



HORIZON CITY

Incorporated 1988

**AGENDA
PUBLIC MEETING
SPECIAL PLANNING AND ZONING MEETING
THE TOWN OF HORIZON CITY, TEXAS
Thursday, September 2, 2021, 6:00 PM**

Notice is hereby given that a Special Planning and Zoning Meeting of the Town of Horizon City, Texas will be held on **Thursday, September 2, 2021 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 **4** 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:

Planning Director

(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.

B. DISCUSSION AND RECOMMENDATION:

5

Planning Director

On a rezoning application request (**#RZ002483-2021**) to approve a change in zone for a tract of land (parcel 1 of 10) from C-1, A-1, A-2, R-2, R-3, R-4A, R-6, and R-9 (Commercial, Apartment, and

Residential) to R-3 (Residential), legally described as, *a portion of Section 30, Block 78, Township 3, Texas Pacific Railway Company Surveys, El Paso County, Texas*; totaling 276.104 acres. Application submitted by CEA Group on behalf of Hunt Companies, Investors & General Partners.

C. DISCUSSION AND RECOMMENDATION:

Planning Director

On a rezoning application request (**#RZ002483-2021**) to approve a change in zone for a tract of land (parcel 2 of 10) from R-2 (Residential) to C-1 (Commercial), legally described as, *a portion of Section 30, Block 78, Township 3, Texas Pacific Railway Company Surveys, El Paso County, Texas*; totaling 1.983 acres. Application submitted by CEA Group on behalf of Hunt Companies, Investors & General Partners.

D. DISCUSSION AND RECOMMENDATION:

Planning Director

On a rezoning application request (**#RZ002483-2021**) to approve a change in zone for a tract of land (parcel 3 of 10) from R-2 (Residential) to C-1 (Commercial), legally described as *a portion of Section 30, Block 78, Township 3, Texas Pacific Railway Company Surveys, El Paso County, Texas*; totaling 1.453 acres. Application submitted by CEA Group on behalf of Hunt Companies, Investors & General Partners.

E. DISCUSSION AND RECOMMENDATION:

Planning Director

On a rezoning application request (**#RZ002483-2021**) to approve a change in zone for a tract of land (parcel 4 of 10) from R-2 (Residential) to R-3 (Residential), legally described as *a portion of Section 30, Block 78, Township 3, Texas Pacific Railway Company Surveys, El Paso County, Texas*; totaling 45.426 acres. Application submitted by CEA Group on behalf of Hunt Companies, Investors & General Partners.

F. DISCUSSION AND RECOMMENDATION:

Planning Director

On a rezoning application request (**#RZ002483-2021**) to approve a change in zone for a tract of land (parcel 5 of 10) from R-2 (Residential) to C-1 (Commercial), legally described as *a portion of Section 30, Block 78, Township 3, Texas Pacific Railway Company Surveys, El Paso County, Texas*; totaling 1.918 acres. Application submitted by CEA Group on behalf of Hunt Companies, Investors & General Partners.

G. DISCUSSION AND RECOMMENDATION:

Planning Director

On a rezoning application request (**#RZ002483-2021**) to approve a change in zone for a tract of land (parcel 6 of 10) from R-2 (Residential) to C-1 (Commercial) legally described as *a portion of Section 30, Block 78, Township 3, Texas Pacific Railway Company Surveys, El Paso County, Texas*; totaling 1.642 acres. Application submitted by CEA Group on behalf of Hunt Companies, Investors & General Partners.

H. DISCUSSION AND RECOMMENDATION:

Planning Director

On a rezoning application request (**#RZ002483-2021**) to approve a change in zone for a tract of land (parcel 7 of 10) from R-2 (Residential) to R-3 (Residential), legally described as *a portion of Section 32, Block 78, Township 3, Texas Pacific Railway Company Surveys, El Paso County, Texas*; totaling 185.716 acres. Application submitted by CEA Group on behalf of Hunt Companies, Investors & General Partners.

I. DISCUSSION AND RECOMMENDATION:

Planning Director

On a rezoning application request (**#RZ002483-2021**) to approve a change in zone for a tract of land (parcel 8 of 10) from R-2 (Residential) to C-2 (Commercial), legally described as *a portion of Section 32, Block 78, Township 3, Texas Pacific Railway Company Surveys, El Paso County, Texas*; totaling 13.451 acres. Application submitted by CEA Group on behalf of Hunt Companies, Investors & General Partners.

