



**HORIZON CITY**

Incorporated 1988

**AGENDA  
PUBLIC MEETING  
REGULAR PLANNING AND ZONING MEETING  
THE TOWN OF HORIZON CITY, TEXAS  
Monday, August 15, 2022, 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, August 15, 2022 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 MEETING TO ORDER & DETERMINATION 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.

**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:**

**4**

Planner

On a rezoning application request (**#RZ-002503-2022**) to approve a change in zone for a portion of a tract of land from R-2 (Residential) to R-3 (Residential), legally described as *a portion of Section 32, Block 78, Township 3, Texas and Pacific Railroad Surveys, Town of Horizon City, El Paso County, Texas*. Containing 13.27-acres. Application submitted by H2O Terra, LLC.

**B. DISCUSSION AND RECOMMENDATION:** 13

Planner

On the submittal of a commercial preliminary and final plat application for **Kenazo Estates Unit "1" (#SUB-002504-2022)**, legally described as *a portion of Section 31, Block 78, Township 3, Texas and Pacific Railroad Surveys, Town of Horizon City, El Paso County, Texas*. Containing 4.944 ± acres. Application submitted by Pebble Hills Plaza, LTD.

**C. DISCUSSION AND RECOMMENDATION:** 24

Planner

On the submittal of a commercial preliminary and final plat application for **Kenazo Estates Unit "2" (#SUB-002506-2022)**, legally described as *a portion of Section 31, Block 78, Township 3, Texas and Pacific Railroad Surveys, Town of Horizon City, El Paso County, Texas*. Containing 8.695 ± acres. Application submitted by Pebble Hills Plaza, LTD.

**5. OTHER BUSINESS**

**A. DISCUSSION AND ACTION:** 35

On the Planning and Zoning meeting minutes for the meeting held on July 18, 2022.

**6. ANNOUNCEMENTS**

A. The next regular scheduled meeting: **Monday, September 19, 2022 at 6pm.**

Adjournment:

Motion to Adjournment: \_\_\_\_\_ 2nd \_\_\_\_\_

Dated this Friday, 7/12/2022

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, 7/12/2022 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.:** RZ-002503-2022  
*Desert Breeze Unit III*

**Application Type:** **Rezoning**

**P&Z Hearing Date:** August 15, 2022

**Staff Contact:** Art Rubio  
 915-852-1046; [arubio@horizoncity.org](mailto:arubio@horizoncity.org)

**Address/Location:** North of Horizon Blvd. and east of Riff Rd.

**Nearest Park:** Horizon Mesa Park

**Nearest School:** Horizon High School

**SURROUNDING PROPERTIES:**

	<b>Zoning</b>	<b>Land Use</b>
<b>N</b>	R-2 (Single-Family Residential)	Vacant
<b>E</b>	ETJ	Mixed Use
<b>S</b>	C-2(Heavy Commercial)/R-2(Single-Family Residential)	Vacant
<b>W</b>	R-2 (Single-Family Residential)	Horizon High School

**LAND USE AND ZONING:**

	<b>Existing</b>	<b>Proposed</b>
<b>Land Use</b>	Vacant	Single-Family Residential
<b>Zoning</b>	R-2 (Single-Family Residential)	R-3 (Single-Family Residential)

**Application Description:**

The applicant is requesting to change the zone of approximately 13.2744-acres of vacant land from R-2 (Single-Family Residential) zoning district to R-3 (Residential) zoning district in accordance with the attached conceptual site development plan. The request proposes R-3 (single-family residential) for a proposed 70 lot residential subdivision. The subject property is directly adjacent to Horizon High School and the ETJ to the east.

**Notice:**

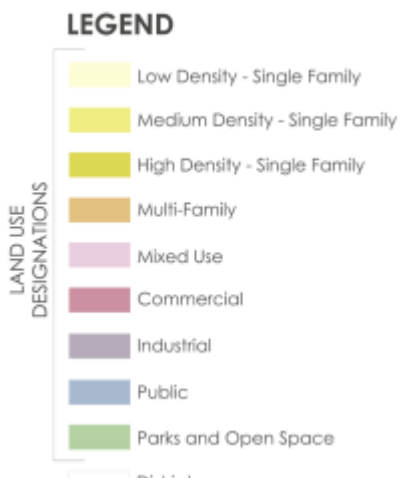
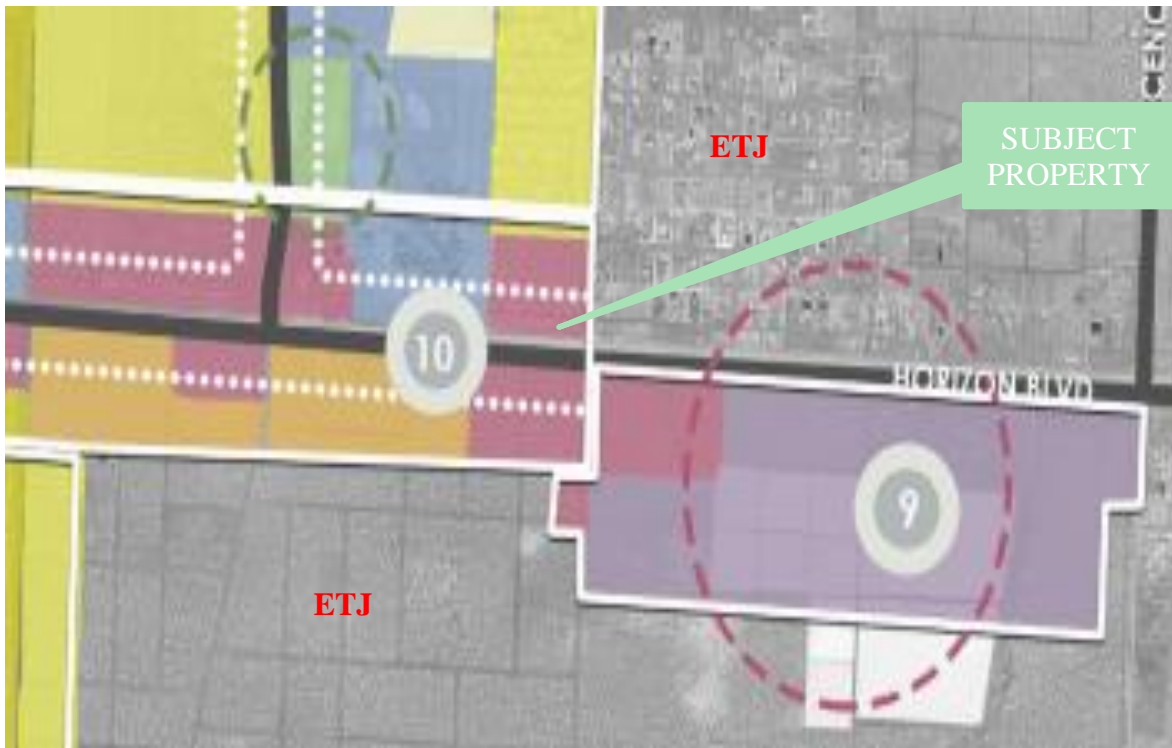
In accordance with Section 211.007 of the Texas Local Government Code and Horizon City Municipal Code Section 101.6 Rezoning, Paragraph C. Public Hearings; notice; notices of the August 15, 2022, public hearing were sent to the school district of jurisdiction and to those property owners within 200 feet of the subject property on July 27, 2022. 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. This requirement has been met.

**Public Input:**

To date, staff has not received any communication in support or opposition of the requested rezoning.

**Vision 2020 – Future Land Use Map Designation:**

Horizon City Vision 2020 Strategic Master Plan designates this area for the following uses: commercial; public; parks and open space in accordance with the map and legend below. The developer is proposing single-family residential.



**Staff Recommendation:**

Staff recommends **approval** of the request to rezone to **R-3** (Residential) to support the proposed 70 lot residential subdivision.

**Planning Division Comments:**

This development proposes R-3 (single-family residential) development throughout and is directly adjacent to Horizon High School to the west, residential to the north, a mixed-use development area to the south, currently vacant and mixed-use development area to the

east within the ETJ. The proposed development consists of a minimum lot size of 5,500 square feet, where the smallest lot allowed with the current zoning is 5,500 sq. ft. and the largest is 6,00 sq. ft. The City's Comprehensive Plan calls for commercial, public and parks in the area; however, there has been a transition to single-family residential in the area. According to the Horizon City Vision 2020 Strategic Master Plan, "boundaries of these districts and areas are conceptual in nature providing the Town the flexibility to define these boundaries as development occurs." "The rest of Horizon City would develop in a similar fashion as the current development patterns with mainly residential development and reduced amount of strip commercial development."

Approving this development's land use plan and rezoning request will increase the already reduced inventory of single-family residential dwellings within Horizon City.

**Planning and Zoning Commission Options:**

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

1. Recommend **approval** of the Applicant's request for change of zone classification as stated and forward a recommendation for approval for the change of zone classification to the City Council.
2. Recommend **denial** of the Applicant's request for change of zone classification and forward a recommendation for denial of the requested rezoning to the City Council.

