



HORIZON CITY

Incorporated 1988

**AGENDA
PUBLIC MEETING
REGULAR PLANNING AND ZONING MEETING
THE TOWN OF HORIZON CITY, TEXAS
Monday, May 15, 2023, 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, May 15, 2023 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:

Planner

On the **resubmitted Replat** application (#RP-002460-2020) for **Horizon Manor Unit Three Replat "A"**, 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.

B. DISCUSSION AND RECOMMENDATION:

Planner

4

On a **Rezoning** application request (**Case No. RZ-002520-2023**) 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. This parcel is legally described as Lot 3, Block 2, Horizon Manor Unit One, Horizon City, El Paso County, Texas. Containing 6.17 -acres. Application submitted by Doyle B. Harden.

C. DISCUSSION AND RECOMMENDATION: 13

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, Tuscany Park Village Replat "A", Town of Horizon City, El Paso County, Texas. Containing 17.8630-acres+/- . Application submitted by Yasser Haydar.

D. DISCUSSION AND RECOMMENDATION: 25

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.

5. OTHER BUSINESS

A. DISCUSSION AND ACTION: 33

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

6. ANNOUNCEMENTS

A. The next regular scheduled meeting: **Monday, June 19, 2023 at 6pm.**

Adjournment:

Motion to Adjournment: _____ 2nd _____

Dated this Thursday, May 11, 2023.

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 Thursday, May 11, 2023. 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-002520-2023

Application Type: **Rezoning**

P&Z Hearing Date: March 20, 2023; *Postponed to May 15, 2023*

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

Address/Location: 1538 Pawling; S. Horizon Blvd. & E. Darington Rd.

Legal Description: Lot 3, Block 2, Horizon Manor Unit 1 Subdivision, El Paso County, Horizon City, Texas

Property Owner: Doyle B. Harden

Applicant: Doyle B. Harden

Nearest Park: Golden Eagle Park

Nearest School: Carroll T. Welch Elementary School

SURROUNDING PROPERTIES:

	Zoning	Land Use
N	C-1 (General Commercial)/C-2 (Heavy Commercial)	Restaurant/Retail
E	C-1 (General Commercial)/C-2C (Heavy Commercial Conditioned/R-7 (Single-Family Residential) A-1 & A-2 (Apartment)	Retail, Restaurant, Single-Family Dwellings, Multi-family Dwellings
S	C-1 (General Commercial)/	EP Emergency Dist. 1, Church, Warehousing
W	C-2 (Heavy Commercial)	Retail/Gas Station (Wal-Mart)

LAND USE AND ZONING:

	Existing	Proposed
Land Use	Warehouse	Auto Repair/Body Shop
Zoning	C-1 (General Commercial)	C-2 (Heavy Commercial)

Application Description:

The applicant is requesting to rezone approximately 6.17 acres of land that currently includes an existing warehouse from C-1 (General Commercial) to C-2 (Heavy Commercial) to allow for an auto repair and body shop use.

Notice:

In accordance with Section 211.007 of the Texas Local Government Code, notices of the March 20, 2023 and May 15, 2023 public hearings for the rezoning request were sent to those property owners within 200 feet of the subject property on February 27, 2023 and on April 20, 2023, then posted in the El Paso Times Newspaper on the same dates. 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. Initially the applicant was not able to meet the March 20, 2023, sign posting requirements and requested the item be postponed to the April 17, 2023, meeting. The applicant has complied with the sign posting requirements for the April 17, 2023, meeting.

Shaping Our Horizon:2030 A Comprehensive and Strategic Plan – Future Land Use Map Designation:

Horizon City Shaping Our Horizon:2030 Comprehensive and Strategic Plan designates this property as Commercial.

Staff Recommendation:

Although the Comprehensive plan designates this area for Commercial use, there is existing multi-family, institutional and public uses in close proximity to the subject property. Staff believes that the development of this area will enhance the surrounding commercial uses and properties; however, there needs to be some mitigation for the existing non-commercial uses. Staff recommends **APPROVAL** of the zone change with the following conditions:

1. That trucking and transportation uses be prohibited.
2. That the vehicles to be serviced are stored within a parking area that is screened from view so that such vehicles are not visible from any roadway.
3. That no servicing of vehicles outside the interior repair bays be permitted and that such repair bays are not visible from any roadway and/or any residential use/zone.
4. That prior to the issuance of any building or grading permits a detailed site plan shall be reviewed and approved by the City Council pursuant to Section 502.7 of the Horizon City Zoning Ordinance.

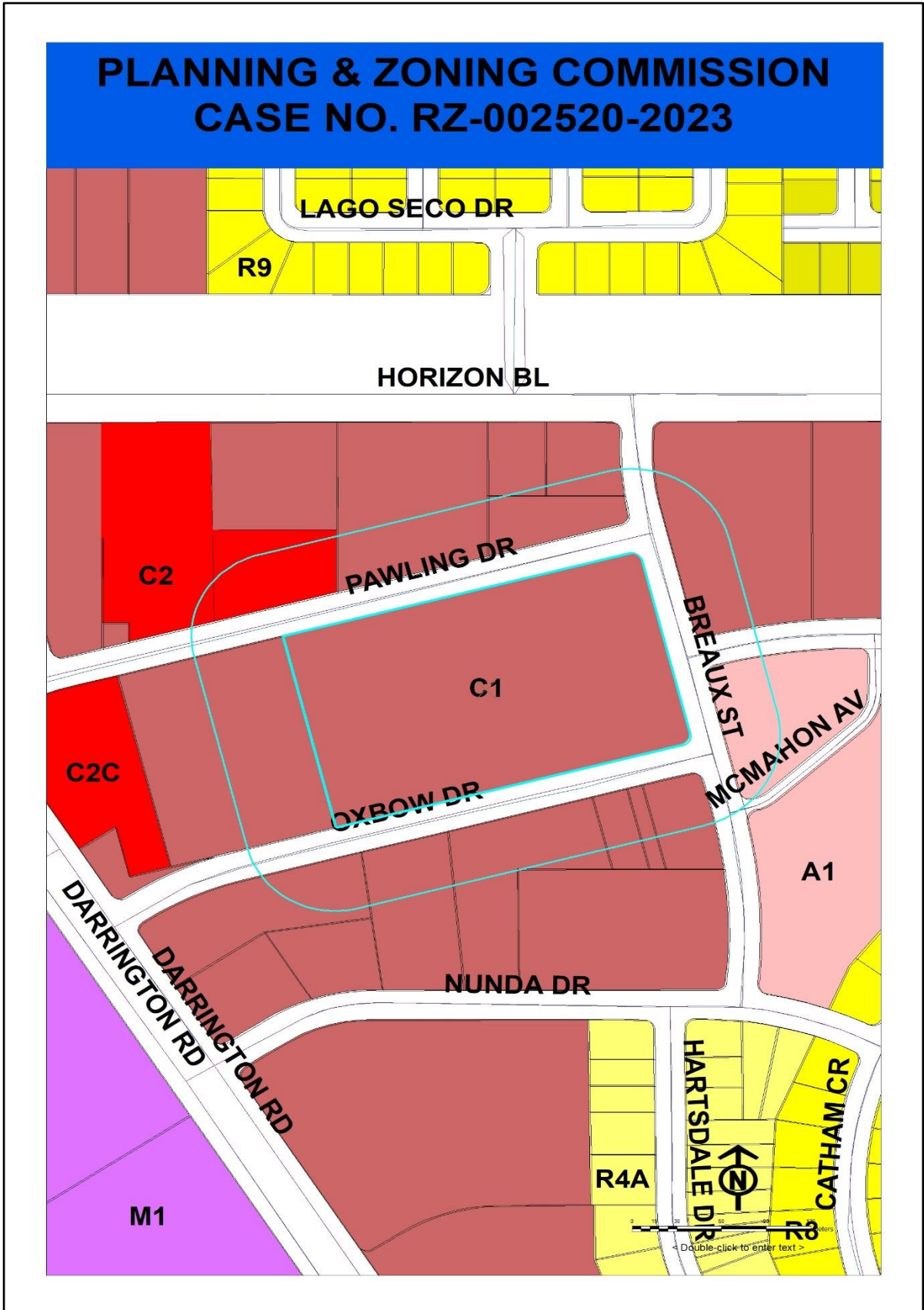
Planning Division Comments:

The applicant will need to bring the existing building up to all applicable codes and discontinue any uses not permitted in a C-2 or C-1 zoning district.

