



HORIZON CITY

Incorporated 1988

**AGENDA
PUBLIC MEETING
REGULAR PLANNING AND ZONING MEETING
THE TOWN OF HORIZON CITY, TEXAS
Monday, September 19, 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, September 19, 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. **3**

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 replat application for **Horizon Town Center Unit Two Replat "A"** (**#RP-002509-2022**), legally described as Lots 4, 5 and 6, Block 25, Horizon Town Center Unit Two Subdivision, Town of Horizon City, El Paso County, Texas. Containing 0.4185 acres +/- . Application submitted by CAD Consulting Co.

5. OTHER BUSINESS

A. DISCUSSION AND ACTION:

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

6. ANNOUNCEMENTS

A. The next regular scheduled meeting: **Monday, October 17, 2022 at 6pm.**

Adjournment:

Motion to Adjournment: _____ 2nd _____

Dated this Friday, 9/16/2022

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, 9/16/2022 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 (Revised)**
Proposed Desert Breeze Unit III Subdivision

Application Type: **Rezoning**

P&Z Hearing Date: August 15, 2022

Staff Contact: Art Rubio
 915-852-1046; arubio@horizoncity.org

PID No.: X57800033203000

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

Legal Description: A portion of Section 32, Block 78, Township 3, Texas and Pacific Railroad Surveys, Horizon City, El Paso County, Texas

Property Owner: Hunt Communities Holding

Applicant: H2O-Terra

Acreage: 13.272-Acres ±

Nearest Park: Horizon Mesa Park

Nearest School: Horizon High School

SURROUNDING PROPERTIES:

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

LAND USE AND ZONING:

	Existing	Proposed
Land Use	Vacant	Single-Family Residential
Zoning	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 seventy lot residential subdivision. The subject property is directly adjacent to Horizon High School and the ETJ to the east.

Notice:

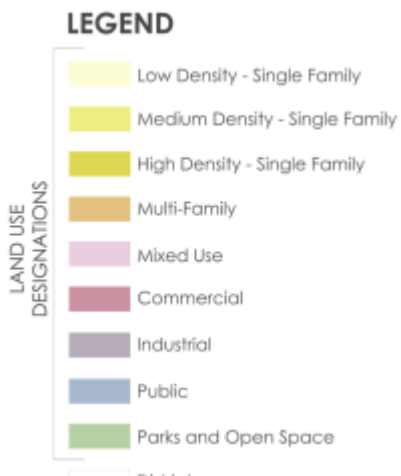
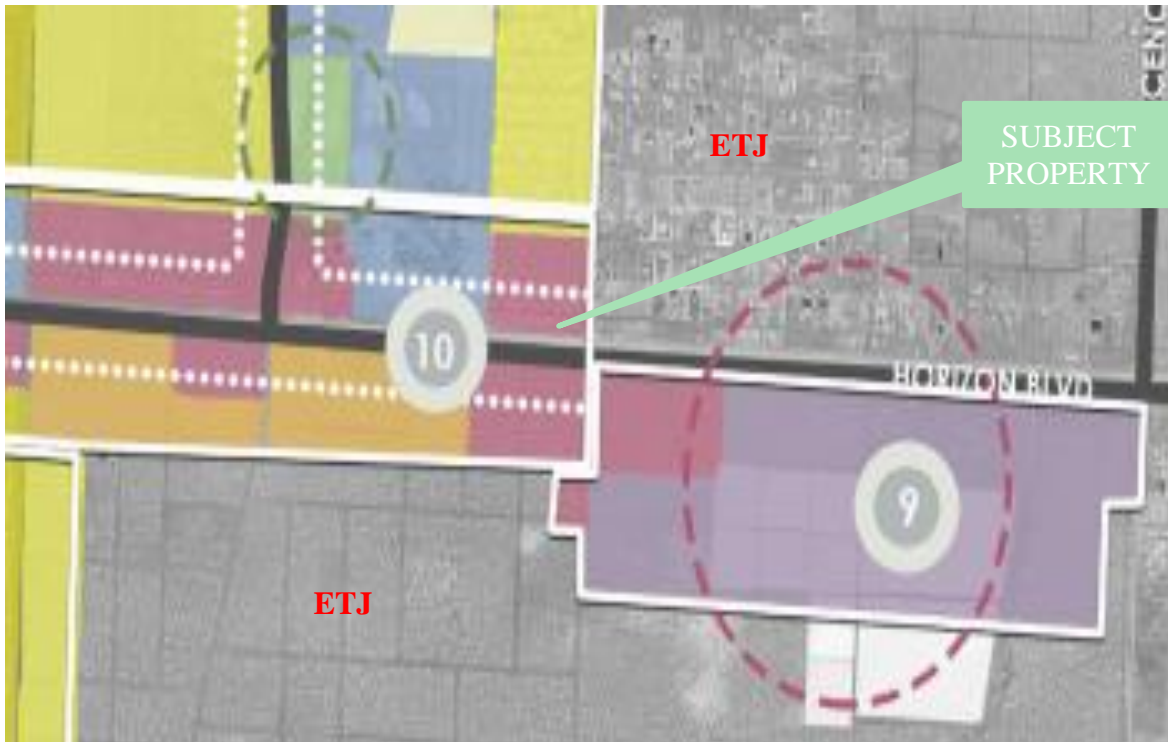
In accordance with Section 211.007 of the Texas Local Government Code and Horizon City Municipal Code Section 101.6 Rezoning, Paragraph C. Public Hearings; notice; notices of the August 15, 2022, public hearing was sent to the school district of jurisdiction and to those property owners within two hundred 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. Sign requirement has satisfied by the applicant.