**Attachments:**

**1 – Current Zoning Designation**

**2 – Aerial**

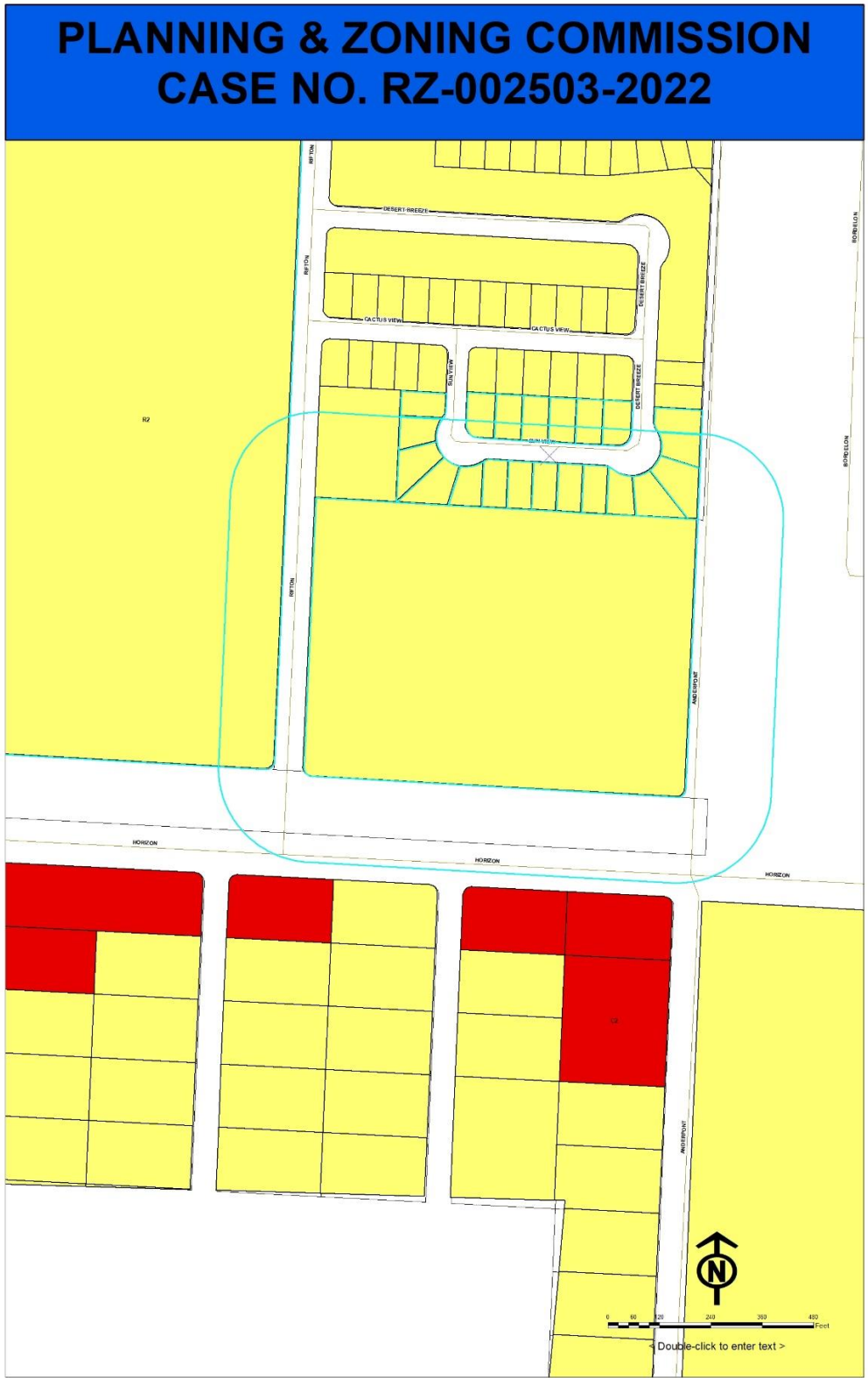
**3 - Future Land Use Map (Comp Plan)**

**4 - Application**

**5 – Boundary Survey**

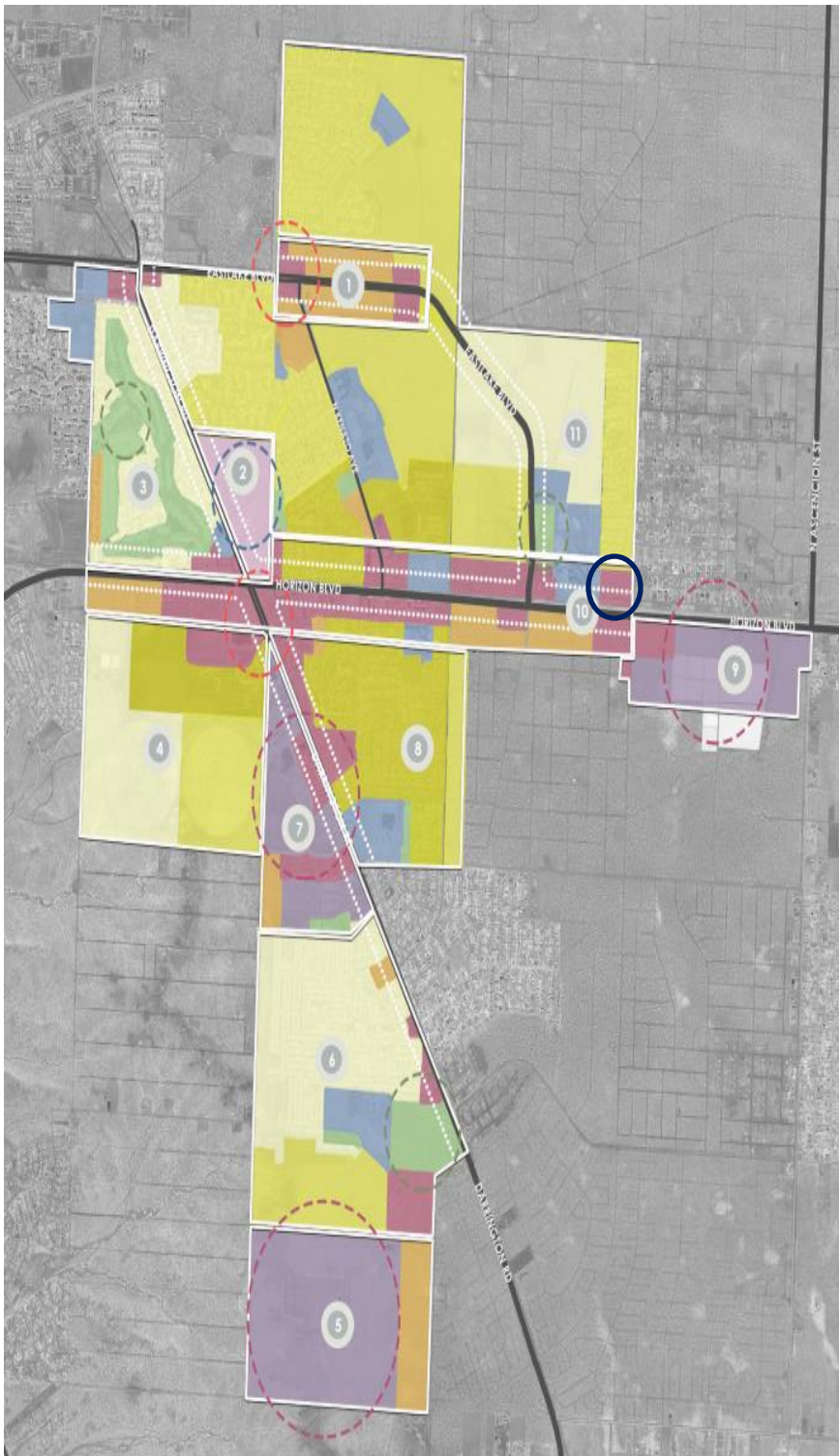
**7 – Proposed Zoning and Development Maps**

**Attachment 1: Current Zoning Designation**





**Attachment 3: Future Land Use Map**



**LEGEND**

**LAND USE DESIGNATIONS**

- Low Density - Single Family
- Medium Density - Single Family
- High Density - Single Family
- Multi-Family
- Mixed Use
- Commercial
- Industrial
- Public
- Parks and Open Space
- Districts
- Corridors

**CENTERS**

- Civic
- Recreation
- Market
- Employment

1 EASTLAKE DISTRICT	7 CENTRAL INDUSTRIAL PARK DISTRICT
2 TRANSIT-SUPPORTED TOWN CENTER DISTRICT	8 EAST RESIDENTIAL DISTRICT
3 GOLF COURSE DISTRICT	9 EAST INDUSTRIAL PARK DISTRICT
4 WEST RESIDENTIAL DISTRICT	10 HORIZON BLVD DISTRICT
5 BUSINESS PARK DISTRICT	11 NORTH RESIDENTIAL DISTRICT
6 SOUTH RESIDENTIAL DISTRICT	

**Attachment 4: 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 HUNT COMMUNITES HOLDING LP 70% & HORIZCO LP 30%  
 4401 N MESA ST EL PASO TX 79902-1150  
 (ADDRESS) (ZIP) (PHONE) (EMAIL)

2. Applicant H2O Terra, LLC. Is applicant also the Owner?  Yes  No  
 Contact Person Francisco Solis  
 2020 E. Mills 79901 (915) 833-1418 fsolis@h2o-terra.com  
 (ADDRESS) (ZIP) (PHONE) (EMAIL)

3. PARCEL ONE  
 Site Address/Location Property ID: X57800033203000  
 Legal Description: 78 TSP 3 SEC 32 T & P ABST 5472 TR 4 (13.2744 AC)  
 (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? Proposed subdivision with lots between 5,500 and 5,999 sq.ft.

5. Land's Presents Use: Vacant Zone R-2  
 Land Vacant  Lot size 1.2744AC Structure  Structure's size \_\_\_\_\_ Last known date the structure was occupied? \_\_\_\_\_  
 Land's Proposed Use: Single family dwelling avg. lot size of 5,500 sq.ft. - subdivision Proposed Zone Use R-3

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:

[Signature] Jose Lares Date Received 07/20/2022  
 (OWNER'S SIGNATURE) (OWNER'S PRINTED NAME)

[Signature] Francisco Solis Date Submitted 07/20/2022  
 (APPLICANT'S SIGNATURE) (APPLICANT'S PRINTED NAME)