Attachments:

- 1 - Zoning Designation Map**
- 2 – Aerial Map**
- 3 - Future Land Use Map (Comp Plan)**
- 4 – Application**
- 5 – Zoning Plan**

Attachment 1: Zoning Designation Map



**PLANNING & ZONING COMMISSION
CASE NO. RZ-002520-2023**



Attachment 3: Future Land Use Map



Subject Property

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 |
|--|---|

Attachment 4: Application

RZ-002520-2023



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: Doyle B. HARDEN
1011 Day Road 79928 915 491 6280
(ADDRESS) (ZIP) (PHONE) (EMAIL)
 2. Applicant Doyle B. HARDEN Is applicant also the Owner? Yes No
 Contact Person Doyle B. HARDEN
79928 915 491 6280
(ADDRESS) (ZIP) (PHONE) (EMAIL)

3. PARCEL ONE
 Site Address/Location 1538 PAWLING DRIVE
 Legal Description: 2 HORIZON MANOR #1 LOT 3 268765 sq ft
(Lot) (Block) (Subdivision Name)

PARCEL TWO
 Site Address/Location X 3 ONLY (1) PROPERTY
 Legal Description: Horizon Manor unit one
(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? MORE OPTIONS TO RENT ~~Body Shop + MECHANIC Shop~~

5. Land's Presents Use: WAREHOUSE Zone C-1
 Land Vacant Lot size 220240 Structure Structure's size 18000 Last known date the structure was occupied? PRESENT
 Land's Proposed Use: WAREHOUSE Proposed Zone Use WAREHOUSE

Will you be making any improvements to the existing lot or structure? Yes No This request includes Site Development Plans for approval? Yes No

Roof & PAINT outside, INSIDE

NOTICE: Applicant is responsible for all expenses incurred by the City in connection with the Rezone Application request, including but not limited attorney's fees, engineering fees and publication. Additional charges will be invoiced separately and shall be paid to the Town prior to City Council act
 Applicant's Signature Doyle B. Harden

8. Signatures:
Doyle B. Harden
(OWNER'S SIGNATURE)
Doyle B. Harden
(APPLICANT'S SIGNATURE)

Doyle B. HARDEN
(OWNER'S PRINTED NAME)
Doyle B. HARDEN
(APPLICANT'S PRINTED NAME)

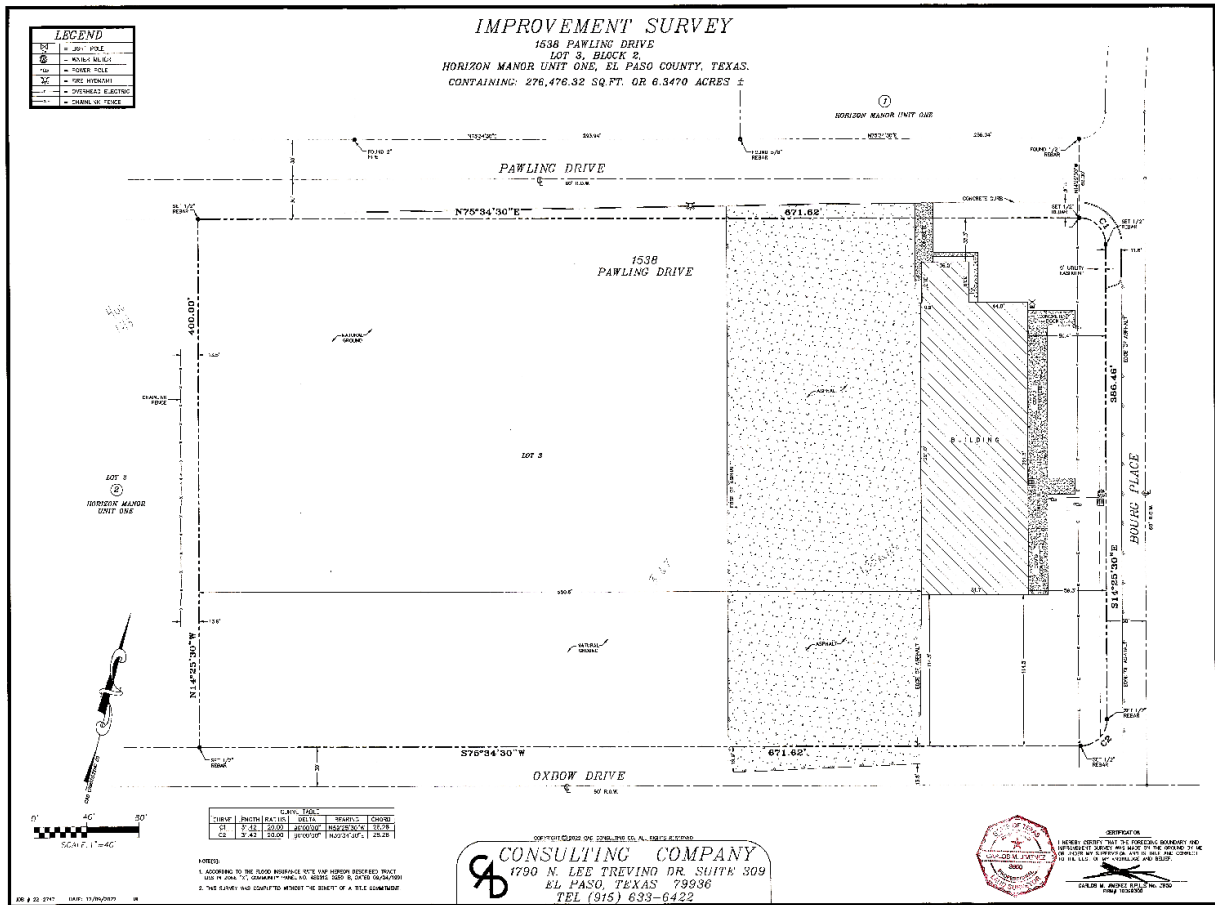
FEE SCHEDULE: (NON-REFUNDABLE)

\$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: _____
 P&Z Scheduled Mtg. Date: _____
 City Council Scheduled Date: _____
 Application Received By: _____
 Date Application Rec'd: _____

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

Attachment 5: Zoning Plan



Neighborhood Input Letter

High Desert Plaza
1436 Hudspeth Drive
Carrollton, Texas 75010
(915) 490-3387
(915) 497-5001
highdesertplaza@gmail.com

March 13, 2023

Art Rubio, Planner
Town of Horizon City
14999 Darrington Road
Horizon City, Texas 79928

Via email to: arubio@horizoncity.org; cc: mgarcia@horizoncity.org

Re: Case No. RZ-002520-2023

Mr. Rubio:

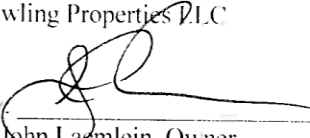
I have some concerns regarding this proposed rezoning. I believe Pawling will become a highly trafficked route when the pending improvements to Pawling Drive are completed. The esthetics of this property needs to be addressed to encourage proper development of the remaining properties along Pawling.

1. The loading docks facing Breaux Street should be eliminated and/or a barrier erected so that they cannot be accessed from Breaux. Currently, if an 18 wheeler backs up to the loading dock, the vehicle and trailer substantially block Breaux and create a traffic hazard.
2. Additionally, the existing loading dock should be enclosed or shielded if it becomes a work or storage area.
3. All inoperable vehicles, wrecked vehicles, vehicles undergoing repairs, spare parts and scrap materials need to be stored in an enclosed yard separate from employee and customer parking. All repair work should be performed within any garage bays or within this enclosed area. This enclosure should be shielded from view by some type of solid barrier (i.e. chain link fence with slats, rock wall, etc.).

Automotive repair businesses within Horizon City are needed, especially as our community continues to grow. By the same token, this type of business should not be an eye sore that could harm development of the surrounding area. If my concerns are substantially addressed, then I am not opposed to this zone change.

Sincerely,

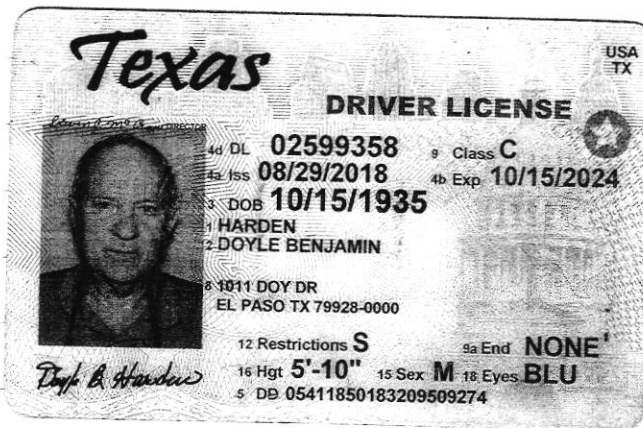
Pawling Properties LLC

By: 
John Laemlein, Owner

MAY 11, 2023

AT THIS TIME, I DOYLE B. HARDEN WOULD LIKE TO WITHDRAW MY REQUEST FOR A ZONE CHANGE. THIS PARCEL IS LEGALLY DESCRIBED AS: LOT 3, BLOCK 2, HORIZON MANOR UNIT ONE, TOWN OF HORIZON CITY TEXAS. THE ZONE CHANGE WAS FROM A C-1 TO A C-2.

