



**MINUTES – REGULAR MEETING  
OF THE PLANNING AND ZONING COMMISSION  
HELD ON MONDAY, APRIL 21, 2025 @ 6:00 PM  
15001 DARRINGTON RD., HORIZON CITY, TEXAS 79928**

**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: MELENDEZ, BERRY, AVILA, GARDEA, CORRAL, BORREGO  
COMMISSIONERS EXCUSED AND UNEXCUSED: COMMISSIONERS JOLLEY AND RODRIGUEZ EXCUSED**

**ACTION:** Motion made by **GARDEA**, 2<sup>nd</sup> by **CORRAL** to excuse absent Planning & Zoning Commission members.

**AYES: MELENDEZ, BERRY, AVILA, GARDEA, CORRAL, BORREGO**

**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**

Xavi Perez

Presentation by Borderland Community Adventures a Non Profit Organization, Xavi Perez on the benefit of cycling.

**4B. 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 March 17, 2025 P&Z Meeting)**

**ACTION:** Motion made by **CORRAL** , 2<sup>nd</sup> by **GARDEA** to postpone Replat request to May 19, 2025 Planning and Zoning Meeting.



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**ABSTAIN:**

**MOTION CARRIED**

**4C. DISCUSSION AND RECOMMENDATION:**

Chief Planner

On the submitted **Replat** application for **Martinez Subdivision (Case No. SUC25-0003)**, legally described as a portion of Lot 8, Block 353, Horizon City Unit Forty-Seven, El Paso County, Texas. Containing 1.5071 acres ±. Application submitted by Sitework Engineering.

**STAFF COMMENT:** Mr. Rubio presented the subdivision application and made a floor amendment to correct the name of the subdivision from Martinez Subdivision to Horizon City Unit Forty Seven Replat A based on comments from El Paso County.

**ACTION:** Motion made by **CORRAL** , 2<sup>nd</sup> by **BORREGO** to recommend approval of Horizon City Unit Forty Seven Replat A subject to pending comments, beign addressed prior to City Council.

**AYES: MELENDEZ, BERRY, AVILA, GARDEA, CORRAL, BORREGO**

**ABSTAIN:**

**MOTION CARRIED**

**4D. DISCUSSION AND RECOMMENDATION:**

Chief Planner

On the submitted **Final Subdivision Plat** application for **Verdancia Unit 1 (Case No. SDF25-0001)**, allow recording of the final plat prior to the completion of all required improvements secured by sufficient bond and to authorize the Mayor to sign the recording plat. Legally described as Being All of Tract 1, 2F, 3D, and 3H, and a Portion of Tract 2, 3 and 3B, Section 30, Block 78, Township 3, Texas and Pacific Railway Company Survey and Vacating Portions of Town of Horizon City Right-Of-Way, El Paso County, Texas. Containing 103.068 acres ±. Application submitted by Applicant/Representative: CEA Group.

**STAFF COMMENT:** Mr. Rubio confirmed all comments have been addressed.

**ACTION:** Motion made by **CORRAL** , 2<sup>nd</sup> by **GARDEA** to recommend approval of Verdancia Unit 1 Final Subdivision Plat.

**AYES: MELENDEZ, BERRY, AVILA, GARDEA, CORRAL, BORREGO**

**ABSTAIN:**

**MOTION CARRIED**

**4E. DISCUSSION AND RECOMMENDATION:**

Chief Planner

On the **Preliminary Subdivision Plat** application for **Verdancia Unit 2 (Case No. SDP25-0002)**, legally described as Being A Portion Of Section 32, Block 78, Township 3, Texas And Pacific Railway Company Surveys, El Paso County, Texas. Containing 69.31 acres ±. Application submitted by Applicant/Representative: CEA Group.



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**ACTION:** Motion made by **GARDEA** , 2<sup>nd</sup> by **BORREGO** to recommend approval of Verdancia Unit 2 Preliminary Subdivision Plat subject to minor comments beign address prior to City Council.

**AYES: MELENDEZ, BERRY, AVILA, GARDEA, CORRAL, BORREGO**

**ABSTAIN:**

**MOTION CARRIED**

**5. OTHER BUSINESS**

**5A. DISCUSSION AND ACTION:**

On the Regular Planning and Zoning meeting minutes for the meeting held on March 17, 2025.

**ACTION:** Motion made by **GARDEA**, 2<sup>nd</sup> by **CORRAL** to approve March 17, 2025 regular meeting minutes.

**AYES: MELENDEZ, BERRY, AVILA, GARDEA, CORRAL, BORREGO**

**ABSTAIN:**

**MOTION CARRIED**

**5B. DISCUSSION AND ACTION:**

On the Special Planning and Zoning meeting minutes for the meeting held on March 24, 2025.

**ACTION:** Motion made by **GARDEA**, 2<sup>nd</sup> by **BERRY** to table the special meeting minutes for March 24, 2025, special meeting minutes, to May 19, 2025, to allow staff time to provide a revised and clean copy.

**AYES: MELENDEZ, BERRY, AVILA, GARDEA, CORRAL, BORREGO**

**ABSTAIN:**

**MOTION CARRIED**

**6. ANNOUNCEMENTS**

6A. The next regular scheduled meeting: **Monday, May 19, 2025 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 7:38pm.

**ACTION: ADJOURNMENT**

**AYES: MELENDEZ, BERRY, AVILA, GARDEA, CORRAL, BORREGO**

**MOTION CARRIED**



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**Roberto Avila – Chair**

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**(Date)**

**ATTEST:**

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David Ruiz - Planning Specialist

**DISTRIBUTION OF MINUTES:**

Original: Horizon City Administrative File  
Copy: Planning and Zoning Commission  
Posted: Internet Website: [www.horizoncity.org](http://www.horizoncity.org)