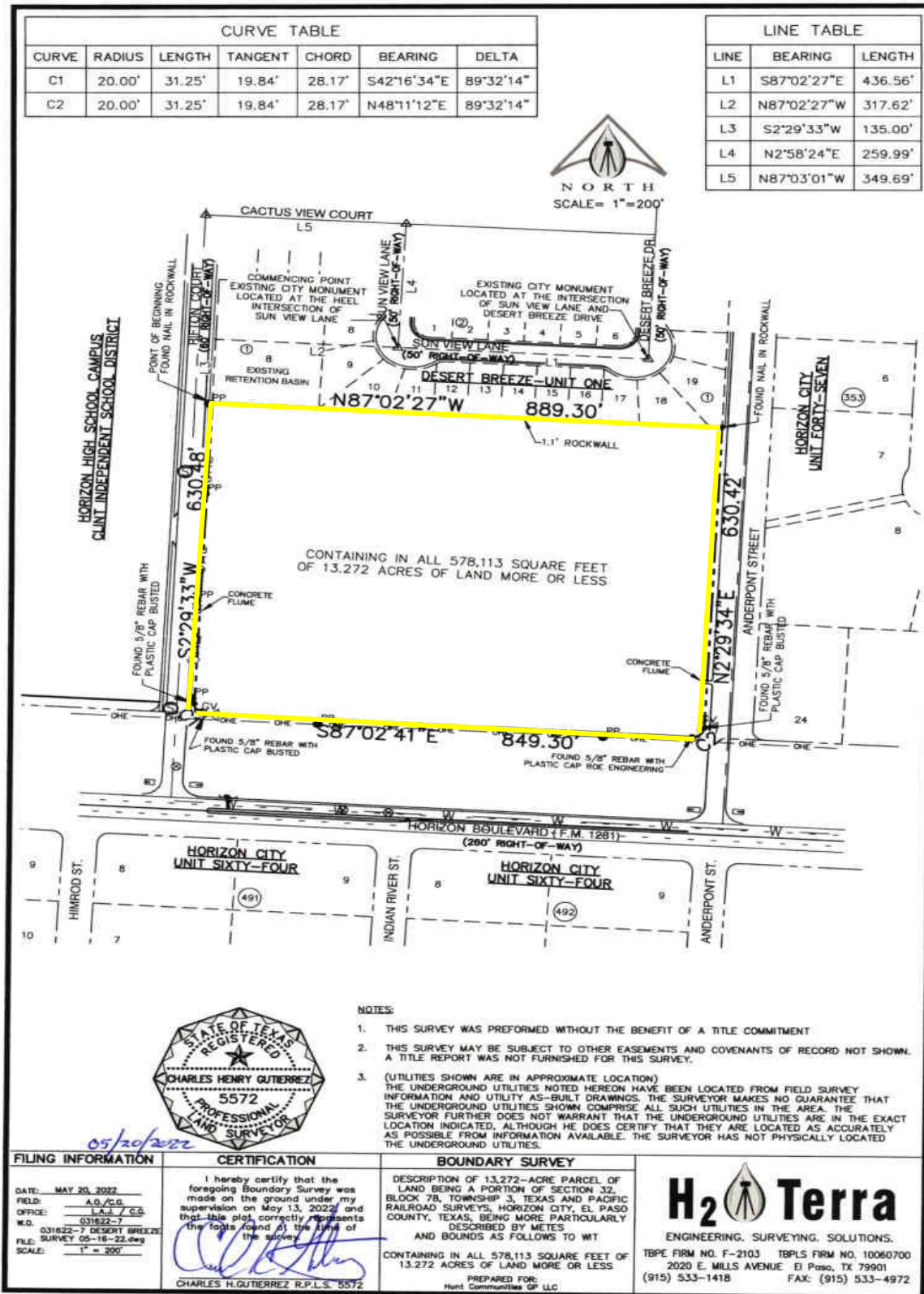
**FEE SCHEDULE: (NON-REFUNDABLE)**

<b>\$300</b> - UP TO 1.0 ACRES	<b>\$450</b> - 30.1 ACRES TO 50 ACRES
<b>\$350</b> - 1.1 ACRES TO 10 ACRES	<b>\$500</b> - 50.1 ACRES TO 75 ACRES
<b>\$400</b> - 10.1 ACRES TO 30 ACRES	<b>\$600</b> - 75.1 ACRES AND UP
<b>EL PASO TIMES PUBLISHING FEE</b> APPROXIMATELY \$460	<b>ENGINEERING FEE</b> APPROXIMATELY \$60 PER 1/2 HOUR

Application & Submittals Due Date: 07/21/2022  
 P&Z Scheduled Mtg. Date: 08/15/2022  
 City Council Scheduled Date: 09/13/2022  
 Application Received By: ART RUBIN  
 Date Application Rec'd: 07/21/2022

**Please see reverse side for list of items required at time of submitting REZONING application.**

Attachment 5: Survey







**TOWN OF HORIZON CITY**  
**Planning and Zoning Commission Staff Report**

**Case No.:** SUB0022504-2022, *Kenazo Estates Unit 1*

**Application Type:** Preliminary & Final Subdivision Plat Applications  
**P&Z Hearing Date:** August 15, 2022  
**Staff Contact:** Art Rubio, Planner  
 915-852-1046, Ext. 407; arubio@horizoncity.org

**Address/Location:** East of Kenazo Dr. and north of Glenn Warner Blvd.  
**Property ID No.:** X57800033101100  
**Legal Description:** Portion of Section 31, Block 78, Township 3, Texas and Pacific Railroad Surveys, Town of Horizon City, El Paso County, Texas (4.944 AC)

**Property Owner:** Pebble Hills Plaza LTD  
**Representative:** Conde, Inc.  
**Nearest Park:** Horizon Mesa  
**Nearest School:** Dessert Hills Elementary & Horizon Middle School (CISD)

**SURROUNDING PROPERTIES:**

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

**LAND USE AND ZONING:**

	<b>Existing</b>	<b>Proposed</b>
<b>Land Use</b>	Vacant	Commercial
<b>Zoning</b>	C-2 Commercial	Commercial Development

**Application Description:**

*Preliminary and Final Subdivision:*

The applicant is requesting to subdivide the subject property into a commercial subdivision. The proposed subdivision includes one lot for commercial development. Kenazo Estates Unit One is comprised of a lot measuring approximately 4.944 acres. The applicant is proposing to improve an additional section of Glenn Warner Blvd. directly adjacent to the subject property as 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 Kenazo Estates Unit 1, preliminary and final plats subject to all comments by staff being addressed prior to City Council review as the application conforms with the minimum requirements of Chapter 10 Subdivision Regulation, Section 4. Subdivision Application Procedure and Approval Process, Paragraph 4.2 Preliminary Plat Requirements, Paragraph 4.3 Final Plat Requirements and, Section 5 Subdivision Design Standards, Paragraph 5.2 (Conformance to Major Thoroughfare Plan Required) of the Municipal Code.

**Planning Division Comments:**

**Preliminary Plat:**

- ~~1. Label existing and proposed ROWs per design standards manual & Horizon City MTP.~~
- ~~2. Legal description on main Subdivision heading & M&B description do not match. Is the property in whole tract or portions of section, please confirm (see redlines)?~~
3. Please be aware that KE U-1 has a tax balance and will need to be addressed prior to scheduling for CC agenda.

**Final Plat:**

- ~~1. Legal description on main Subdivision heading & M&B description do not match. Is the property in whole tract or portions of section, please confirm (see redlines)?~~
2. Please be aware that KE U-1 has a tax balance and will need to be addressed prior to scheduling for CC agenda.

**Public Works Director Comments:**

**Preliminary Plat:**

7/29/22 Review 1

- ~~1. Add a note at south side of property stating driveways will not be allowed.~~
- ~~2. El Paso County 9-1-1 District approval is required for the addresses.~~
- ~~3. Provide closure for Metes and Bounds.~~
- ~~4. On the notes section, add "Sidewalk will be required along the lot abutting the street Right of Way at the time of construction."~~

**Final Plat:**

7/29/2022 Review 1

- ~~1. El Paso County 9-1-1 District approval is required for the addresses.~~
  - ~~2. Add a note at south side of property stating driveways will not be allowed.~~
  - ~~3. Add a note stating each lot will need to construct half of Rodman once they come in for the building permit.~~
  - ~~4. Provide closure for Metes and Bounds.~~
  - ~~5. Add a note at south side of property stating driveways will not be allowed since it abuts a private driveway.~~
  - ~~6. On the notes section, add "Sidewalk will be required along the lot abutting the street Right of Way at the time of construction."~~
- ~~NOTE: For comment #4 see Building Regulations Section. 3.06.146.~~

**Town Engineer Comments:**

**Kenazo Estates Unit 1**

## Summary of Recommended Conditions for Preliminary Plat Approval:

The Town Engineer recommends the following:

1. ~~Match the bearing in metes and bounds to face of plat.~~
2. *Location and size of existing utilities shall be shown on preliminary plats. Indicated the location and size. Per Zoning Ordinance-Section 4.2.2.5.*
3. ~~Provide certification that all utilities will be provided to the parcel (i.e. gas, electric, ...).~~
4. ~~Need to complete Note 10 for the coordinate system note. Needs to include the surface scale factor and need to provide location of the benchmark. There is no parenthetical record bearing stated on the plat, provide records bearing or delete this portion of Note 10.~~ *Verify benchmark elevation.*

## Summary of Recommended Conditions for Final Plat Approval:

The Town Engineer recommends the following:

1. ~~Need to complete Note 10 for the coordinate system note. Needs to include the surface scale factor and need to provide location of the benchmark. There is no parenthetical record bearing stated on the plat, provide records bearing or delete this portion of Note 10.~~ *Verify benchmark elevation.*

### El Paso 9-1-1 District Comments:

No objections

### TxDOT Comments:

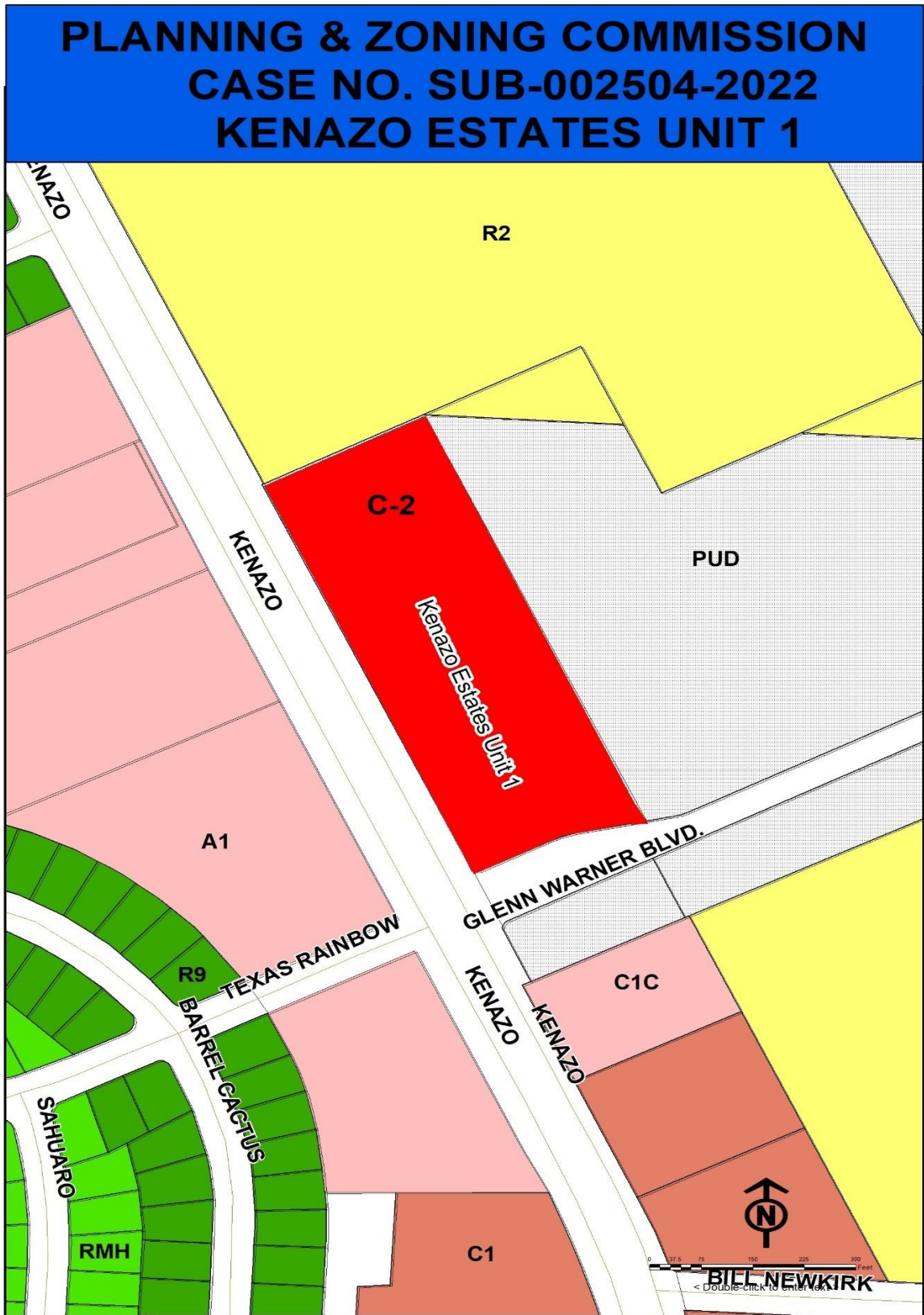
### El Paso Central Appraisal District Comments:

No objections

### Attachments:

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

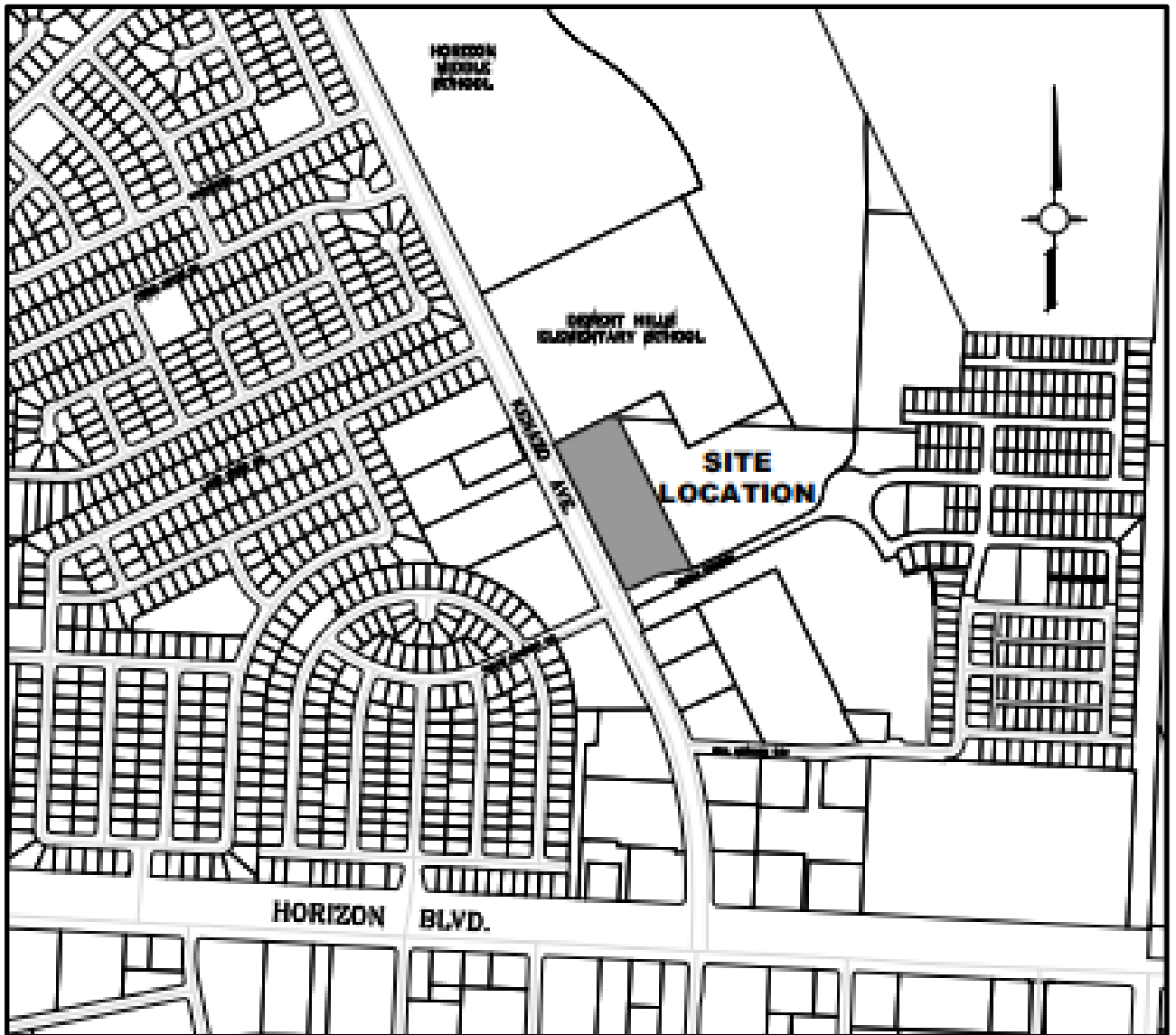
Attachment 1: Zoning Designation Map



**PLANNING & ZONING COMMISSION  
CASE NO. SUB-002504-2022  
KENAZO ESTATES UNIT 1**



**Attachment 3: Location Map**



**Attachment 4: 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: KENAZO ESTATES UNIT ONE SUBMITTAL DATE: November 15, 2021

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)  
Being Tract 8, Section 31, Block 78, Township 3, Texas and Pacific Railroad Surveys, Town of Horizon City, El Paso, 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>4.944</u>	<u>1</u>	TOTAL NO. SITES	<u>1</u>	_____
INDUSTRIAL	_____	_____	TOTAL (GROSS) ACREAGE	<u>4.944</u>	_____

3. WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? N/A PROPOSED ZONING N/A

4. WILL THE RESIDENTIAL SITES, AS PROPOSED, PERMIT DEVELOPMENT IN FULL COMPLIANCE WITH ALL ZONING REQUIREMENTS OF THE EXISTING RESIDENTIAL ZONE(S)? YES  NO  N/A

5. WHAT TYPE OF UTILITY EASEMENTS ARE PROPOSED? UNDERGROUND  OVERHEAD  COMBINATION

6. WHAT TYPE OF DRAINAGE IS PROPOSED? (IF APPLICABLE LIST MORE THAN ONE) Lot to street to drainage structures

7. IF SINGLE-FAMILY OR DUPLEX DEVELOPMENT IS PROPOSED: AVERAGE FLOOR AREA OF HOUSES \_\_\_\_\_

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: \_\_\_\_\_

12. WILL PLAT BE RECORDED PRIOR TO SUBDIVISION IMPROVEMENTS BEING COMPLETED & APPROVED?  YES  NO  N/A INITIALS CC  
 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 CC IF YES, PLEASE SUBMIT COPY.

14. OWNER OF RECORD Pebble Hills Plaza, LTD 420 Montana Ave. El Paso, TX 79902  
(NAME & ADDRESS) (EMAIL) (PHONE)

15. DEVELOPER Pebble Hills Plaza, LTD 420 Montana Ave. El Paso, TX 79902  
(NAME & ADDRESS) (EMAIL) (PHONE)

16. ENGINEER Conde, Inc. 6080 Surety Dr., Ste. 100 El Paso, TX 79905 cconde@condeinc.com 915-592-0283  
(NAME & ADDRESS) (EMAIL) (PHONE)

17. APPLICANT Pebble Hills Plaza, LTD 420 Montana Ave. El Paso, TX 79902  
(NAME & ADDRESS) (EMAIL) (PHONE)

18. REP/POINT OF CONTACT Conrad Conde 6080 Surety Dr., Ste. 100 El Paso, TX 79905 cconde@condeinc.com -592-0283  
(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 CC  
 Applicant Signature \_\_\_\_\_ EMAIL cconde@condeinc.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 5: 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: KENAZO ESTATES UNIT ONE SUBMITTAL DATE: July 13, 2022

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)  
Being Tract 8, Section 31, Block 78, Township 3, Texas and Pacific Railroad Surveys, Town of Horizon City, 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>4.944</u>	<u>1</u>	TOTAL NO. SITES	_____	<u>1</u>
INDUSTRIAL	_____	_____	TOTAL (GROSS) ACREAGE	<u>4.944</u>	_____

3. WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? N/A PROPOSED ZONING N/A

4. WILL THE RESIDENTIAL SITES, AS PROPOSED, PERMIT DEVELOPMENT IN FULL COMPLIANCE WITH ALL ZONING REQUIREMENTS OF THE EXISTING RESIDENTIAL ZONE(S)? YES  NO  N/A

5. WHAT TYPE OF UTILITY EASEMENTS ARE PROPOSED? UNDERGROUND  OVERHEAD  COMBINATION

6. WHAT TYPE OF DRAINAGE IS PROPOSED? (IF APPLICABLE LIST MORE THAN ONE) Lot to street to drainage structures

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

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

11. REMARKS AND/OR EXPLANATION OF SPECIAL CIRCUMSTANCES: \_\_\_\_\_

12. WILL PLAT BE RECORDED PRIOR TO SUBDIVISION IMPROVEMENTS BEING COMPLETED & APPROVED? YES  NO  N/A INITIALS ds  
 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 ds IF YES, PLEASE SUBMIT COPY.