Doyle B. Harden



Doyle B. Harden

Notice for Public Hearing

Para Español Llama a el 915-852-1046 Ext. 407

This is to notify you that a **PUBLIC HEARING** will be held on a rezoning request, by a landowner, on property that may include, adjoin, or be near to your property. As required by State Law and by the Horizon City Code, this request has been submitted to the Planning and Zoning Commission for their review and recommendation. The purpose of the public hearing is to allow any interested persons to appear and comment regarding the proposed change of zoning.

Case No. RZ-002520-2023: Submitted by Doyle B. Harden, property owner, a request for a Zone Change on a 6.17-acre parcel from a C-1 (General Commercial) to C-2 (Heavy Commercial) zoning district for a proposed Auto and Body Work Repair Shop. This parcel is legally described as Lot 3, Block 2, Horizon Manor Unit One, Town of Horizon City, El Paso County, Texas, and can be further identified as Parcel Identification No. (PID No.) H791-00100200030.

Planning and Zoning Commission Meeting PUBLIC HEARING

Monday, May 15, 2023
Beginning at 6:00 pm
City Council Chambers

15001 Darrington Rd. (Police Department Building)
Horizon City, TX. 79928

If you are unable to attend the meeting and have any comments or questions regarding this case, please call me at the Horizon City Planning Department, (915) 852-1046 ext. 407, or send your comments in writing attention: Art Rubio, Planner, by mail to 14999 Darrington Road Horizon City, Texas 79928 or via email: arubio@horizoncity.org



TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.: RZ-002524-2023

Application Type: Rezoning
P&Z Hearing Date: April 17, 2024: Postponed to May 15, 2023
Staff Contact: Art Rubio, Planner
 915-852-1046 ext. 407; arubio@horizoncity.org

Address/Location: South of Eastlake Blvd. and west of Kenazo Ave.
Legal Description: Lot 1, Block 4, Tuscany Village Replat A Subdivision, El Paso County, Horizon City, Texas
Property Size: 17.8630 ±
Property Owner: HZ Ventures LLC Series D-Tuscany Venture/Pierre Hernandez
 President
Applicant: Yasser Haydar
Nearest Park: Horizon Mesa Park
Nearest School: Horizon Middle School

SURROUNDING PROPERTIES:

	Zoning	Land Use
N	C-1 (General Commercial)	Retail
E	C-2 (Heavy Commercial)	Vacant
S	R-4 (Single-Family Dwelling)	Single-Family Dwellings
W	R-4 (Single-Family Dwelling)	Single-Family Dwellings

LAND USE AND ZONING:

	Existing	Proposed
Land Use	Vacant	Multi-Family (Apartments)
Zoning	R-PD (Residential-Planned Development)	A-1 (Apartments)

Application Description:

The applicant is requesting to rezone an approximately 17.8630-acre parcel currently zoned R-PD (Residential-Planned Development) which only allows single-family dwellings to A-1 (Apartments) for a proposed 358 multi-family apartment complex. The proposed apartment complex density and height is included on the table below:

Proposed Density and Heights

Building Type	Number of Buildings	Units per Building	Total Units
Club House	1		
45' – 3 Stories	11	8	88
35' – 3 Stories	35	6	210
25' - 2 Stories	<u>15</u>	4	<u>60</u>
Total	62		358
Total Units allowed per A-1		357	
Rounded Unit Count		357	
Total Parking Required		715	
Total Parking Provided		715	

Cumulative Parkland Dedication:

Pursuant to §2.8 Parkland Dedication and Fees in Lieu: based on the proposed change in zoning and the addition of multi-family dwelling units, the following is the required parkland dedication and fees: 108 units over 250 at \$240.00 per unit = \$25,920 in park fees and 1 acre of parkland dedication over 250 units and ½ acre for every 75 units = 1.5 acres of parkland dedication.

Notice:

In accordance with Section 211.007 of the Texas Local Government Code, notices of the April 17, 2023 and May 15, 2023 public hearings for the rezoning request were sent to those property owners within 200 feet of the subject property on April 2, 2023 and on April 24, 2023, then posted in the El Paso Times Newspaper on the same dates. 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. Staff has confirmed that the signposting requirements were met.

Shaping Our Horizon:2030 A Comprehensive and Strategic Plan – Future Land Use Map Designation:

The Shaping Our Horizon:2030 Comprehensive and Strategic Plan designates this area as High-Density Multi- Family. Designation directly to the north of the subject property is Commercial development (Page 42). The Plan also states that there is a demand for a variety of housing types, beyond detached single-family housing, to include apartment units (Page 74).

Staff Recommendation:

The Comprehensive plan designates this area for High-Density Multi-Family development with a Commercial designation to the north. Staff believes that the development of this area will provide additional housing stock and an additional housing choice not currently as available. The multi-family development proposed will serve as a transition from the low to heavy commercial development proposed along Eastlake Boulevard to the existing single-family development to the south and west; staff recommends **APPROVAL** of the zone change from R-PD to A-1 as the request is compatible with the Future Land Use designation and surrounding uses.

Planning Department Comments:

1. Pursuant to Section 502.6.1 General. All buildings: Maximum height of thirty five (35) feet, not to exceed two and one half stories, except that three story buildings with heights of up to forty five (45) feet may be permitted, provided such buildings are not closer than one hundred (100) feet from a property zoned for single family residential use, and subject to the site plan review process as described in Section 502.6 [502.8].

2. Add addresses

3. Applicant has complied with the required Site Development Plan, Landscape Plan and Lighting Plan.

Public Works Department Comments:

No comments

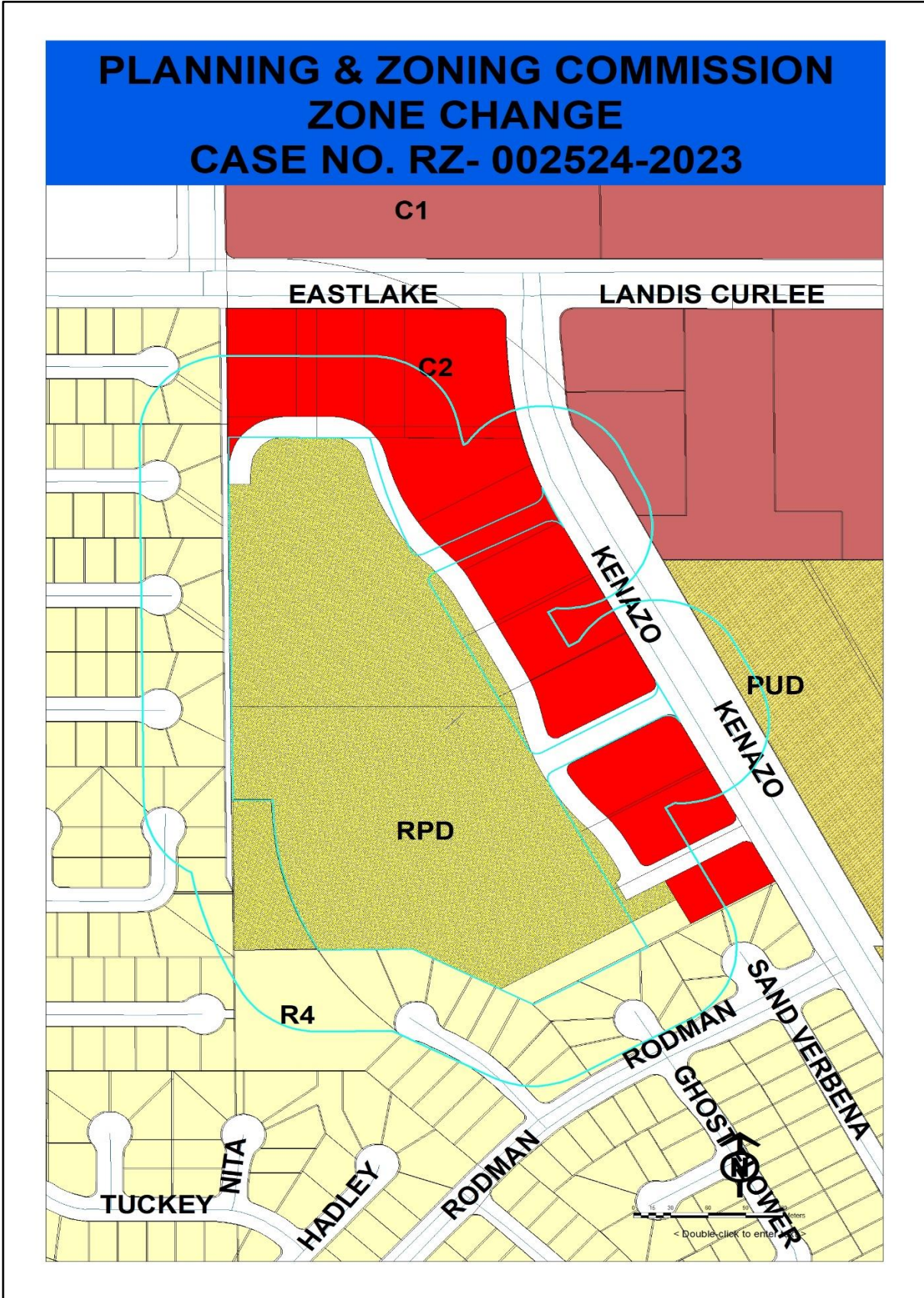
City Engineer Comments:

I do not have any comments on the overall concept. During design, we will need to pay particular attention to the number, location and orientation of dumpsters and site illumination to minimize light scatter from the on to the neighborhoods.

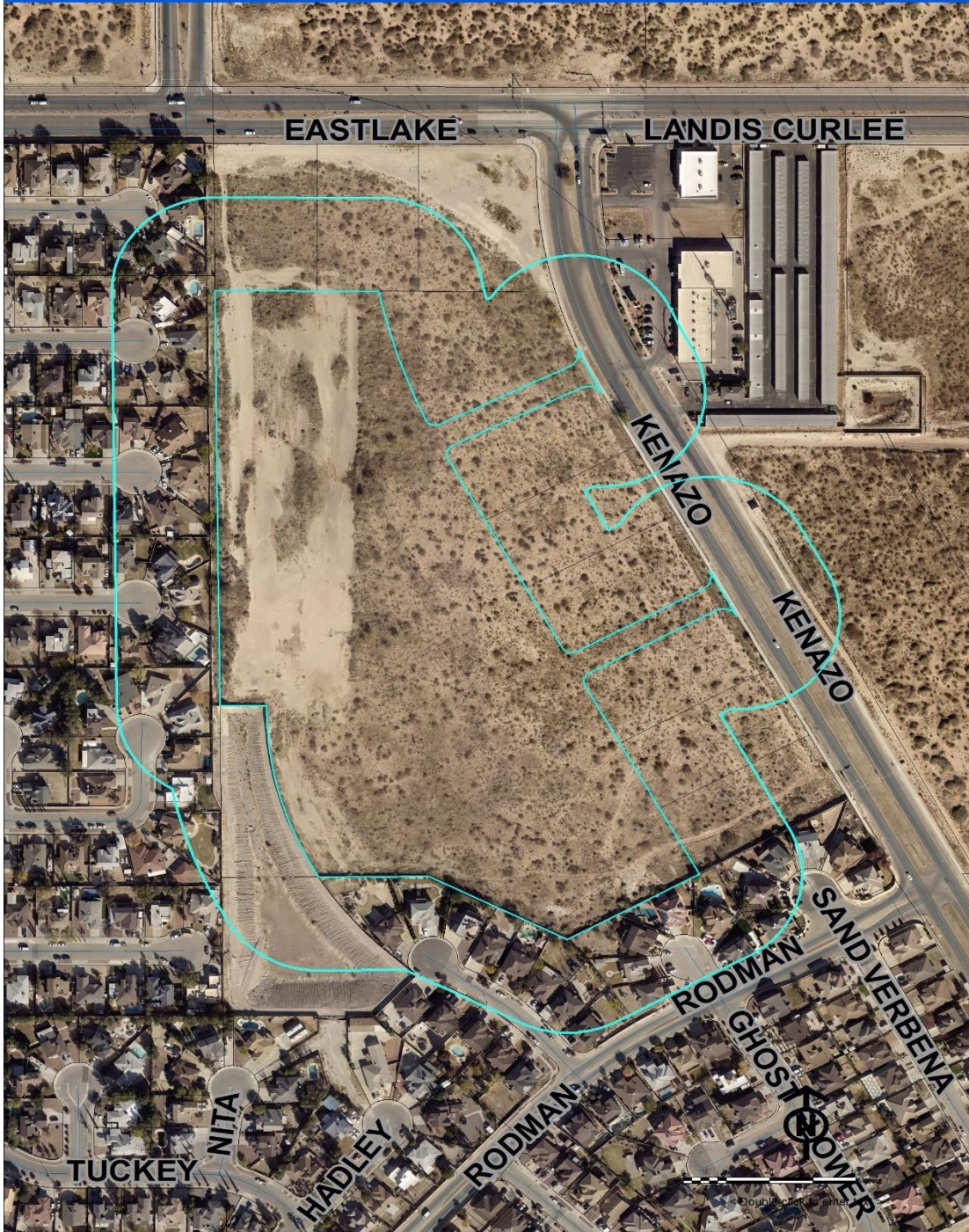
Attachments:

- 1 – Zoning Designation Map
- 2 – Aerial Map
- 3 – Future Land Use Map (Comp Plan)
- 4 – Application
- 5 – Site Development Plan
- 6 – Landscape Plan
- 7 – Lighting Study
- 8 – Pedestrian Circulation Plan

