



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

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

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

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

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

4. **PUBLIC HEARINGS**

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:**

Planner

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

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

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

MOTION CARRIED

B. **DISCUSSION & RECOMMENDATION:**

Planner

On a **Preliminary Subdivision Plat** application for Rancho Desierto Bello Unit 14 (**Case No. SUB-002526-2023**), legally described as *a portion of Leigh Clark Survey No.297, Town of Horizon City, El Paso County, Texas, Containing 18.708-acres.* Application submitted by TRE & Associates, LLC.



ACTION: Motion made by **CORRAL** , 2nd by **DURAN** to recommend approval of Preliminary Subdivision Plat.

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

MOTION CARRIED

C. DISCUSSION AND RECOMMENDATION:

Planner

On a **Rezoning** application request (**Case No. RZ-002520-2023-WITHDRAWN**) to approve a change in zone for a parcel located at 1538 Pawling Dr., Horizon City, Texas 79928, from C-1 (General Commercial) to C-2 (Heavy Commercial)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

ACTION: Motion made by **CORRAL** , 2nd by **DURAN** to delete the rezoning request.

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

MOTION CARRIED

D. DISCUSSION AND RECOMMENDATION:

Planner

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

ACTION: Motion made by **CORRAL** , 2nd by **BERRY** to postpone rezoning request to July 17th, 2023 Planning and Zoning Meeting.

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

MOTION CARRIED

E. DISCUSSION AND RECOMMENDATION:

Planner

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

ACTION: Motion made by **DURAN** , 2nd by **MELENDEZ** to recommend approval of rezoning request as recommended by staff.

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

NAYS: AVILA and GARDEA

MOTION CARRIED

F. DISCUSSION AND RECOMMENDATION:

Planner

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



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

ACTION: Motion made by **AVILA**, 2nd by **DURAN** to recommend approval of rezoning request.

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

MOTION CARRIED

G. DISCUSSION AND RECOMMENDATION:

Planner

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

ACTION: Motion made by **CORRAL**, 2nd by **DURAN** to recommend approval of Specific Use Permit request.

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

MOTION CARRIED

5. OTHER BUSINESS

A. DISCUSSION AND ACTION:

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

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

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

MOTION CARRIED

6. ANNOUNCEMENTS

A. The next regular scheduled meeting: **Monday, July 17, 2023 at 6pm.**

EXECUTIVE SESSION

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

ADJOURNMENT: The meeting adjourned at 7:13 pm.

Roberto Avila – Chair

(Date)

ATTEST:

Kathleen Rodriguez
Secretary to the Boards

DISTRIBUTION OF MINUTES:

Original: Horizon City Administrative File



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

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