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(NAME & ADDRESS) (EMAIL) (PHONE)

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16. ENGINEER Conde, Inc. 6080 Surety Dr., Ste. 100 El Paso, TX 79905 cconde@condeinc.com 915-592-0283  
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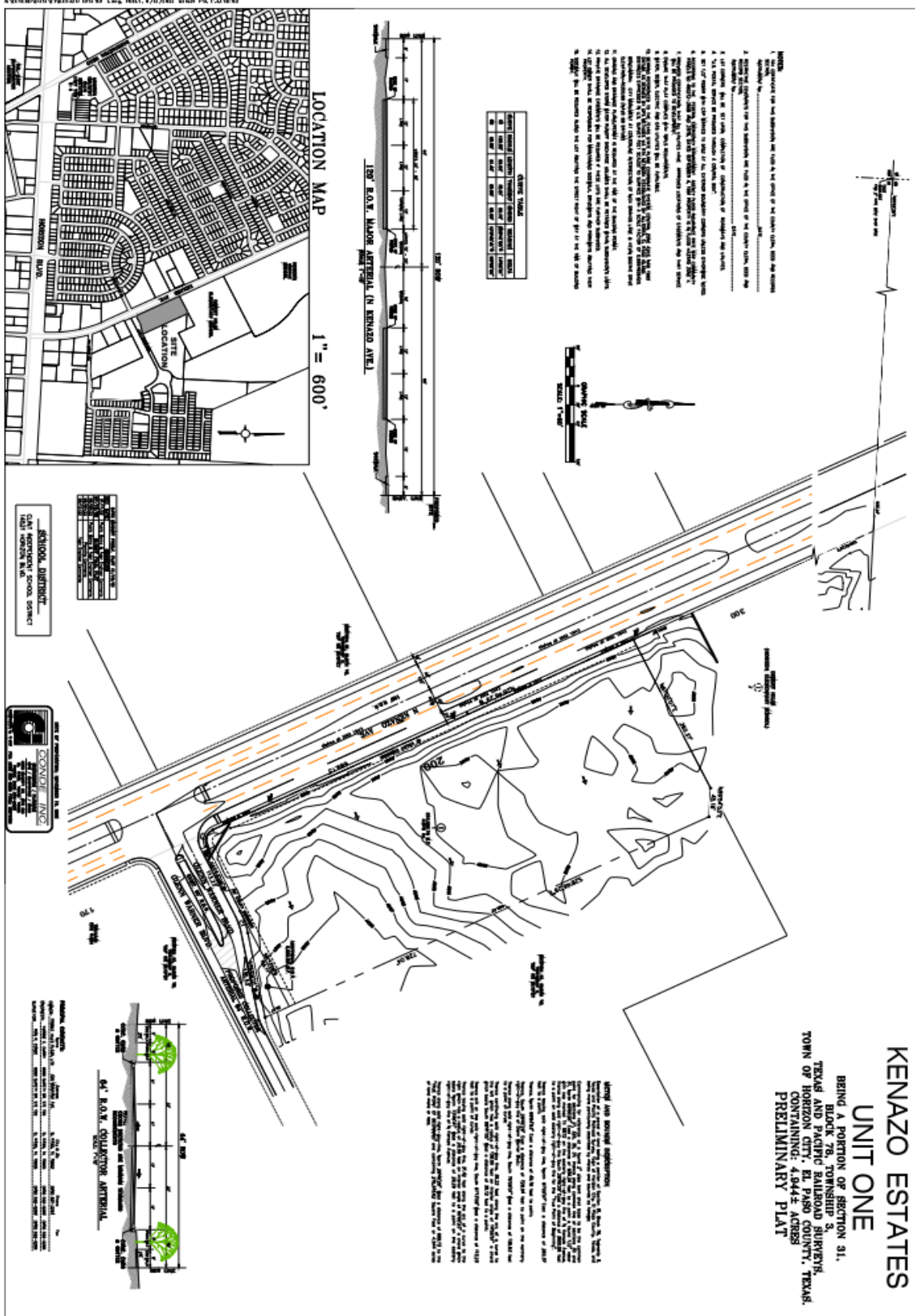
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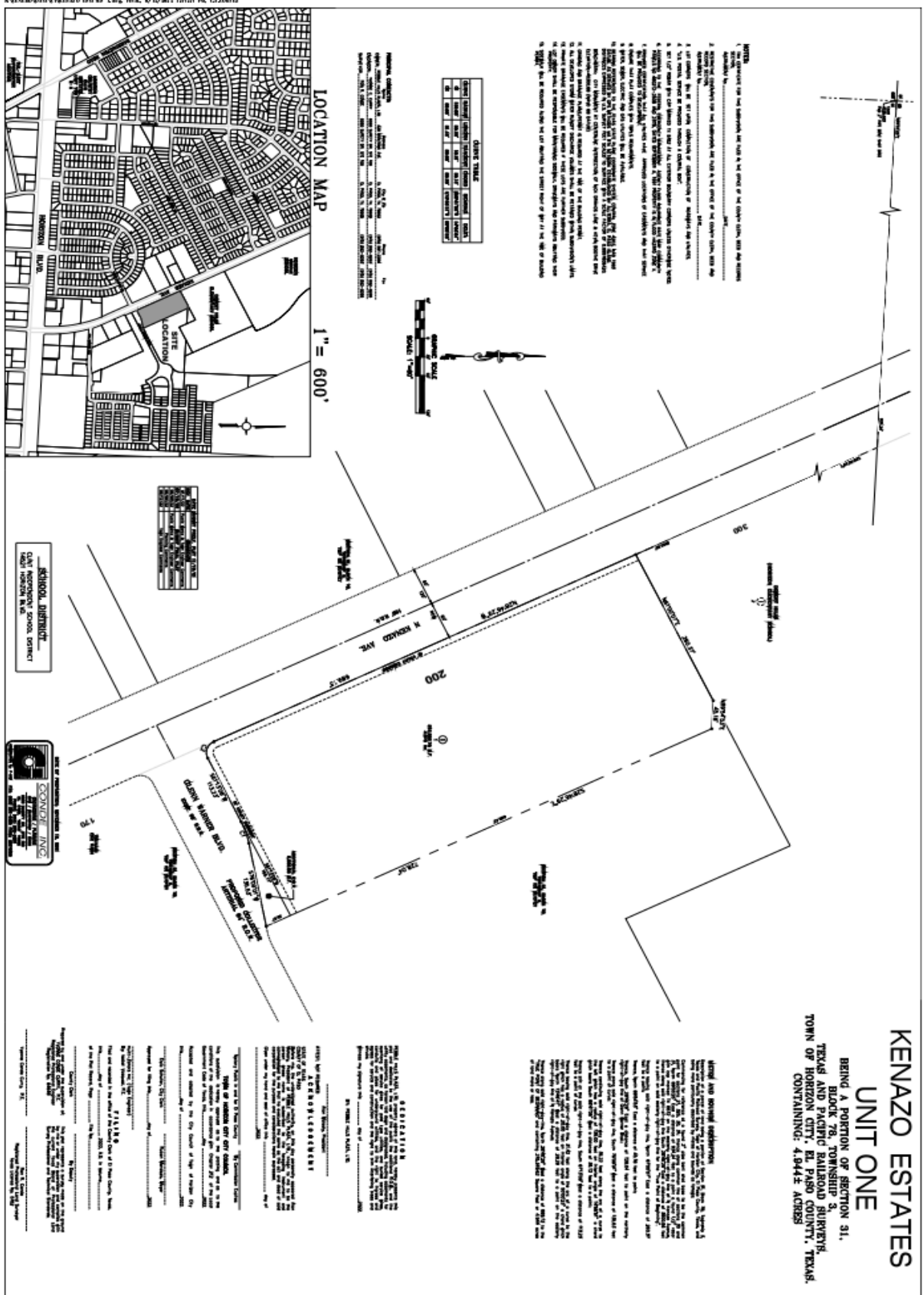
**NOTE:** Applicant is responsible for all expenses incurred by the City in connection with the Final plat approval request, including but not limited to attorney's fees, engineering fees and publication. Charges exceeding deposit will be invoiced separately. Initials ds  
 Applicant Signature [Signature] EMAIL amalody@amberlee.org

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 6: Preliminary Subdivision Plat

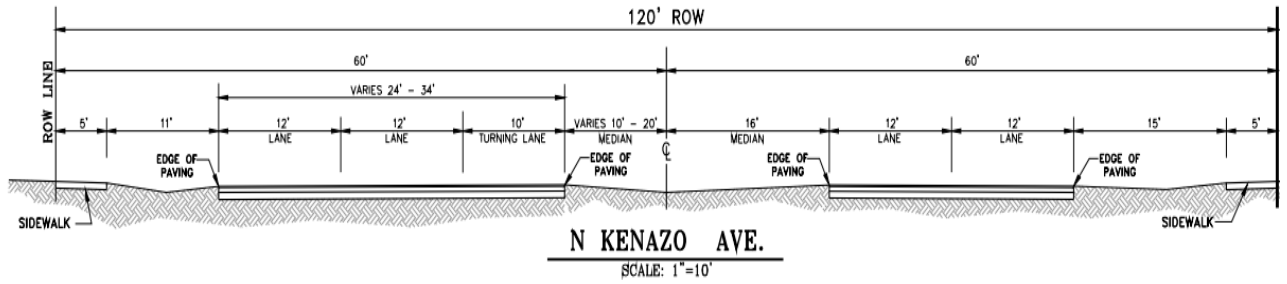


Attachment 7: Final Subdivision Plat

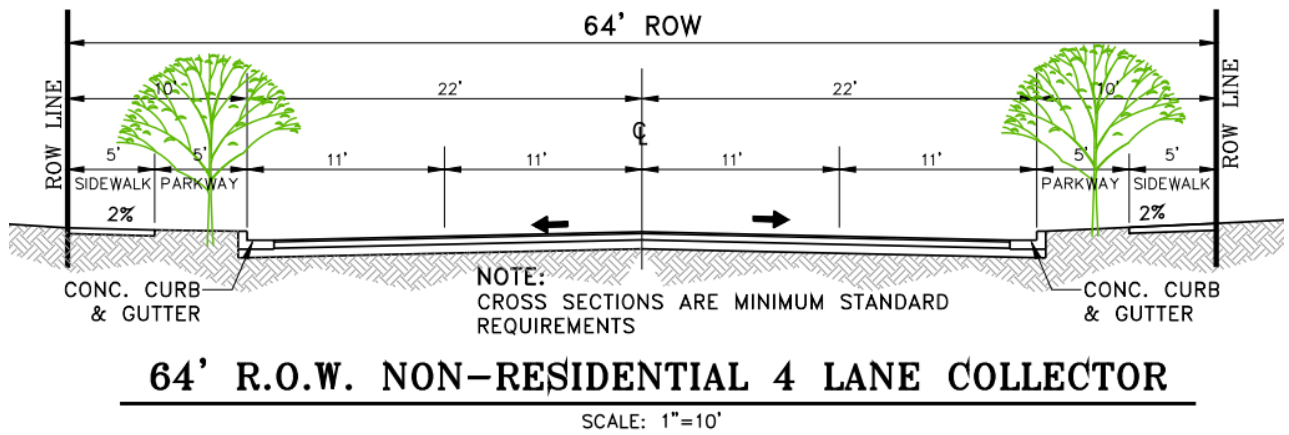


**Attachment 8: Street Cross Sections**

**Existing 120' ft. ROW**



**Proposed 64' ROW**





**TOWN OF HORIZON CITY**  
**Planning and Zoning Commission Staff Report**

**Case No.:** SUB002506-2022, Kenazo Estates Unit 2

**Application Type:** Preliminary & Final Subdivision Application

**P&Z Hearing Date:** August 15, 2022

**Staff Contact:** Art Rubio, Planner  
 915-852-1046, ext. 407; arubio@horizoncity.org

**Address/Location:** East of Kenazo Ave.

**Legal Description:** Portion of Section 31, Block 78, Township 3, Texas and Pacific Railroad Surveys, Town of Horizon City, El Paso County, Texas (8.695 AC)