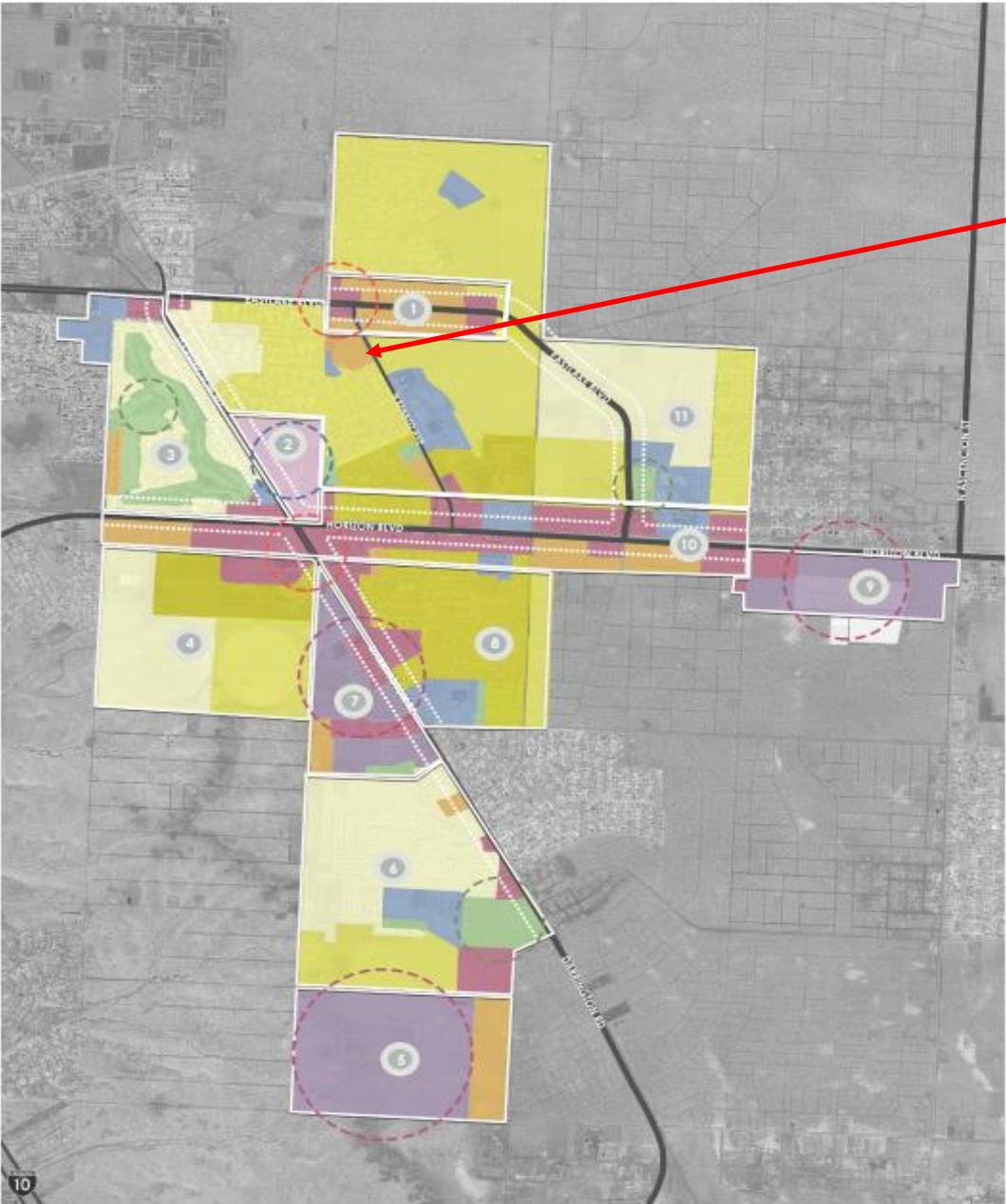
Attachment 1: Zoning Designation



**PLANNING & ZONING COMMISSION
ZONE CHANGE
CASE NO. RZ- 002524-2023**

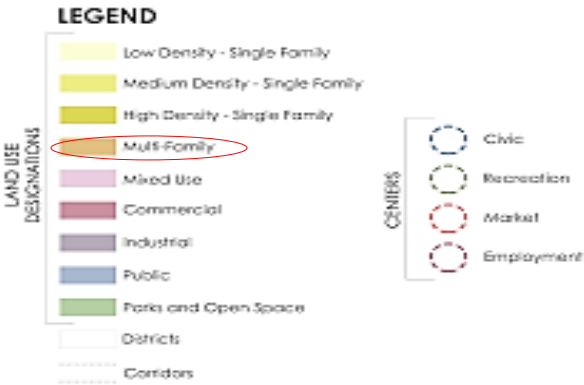


Attachment 3: Future Land Use Map



Subject Property

*A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.



Attachment 4: Application



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

RZ-002524-2023
REZONE APPLICATION

1. Owner of Record: HZ VENTURES LLC SERIES K, LTD.
421 FREDERICK RD. 79905 PIERRE@DRSELPASO.NET
 (ADDRESS) (ZIP) (PHONE) (EMAIL)

2. Applicant: KENAZO APARTMENTS SENIOR LLC Is applicant also the Owner? Yes No
 Contact Person: YASSER HAYDAR

2019 E. MISSOURI AV. 79903 915-740-2300 YASSER.HAYDAR@GMAIL.COM
 (ADDRESS) (ZIP) (PHONE) (EMAIL)

3. PARCEL ONE
 Site Address/Location: CORNER OF EAST LAKE & N. KENAZO
 Legal Description: 1 4 TUSCANY VILLAGE REPLIT A
 (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? Use of apartments not permitted in current zone.

5. Land's Present Use: VACANT Zone: R-PD
 Land Vacant Lot size: 17.86 Structure Structure's size: _____ Last known date the structure was occupied? _____
 Land's Proposed Use: BUILD APARTMENTS Proposed Zone Use: A-1

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: [Signature]

6. Signatures:

[Signature] Norma Hernandez
 (OWNER'S SIGNATURE) (OWNER'S PRINTED NAME)

[Signature] YASSER HAYDAR
 (APPLICANT'S SIGNATURE) (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: _____
 P&Z Scheduled Mtg. Date: _____
 City Council Scheduled Date: _____
 Application Received By: _____
 Date Application Rec'd: _____

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

Attachment 5: Site Development Plan

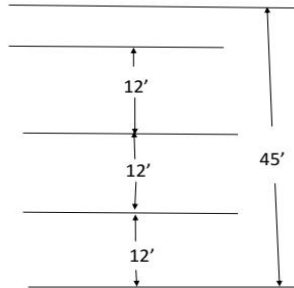
Distinctive Apartment Homes

Arranged as if the apartments are a neighborhood by utilizing traditional streetscapes arranged to be a tree shaded, pedestrian scaled environment.

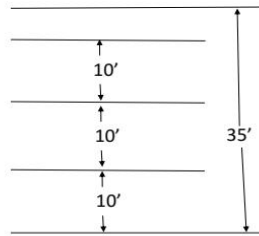


Scott Writton Real Estate Services
 Broker/Owner
 4621 Travis Peak
 Houston, TX 77012
 281.467.0207

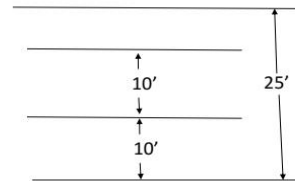
Building Elevations



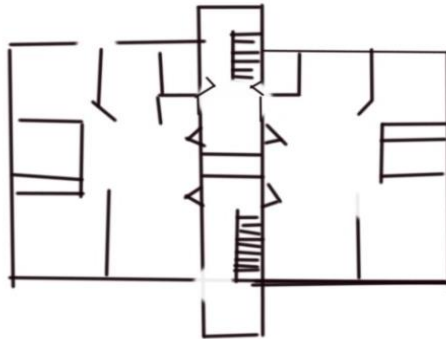
Typical 45' - 3 Story Building Elevation



Typical 35' - 3 Story Building Elevation



Typical 25' - 2 Story Building Elevation



Typical Building Footprint 45'X 60'

Outdoor storage closet per unit

Attachment 6: Landscape Plan

Landscape Plan

Landscaping Description.

Proposed landscaping consists of “desert” style with a mix of rocks and gravels as ground cover.

Shrubs and trees will be native specie capable of living with no artificial irrigation.

The drainage infrastructure will be designed to collect and hold rainwater, with conveyance considerations for higher volume storm events.

Limited sod will be provided where necessary for recreational activities.

The planted vegetation will be located along sidewalks and driving lanes to provide a shaded environment. Shrubs will be planted along the base of buildings to enhance the sense of the street scape.

Additional vegetation will be planted in various setbacks and open areas.



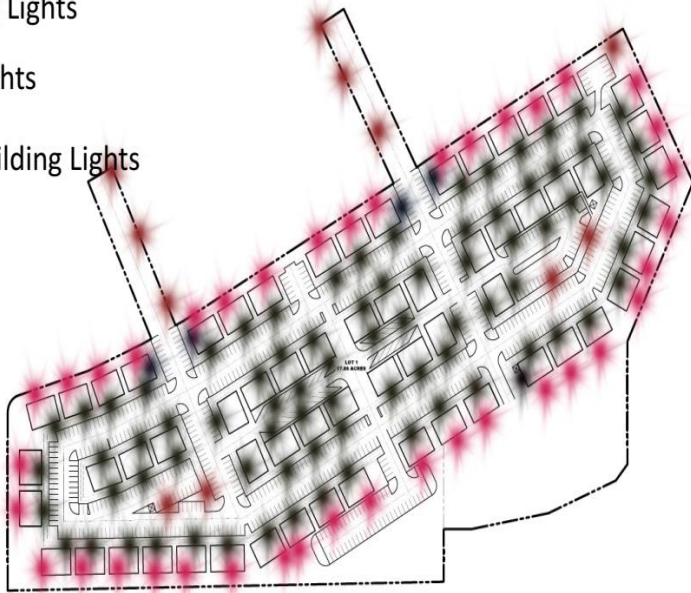
Scott Winton Real Estate Services
Brokerage Consulting Management Place making
6452 Toivoa Place
El Paso, TX 79932
scottwinton@sbcglobal.net
915-637-0787

