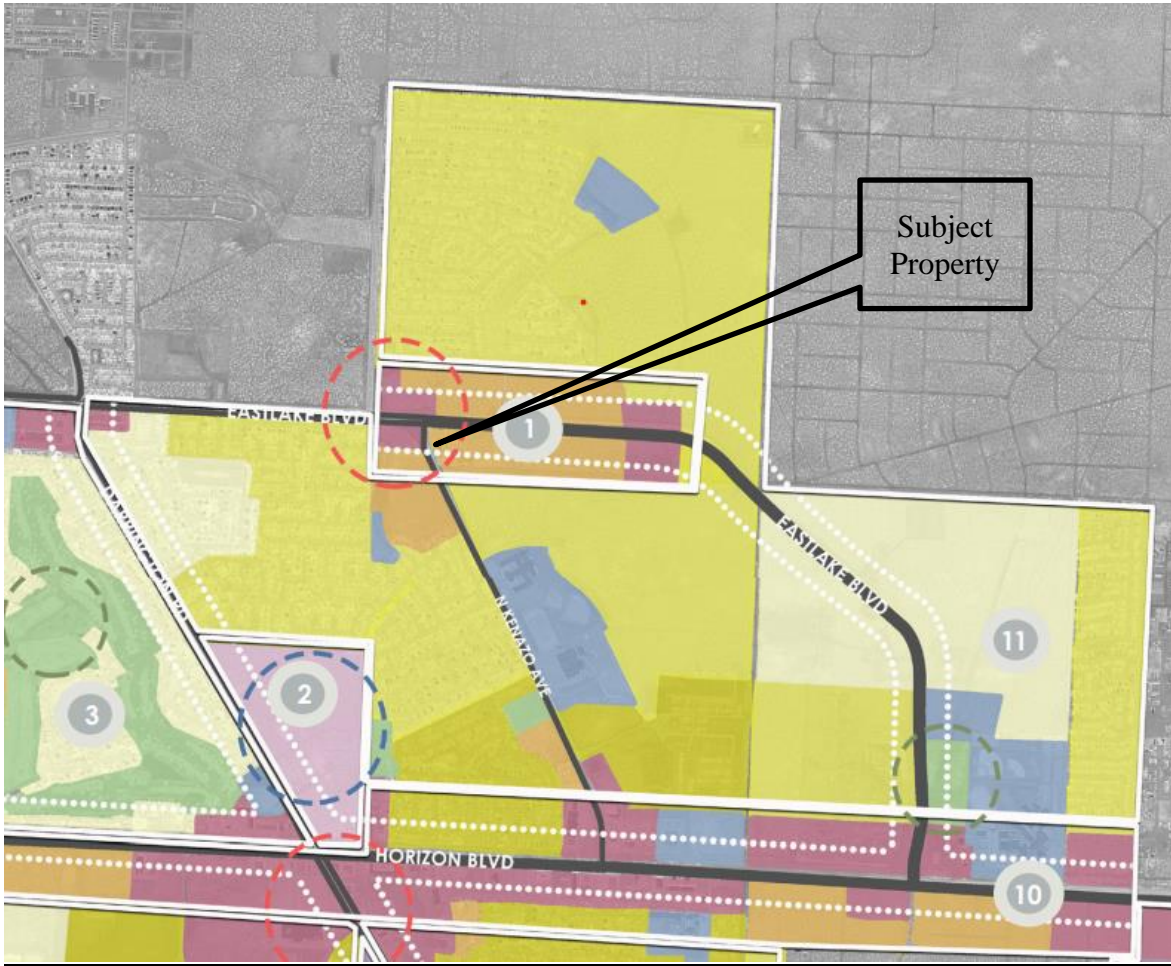
Attachment 1: Zoning Designation



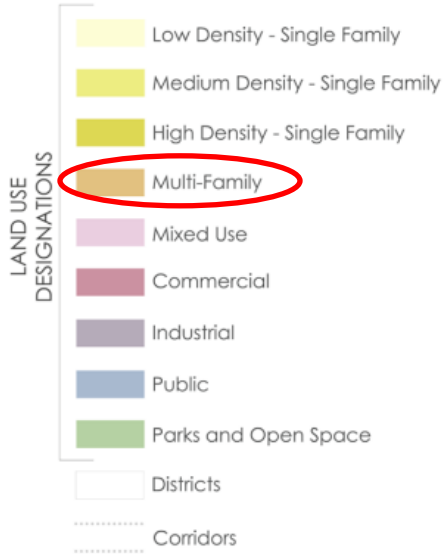
**Planning & Zoning Commission
Rezoning C-1 to C-2
ZRZ23-0001**



Attachment 3: Future Land Use Map



LEGEND



Attachment 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)

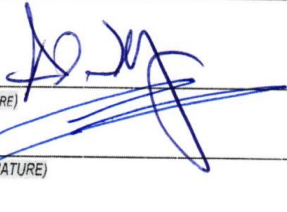
If the legal description of the complete tracts or if plat is not available, attached are the **required** Metes & Bounds Description & survey map(s)? Yes No

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)