**Property Owner:** Pebble Hills Plaza LTD

**Representative:** Conde, Inc.

**Nearest Park:** Horizon Mesa

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

**SURROUNDING PROPERTIES:**

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

**LAND USE AND ZONING:**

	<b>Existing</b>	<b>Proposed</b>
<b>Land Use</b>	Vacant	Commercial
<b>Zoning</b>	C-2 Commercial	Commercial Development

**Application Description:**

*Preliminary & Final Subdivision:*

The applicant is requesting to subdivide one 8.695-acre lot for commercial development. The proposed subdivision includes one a preliminary and final plat request. The applicant is proposing a 64' Row to the south of the property.

In accordance with Section 212 of the Texas Local Government Code, notices of the August 15, 2022, public hearing for the preliminary and final plat request are not required. The applicant is not required to erect signs notifying the public of the proposed subdivision. public hearing.

**Staff Recommendation:**

Staff recommends APPROVAL of Kenazo Estates Unit 2, preliminary and final plats subject to all comments by staff being addressed prior to City Council review as the application conforms with the minimum requirements of Chapter 10 Subdivision Regulation, Section 4.

Subdivision Application Procedure and Approval Process, Paragraph 4.2 Preliminary Plat Requirements, Paragraph 4.3 Final Plat Requirements and, Section 5 Subdivision Design Standards, Paragraph 5.2 (Conformance to Major Thoroughfare Plan Required) of the Municipal Code.

**Planning Division Comments:**

**Preliminary Plat:**

1. ~~Label existing and proposed ROWs per design standards manual & Horizon City MTP.~~
2. ~~Legal description on main Subdivision heading & M&B description do not match. Is the property in whole tract or portions of section, please confirm (see redlines)?~~
3. Property is composed of two individual lots not contiguous as depicted in the submitted preliminary and final plat. Tax certificate will be required for the smaller lot and preliminary plat will need to be corrected to depict that.

**Final Plat:**

1. ~~Legal description on main Subdivision heading & M&B description do not match. Is the property in whole tract or portions of section, please confirm (see redlines)?~~
2. Property is composed of two individual lots not contiguous as depicted in the submitted preliminary and final plat. Tax certificate will be required for the smaller lot.

**Public Works Director Comments:**

**KENAZO ESTATES U-2 (Preliminary plat)**

7/29/2022 Review 4

1. ~~Show location of water courses, ravines, present structures and other features pertinent to subdivision. Provide the total flow for that specific watershed area. The parcel will need to have a pond. Provide pond capacity calculations.~~
2. ~~Show the Benchmark (from note #10) in the plan.~~
3. ~~El Paso County 9-1-1 District approval is required for the addresses.~~
4. ~~Identify the street/driveway entrance at the south side of parcel.~~
5. ~~Change school district to Clint Independent School District.~~
6. ~~Provide utility easements for the parcel at the front and/or south side.~~
7. ~~Add a note at south side of property stating driveways will not be allowed.~~
8. ~~New Comment: Rodman is misspelled.~~
9. ~~New Comment: Provide lot numbers and block numbers for the two parcels.~~
10. ~~New Comment: Add a note stating each lot will need to construct half of Rodman once they come in for the building permit.~~
11. ~~New Comment: Need clarification on Donatello Dr. as it is not a city-maintained street~~

**KENAZO ESTATES U-2 (Final plat)**

8/8/2022 Review 2

1. ~~El Paso County 9-1-1 District approval is required for the addresses.~~
2. ~~Add a note at south side of property stating driveways will not be allowed.~~
3. ~~Add a note stating each lot will need to construct half of Rodman once they come in for the building permit.~~
4. ~~Provide closure for Metes and Bounds.~~
5. ~~Add a note at south side of property stating driveways will not be allowed since it abuts a private driveway. SOUTH OF BLOCK 2 LOT 1.~~
6. ~~On the notes section, add "Sidewalk will be required along the lot abutting the street Right of Way at the time of construction."~~

~~NOTE: For comment #4 see Building Regulations Section. 3.06.146~~

**Town Engineer Comments:**

**Kenazo Estates Unit 2**

**Summary of Recommended Conditions for Preliminary Plat Approval:**

The Town Engineer recommends the following:

1. *Location and size of existing utilities shall be shown on preliminary plats. Indicated the location and size. Per Zoning Ordinance-Section 4.2.2.5.*
2. *Need to complete Note 10 for the coordinate system note. Needs to include the surface scale factor and need to provide location of the benchmark. There is no parenthetical record bearing stated on the plat, provide records bearing or delete this portion of Note 10. **Verify benchmark elevation.***
3. *Need to provide acreage for this portion of Rodman St.*

**Summary of Recommended Conditions for Final Plat Approval:**

The Town Engineer recommends the following:

1. *Need to complete Note 10 for the coordinate system note. Needs to include the surface scale factor and need to provide location of the benchmark. There is no parenthetical record bearing stated on the plat, provide records bearing or delete this portion of Note 10. **Verify benchmark elevation.***
2. *Need to provide acreage for this portion of Rodman St.*

**El Paso 9-1-1 District Comments:**

No objections

**TxDOT Comments:**

TxDOT has no comments since proposed units are not abutting TxDOT right of way.

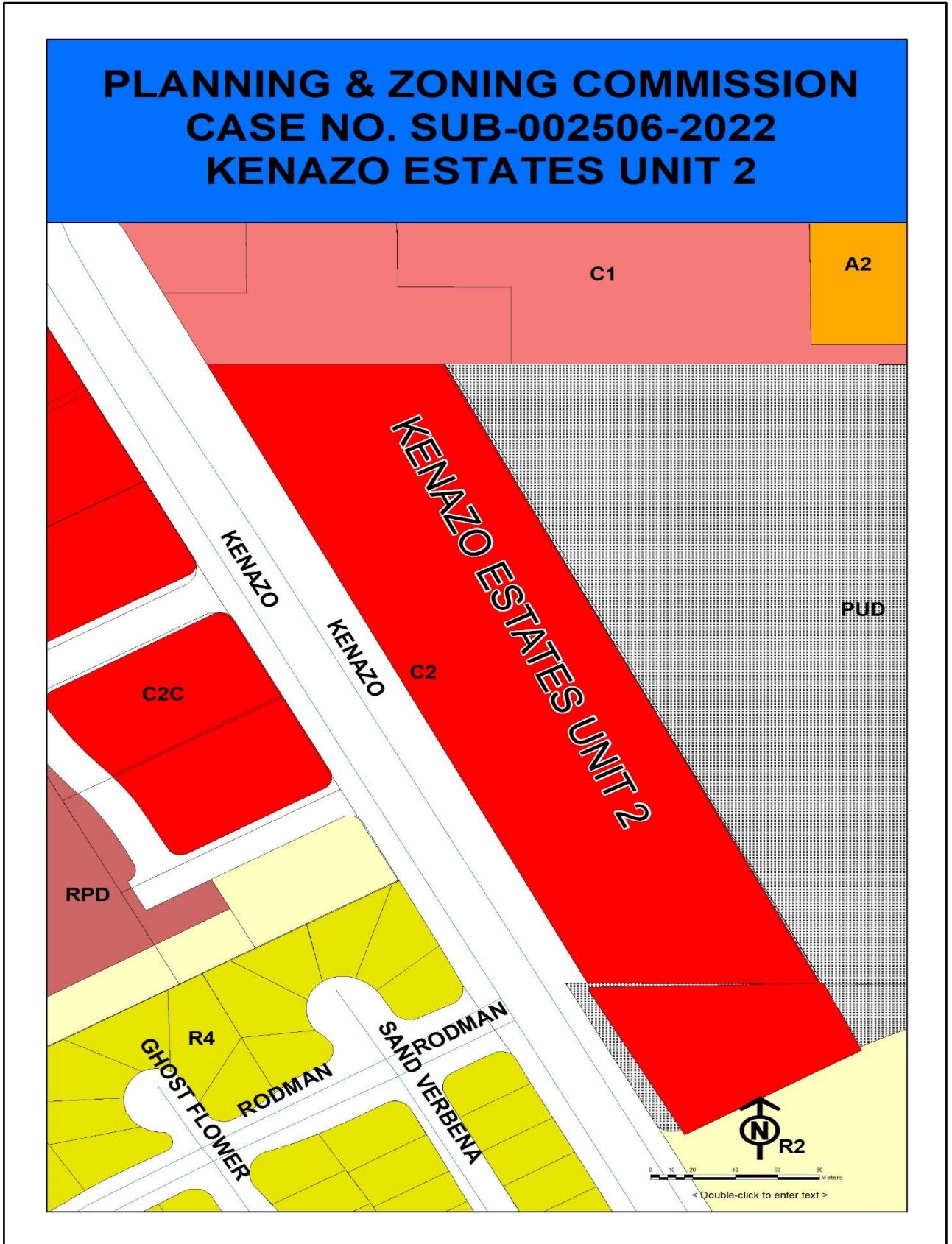
**El Paso Central Appraisal District Comments:**