Attachment 7: Lighting Study

Lighting Study

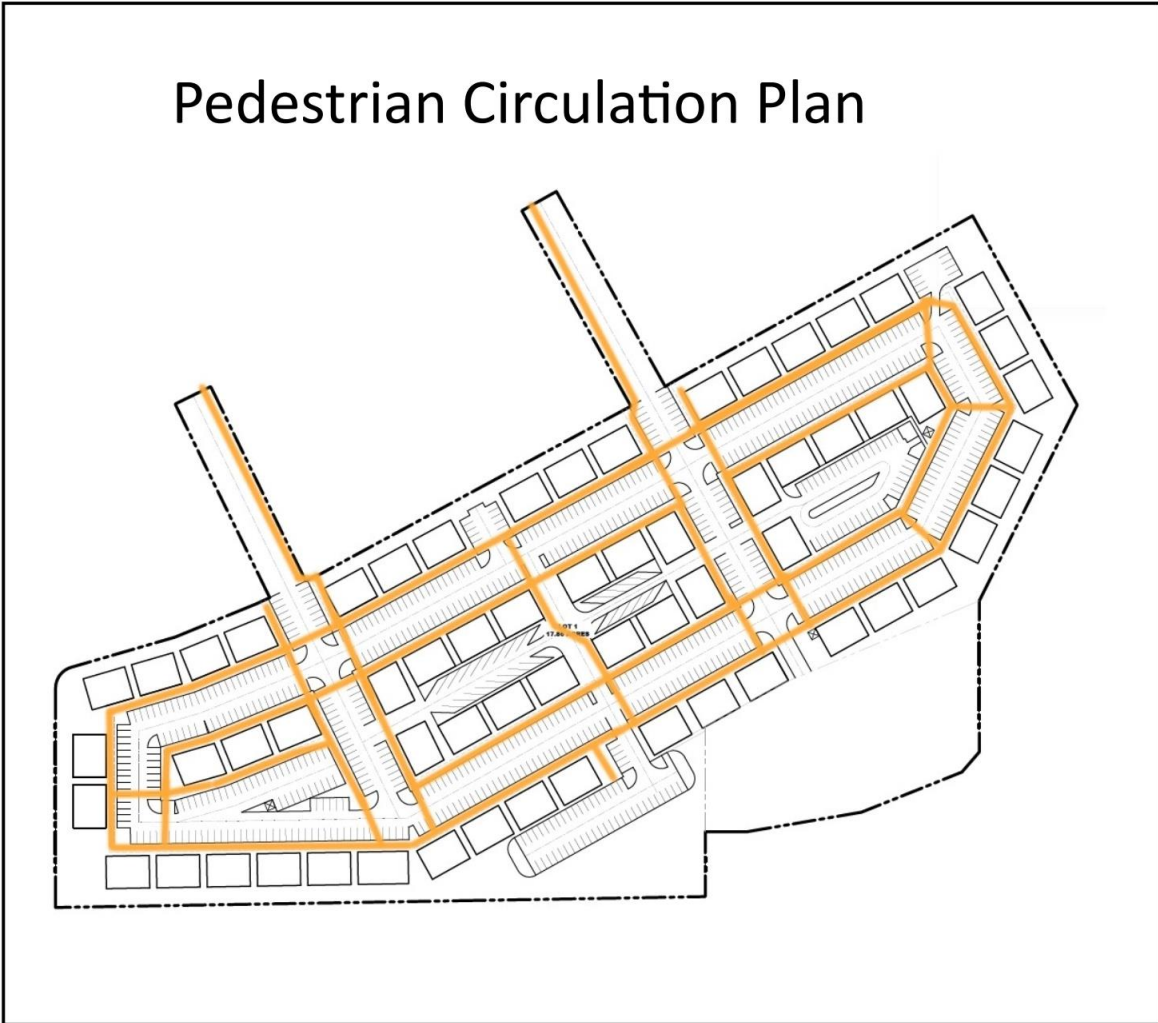
Site lighting will primarily be provided with building placed lighting. The lighting on the rear of buildings will be directed to provide security to the site while minimizing the impact on site residents and neighboring properties.

-  Building Lights
-  Pole Lights
-  Rear Building Lights



Attachement 8: Pedestrian Circulation Plan

Pedestrian Circulation Plan





TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.: RZ-002523-2023

Application Type: **Rezoning**

P&Z Hearing Date: April 17, 2023: *Postponed to May 15, 2023*

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

Address/Location: North of Horizon Blvd. and west of Rifton Dr.

Legal Description: Tracts 1, 10-C, 10-D-1 and 12, Section 32, Block 78, Township 3, Texas and Pacific Railway Company Survey, El Paso County, Horizon City Texas

Property Owner: Horizon Regional Municipal Utility District

Applicant: TRE & Associates, LLC

Nearest Park: Golden Eagle Park

Nearest School: Carroll T. Welch Elementary School

SURROUNDING PROPERTIES:

	Zoning	Land Use
N	R-2 (Single-Family Dwelling)	Vacant
E	R-2 (Single-Family Dwelling)	Horizon High School
S	R-2 (Single-Family Dwelling)	Vacant
W	R-2 (Single-Family Dwelling)	Vacant

LAND USE AND ZONING:

	Existing	Proposed
Land Use	RO Treatment Facility	RO Treatment Facility
Zoning	R-2 (Single-Family Dwelling)	C-2 (Heavy Commercial)

Application Description:

The applicant is requesting to rezone approximately 5.8326 acres of land that is currently used as a Reverse Osmosis (RO) treatment plant for the Horizon Regional Municipal Utility District (HRMUD) which includes an existing warehouse. The subject property is currently zoned R-2 (Residential) and is proposed to be rezoned as C-2 (Heavy Commercial) to ensure that the property is in compliance with the Municipal Code as the HRMUD is proposing to construct new structures on the site.

Notice:

In accordance with Section 211.007 of the Texas Local Government Code, notices of the April 17, 2023 and May 15, 2023 public hearings for the rezoning request were sent to those property owners within 200 feet of the subject property on April 2, 2023 and on April 24, 2023, then posted in the El Paso Times Newspaper on the same dates. 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. Staff has confirmed that the sign has been up 15 days prior to the P&Z public hearing.

Shaping Our Horizon:2030 A Comprehensive and Strategic Plan – Future Land Use Map Designation:

Horizon City Shaping Our Horizon:2030 Comprehensive and Strategic Plan designates this property as Commercial.

Staff Recommendation:

Staff recommends **APPROVAL** of the zone change from R-2 to C-2 in support of an RO Treatment Plant. The subject property is located adjacent to two major roadways and the use has existed prior to the adoption of the zoning code; however, the applicant is expanding and is now required to rezone.

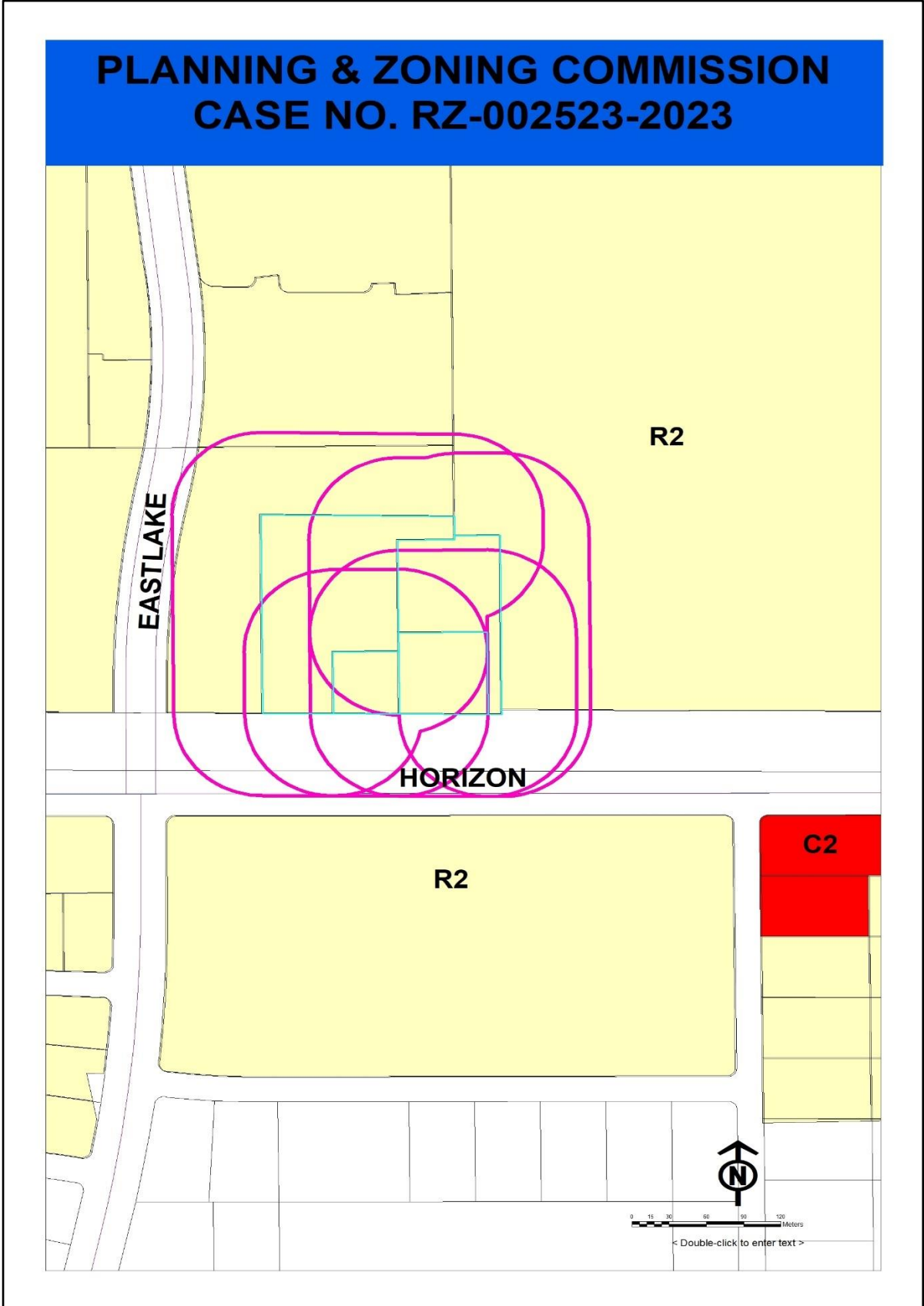
Planning Division Comments:

In order to determine if the subject property is required to be platted, the applicant should submit an application for a Land Development Exemption Determination.