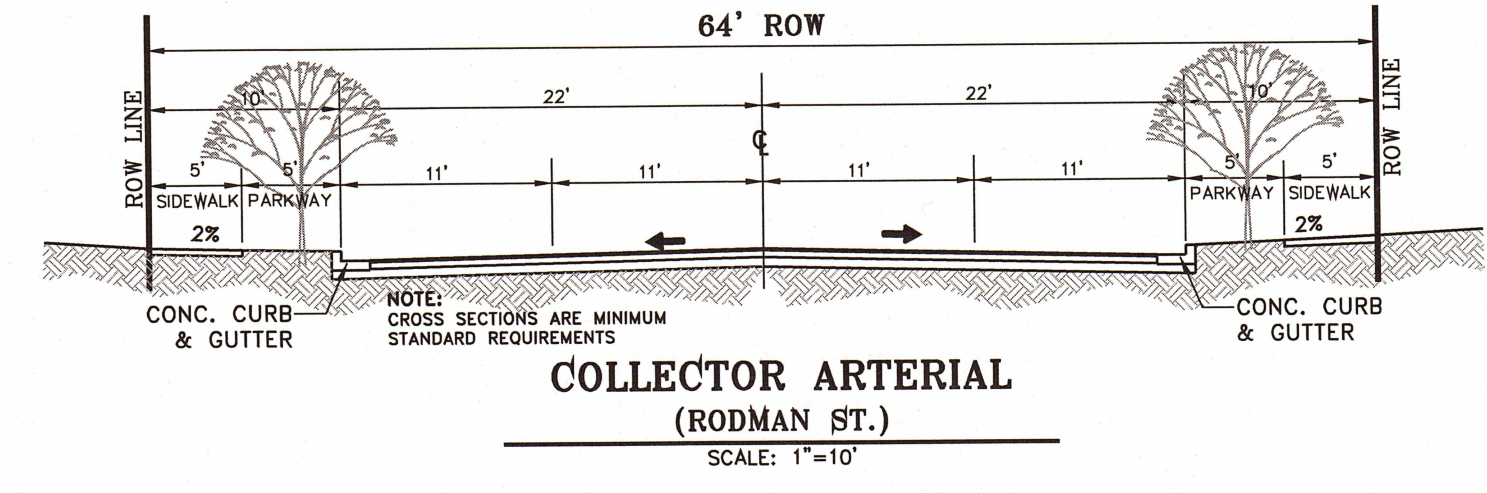
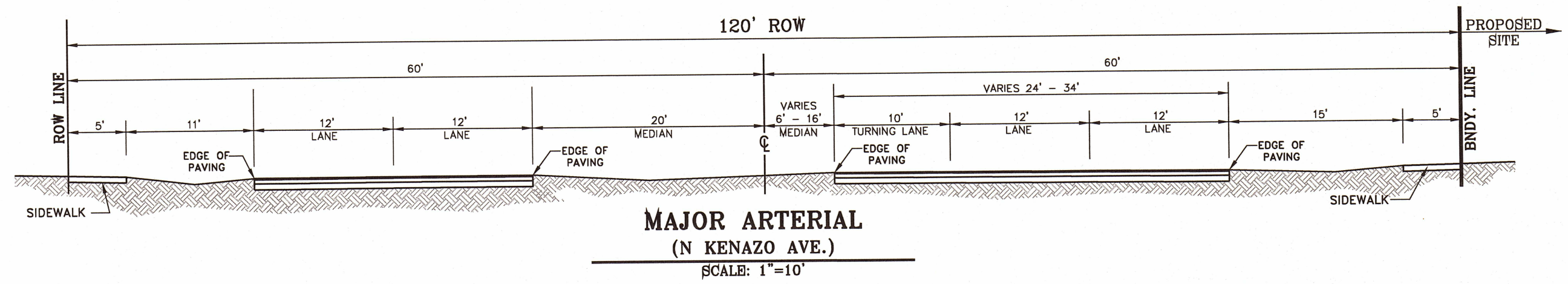
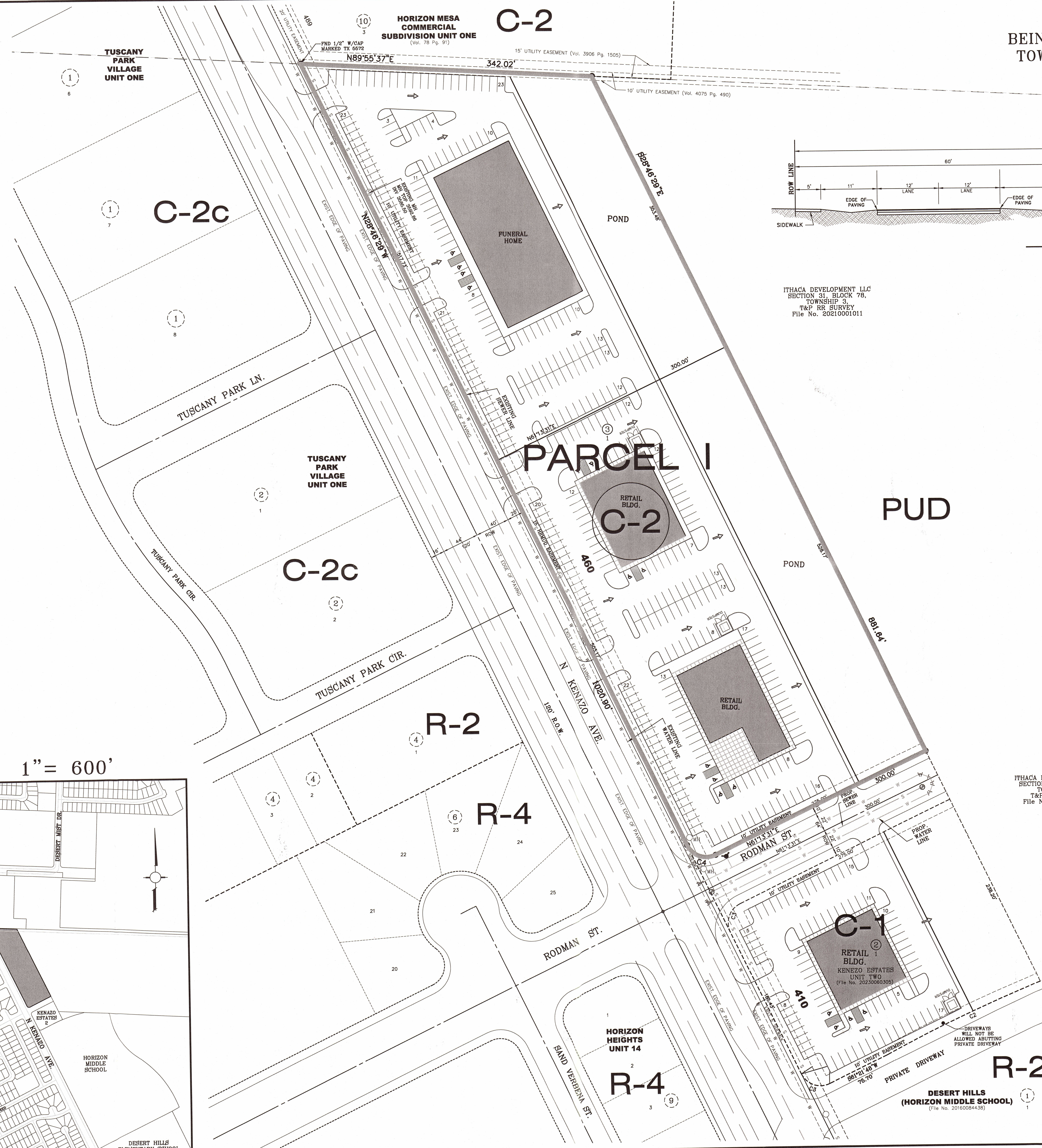
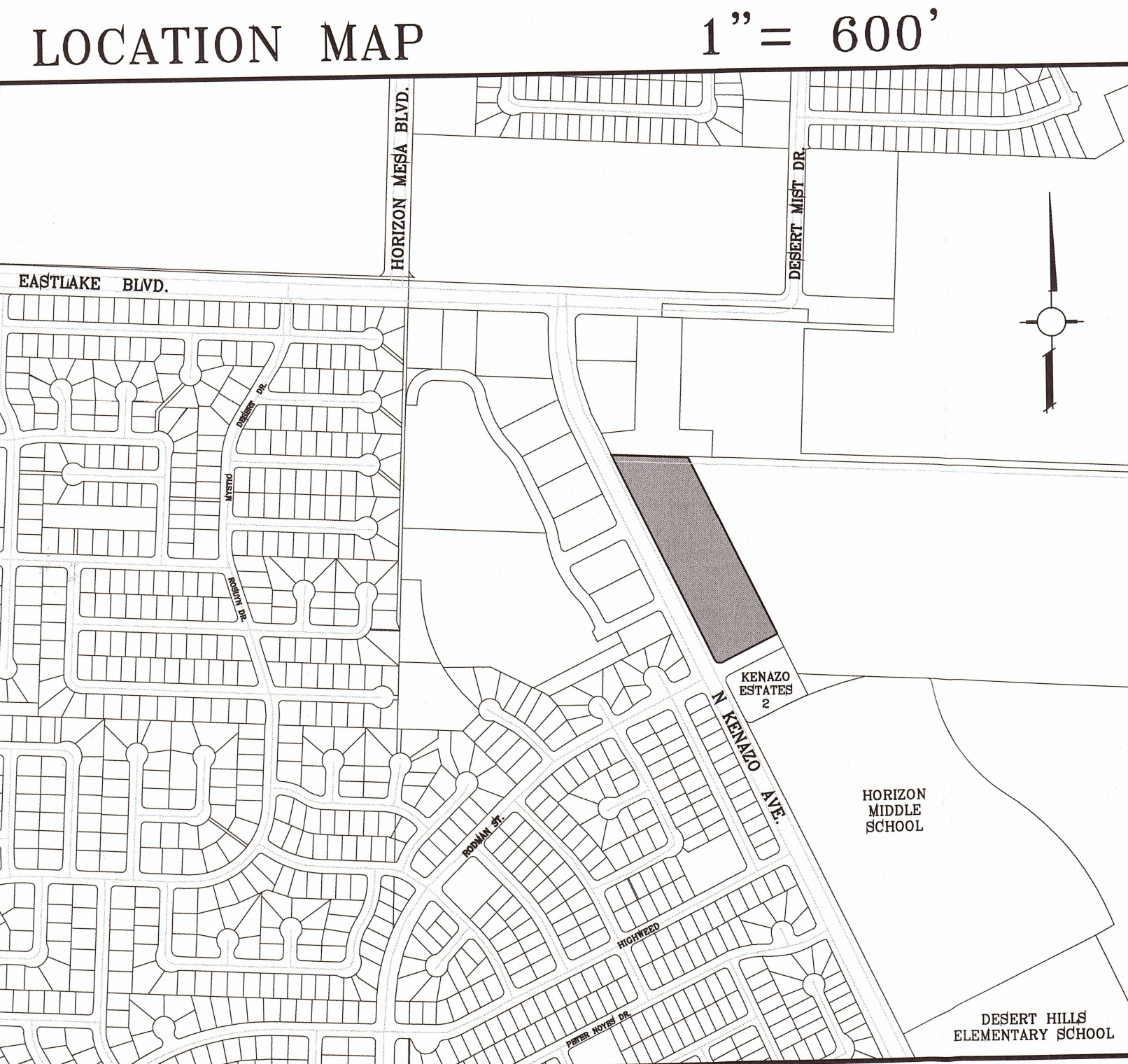
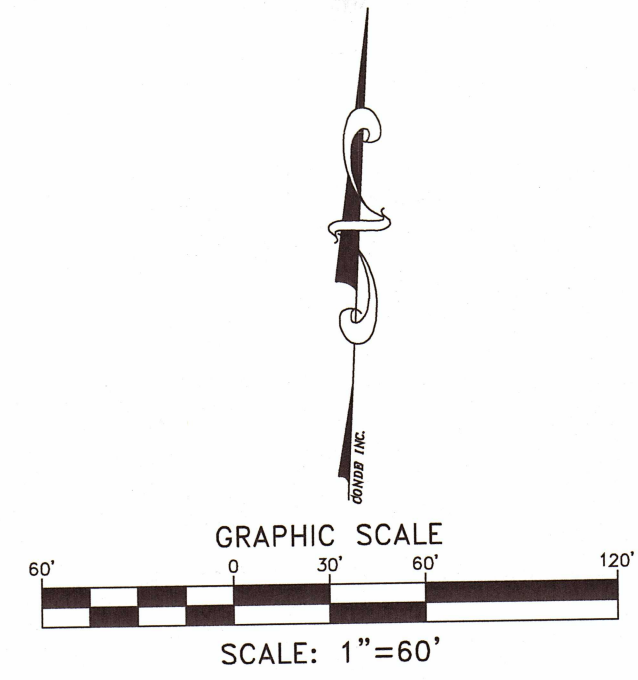
FEE SCHEDULE: (NON-REFUNDABLE)		Application & Submittals Due Date: _____	
\$300 - UP TO 1.0 ACRES	\$450 - 30.1 ACRES TO 50 ACRES	P&Z Scheduled Mtg. Date: _____	City Council Scheduled Date: _____
\$350 - 1.1 ACRES TO 10 ACRES	\$500 - 50.1 ACRES TO 75 ACRES	Application Received By: _____	Date Application Rec'd: _____
\$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 ½ HOUR		

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'	99.85'	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.