J. DISCUSSION AND RECOMMENDATION:

Planning Director

On a rezoning application request (**#RZ002483-2021**) to approve a change in zone for a tract of land (parcel 9 of 10) from R-2 (Residential) to R-3 (Residential), legally described as *a portion of Section 32, Block 78, Township 3, Texas Pacific Railway Company Surveys, El Paso County Texas*; totaling 212.581 acres. Application submitted by CEA Group on behalf of Hunt Companies, Investors & General Partners.

K. DISCUSSION AND RECOMMENDATION:

Planning Director

On a rezoning application request (#RZ002483-2021) to approve a change in zone for a tract of land (parcel 10 of 10) from R-2 (Residential) to C-2 (Commercial), legally described as a *portion of Section 32, Block 78, Township 3, Texas Pacific Railway Company Surveys El Paso County, Texas*; totaling 4.263 acres. Application submitted by CEA Group on behalf of Hunt Companies, Investors & General Partners.

5. OTHER BUSINESS

A. DISCUSSION AND ACTION:

31

On the Planning and Zoning meeting minutes for the meeting of July 19, 2021

6. ANNOUNCEMENTS

A. The next regular scheduled meeting: **Monday, September 20, 2021, at 6pm.**

Adjournment:

Motion to Adjournment: _____ 2nd _____

Dated this

By: _____
Elvia Schuller, City Clerk

I, the undersigned authority, hereby certify that the above notice of the Special 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 _ 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-002483-2021
HZN Mesa HZN Sunrise

Application Type: **Rezoning**

P&Z Hearing Date: September 2, 2021

Staff Contact: Michelle Padilla
 915-852-1046; mpadilla@horizoncity.org

Address/Location: Properties along Eastlake Boulevard; from Desert Mist Drive to Horizon Boulevard.

Nearest Park: Horizon Mesa Park

Nearest School: Horizon High School

Parcel #	Acreage Tract	Legal Description
HORIZON MESA		
1	276.104	A portion of Section 30, Block 78, Township 3, Texas Pacific Railway Company Surveys
2	1.983	A portion of Section 30, Block 78, Township 3, Texas Pacific Railway Company Surveys
3	1.453	A portion of Section 30, Block 78, Township 3, Texas Pacific Railway Company Surveys
4	45.426	A portion of Section 30, Block 78, Township 3, Texas Pacific Railway Company Surveys
5	1.918	A portion of Section 30, Block 78, Township 3, Texas Pacific Railway Company Surveys
6	1.642	A portion of Section 30, Block 78, Township 3, Texas Pacific Railway Company Surveys
HORIZON SUNRISE		
7	185.716	A portion of Section 32, Block 78, Township 3, Texas Pacific Railway Company Surveys
8	13.451	A portion of Section 32, Block 78, Township 3, Texas Pacific Railway Company Surveys
9	212.581	A portion of Section 32, Block 78, Township 3, Texas Pacific Railway Company Surveys
10	4.263	A portion of Section 32, Block 78, Township 3, Texas Pacific Railway Company Surveys

Parcel #	Current Land Use	Proposed Land Use	Current Zoning	Proposed Zoning	Owner
HORIZON MESA					
1	Vacant	Residential	C-1, A1, A2, R-2, R-3, R-4A, R-6, and R9	R3	LE30; HCH; RG30; HCD
2	Vacant	Commercial	R-2	C1	RG30
3	Vacant	Commercial	R-2	C1	RG30
4	Vacant	Residential	C-1 and R-2	R3	RG30; HCD
5	Vacant	Commercial	R2	C1	RG30
6	Vacant	Commercial	R2	C1	RG30
HORIZON SUNRISE					
7	Vacant	Residential	R2	R3	HCH; HBG32; HB32H; HHC
8	Vacant	Commercial	R2	C2	HHC
9	Vacant	Residential	R2	R3	HCH; HB32H
10	Vacant	Commercial	R2	C2	HB32H; HHC

Application Description:

The applicant is requesting to change the zone of approximately 744,537 acres of vacant land currently zoned as C-1 (Commercial), A-1 (Apartments), A-2 (Apartments), R-2 (Residential), R-3 (Residential), R-4A (Residential), R-6 (Residential), and R9 (Residential) to be rezoned as C-1, C-2, and R-3 in accordance with the attached proposed zoning map. The request proposes R-3 (single-family residential) development throughout with pockets of commercial at major intersections. The subject properties include most of the vacant land along Eastlake Boulevard between Desert Mist Drive and Horizon Boulevard.