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) in support of 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 depleted single-family residential dwelling inventory 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 Map

2 – Aerial Map

3 - Future Land Use Map (Comp Plan)

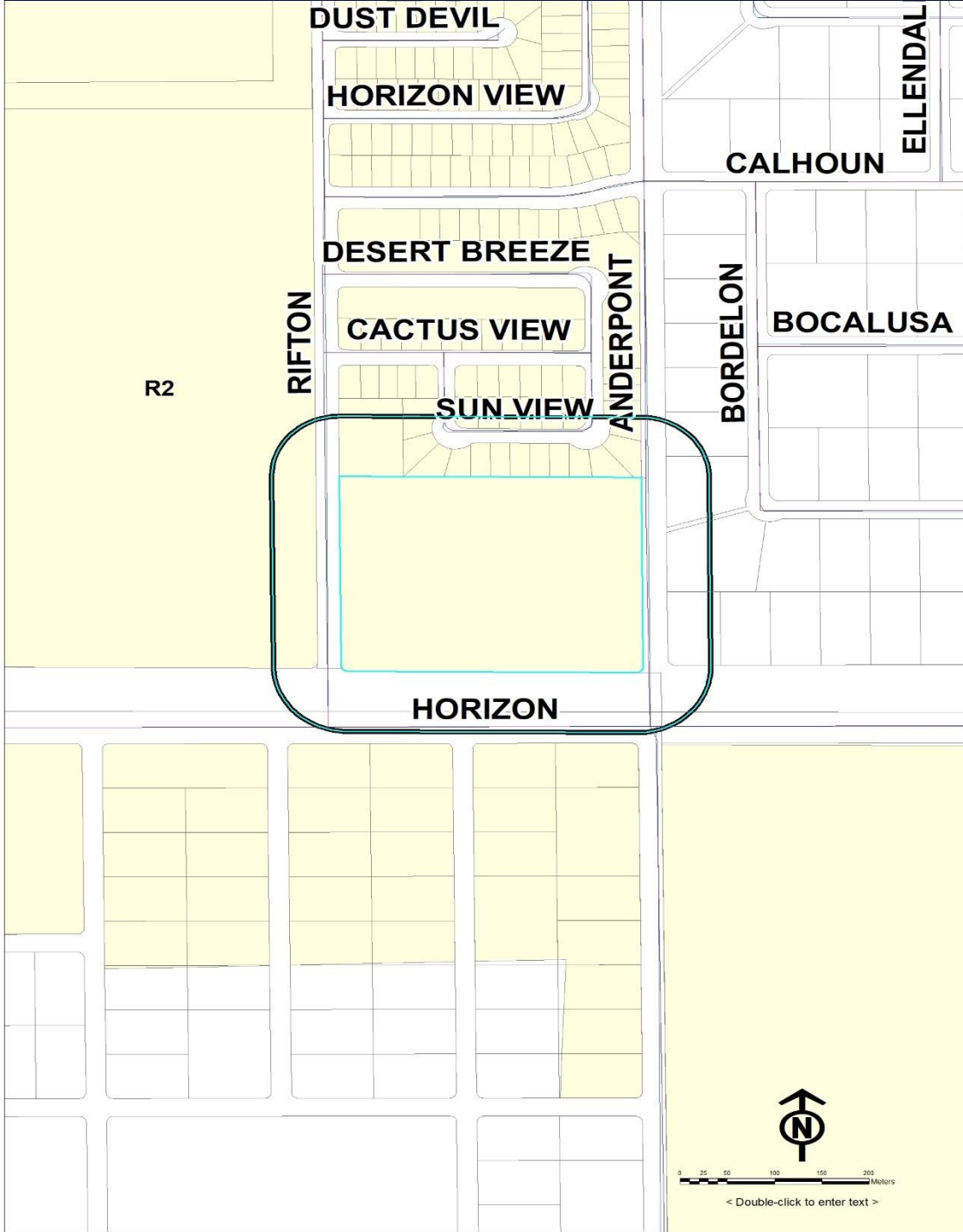
4 - Application

5 – Boundary Survey

7 – Proposed Zoning and Development Maps

Attachment 1: Current Zoning Designation Map

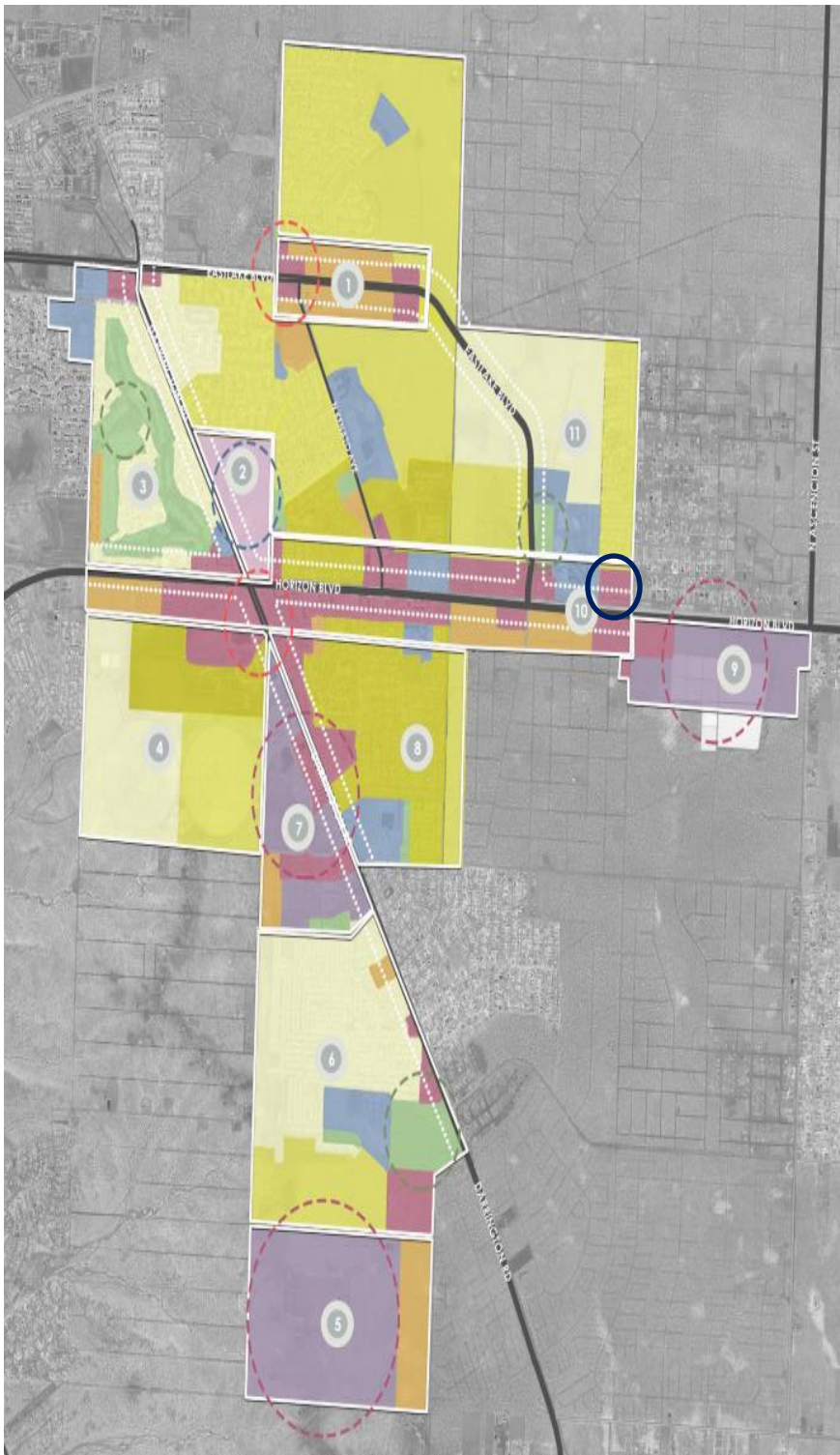
**PLANNING & ZONING COMMISSION
CASE NO. RZ-002503-2022**