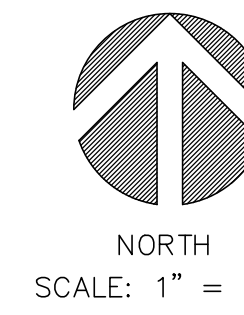
DATE OF PREPARATION: OCTOBER 19, 2023

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

WEAVER & KENAZO SUBDIVISION

TRACT 1-J-1, SECTION 43, BLOCK 78, TOWNSHIP 3
T.&P. RAILWAY Co. SURVEYS, EL PASO COUNTY, TEXAS.
9.984 ACRES ±

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	20.00'	31.58'	28.40'	N44°43'20"E	90°27'56"
C2	384.00'	62.72'	62.64'	N85°32'08"W	09°21'24"
C3	384.00'	59.08'	59.02'	S85°32'08"W	08°48'53"

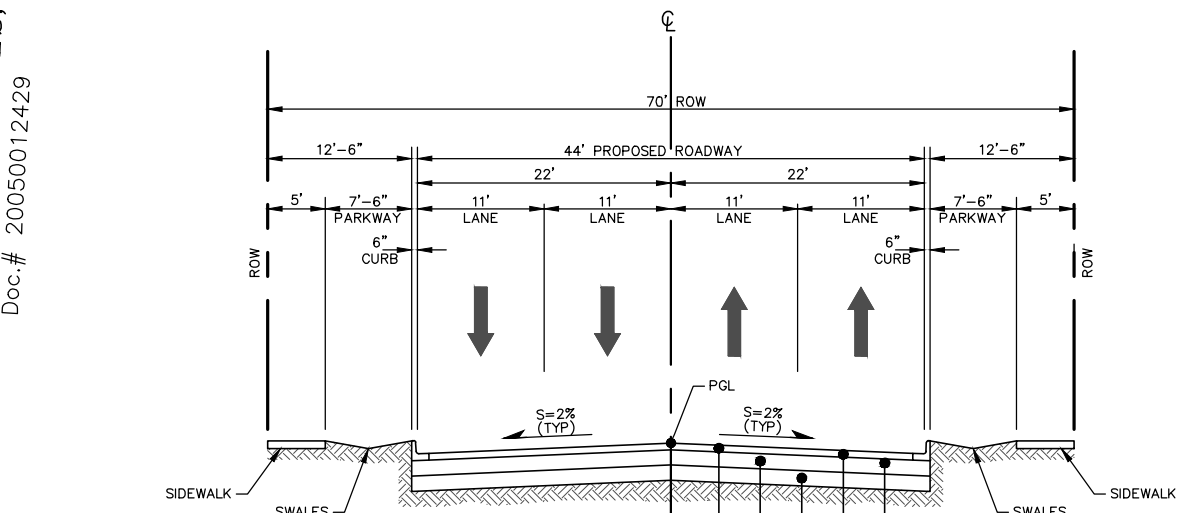


PROPOSED LAND USE
COMMERCIAL
COMMERCIAL LOTS = 1

SCHOOL DISTRICT
CLINT
INDEPENDENT
SCHOOL DISTRICT

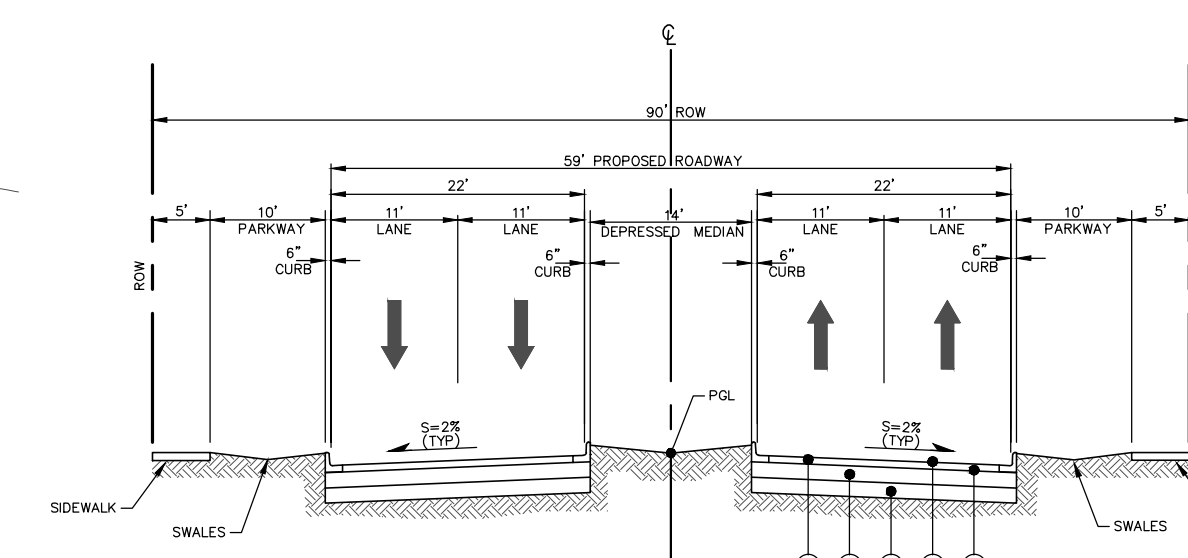
LEGEND

- SUBDIVISION BOUNDARY LINE
- STREET RIGHT OF WAY
- STREET CENTERLINE
- EASEMENT LINE
- W --- WATER LINE
- G --- GAS LINE
- S --- SEWER LINE
- SS --- STORM SEWER
- ① --- BLOCK NUMBER
- 1 --- LOT NUMBER
- 14572 --- ADDRESS