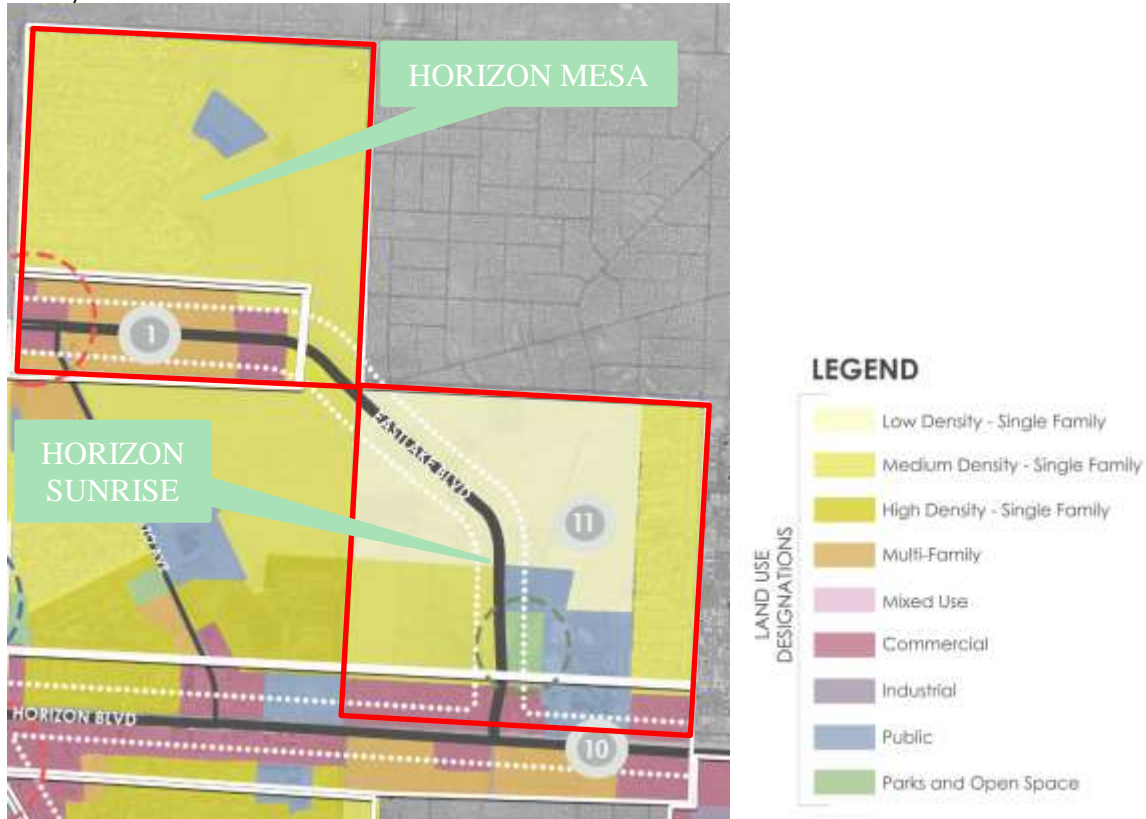
Notice:

In accordance with Section 211.007 of the Texas Local Government Code, notices of the August 16, 2021 public hearing were sent to the school district of jurisdiction and to those property owners within 200 feet of the subject property on July 29, 2021. 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.

To date, staff has received one phone call in support of the requested rezoning. The resident essentially stated that the current apartment zoning districts within parcel one are not consistent with the surrounding development and that the single-family residential zone that the application is proposing would be more compatible with the existing uses.

Vision 2020 – Future Land Use Map Designation:

Horizon City Vision 2020 Strategic Master Plan designates this area for the following uses: low-, medium-, and high-density single family residential; multi-family residential; commercial; public; and parks and open space in accordance with the map and legend below. The developer is proposing a land use plan that includes commercial and single-family residential.



DEVELOPER'S LAND USE PLAN



Staff Recommendation:

Staff recommends **approval** of the request to rezone to **R-3** (Residential) and **C-1** (Commercial) for parcels one through six within the Horizon Mesa development area.

Staff recommends **approval** of the request to rezone to **R-3** (Residential) and **C-2** (Commercial) for parcels seven through ten within the Horizon Sunrise development area.