Attachment 2: Aerial View Map



Attachment 3: Future Land Use Map



LEGEND

- | | |
|---|---|
| <p>LAND USE DESIGNATIONS</p> <ul style="list-style-type: none"> 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 | <p>CENTERS</p> <ul style="list-style-type: none"> Civic Recreation Market Employment |
|---|---|
-
- | | |
|--|--|
| <ul style="list-style-type: none"> 1 EASTLAKE DISTRICT 2 TRANSIT-SUPPORTED TOWN CENTER DISTRICT 3 GOLF COURSE DISTRICT 4 WEST RESIDENTIAL DISTRICT 5 BUSINESS PARK DISTRICT 6 SOUTH RESIDENTIAL DISTRICT | <ul style="list-style-type: none"> 7 CENTRAL INDUSTRIAL PARK DISTRICT 8 EAST RESIDENTIAL DISTRICT 9 EAST INDUSTRIAL PARK DISTRICT 10 HORIZON BLVD DISTRICT 11 NORTH 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:
 (OWNER'S SIGNATURE)  Jose Lares Date Received 07/20/2022
 (OWNER'S PRINTED NAME)
 (APPLICANT'S SIGNATURE)  Francisco Solis Date Submitted 07/20/2022
 (APPLICANT'S PRINTED NAME)

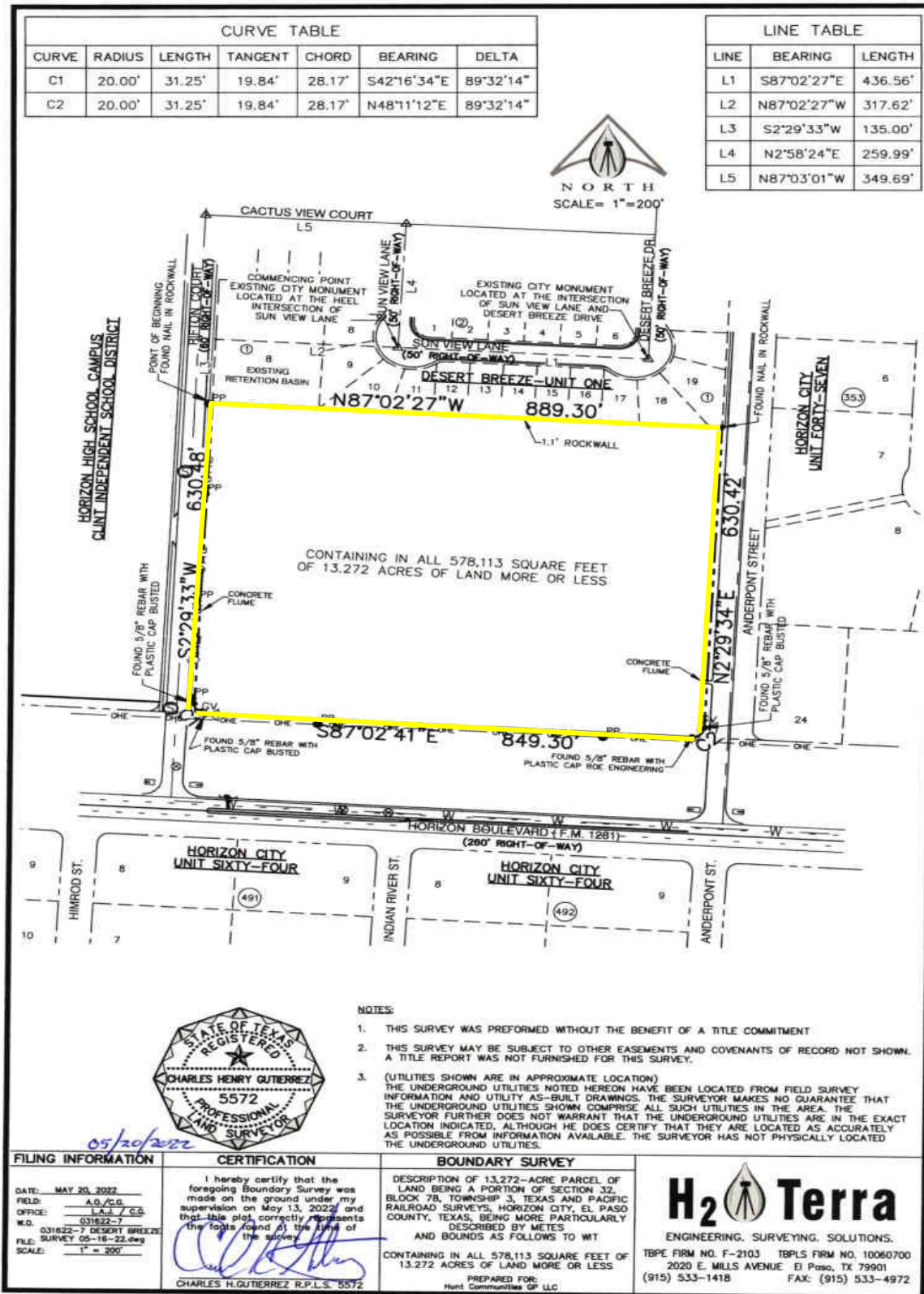
FEE SCHEDULE: (NON-REFUNDABLE)