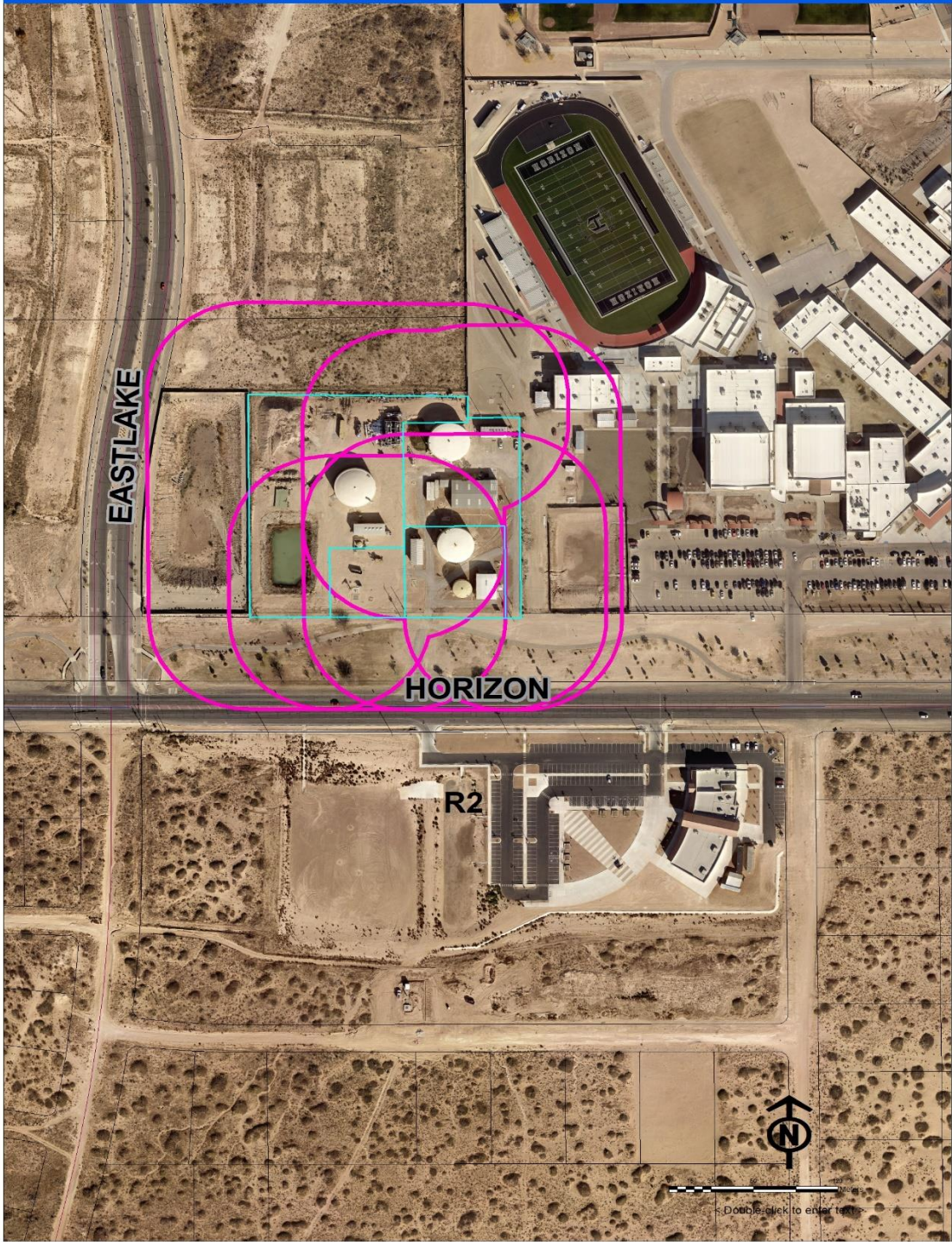
Attachments:

- 1 - Zoning Designation Map
- 2 – Aerial Map
- 3 - Future Land Use Map (Comp Plan)
- 4 – Application
- 5 – Zoning Plan
- 6 – Survey Map

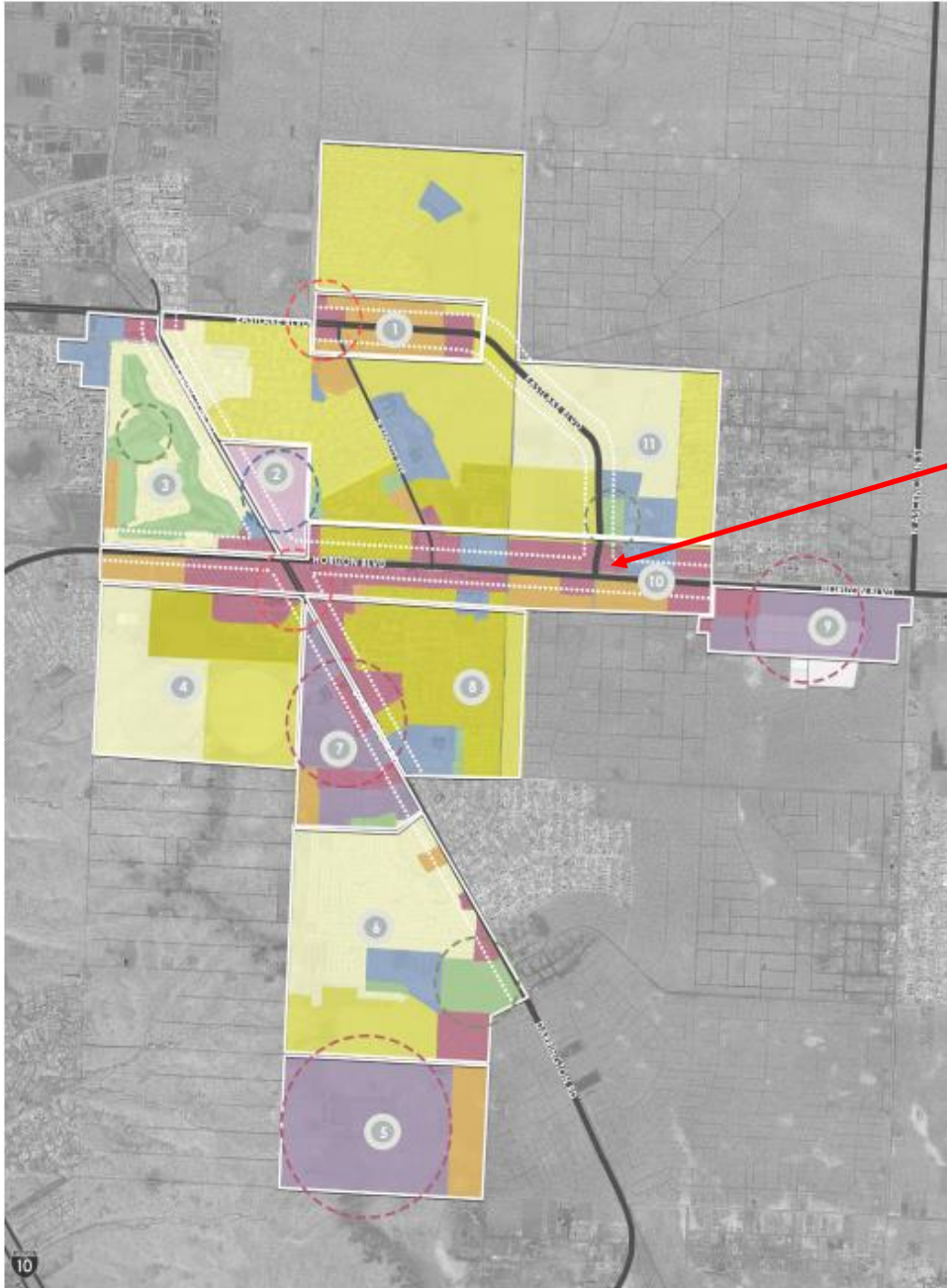
Attachment 1: Zoning Designation



**PLANNING & ZONING COMMISSION
CASE NO. RZ-002523-2023**







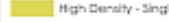










Attachment 3: Future Land Use Map



Subject Property

*A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

LEGEND

LAND USE DESIGNATIONS	 Low Density - Single Family	CENTERS	 Civic
	 Medium Density - Single Family		 Recreation
	 High Density - Single Family		 Market
	 Multi-Family		 Employment
	 Mixed Use		
	 Commercial		
	 Industrial		
	 Public		
	 Parks and Open Space		
	 Districts		
 Corridors			