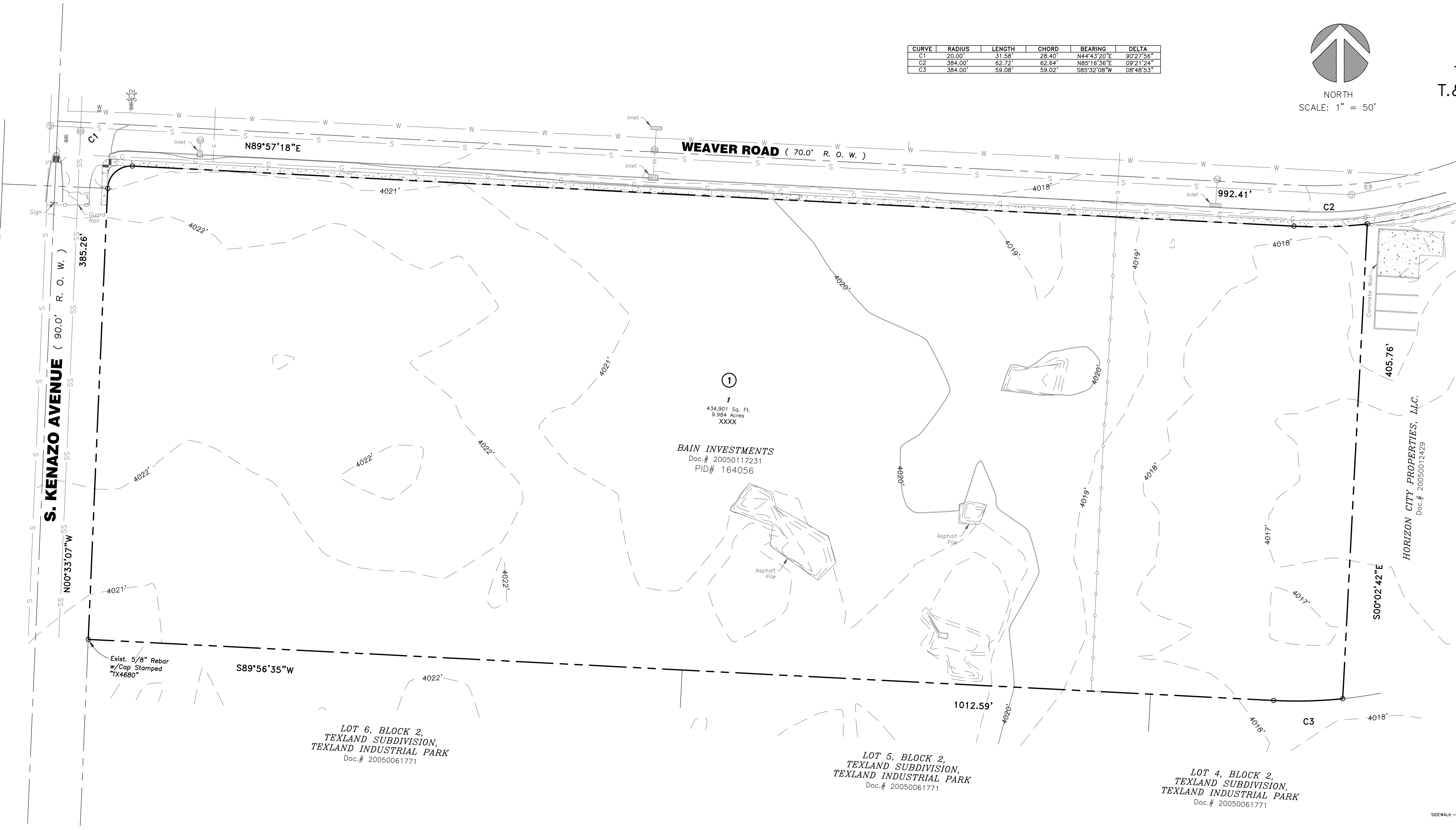


PROPOSED TYPICAL SECTION
WEAVER ROAD
(MINOR ARTERIAL)
STA 0+00 TO STA 43+85

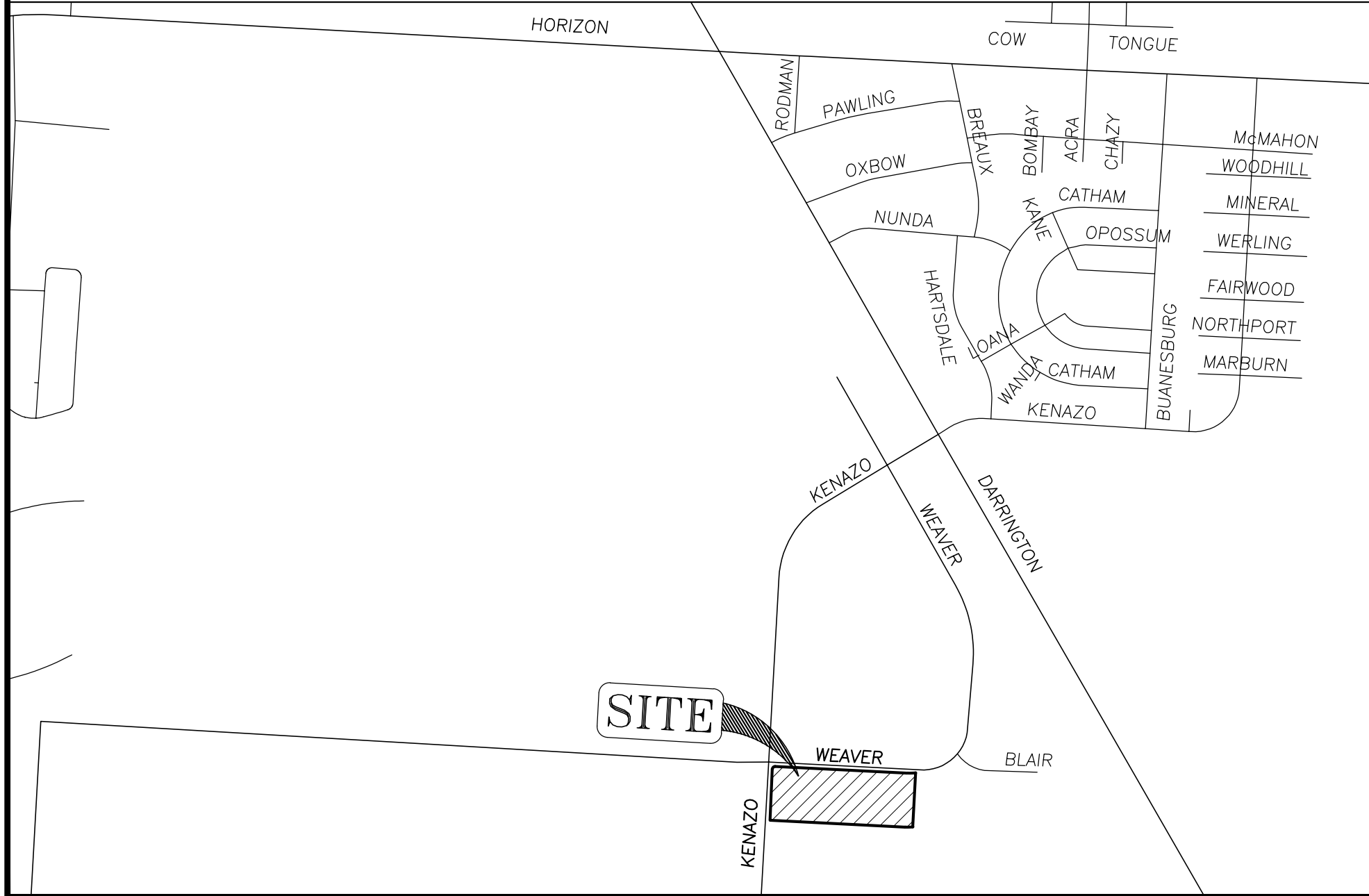
- ① HOT MIX ASPHALTIC CONCRETE (HMAC), TYPOT ITEM 340, TYPE C - 2.5"
- ② CRUSHED STONE BASE COURSE, TYPOT TYPE A, GRADE 2 - 8"
- ③ PREPARED AND COMPACTED SUITABLE SUBGRADE OR SELECT FILL SOL. MATERIAL - 8"
- ④ ASPHALT SEAL COAT
- ⑤ ASPHALT PRIME COAT



PROPOSED TYPICAL SECTION
KENAZO AVENUE
(MAJOR ARTERIAL)
STA 30+59 TO STA 44+60



LOCATION MAP SCALE: 1"=1000'



PLAT NOTES AND RESTRICTIONS

- BEARINGS ARE BASED ON UNDERLYING DEEDS.
- = THIS SYMBOL REPRESENTS ALL PROPOSED STREET MONUMENTS LOCATIONS.
- ☐ = THIS SYMBOL REPRESENTS U.S. POSTAL SERVICE COLLECTION BOX UNITS. POSTAL SERVICE WITHIN THE SUBDIVISION WILL BE PROVIDED USING NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
- ACCORDING TO THE FEDERAL EMERGENCY MAPPING AGENCY, FLOOD INSURANCE RATE MAP, PANEL NO. 480212 0250B, DATED SEPTEMBER 4, 1991, THIS PROPERTY APPEARS TO LIE WITHIN ZONE "X" WHICH BY DEFINITION IS NOT A SPECIAL FLOOD HAZARD ZONE.
- ALL UTILITY EASEMENTS ARE 10 FEET WIDE UNLESS OTHERWISE SPECIFIED.
- SET 5/8" REBAR WITH CAP STAMPED "LAND-MARK TX4869 NM11402" AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
- TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT NO. _____ INSTRUMENT NO. _____
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT NO. _____
- WEAVER & KENAZO SUBDIVISION BY THE HORIZON REGIONAL MUNICIPAL UTILITY DISTRICT IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE. WATER AND SEWER SERVICES WILL BE EXTENDED TO THE SUBDIVISION FROM EXISTING FACILITIES AND WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION WITHIN TWO (2) YEARS OF THE DATE OF FILING THE FINAL SUBDIVISION PLAT.
- LOT 1 IS SUBJECT TO ON-SITE PONDING OF STORMWATER RUN-OFF. LOT OWNERS ARE RESPONSIBLE FOR MAINTAINING ADEQUATE PROVISIONS TO RETAIN ALL STORMWATER RUN-OFF GENERATED FROM THEIR RESPECTIVE LOT.
- ELEVATIONS ARE NAVD88 DATUM.

METES & BOUNDS DESCRIPTION

COMMENCING, for reference, at an existing 1/2" dia. rebar at the northwest corner of said Section 43; Thence, South 0°31'59" East, 54.96 feet to a point at the south boundary line of Horizon Industrial Park Unit One, a subdivision of record in Book 39 of Page 20; Thence, with the south boundary line of Horizon Industrial Park Unit One, North 89°26'52" East, 90.13 feet to a point for the POINT OF BEGINNING hereof;

THENCE, with the south boundary line of Horizon Industrial Park Unit One, the following three courses:

- along a curve to the right 31.58 feet through a central angle of 90°27'56", having a radius of 20.00 feet having a chord direction of North 44°43'20" East 28.40 feet to a point;
- with the south right-of-way line of Weaver Road North 89°57'18" East, 992.41 feet;
- along a curve to the left 62.71 feet through a central angle of 9°21'24", having a radius of 384.00 feet, having a chord direction of North 85°16'36" East, 62.64 feet to the westerly boundary line of an unrecorded contract of sale into Teraco;

Thence, with the west boundary line of said 2 acre Teraco contract of sale, South 0°02'42" East, 405.76 feet to the north boundary line of that certain 70.0178 acre parcel described in Book 2951 of Page 1615;

Thence, with the boundary line of said 70.0178 acre parcel, the following three courses:

- along a curve to the right 59.08 feet through a central angle of 8°48'53", having a radius of 384.00 feet, having a chord direction of South 85°32'08" West, 59.02 feet to a point;
- South 89°56'35" West, 1012.59 feet to an existing 1/2" dia. rebar with plastic cap found marked TX 4680;
- South 00°33'07" East 1011.86 feet, to the POINT OF BEGINNING containing 9.984 acres or 434,901 square feet.

OWNER
BAIN INVESTMENTS
14160 BLAIR DRIVE
HORIZON CITY, TEXAS 79928
VOICE: (915) 852-8620
CONTACT: SCOTT BAIN

ENGINEER
SANDRA HERNANDEZ
10710 GATEWAY NORTH,
SUITE B-5, BOX# 255,
EL PASO, TEXAS 79924
PHONE: (915) 238-4699

SURVEYOR

Land-Mark Professional Surveying, Inc.
1420 Bessemer Drive, Suite 'A',
El Paso, Texas 79935
(915) 598-1300
email: Larry@Land-marksurvey.com
"Serving Texas, New Mexico and Arizona"

WEAVER & KENAZO SUBDIVISION

TRACT 1-J-1, SECTION 43, BLOCK 78, TOWNSHIP 3
T.&P. RAILWAY Co. SURVEYS, EL PASO COUNTY, TEXAS.
9.984 ACRES ±

PROPOSED LAND USE
COMMERCIAL
COMMERCIAL LOTS = 1

SCHOOL DISTRICT
CLINT
INDEPENDENT
SCHOOL DISTRICT

DEDICATION

BAIN INVESTMENTS, the owner of this land, does hereby present this map and dedicate their respective portions of property to the use of the public, the streets, drives, ponding area, drainage right-of-way, and utility easements as hereon laid down and designated, including easements for over-riding of service wires for pole type utilities and the right for installation of service poles alongside lot lines as may be required, easements for buried service wires, conduits and pipes for underground utilities, and the right to ingress and egress for service and construction, and the right to trim interfering trees and shrubs. Kenazo Avenue to be done by developer.

We certify that all utilities have been or will be installed in accordance to requirements by the local utility companies and the Town of Horizon City.

We attest that the matters asserted in this plat are true and complete.

Witness my signature this _____ day of _____ 2023.

XXXXXXXXXXXXXXXXXXXX
BAIN INVESTMENTS

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared XXXXXXXXXXXXXXXXXXXX, BAIN INVESTMENTS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that executed the same as the act and deed for the purpose and consideration herein expressed.

Given under my hand and seal of office this _____ day of _____ 2023.

Notary Public in and for El Paso County, Texas My Commission Expires _____

TOWN OF HORIZON CITY TOWN COUNCIL

This subdivision is hereby approved as to the platting and as to the conditions of the dedication in accordance with Chapter 212 of the Local Government Code of Texas, this _____ day of _____ 2023.

Accepted and adopted by the City Council of Town of Horizon City this _____ day of _____ 2023.

Elvia Schuller, City Clerk Andres Renteria, Mayor

Approved for filing this _____ day of _____ 2023.

HUITT-ZOLLARS, INC. (Town Engineer)
by Isabel Vasquez, P.E.,
Vice President

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this _____ day of _____ 2023, in Volume _____ of the Plat Records,
Page _____, File No. _____.

County Clerk _____ by Deputy _____

Subdivision improvement plans prepared by and under the supervision of:

This plat represents a survey made on the ground by me or under my supervision and complies with the current Texas Board of Professional Land Survey Professional and Technical Standards.