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

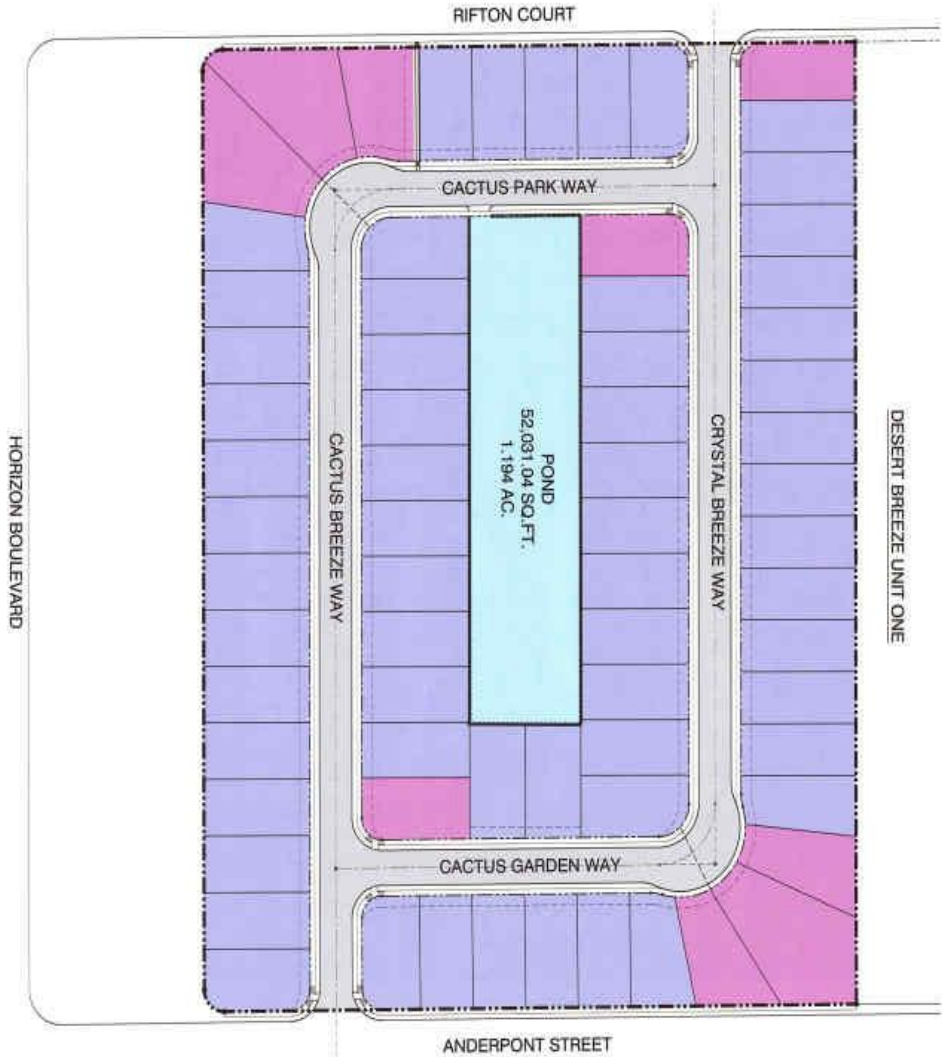
Application & Submittals Due Date: 07/21/2022
 P&Z Scheduled Mtg. Date: 08/15/2022
 City Council Scheduled Date: 09/13/2022
 Application Received By: AR RUBIN
 Date Application Rec'd: 07/21/2022

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

Attachment 5: Survey Map



Attachment 6: Proposed Zoning and Development Map



DESERT BREEZE UNIT ONE

**DESERT BREEZE
UNIT III**

BEING A PORTION OF SECTION 32, BLOCK 78, TOWNSHIP 3,
HORIZON CITY,
TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, TOWN
OF HORIZON CITY,
EL PASO COUNTY, TEXAS.



■	TOTAL LOTS BETWEEN SUBDIVISION LOTS: 41 (BT LANE)
■	TOTAL LOTS ADJACENT TO POND: 8 (132 ADJ.)
■	TOTAL LOTS: 20
■	TOTAL POND AREA: 52,031.04 SQ. FT. OR 1.184 AC.