No objections

**Attachments:**

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

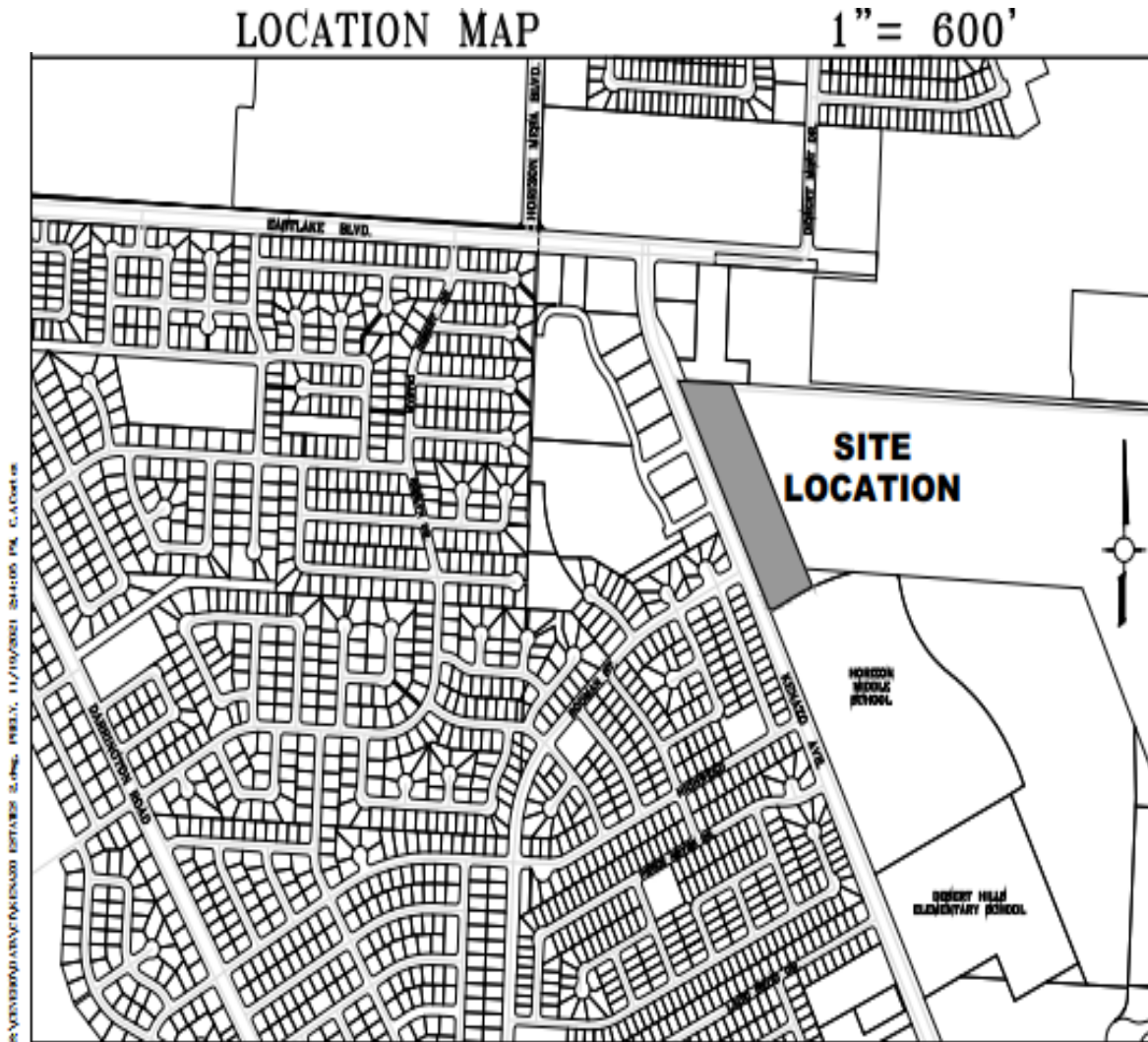
Attachment 1: Zoning Designation Map



**PLANNING & ZONING COMMISSION  
CASE NO. SUB-002506-2022  
KENAZO ESTATES UNIT 2**



**Attachment 3: Location Map**



## Attachment 4: 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: KENAZO ESTATES UNIT TWO SUBMITTAL DATE: November 15, 2021

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)  
Being Tract 9, Section 31, Block 78, Township 3, Texas and Pacific Railroad Surveys, Town of Horizon City, El Paso, 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>8.695</u>	<u>1</u>	TOTAL NO. SITES	<u>1</u>	_____
INDUSTRIAL	_____	_____	TOTAL (GROSS) ACREAGE	<u>8.695</u>	_____

3. WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? N/A PROPOSED ZONING N/A

4. WILL THE RESIDENTIAL SITES, AS PROPOSED, PERMIT DEVELOPMENT IN FULL COMPLIANCE WITH ALL ZONING REQUIREMENTS OF THE EXISTING RESIDENTIAL ZONE(S)? YES  NO  N/A

5. WHAT TYPE OF UTILITY EASEMENTS ARE PROPOSED? UNDERGROUND  OVERHEAD  COMBINATION

6. WHAT TYPE OF DRAINAGE IS PROPOSED? (IF APPLICABLE LIST MORE THAN ONE) Lot to street to drainage structures

7. IF SINGLE-FAMILY OR DUPLEX DEVELOPMENT IS PROPOSED: AVERAGE FLOOR AREA OF HOUSES \_\_\_\_\_

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: \_\_\_\_\_

12. WILL PLAT BE RECORDED PRIOR TO SUBDIVISION IMPROVEMENTS BEING COMPLETED & APPROVED?  YES  NO  N/A INITIALS CC  
 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 CC IF YES, PLEASE SUBMIT COPY.

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(NAME & ADDRESS) (EMAIL) (PHONE)

15. DEVELOPER Pebble Hills Plaza, LTD 420 Montana Ave. El Paso, TX 79902  
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(NAME & ADDRESS) (EMAIL) (PHONE)

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18. REP/POINT OF CONTACT Conrad Conde 6080 Surety Dr., Ste. 100 El Paso, TX 79905 cconde@condeinc.com -592-0283  
(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 CC  
 Applicant Signature \_\_\_\_\_ EMAIL cconde@condeinc.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 5: 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: KENAZO ESTATES UNIT TWO SUBMITTAL DATE: July 13, 2022

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)  
Being Tract 9, Section 31, Block 78, Township 3, Texas and Pacific Railroad Surveys, Town of Horizon City, 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>8.695</u>	<u>1</u>	TOTAL NO. SITES	_____	<u>1</u>
INDUSTRIAL	_____	_____	TOTAL (GROSS) ACREAGE	<u>8.695</u>	_____

3. WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? N/A PROPOSED ZONING N/A

4. WILL THE RESIDENTIAL SITES, AS PROPOSED, PERMIT DEVELOPMENT IN FULL COMPLIANCE WITH ALL ZONING REQUIREMENTS OF THE EXISTING RESIDENTIAL ZONE(S)? YES  NO  N/A