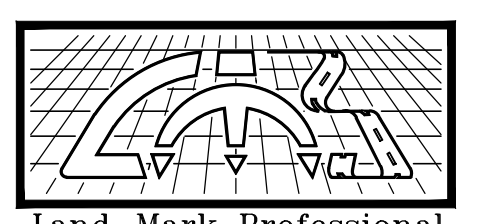
Sandra M. Hernandez, P.E.
Registered Professional Engineer
Registration No. 97224

LARRY L. DREWES, R.P.L.S.
Registered Professional Land Surveyor
Texas License No. 4869

OWNER
BAIN INVESTMENTS
14160 BLAIR DRIVE
HORIZON CITY, TEXAS 79928
VOICE: (915) 852-8620
CONTACT: SCOTT BAIN

ENGINEER
SANDRA HERNANDEZ
10710 GATEWAY NORTH,
SUITE B-5, BOX# 255,
EL PASO, TEXAS 79924
PHONE: (915) 238-4699

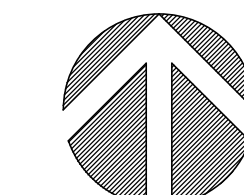
SURVEYOR



Land-Mark Professional
Surveying, Inc.
1420 Bessemer Drive, Suite 'A',
El Paso, Texas 79935
(915) 598-1300
email: Larry@land-marksurvey.com
"Serving Texas, New Mexico and Arizona"

DATE OF PREPARATION: JUNE 19, 2023
DATE OF LAST REVISION: OCTOBER 24, 2023

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	28.00'	31.58'	28.40'	N44°43'20"E	82°27'56"
C2	384.00'	62.72'	62.64'	N89°16'36"E	09°21'24"
C3	384.00'	59.08'	59.02'	S89°32'08"W	08°48'53"



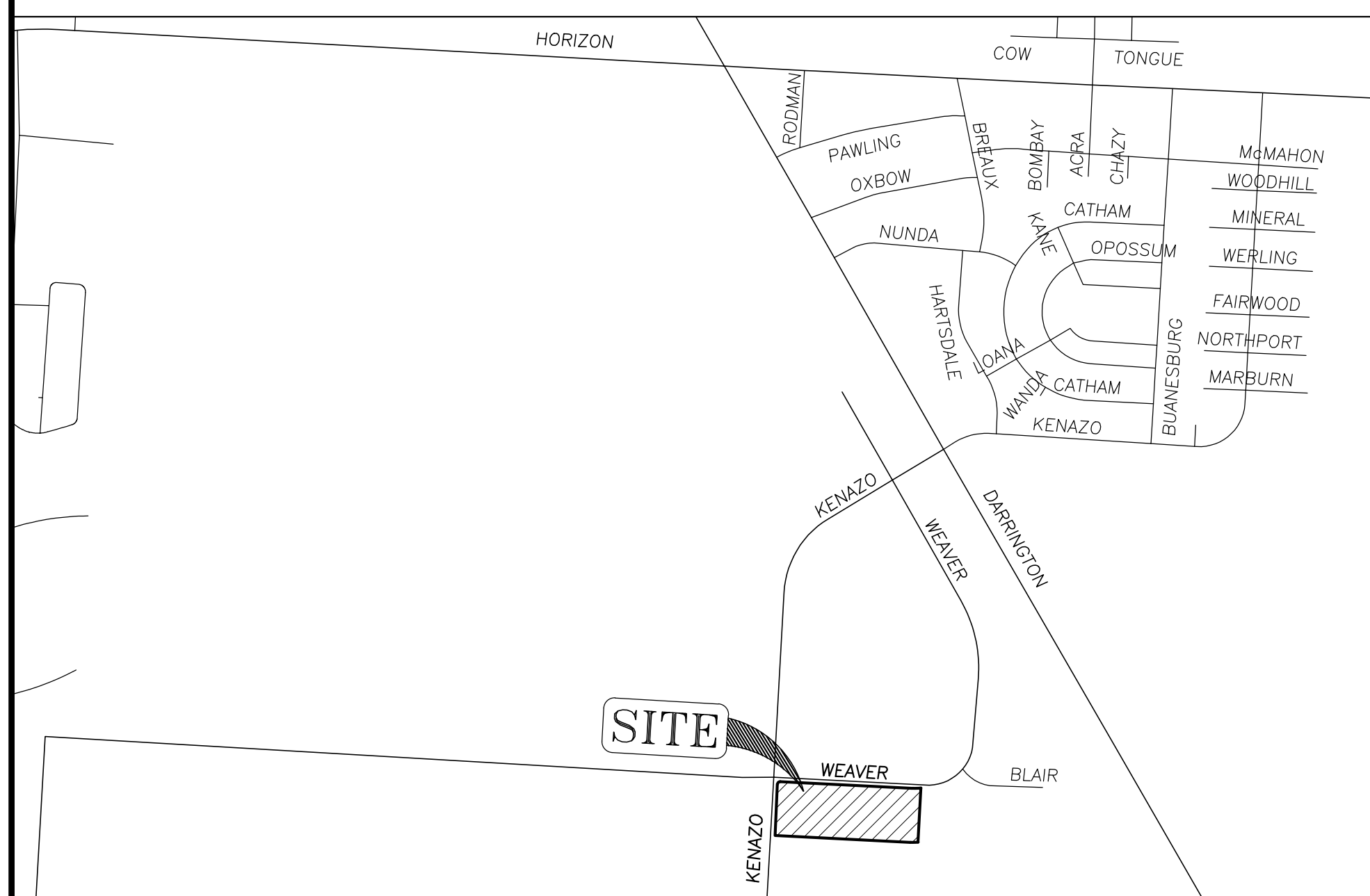
NORTH
SCALE: 1" = 50'

LEGEND

---	SUBDIVISION BOUNDARY LINE
---	STREET RIGHT OF WAY
---	STREET CENTERLINE
---	EASEMENT LINE
①	BLOCK NUMBER
1	LOT NUMBER
14572	ADDRESS



LOCATION MAP SCALE: 1"=1000'



PLAT NOTES AND RESTRICTIONS

- BEARINGS ARE BASED ON UNDERLYING DEEDS.
- = THIS SYMBOL REPRESENTS ALL PROPOSED STREET MONUMENTS LOCATIONS.
- ☒ = THIS SYMBOL REPRESENTS U.S. POSTAL SERVICE COLLECTION BOX UNITS. POSTAL SERVICE WITHIN THE SUBDIVISION WILL BE PROVIDED USING NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
- ACCORDING TO THE FEDERAL EMERGENCY MAPPING AGENCY, FLOOD INSURANCE RATE MAP, PANEL NO. 480212 0250B, DATED SEPTEMBER 4, 1991, THIS PROPERTY APPEARS TO LIE WITHIN ZONE "X" WHICH BY DEFINITIONS IS NOT A SPECIAL FLOOD HAZARD ZONE.
- ALL UTILITY EASEMENTS ARE 10 FEET WIDE UNLESS OTHERWISE SPECIFIED.
- SET 5/8" REBAR WITH CAP STAMPED "LAND-MARK TX4869 NM11402" AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
- TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT No. _____ INSTRUMENT No. _____
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT No. _____
- WEAVER & KENAZO SUBDIVISION BY THE HORIZON REGIONAL MUNICIPAL UTILITY DISTRICT IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE. WATER AND SEWER SERVICES WILL BE EXTENDED TO THE SUBDIVISION FROM EXISTING FACILITIES AND WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION WITHIN TWO (2) YEARS OF THE DATE OF FILING THE FINAL SUBDIVISION PLAT.
- LOT 1 IS SUBJECT TO ON-SITE PONDING OF STORMWATER RUN-OFF. LOT OWNERS ARE RESPONSIBLE FOR MAINTAINING ADEQUATE PROVISIONS TO RETAIN ALL STORMWATER RUN-OFF GENERATED FROM THEIR RESPECTIVE LOT.

METES & BOUNDS DESCRIPTION

COMMENCING, for reference, at an existing 1/2" dia. rebar at the northwest corner of said Section 43; Thence, South 0°31'59" East, 54.96 feet to a point at the south boundary line of Horizon Industrial Park Unit One, a subdivision of record in Book 39 at Page 20; Thence, with the south boundary line of Horizon Industrial Park Unit One, North 89°26'52" East, 90.13 feet to a point for the POINT OF BEGINNING hereof;

THENCE, with the south boundary line of Horizon Industrial Park Unit One, the following three courses:
1) along a curve to the right 31.58 feet through a central angle of 82°27'56", having a radius of 28.00 feet having a chord direction of North 44°43'20" East 28.40 feet to a point;
2) With the south right-of-way line of Weaver Road North 89°57'18" East, 992.41 feet;
3) along a curve to the left 62.71 feet through a central angle of 9°21'24", having a radius of 384.00 feet, having a chord direction of North 89°16'36" East, 62.64 feet to the westerly boundary line of an unrecorded contract of sale into Tereco;

Thence, with the west boundary line of said 2 acre Tereco contract of sale, South 0°02'42" East, 405.76 feet to the north boundary line of that certain 70.0178 acre parcel described in Book 2951 at Page 1615;

Thence, with the boundary line of said 70.0178 acre parcel, the following three courses:

- along a curve to the right 59.08 feet through a central angle of 8°48'53", having a radius of 384.00 feet, having a chord direction of South 85°32'08" West, 59.02 feet to a point;
- South 89°56'35" West, 1012.59 feet to an existing 1/2" dia. rebar with plastic cap found marked TX 4680;
- South 00°33'07" East 1011.86 feet, to the POINT OF BEGINNING containing 9.984 acres or 434,901 square feet.



TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.: **SUC23-0002 Weaver & Kenazo**

Application Type: **Preliminary & Final Subdivision Plat Applications**
P&Z Hearing Date: November 20, 2023
Staff Contact: Art Rubio, Planner
 915-852-1046, Ext. 407; arubio@horizoncity.org

Address/Location: South of Weaver Rd. and East of Kenazo Dr.
Property ID No.: 164056
Legal Description: Tract 1-J-1, Section 43, Township 3, Texas & Pacific Railway Survey, Town of Horizon City, El Paso County, Texas, approximately 9.9839 ±
Property Owner: Bain Investments
Representative: CIRE3 Architects
Nearest Park: Golden Eagle Park
Nearest School: Pete Duarte Head Start

SURROUNDING PROPERTIES:

	Zoning	Land Use
N	M-1 (Light Industrial)	Warehousing/Industrial
E	R-9 (Single-Family Dwelling)/ETJ	Residential/ETJ
S	M-1 (Light Industrial)	Warehousing/Industrial
W	R-2 (Single-Family Dwelling)	Residential

LAND USE AND ZONING:

	Existing	Proposed
Land Use	Vacant	Warehousing
Zoning	M-1 (Light Industrial)	M-1 (Light Industrial)

Application Description:

Preliminary and Final Subdivision:
 The applicant requested to subdivide the subject property into an industrial subdivision. The proposed subdivision includes one 9.9839-acre lot for warehousing development. The site is currently vacant, and the applicant proposes a mix of general and flex/unit warehousing. The applicant is improving their proportionate share of Kenazo Dr. Storm water drainage is proposed to be handled through a subsurface system. Pursuant to Horizon City Municipal Code, Subdivision Ordinance, no permit may be issued without the submittal and approval of a subdivision plat. The applicant submitted a Land Development Exemption Determination, and the final determination was that the property did not meet any exemptions from platting and a subdivision plat is required.

In accordance with Chapter 212 of the Texas Local Government Code, public notice on preliminary and final subdivisions is not required. In addition, the applicant is not required to erect signs notifying the public of the proposed subdivision on the subject property.

Staff Recommendation:

Staff recommends approval of the Preliminary and Final Subdivision Plats

Planning Division Comments:

Preliminary Plat:

1. Verify legal description and spell out on heading on Preliminary and Final Plat.
2. Specify the R.O.W that is being dedicated?
3. Weaver cross section is called out as proposed ROW, is the owner proposing to improve Weaver or should it be existing R.O.W?

Public Works Director Comments:

WEAVER AND KENAZO SUBDIVISION

PRELIMINARY PLAT (1ST review 11/2/2023)

1. Show ponds. Improvement plans do not show on site ponding. Piping system is being proposed to drain into city pond.
2. Provide a note stating "Grading plan/permit is required at the time of the Building permit."
3. Provide Benchmark elevation.
4. Missing/Incorrect distance at west side of parcel as it does not match Metes & Bounds description. See redlines.
5. On the notes, add Half of S. Kenazo Ave. will be improved as part of this development.
6. Provide easements. All easements pertaining to this parcel must be shown.
7. Adress redline comments.

WEAVER AND KENAZO SUBDIVISION

FINAL PLAT (1ST review 11/2/2023)

1. Provide Closure with metes and bounds description.
2. Provide a note stating "Grading plan/permit is required at the time of the Building permit."
3. Provide Benchmark elevation.
4. Missing/Incorrect distance at west side of parcel as it does not match Metes & Bounds description. See redlines.
5. On the notes, add Half of S. Kenazo Ave. will be improved as part of this development.
6. Provide easements. All easements pertaining to this parcel must be shown.
7. Adress redline comments.
8. Missing address.
9. El Paso County 9-1-1 District approval is required for the address

Town Engineer Comments:

Weaver & Kenazo Subdivision

Summary of Recommended Conditions for Preliminary Plat Approval:

The Town Engineer recommends the following:

1. Address redlines, and comments provided on the plat.
2. Show size of existing utilities,
3. Provide the address of the lot.
4. Provide benchmark elevation using existing monument at the intersection S. Kenazo Ave and Weaver Rd as datum.
5. Label point of commencing (POC) and point of beginning (POB) corresponding to the metes and bounds description.
6. Show existing monument at Weaver Rd and S. Kenazo Ave.
7. Make sure both M&Bs and table match (see plat for red lines).
8. Include fence line description in legend (see plat for red lines).

9. Verify that Metes and Bounds Description match plat boundaries (see plat for red lines).
10. Verify if other supplemental recorded pages to Horizon Industrial Park Unit One are shown on plat.
11. Rebar diameter size on southwest corner of said plat does not match plat description. VERIFY.
12. West boundary of plat metes and bounds description does not match plat. Verify.
13. Verify and show any utility easements and dimensions inside platted area.
14. Provide a closure report for the subdivision to ensure closure.

El Paso 9-1-1 District Comments:

No comments

TxDOT Comments:

No comments

El Paso Central Appraisal District Comments:

There are no comments for this Weaver & Kenazo Subdivision here at Central Appraisal.

El Paso Electric Company:

We have no comments for the Weaver & Kenazo Commercial Plat.

Texas Gas:

No comments

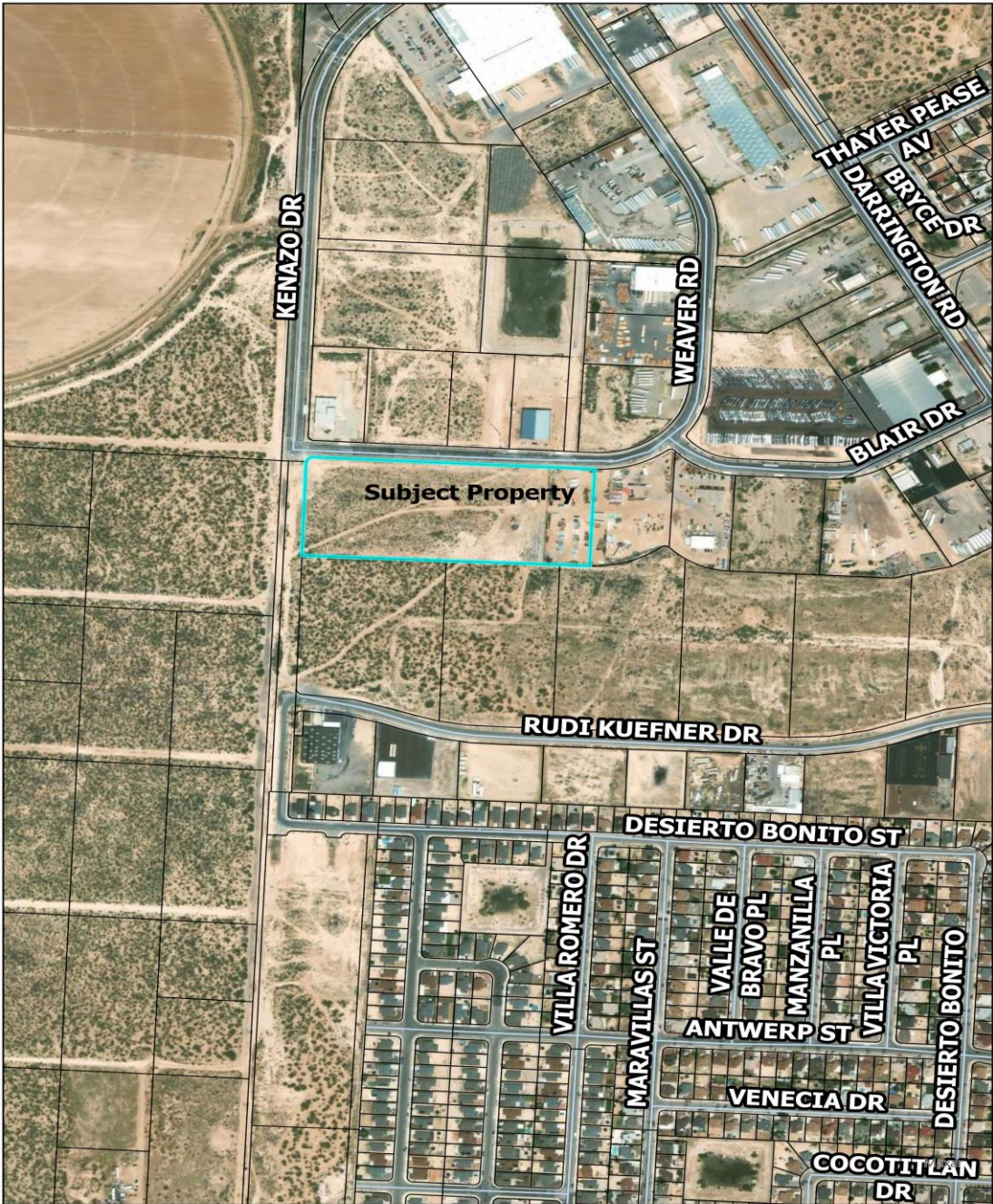
Clint Independent School District:

CISD takes no exceptions to what is presented.