SITE DEVELOPMENT PLA

DESERT BREEZE UNIT ONE
DESERT BREEZE UNIT III
HORIZON CITY, TEXAS
EL PASO COUNTY, TEXAS

ADVANCE COPY
SUBJECT TO REVISIONS
7-18-2022





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

Case No.: RP-002509-2022
Subdivision Name: Horizon Town Center Unit 2 Replat "A"
Application Type: Replat Subdivision Application
P&Z Hearing Date: September 19, 2022
Staff Contact: Art Rubio, Planner
 915-852-1046 ext.407; arubio@horizoncity.org

Address/Location: Subdivision is southwest of the Wal-Mart Supercenter development
Legal Description: Lots 4, 5 and 6, Block 25, Horizon Town Center Unit Two Subdivision, Town of Horizon City, El Paso County, Texas
Acreage: 0.4185Acres ± (3 lots)
Existing Use: Single-Family Dwellings
Existing Zoning: R-9/CO (Residential – Conditional Overlay)

Owner/Applicant: JNC Development LLC
Land Surveyor/: CAD Consulting Co.

Surrounding Properties

	Zoning	Land Use
N	C-2 (Commercial) – Vacant	Vacant
E	C-1 (Commercial) - Businesses	Businesses
S	R-9/CO (Residential) - Vacant	Vacant
W	C-2 (Commercial) – Vacant	Vacant

Future Land Use Designation: Mixed Use, Town Center
Nearest Park: Desmond "Corky" Corcoran Park
Nearest School: Region 19 Head Start Program

Application Description:

The developer is proposing to replat three residential lots from Horizon Town Center Unit Two Subdivision, a 288-lot residential subdivision for single-family development due to a builder error. The lot size is as follows: Lot 4, 0.1419-acre, Lot 5, 0.1379-acre and Lot 6, 0.1386-acre. The existing ponding area measures approximately 83,525 square feet in size. The conditional overlay on this property requires that all single-family residences be at least 1,100 square feet in size, have at least a two-car garage, and have a two-car wide driveway.

Staff Recommendation:

Staff recommends **APPROVAL** of the proposed replat subdivision with the condition that all density and dimensional standards are met and that all pending comments be addressed prior to City Council review.

Planning Comments:

1. ~~Revise Certificate of Plat Approval, on first line the year shown is 2018.~~

- ~~2. Add note: All base zone density and dimensional standards will be met.~~
- ~~3. Certified Tax Certificates or City of El Paso Tax Assessor statements showing no tax balance is required prior to scheduling item for City Council~~

Public Works Director Comments:

COMMENTS FOR HORIZON TOWN CENTER UNIT 2 REPLAT A (Preliminary plat)

1. Provide closure.
2. Provide Datum on Benchmark.
3. Provide metes and bounds description.
4. Provide adjoining subdivision legal description at the north, south, and west sides of block 25.

PUBLIC WORKS 9/12/22 Review 1

COMMENTS FOR HORIZON TOWN CENTER UNIT 2 REPLAT A (Final plat)

1. Provide closure.
2. Provide Benchmark with Datum information.
3. Provide metes and bounds description.
4. Provide adjoining subdivision legal description at the north, south, and west sides of block 25.

Town Engineer Comments:

Horizon Town Center Unit Two-Replat A

Summary of Recommended Conditions for Preliminary Plat Approval:

The Town Engineer recommends the following:

1. Provide certification that all utilities have approved locations of easements and that service will be provided to development.
2. Provide metes and bounds description on plat.
3. Provide location of all utilities in the vicinity of the subject area.
4. Provide location and size of water and sewer lines in the subject area.
5. Provide close report for subject area and lots.
6. Provide datum use for plat.
7. Provide surface scale factor.

Summary of Recommended Conditions for Final Plat Approval:

1. Provide certification that all utilities have approved locations of easements and that service will be provided to development.
2. Provide metes and bounds description on plat.
3. Provide close report for subject area and lots.
4. Provide datum use for plat.
5. Provide surface scale factor.

Attachments:

Attachment 1 – Zoning Designation Map

Attachment 2 – Aerial View Map

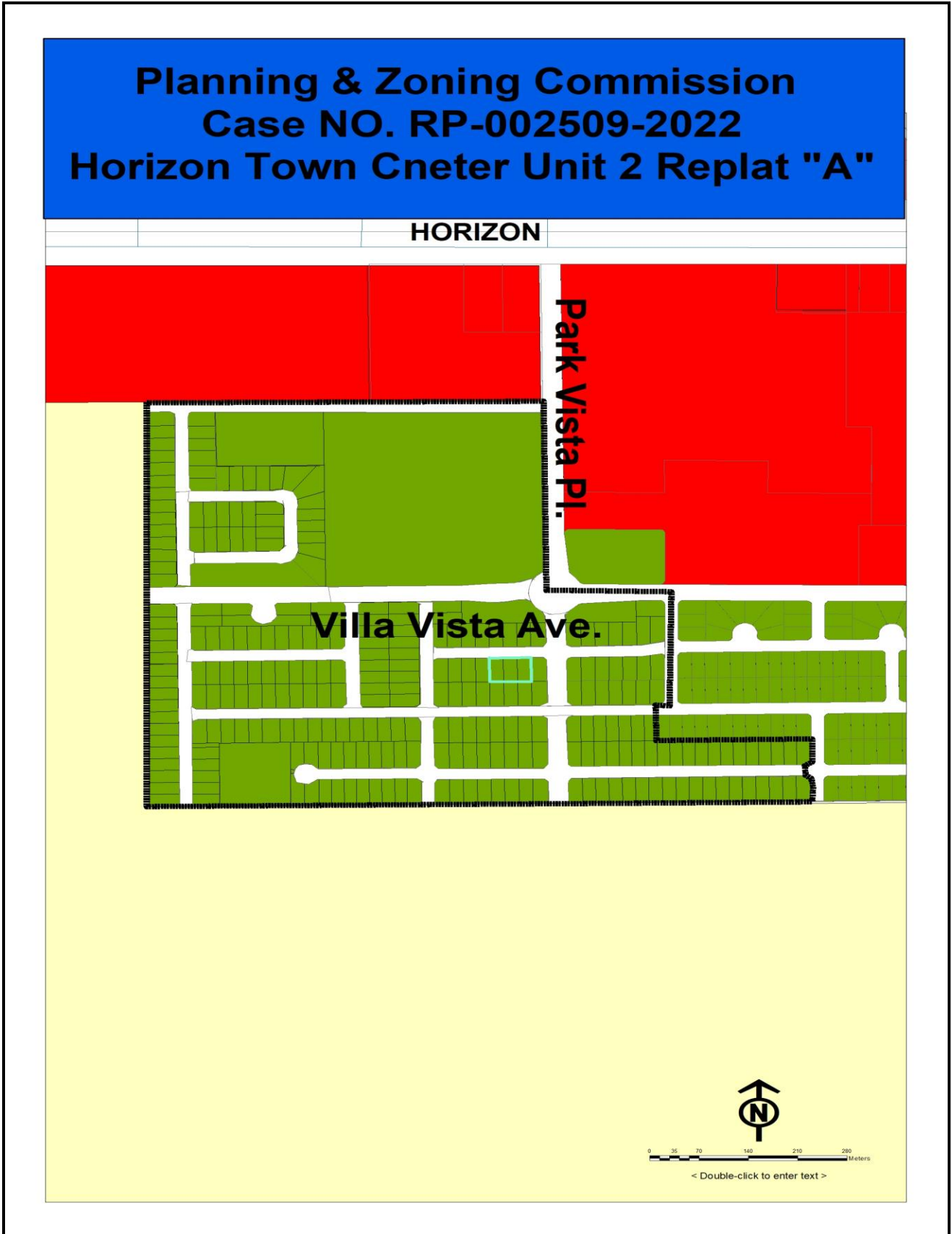
Attachment 3 – Location Map

Attachment 4 – Preliminary Replat

Attachment 5 – Final Replat

Attachment 6 –Replat Application

Attachment 1: Zoning Designation Map

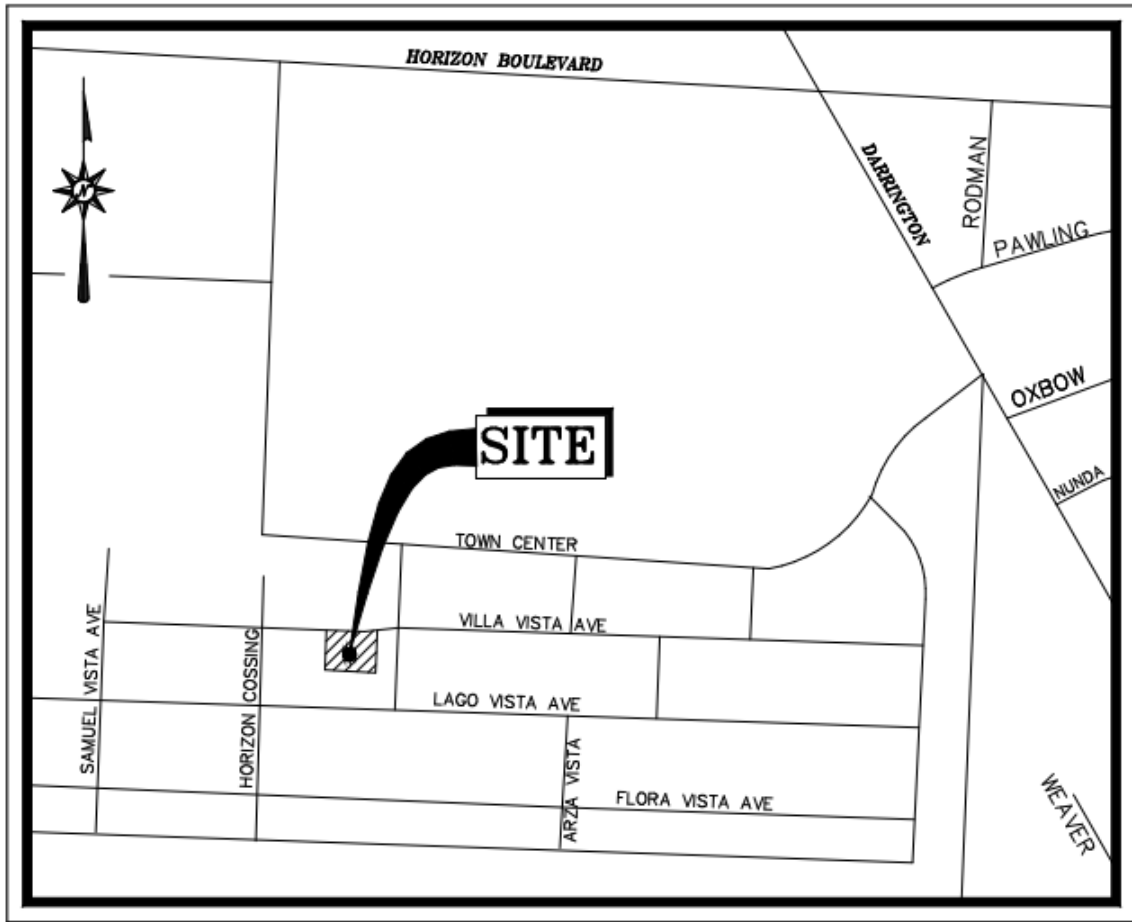


Attachment 2: Aerial View Map

**Planning & Zoning Commission
Case NO. RP-002509-2022
Horizon Town Center Unit 2 Replat "A"**



Attachment 3: Location Map



Attachment 6: Replat Application

RP-002509-2022



TOWN OF HORIZON CITY
 14999 Darrington Road
 Horizon City, Texas 79928
 Phone 915-852-1046 Fax 915-852-1005

REPLAT APPLICATION

REPLAT A

SUBDIVISION PROPOSED NAME: HORIZON TOWN CENTER UNIT TWO SUBMITTAL DATE: _____

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)
LOTS 4, 5 AND 6, BLOCK 25
HORIZON TOWN CENTER UNIT TWO

2. PROPERTY LAND USES:

	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	<u>0.4185</u>	<u>3</u>	OFFICE	_____	_____
DUPLEX	_____	_____	STREET & ALLEY	_____	_____
APARTMENT	_____	_____	PONDING & DRAINAGE	_____	_____
MOBILE HOME	_____	_____	INSTITUTIONAL	_____	_____
P.U.D.	_____	_____	OTHER	_____	_____
PARK	_____	_____	_____	_____	_____
SCHOOL	_____	_____	_____	_____	_____
COMMERCIAL	_____	_____	TOTAL NO. SITES	_____	<u>3</u>
INDUSTRIAL	_____	_____	TOTAL (GROSS) ACREAGE	<u>0.4185</u>	_____

3. WHAT IS THE EXISTING ZONING OF THE ABOVE DESCRIBED PROPERTY? R-9 PROPOSED ZONING _____