Attachment 4: Application

RZ-002523-2023



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: Horizon Regional Municipal Utility District
14100 Horizon Blvd., Horizon City, TX 79928
(ADDRESS) (ZIP) (PHONE) (EMAIL)

2. Applicant: TRE & Associates, LLC Is applicant also the Owner? Yes No
 Contact Person: Karen Barraza

110 Mesa Park Dr. Ste. 200 El Paso, TX. 79912 (915)852-9093 kbarraza@tr-eng.com
(ADDRESS) (ZIP) (PHONE) (EMAIL)

3. PARCEL ONE
 Site Address/Location: Northeastern corner of Eastlake Blvd. & Horizon Blvd. (All four parcels)
 Legal Description: _____
(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? RO Treatment Plant

5. Land's Presents Use: RO Treatment Plant Zone R-2
 Land Vacant Lot size _____ Structure Structure's size _____ Last known date the structure was occupied? _____

Land's Proposed Use: RO Treatment Plant Proposed Zone Use C-2

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)

(APPLICANT'S SIGNATURE)

Gordon Jarvis
(OWNER'S PRINTED NAME)
Karen Barraza
(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 ½ HOUR

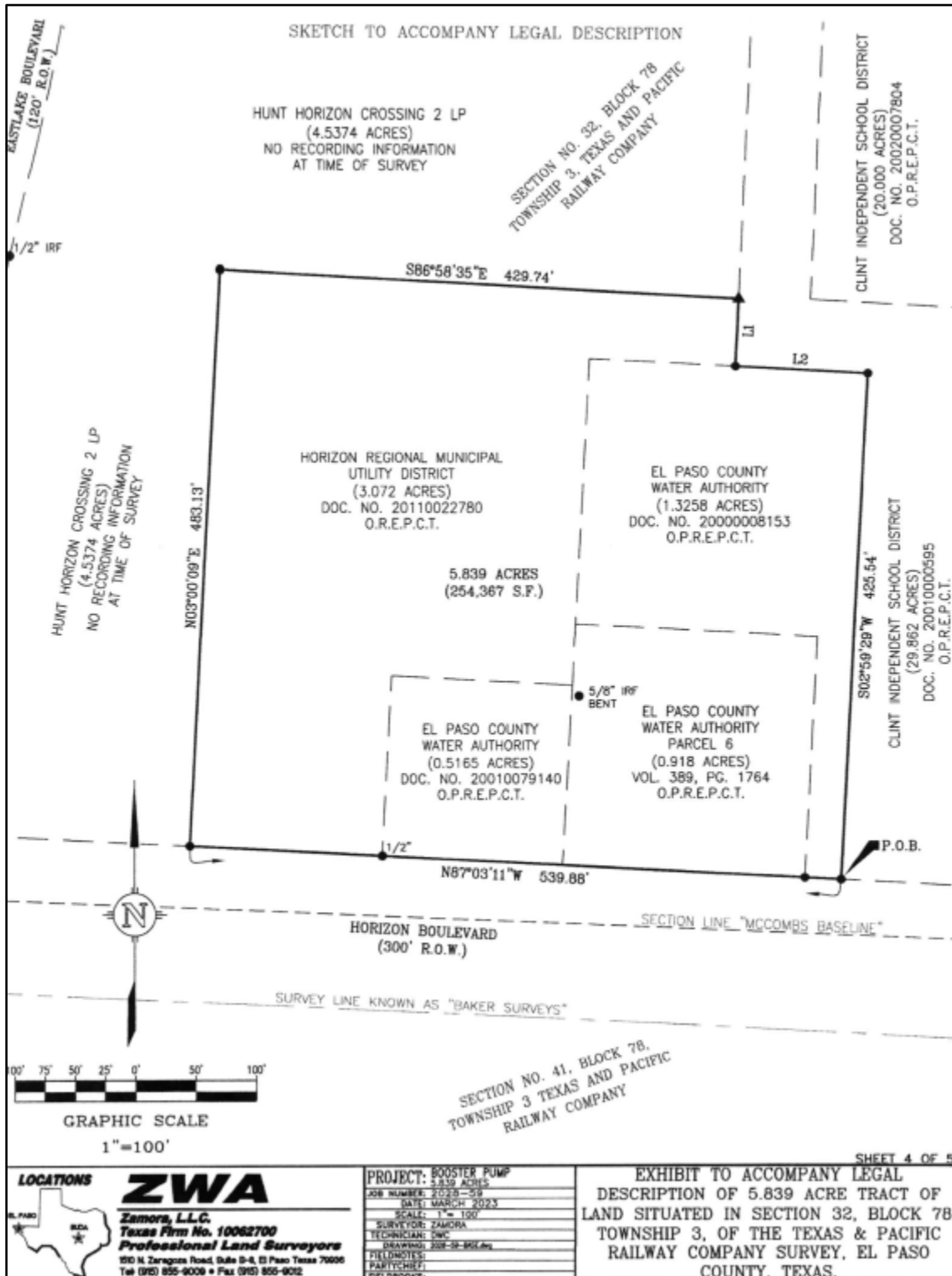
Application & Submittals Due Date: _____
 P&Z Scheduled Mtg. Date: _____
 City Council Scheduled Date: _____
 Application Received By: _____
 Date Application Rec'd: _____

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

Attachment 5: Zoning Plan



Attachment 6: Survey Map





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.

No one signed up for Open Forum.

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 a **Rezoning** application request (**Case No. RZ-002503-2022**) to approve a change in zone for a portion of a tract of land from A-1 (Apartments) to R-2 (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, and can be further identified as Parcel Identification No.(PID No.) X57800033203000*. Containing 13.27-acres. Application submitted by H2O Terra, LLC, representative for the owner.

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

AYES: BERRY, MELENDEZ, AVILA, GARDEA, and JOLLEY.

MOTION CARRIED

B. DISCUSSION AND RECOMMENDATION:

Planner

On a **Rezoning** application request (**Case No. RZ-002520-2023**) 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. This parcel is legally described as Lot 3, Block 2, Horizon Manor Unit One, Horizon City, El Paso County, Texas, and can be further identified as Parcel Identification No. (PID No.) H791-00100200030. Containing 6.17 -acres. Application submitted by Doyle B. Harden, property owner.

ACTION: Motion made by **GARDEA**, 2nd by **BERRY** to postpone item until April 17th Planning & Zoning meeting.

AYES: BERRY, MELENDEZ, AVILA, GARDEA, and JOLLEY.



MOTION CARRIED

C. DISCUSSION AND RECOMMENDATION:

Planner

On the resubmitted replat application (#RP-002460-2020) for **Horizon Manor Unit Three Replat "A"**, 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**, 2nd by **JOLLEY** to postpone item until April 17th Planning & Zoning meeting.
AYES: BERRY, MELENDEZ, AVILA, GARDEA, and JOLLEY.

MOTION CARRIED

5. OTHER BUSINESS

A. DISCUSSION AND ACTION:

On the Planning and Zoning meeting minutes for the meeting held on Monday, November 21, 2022.

ACTION: Motion made by **GARDEA**, 2nd by **JOLLEY** to approve meeting minutes.
AYES: BERRY, MELENDEZ, AVILA, GARDEA, and JOLLEY.

MOTION CARRIED

General discussion on possible future agenda item for Short Term Rentals.

6. ANNOUNCEMENTS

A. The next regular scheduled meeting: **Monday, April 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 6:36 pm.

Roberto Avila – Chair

(Date)

ATTEST:

Kathleen Rodriguez
Secretary to the Boards

DISTRIBUTION OF MINUTES:

- Original: Horizon City Administrative File
- Copy: Planning and Zoning Commission
- Posted: Internet Website: www.horizoncity.org