Attachments:

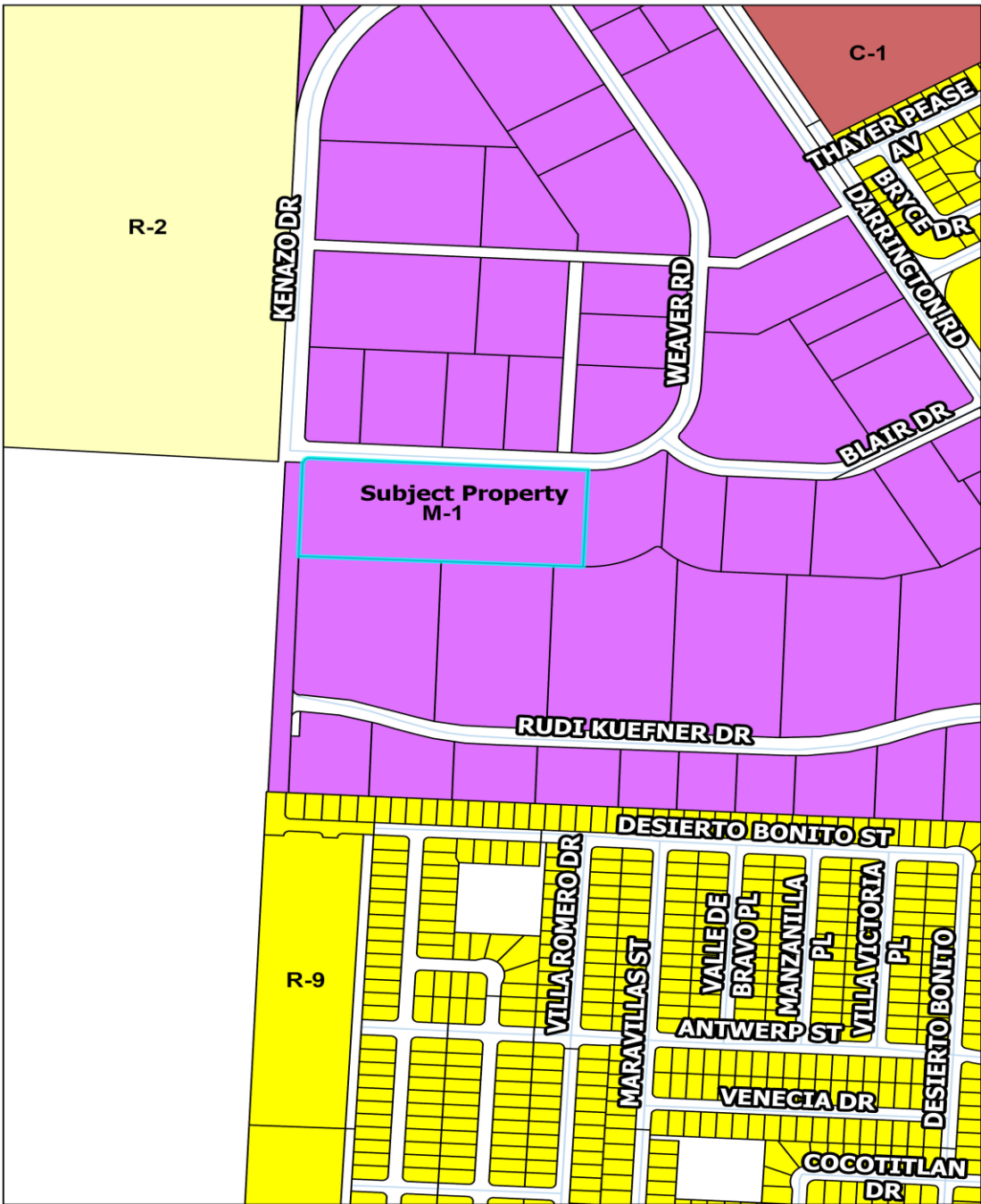
- 1 - Aerial
- 2 – Zoning Designation Map
- 3 - Location Map
- 4 – Preliminary Plat
- 5 – Final Plat
- 6 – Preliminary Plat Application
- 7 – Final Plat Application
- 8 – Street Cross Sections

**Planning & Zoning Commission
Weaver & Kenazo Preliminary and
Final Plat SUC23-0002**

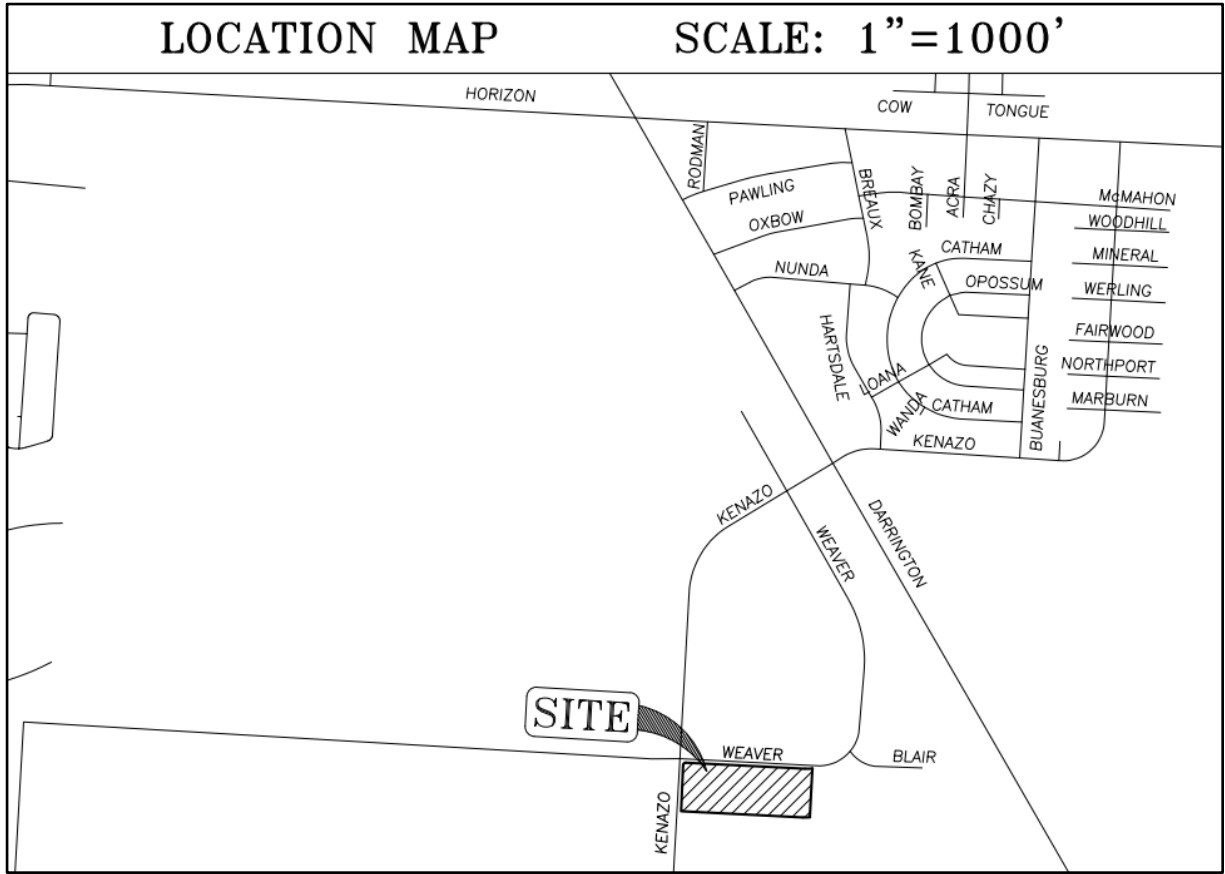


Attachment 1: Zoning Designation Map

**Planning & Zoning Commission
Weaver & Kenazo Preliminary and
Final Plat SUC23-0002**



Attachment 3: Location Map



Attachment 6: Preliminary Subdivision Plat Application



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

**MAJOR SUBDIVISION
 PRELIMINARY APPLICATION**

SUBDIVISION PROPOSED NAME: Weaver & Kenazo Subdivision SUBMITTAL DATE: 10/23/2023

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)
Track 1-J-1, Section 43, Block 78, Township 3, T&P Railway Co. Surveys, El Paso County Texas

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)	_____	_____	_____	_____	_____
SCHOOL	_____	_____	_____	_____	_____
COMMERCIAL	<u>9,9839</u>	_____	TOTAL NO. SITES	_____	_____
INDUSTRIAL	_____	_____	TOTAL (GROSS) ACREAGE	_____	_____

3. WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? M-1 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) Underground

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 ANSWER IS "YES", PLEASE EXPLAIN THE NATURE OF THE MODIFICATION _____

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

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 _____
 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 _____ IF YES, PLEASE SUBMIT COPY.

14. OWNER OF RECORD Scott Bain 14160 Blair Dr. 79928 scb@bainconstruction.com 915-525-3399
 (NAME & ADDRESS) (EMAIL) (PHONE)

15. DEVELOPER Scott Bain 14160 Blair Dr. 79928 scb@bainconstruction.com 915-525-3399
 (NAME & ADDRESS) (EMAIL) (PHONE)

16. ENGINEER Sandra Hernandez 5625 Woodrow Bean, Ste. 105 79924 smhernandez@smhpe.com 915-238-4699
 (NAME & ADDRESS) (EMAIL) (PHONE)

17. APPLICANT Eric Perea 2601 E. Yandell Dr. Suite 100 eric@cire3.com 915-225-0635
 (NAME & ADDRESS) (EMAIL) (PHONE)

18. REP/POINT OF CONTACT Eric Perea 2601 E. Yandell Dr. Suite 100 eric@cire3.com 915-225-0635
Jaqueline Lopez jaqueline@cire3.com 915-225-0635
 (NAME & ADDRESS) (EMAIL) (PHONE)

NOTE:
 Applicant is responsible for all expenses incurred by the City in connection with the Preliminary Plat approval request, including but not limited to attorney's fees, engineering fees and publication. Charges exceeding deposit will be invoiced separately. Initials EP
 Applicant Signature _____ EMAIL eric@cire3.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: \$100

Attachment 7: Final Subdivision Plat Application



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: Weaver & Kenazo Subdivision SUBMITTAL DATE: 10/23/2023

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)
Track 1-J-1, Section 43, Block 78, Township 3, T&P Railway Co. Surveys, El Paso County Texas

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)	_____	_____	_____	_____	_____
SCHOOL	_____	_____	_____	_____	_____
COMMERCIAL	<u>9,9839</u>	_____	TOTAL NO. SITES	_____	_____
INDUSTRIAL	_____	_____	TOTAL (GROSS) ACREAGE	_____	_____

3. WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? M-1 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) Underground

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 _____

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 _____
 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 _____ IF YES, PLEASE SUBMIT COPY.