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

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

6. WHAT TYPE OF DRAINAGE IS PROPOSED? (IF APPLICABLE LIST MORE THAN ONE) OFF SITE

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
 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 N/A
 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 EA IF YES, PLEASE ATTACH COPY.

14. OWNER OF RECORD JNC DEVELOPMENT LLC (NAME & ADDRESS) _____ (EMAIL) _____ (PHONE) 915-855-1005

15. DEVELOPER _____ (NAME & ADDRESS) _____ (EMAIL) _____ (PHONE)

16. ENGINEER _____ (NAME & ADDRESS) _____ (EMAIL) _____ (PHONE)

17. APPLICANT CAD CONSULTING CO. (NAME & ADDRESS) _____ (EMAIL) _____ (PHONE) 915-633-6422

18. REP/POINT OF CONTACT CAD CONSULTING CO. (NAME & ADDRESS) _____ (EMAIL) _____ (PHONE) 915-633-6422

NOTE: Applicant is responsible for all expenses incurred by the City in connection with the Replat approval request, including but not limited to attorney's fees, engineering fees and publication. Charges exceeding deposit will be invoiced separately. Initials EA.

Applicant Signature [Signature] EMAIL CADCONSULTING1@AOL.COM

APPLICATION MUST BE COMPLETE & VALIDATED PRIOR TO SUBDIVISION PROCESSING
 Acceptance of fee does not grant acceptance of application.
 Non Refundable Deposit \$500 | Application Fees: \$100 | Publishing Fee Deposit (if applicable): \$260