



MINUTES – REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
HELD ON MONDAY, AUGUST 19, 2024 @ 6:00 PM
15001 DARRINGTON RD., HORIZON CITY, TEXAS 79928

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 **CORRAL** , 2nd by **BERRY** to excuse absent Planning & Zoning Commission members.
AYES: **DURAN, BERRY, GARDEA, CORRAL, MELENDEZ, AVILA**
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.

No one 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 August 19, 2024 P&Z Meeting)**

ACTION: Motion made by **GARDEA** , 2nd by **CORRAL** to postpone Replat request to September 16, 2024 Planning and Zoning Meeting.

AYES: **DURAN, BERRY, GARDEA, CORRAL, MELENDEZ, AVILA**
ABSTAIN:
MOTION CARRIED



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4B. DISCUSSION AND RECOMMENDATION:

Chief Planner

On a **Rezoning** application request (**Case No. ZRZ24-0002**) to approve a change in zone for 11 parcels of land. Application submitted by Applicant/Representative CEA Group.

Parcel 1 from R-3 (Single-Family Residential) to C-2 (Heavy Commercial) zoning district for commercial development. This parcel is located North of Eastlake Blvd. and East of Desert Mist Dr., owned by Hunt Communities Development Co. II LLC, and legally described as 20.401 Acre Tract of Land Situated in the Section No. 30, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas.

Parcel 2 from C-1 (General Commercial) and R-3 (Single-Family Residential) to S-1 (Open Space) zoning district for open space. This Parcel is located North of Eastlake Blvd. and West of Andover Dr., owned by Hunt Horizon Mesa LLC, and legally described as 3.288 Acre Tract of Land Situated in the Section No. 30, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas.

Parcel 3 from C-1 (General Commercial) to R-3 (Single-Family Residential) zoning district for residential development. This parcel is located North of Eastlake Blvd. and West of Andover Dr., owned by Hunt Horizon Mesa LLC, and legally described as 0.048 Acre Tract of Land Situated in the Section No. 30, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas.

Parcel 4 from R-3 (Single-Family Residential) to C-1 (General Commercial) zoning district for commercial development. This parcel is located North of Eastlake Blvd. and West of Andover Dr., owned by Hunt Horizon Mesa LLC, and legally described as 0.636 Acre Tract of Land Situated in Section No. 30, Block 78, Township 3, Texas and Pacific Railway Company Surveys, Town of Horizon City, El Paso County, Texas.

Parcel 5 from R-3 (Single-Family Residential) to C-2 (Heavy Commercial) zoning district for commercial development. This parcel is located South of Eastlake Blvd. and East of Kenazo Ave., owned by Hunt Horizon Mesa, LLC & Hunt Communities Development Co. II, LLC, and legally described as 6.993 Acre Tract of Land Situated in the Section No. 30 and Section No. 31, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas.

Parcel 7 from C-1 (General Commercial) and R-3 (Single-Family Residential) to C-2 (Heavy Commercial) for commercial development. This parcel is located South of Eastlake Blvd. and East of Kenazo Ave., owned by Hunt Horizon Mesa, LLC & Hunt Communities Development Co. II, LLC, and legally described as 27.061 Acre Tract of Land Situated in the Section No. 30 and Section No. 31, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas.

Parcel 8 from R-3 (Single-Family Residential) to C-2 (Heavy Commercial) zoning district for commercial development. This parcel is located South of Eastlake Blvd. and North of Horizon Blvd., owned by Hunt Horizon Crossing, LLC, and legally described as 11.072 Acre Tract of Land Situated in the Section No. 32, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas.

Parcel 9 from R-3 (Single-Family Residential) to S-1 (Open Space) for open space. This Parcel is located South of Eastlake Blvd. and East of Kenazo Ave., owned by Hunt Crossing, LLC, and legally described as 3.857 Acre Tract of Land Situated in the Section No. 32, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas.

Parcel 11 from R-3 (Single-Family Residential) to C-2 (Heavy Commercial) for commercial development. This Parcel is located North of Horizon Blvd. and East of Eastlake Blvd., owned by Hunt Horizon Crossing, LLC and legally described as 7.830 Acre Tract of Land Situated in the Section No. 32, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El



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Paso County, Texas.

Parcel 12 from C-2 (Heavy Commercial) to R-3 (Single-Family Residential) for residential development. This Parcel is located North of Horizon Blvd. and West of Eastlake Blvd., owned by Hunt Horizon Crossing 2, LP, and is legally described as 0.859 Acre Tract of Land Situated in the Section No. 32, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas.

Parcel 13 from R-3 (Single-Family Residential) to C-2 (Heavy Commercial) for commercial development. This Parcel is located North of Horizon Blvd. and West of Eastlake Blvd., owned by Hunt Horizon Crossing 2, LP and is legally described as 1.775 Acre Tract of Land Situated in the Section No. 32, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas.

ACTION: Motion to made by **GARDEA** , 2nd by **CORRAL** to approve zone changes on Parcels 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 13, Case Nos. ZRZ24-0002, ZRZ24-0014 and ZRZ24-0018 combined.

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

ABSTAIN

MOTION CARRIED

4C. DISCUSSION AND RECOMMENDATION:

Chief Planner

On a **Rezoning** application request (**Case No. ZRZ24-0014**) to approve a change in zone for **Parcel 6** from R-3 (Single-Family Residential) to A-1 (Apartments) zoning district for multi-family development. This parcel is located South. of Eastlake Blvd and East. of Kenazo Ave., owned by Hunt Horizon Mesa, LLC & Hunt Communities Development Co. II, LLC and Legally described as 10.011 Acre Tract of Land Situated In The Section No 30 and 31, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas. Containing a total of 10.011-acres. Application submitted by Applicant/Representative CEA Group.

Item 4C Action made on item 4B.

4D. DISCUSSION AND ACTION:

Chief Planner

On a **Rezoning** application request (**Case No. ZRZ24-0018**) to approve a change in zone for **Parcel 10** from R-3 (Single-Family Residential) to A-1 (Apartments) zoning district for multi-family development. This parcel is located North of Horizon Blvd. and East Eastlake Blvd. and Legally described as 9.998 Acre Tract of Land Situated In The Section No 32, Block 78, Township 3, Texas and Pacific Railway Company Town of Horizon City, County of El Paso, Texas, Texas. Containing a total of 9.998-acres. Application submitted by Applicant/Representative CEA Group.

Item 4D Action made on item 4B.

4E. DISCUSSION AND ACTION:

Chief Planner

On the **Preliminary Subdivision Plat** application for **Rancho Desierto Bello Unit 17 (Case No. SDP24-0001)**, legally described as a portion of Leigh Clark Survey No. 297, Town of Horizon City, El Paso County, Texas. Containing 25.830 ± acres. Application submitted by TRE and Associates, LLC.



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ACTION: Motion made for approval by **CORRAL**, 2nd by **GARDEA** to allow applicant to withdraw Case No. SDP24-0001 Rancho Desierto Bello Unit 17.

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

5. OTHER BUSINESS

5A. DISCUSSION AND ACTION:

There were no minutes to approve for July 15, 2024, as the regular P&Z meeting was cancelled.

6. ANNOUNCEMENTS

6A. The next regular scheduled meeting: **Monday, September 16, 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 6:46pm.

ACTION: ADJOURNMENT
AYES: DURAN, BERRY, GARDEA, CORRAL, MELENDEZ, AVILA.
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
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