14. OWNER OF RECORD Scott Bain 14160 Blair Dr. 79928 scb@bainconstruction.com 915-525-3399
(NAME & ADDRESS) (EMAIL) (PHONE)

15. DEVELOPER Scott Bain 14160 Blair Dr. 79928 scb@bainconstruction.com 915-525-3399
(NAME & ADDRESS) (EMAIL) (PHONE)

16. ENGINEER Sandra Hernandez 5625 Woodrow Bean, Ste. 105 79924 smhernandez@smhpe.com 915-238-4699
(NAME & ADDRESS) (EMAIL) (PHONE)

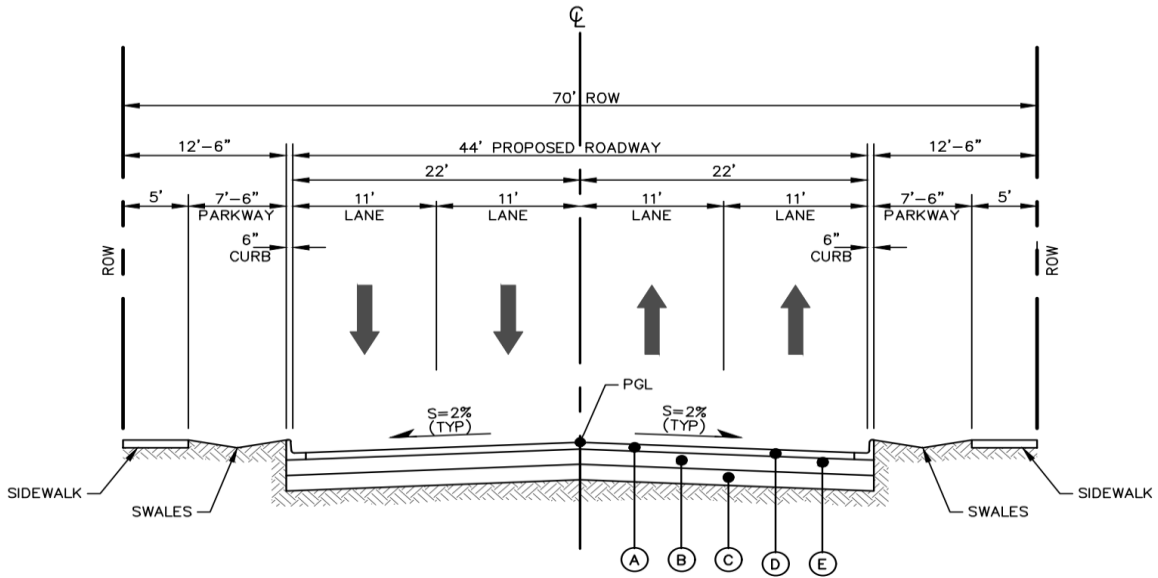
17. APPLICANT Eric Perea 2601 E. Yandell Dr. Suite 100 eric@cire3.com 915-225-0635
(NAME & ADDRESS) (EMAIL) (PHONE)

18. REP/POINT OF CONTACT Eric Perea 2601 E. Yandell Dr. Suite 100 eric@cire3.com 915-225-0635
Jaqueline Lopez jaqueline@cire3.com 915-225-0635
(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 EP
 Applicant Signature [Signature] EMAIL eric@cire3.com

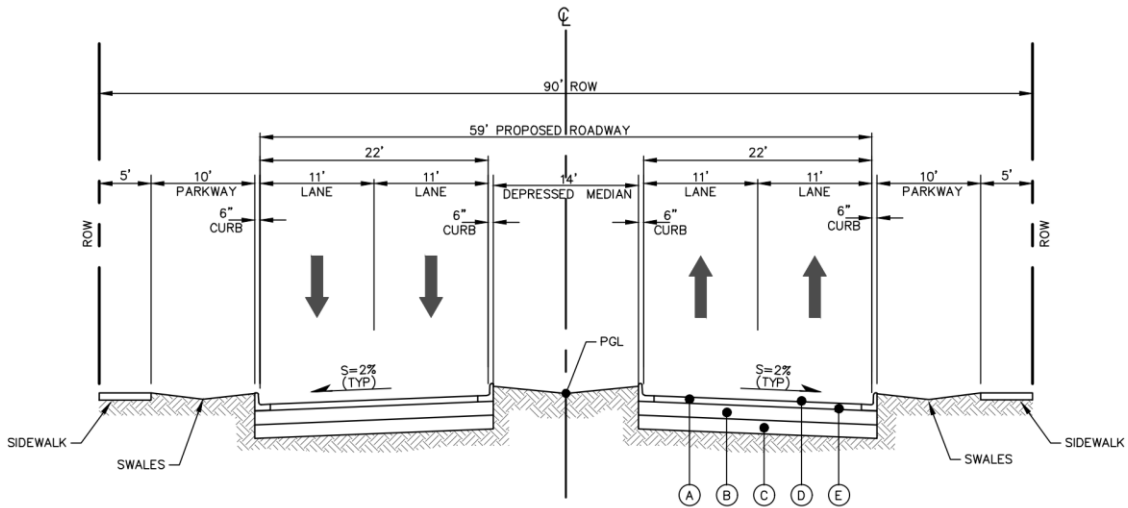
APPLICATION MUST BE COMPLETE & VALIDATED PRIOR TO SUBDIVISION PROCESSING
 Acceptance of fee does not grant acceptance of application.
 Non Refundable Deposit \$500.00 | Application Fee: \$150

Attachment 8: Existing Street Cross Sections



PROPOSED TYPICAL SECTION
WEAVER ROAD
(MINOR ARTERIAL)

STA 0+00 TO STA 43+85



PROPOSED TYPICAL SECTION
KENAZO AVENUE
(MAJOR ARTERIAL)

STA 30+59 TO STA 44+60



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

Quorum established and meeting called to order at 6:10 pm.

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

ACTION: Motion made by **CORRAL** , 2nd by **GARDEA** to excuse absent Planning & Zoning Commission members.
AYES: CORRAL, BERRY, DURAN, GARDEA AND MELENDEZ
ABSTAIN:
MOTION CARRIED

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

Nonone signed up to speak.

4. PUBLIC HEARINGS

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

4A. DISCUSSION AND RECOMMENDATION:

Planner

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

Planner

ACTION: Motion made by **CORRAL** , 2nd by **DURAN** to postpone Replat request to November 20, 2023 Planning and Zoning Meeting.

AYES: CORRAL, BERRY, DURAN, GARDEA AND MELENDEZ
ABSTAIN:
MOTION CARRIED



4B. DISCUSSION AND RECOMMENDATION:

Chief Planner

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.

ACTION: Motion made for approval by **CORRAL** , 2nd by **BERRY** to recommend approval of the Final Subdivision Plat application as recommended by staff.

AYES: CORRAL, BERRY, DURAN, GARDEA AND MELENDEZ.

ABSTAIN

MOTION CARRIED

4C. DISCUSSION AND RECOMMENDATION:

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.

ACTION: Motion made for approval by **GARDEA**, 2nd by **DURAN** to recommend approval of the Ordinance Amendment with recommended amended language to include bulleted points for clarity by Gardea.

AYES: CORRAL, BERRY, DURAN, GARDEA AND MELENDEZ.

ABSTAIN

MOTION CARRIED

5. OTHER BUSINESS

A. DISCUSSION AND ACTION:

On the Planning and Zoning meeting minutes for the meeting held on Monday, October 16, 2023.

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

AYES: CORRAL, BERRY, DURAN, GARDEA AND MELENDEZ.

ABSTAIN:

MOTION CARRIED



6. ANNOUNCEMENTS

A. The next regular scheduled meeting: **Monday, November 20, 2023 at 6pm.**

EXECUTIVE SESSION

The Planning and Zoning Commission of the Town of Horizon City may recess into Executive Session pursuant to the Texas Government Code, Chapter 551, Subchapter D, under Article 551.071 – Consultation with Attorney; 551.072 – Deliberation regarding Real Property; and 551.087 – Deliberation regarding Economic Development Negotiations.

ADJOURNMENT: The meeting adjourned at 6:31 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

2024 Meeting Schedule for Planning & Zoning

Regular Meetings held every 3rd Monday of each month @6pm in City Council Chambers located @ 15001 Darrington Rd.

Meeting Date	Subdivision/ Replat Submittal Window	Rezone/SUP/Vacation Submittal Date	Application Submittal Deadline	Notice Post Date Min. <u>15</u> days prior	Agenda Post Date
Jan. 15, 2024	12/18/2023 to 12/21/2023	12/14/2023	12/21/2023	12/30/2023	1/11/2024
Feb. 19, 2024	1/22/2024 to 1/25/2024	1/18/2024	1/25/2024	2/1/2024	2/15/2024
Mar. 18, 2024	2/19/2024 to 2/22/2024	2/15/2024	2/22/2024	2/29/2024	3/14/2023
Apr. 15, 2024	3/18/2024 to 3/21/2024	3/14/2024	3/21/2024	3/28/2024	4/11/2023
May. 20, 2024	4/15/2024 to 4/18/2024	4/11/2024	4/18/2024	4/28/2024	5/2/2024
Jun. 17, 2024	5/20/2024 to 5/23/2024	5/16/2024	5/23/2024	5/30/2024	6/13/2024
Jul. 15, 2024	6/17/2024 to 6/20/2024	6/13/2024	6/20/2024	6/26/2024	7/11/2024
Aug. 19, 2024	7/22/2024 to 7/25/2024	7/18/2024	7/25/2024	8/1/2024	8/15/2024
Sep. 16, 2024	8/19/2024 to 8/22/2024	8/15/2024	8/22/2024	8/29/2024	9/12/2024
Oct. 21, 2024	9/23/2024 to 9/26/2024	9/19/2024	9/26/2024	10/3/2024	10/17/2024
Spec. Mtg. Nov. 11, 2024					Nov. 07, 2024
Nov. 18, 2024	10/21/2024 to 10/24/2024	10/17/2024	10/24/2024	10/31/2024	11/14/2024
Spec. Mtg. Dec. 09, 2024					Dec. 05, 2024
Dec. 16, 2024	11/18/2024 to 11/21/2024	11/14/2023	11/21/2024	11/28/2024	12/12/2024

*Special Meetings only if needed