5. WHAT TYPE OF UTILITY EASEMENTS ARE PROPOSED? UNDERGROUND  OVERHEAD  COMBINATION

6. WHAT TYPE OF DRAINAGE IS PROPOSED? (IF APPLICABLE LIST MORE THAN ONE) Lot to street to drainage structures

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

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

11. REMARKS AND/OR EXPLANATION OF SPECIAL CIRCUMSTANCES: \_\_\_\_\_

12. WILL PLAT BE RECORDED PRIOR TO SUBDIVISION IMPROVEMENTS BEING COMPLETED & APPROVED?  YES  NO  N/A INITIALS AC

13. WILL ANY RESTRICTIONS AND COVENANTS BE RECORDED WITH PLAT? YES  NO  INITIALS AC IF YES, PLEASE SUBMIT COPY.

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15. DEVELOPER Pebble Hills Plaza, LTD 420 Montana Ave. El Paso, TX 79905  
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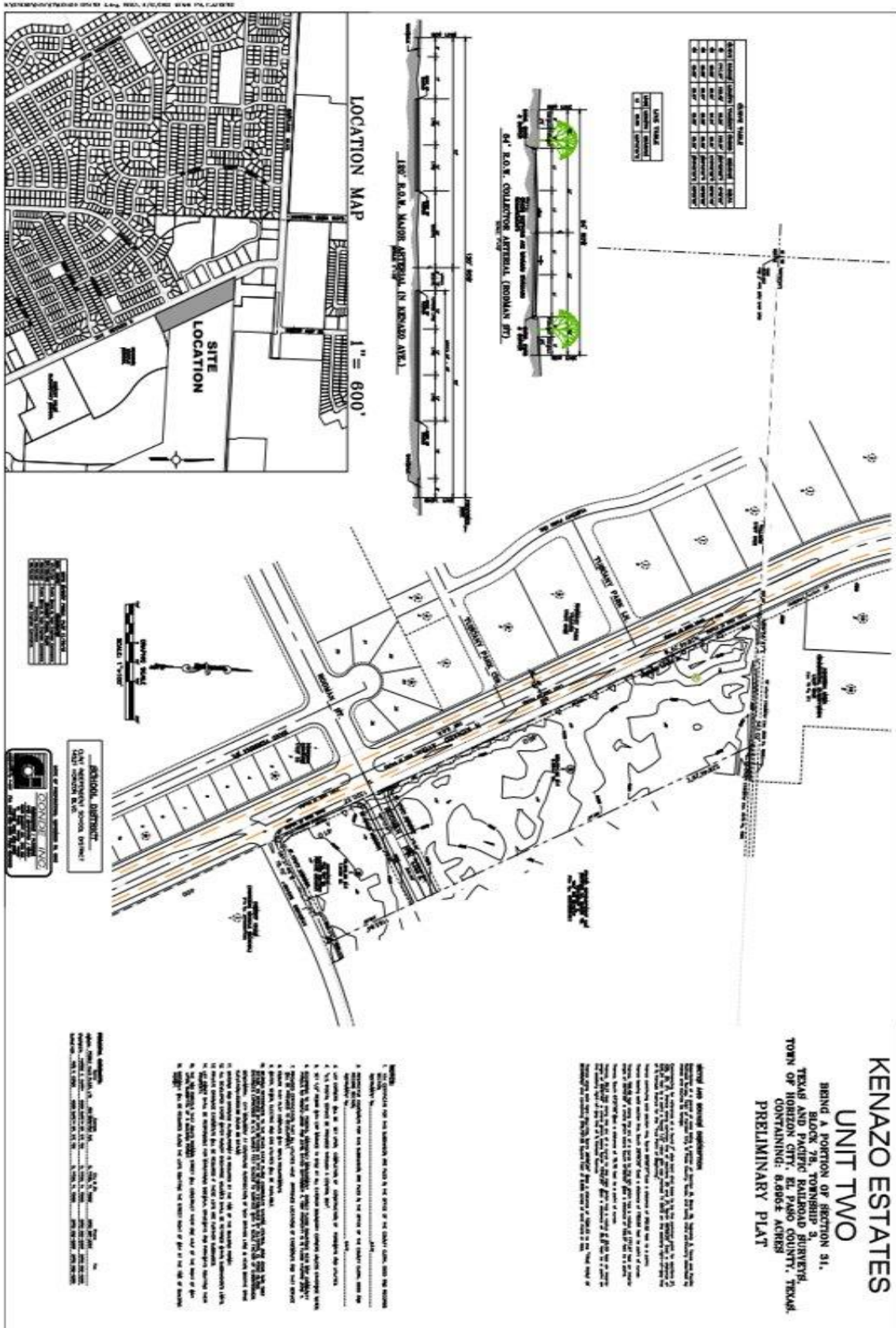
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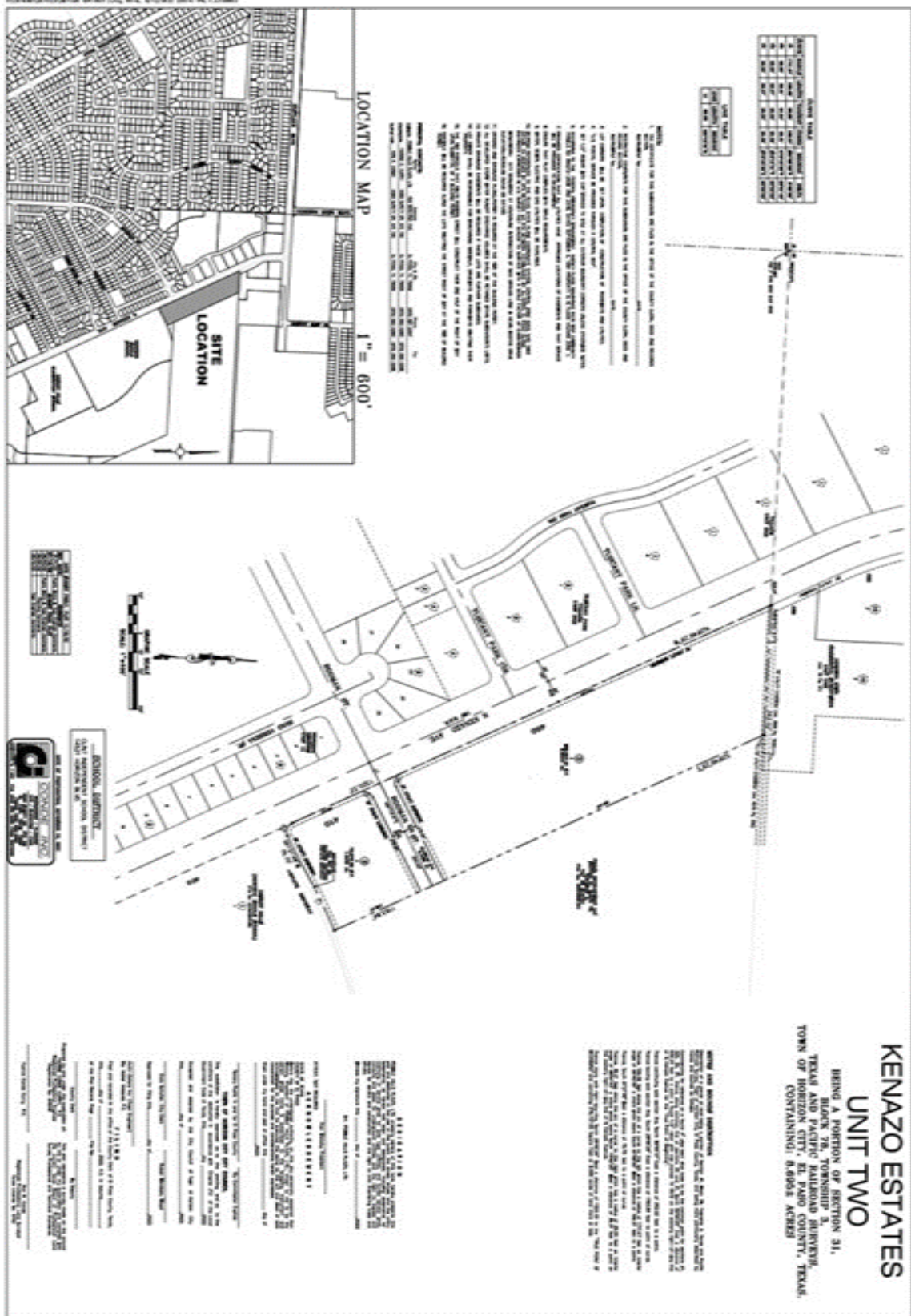
Applicant Signature [Signature] EMAIL amalody@amberlee.org

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 6: Preliminary Subdivision Plat

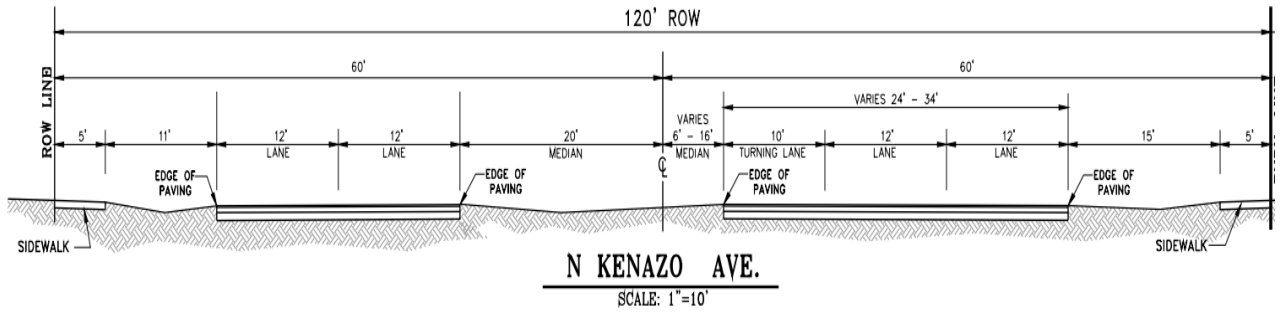


**Attachment 7: Final Subdivision Plat**

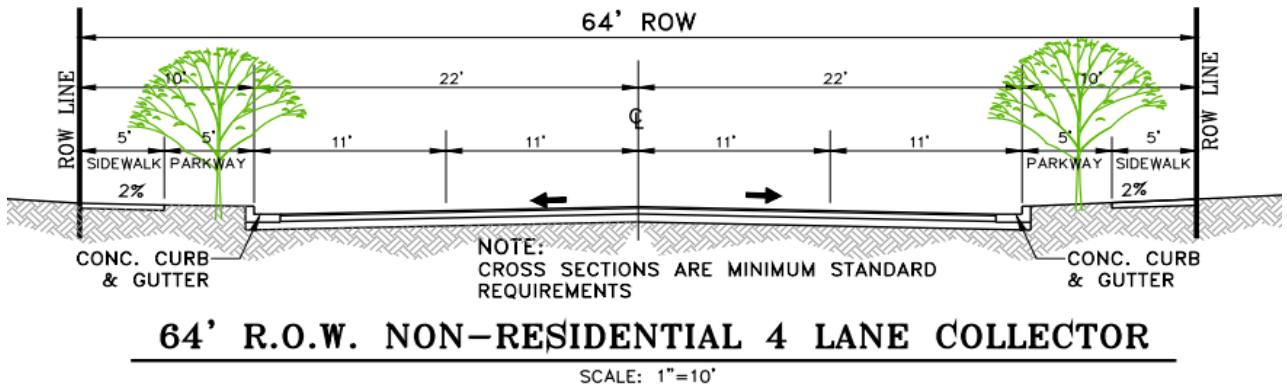


**Attachment 8: Street Cross Sections**

**Existing ROW**



**Proposed**





MINUTES - REGULAR MEETING  
OF THE PLANNING AND ZONING COMMISSION  
HELD ON MONDAY, JULY 18, 2022 @ 6:00 PM  
15001 DARRINGTON RD., HORIZON CITY, TEXAS 79928

1. **CALL MEETING TO ORDER & DETERMINATION 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.

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

*(This item has been postponed at previous meetings per the applicant's request)* On the resubmitted replat application for **Horizon Manor Unit Three Replat "A" (#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 **GARDEA**, 2<sup>nd</sup> by **DURAN** to postpone item.

**AYES: FLORES, MELENDEZ, AVILA, GARDEA, DURAN.**

**MOTION CARRIED**

B. **DISCUSSION AND RECOMMENDATION:**

Planner

On the preliminary plat application for **RANCHO DESIERTO BELLO UNIT FOURTEEN (#SUB002500-2022)**, 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.

**ACTION:** Motion made by **GARDEA**, 2<sup>nd</sup> by **FLORES** for a conditional approval contingent to staff comments being addressed.

**AYES: BERRY, FLORES, MELENDEZ, AVILA, GARDEA, DURAN.**

**MOTION CARRIED**

5. **OTHER BUSINESS**

A. **DISCUSSION AND ACTION:**

On the Planning and Zoning meeting minutes for the meeting held on June 20, 2022

**ACTION:** Motion made by **GARDEA**, 2<sup>nd</sup> by **FLORES** to approve the June 20, 2022 Minutes.

**AYES: BERRY, FLORES, MELENDEZ, AVILA, GARDEA, DURAN.**

**MOTION CARRIED**



MINUTES - REGULAR MEETING  
OF THE PLANNING AND ZONING COMMISSION  
HELD ON MONDAY, JULY 18, 2022 @ 6:00 PM  
15001 DARRINGTON RD., HORIZON CITY, TEXAS 79928

**6. ANNOUNCEMENTS**

A. The next regular scheduled meeting: **Monday, August 15, 2022 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 6:24 pm.

\_\_\_\_\_  
Robert Avila – Chair

\_\_\_\_\_  
(Date)

**ATTEST:**

\_\_\_\_\_  
Elvia Schuller  
City Clerk

**DISTRIBUTION OF MINUTES:**

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