



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

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

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

ACTION: Motion made by **CORRAL** , 2nd by **DURAN** to excuse absent Planning & Zoning Commission members.
AYES: AVILA, CORRAL, RODRIGUEZ, DURAN, 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:

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 May 20, 2024 P&Z Meeting**)
Planner

ACTION: Motion made by **CORRAL** , 2nd by **RODRIGUEZ** to postpone Replat request to June 17, 2024 Planning and Zoning Meeting.

AYES: AVILA, CORRAL, BERRY, RODRIGUEZ, DURAN, AND MELENDEZ.
ABSTAIN:
MOTION CARRIED



4B. DISCUSSION AND RECOMMENDATION:

Chief Planner

On a **Rezoning** application request (**Case No. ZRZ24-0001**) to approve a change in zone for two parcels of land from A-1 (Apartments) to C-1 (General Commercial) zoning district for commercial development. These parcels are located North of Horizon Blvd. and West of Kenazo Ave. and are legally described as A Parcel of Land Out Of Section 31, Block 78, Township 3, Texas and Pacific Railway Company Surveys and A Portion of Section 31, Block 78, Township 3, Texas and Pacific Railway Company Surveys, Town of Horizon City, County of El Paso, Texas, Texas. Containing a total of 3.9686-acres. Application submitted by Applicant/Representative Karam Development. (Postponed from the April 15, 2024, P&Z Meeting)

ACTION: Motion to made by **RODRIGUEZ** , 2nd by **CORRAL** to recommend approval of the rezoning request Case No. ZRZ24-0001 from A-1 to C-1 as noted on P&Z Option 1: approve as stated.

AYES: AVILA, CORRAL, RODRIGUEZ, DURAN, AND MELENDEZ.

ABSTAIN

MOTION CARRIED

4C. DISCUSSION AND RECOMMENDATION:

Chief Planner

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 2 (Definitions), Section 202 (General Definitions) to Add New Definitions; Chapter 4 (Residential Districts), Section 405 (Bulk Regulations) to Add Reference to Subdivision Density Calculation for Parkland Requirements; Chapter 6 (General Commercial Districts), Section 602.3 (General Regulations) to Revise Access Standards; Chapter 8 (General Provisions), Section 802 (Wall Standards) to Increase Rock and Mortar Allowance; Chapter 13 (Planned Unit Development), Section 1311 (Bulk Regulations) to Add Reference to Subdivision Density Calculation for Parkland Requirements; Chapter 14 (Open Space/Parks), Section 1405 (Bulk Standards) to Amend the Bulk Standards in the Open Space/Parks S-1 Zoning District; 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 **AVILA**, 2nd by **CORRAL** to recommend approval of the Ordinance Amendment to Chapter 14 (Zoning), Exhibit A (Zoning Ordinance) and additional changes as recommended by staff.

AYES: AVILA, CORRAL, RODRIGUEZ, DURAN, AND MELENDEZ.

ABSTAIN

MOTION CARRIED

5. OTHER BUSINESS

5A. DISCUSSION AND ACTION:

On the Planning and Zoning meeting minutes for the special meeting held on Monday, March 18, 2024.

ACTION: Motion made by **CORRAL** , 2nd by **RODRIGUEZ** to approve meeting minutes with a correction.

AYES: AVILA, CORRAL, RODRIGUEZ, DURAN, AND MELENDEZ.

ABSTAIN:

MOTION CARRIED



6. ANNOUNCEMENTS

6A. The next regular scheduled meeting: **Monday, June 17, 2024 at 6pm.**

EXECUTIVE SESSION

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

ADJOURNMENT: The meeting adjourned at 6:39 pm.

ACTION: ADJOURNMENT

AYES: AVILA, CORRAL, RODRIGUEZ, DURAN, AND MELENDEZ.

MOTION CARRIED

Roberto Avila – Chair

(Date)

ATTEST:

Arturo Rubio, AICP, CNU-A
Chief Planner

DISTRIBUTION OF MINUTES:

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