Planning Division Comments:

This development proposes R-3 (single-family residential) development throughout with pockets of commercial at major intersections. The proposed R-3 zone will allow for minimum lot sizes of 5,500 square feet, where the smallest lot allowed with the current zoning is 6,000 square feet. The City's Comprehensive Plan calls for low-, medium-, and high-density single family residential in this area and even with the smaller lot size, the number of lots per acre will still fall within the low-density category of 1 to 7 lots per acre. Per the applicant's phasing plan, the proposed zoning will allow for approximately 4.5 lots per acre after considering all other development requirements such as roadways, drainage, and parks.

The future land use plan designates this area to provide a variety of housing types, to include multi-family residential. Approving this development's land use plan and rezoning request will increase the variety in the type of residential dwellings offered although it will not provide for multi-family development.

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)

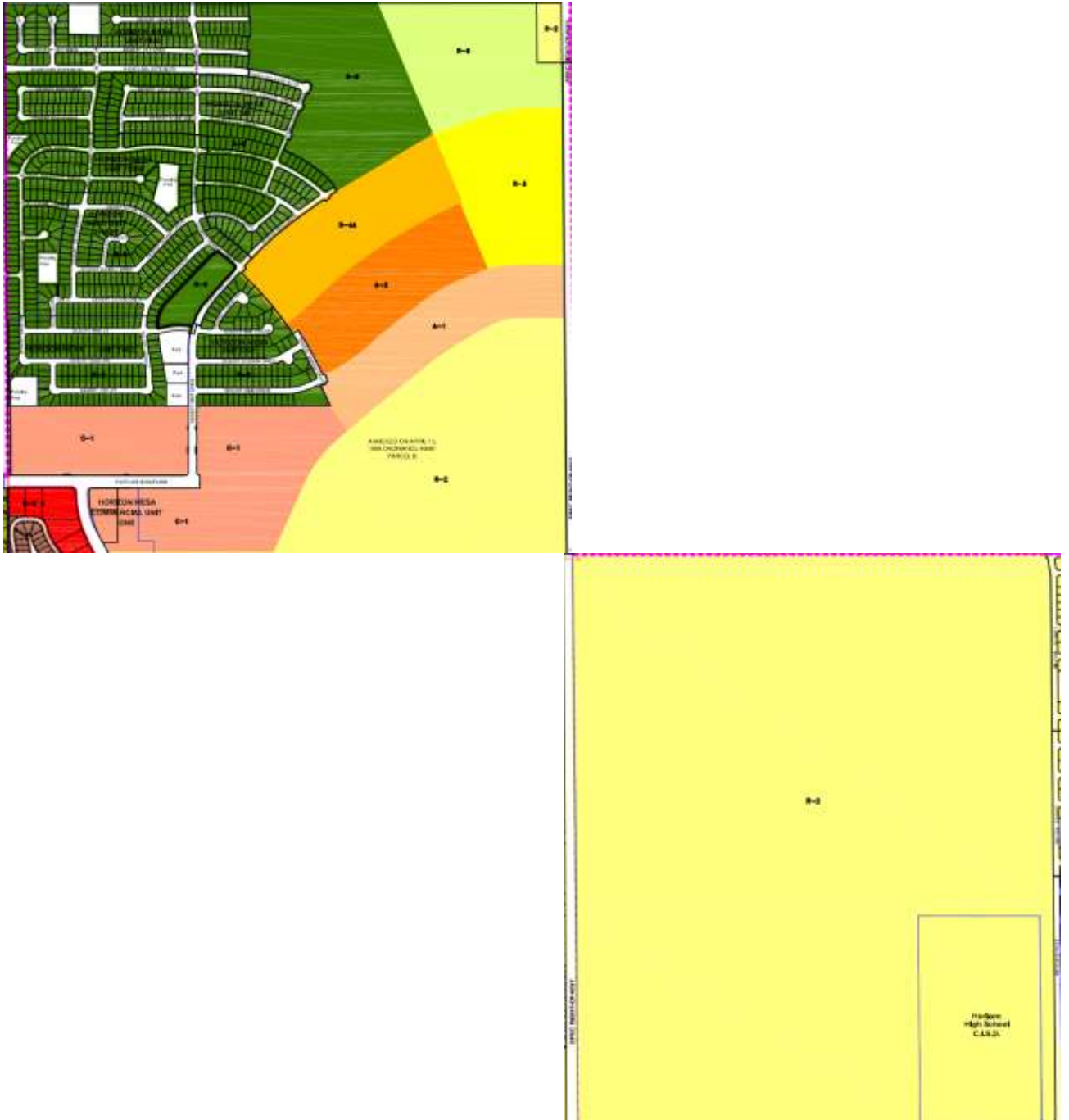
4 - Boundary Survey Location Map

5 – Application

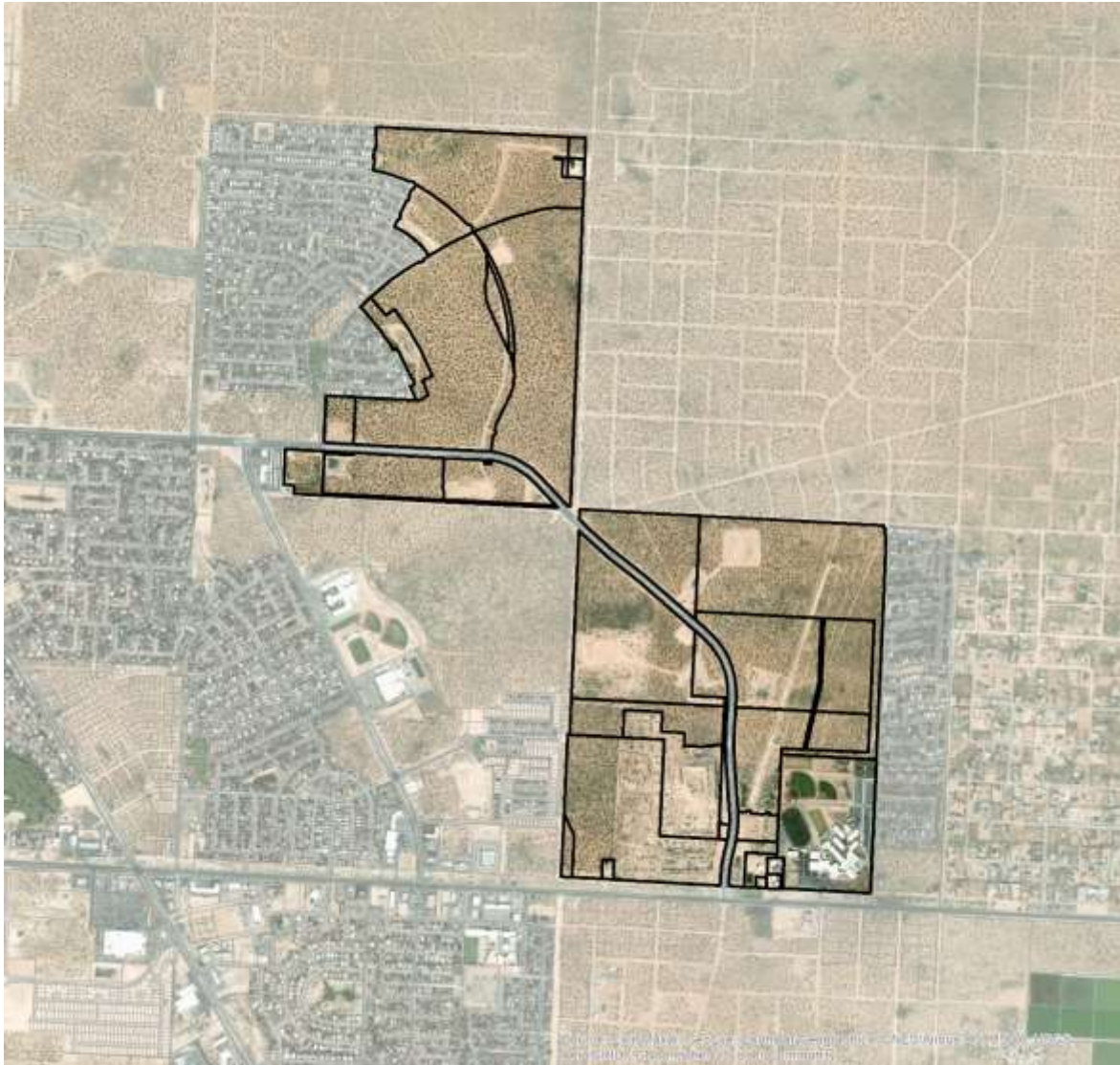
6 – Surveys

7 – Proposed Zoning and Development Maps

Attachment 1: Current Zoning Designation



Attachment 2: Aerial



Attachment 3: Future Land Use Map



Attachment 5: Applications



TOWN OF HORIZON CITY
 14899 Darrington Road
 Horizon City, Texas 79928
 Phone 915-852-1046 Fax 915-852-1005

REZONE APPLICATION

1. **Owner of Record:** Lake East 30, LTD., Hunt Communities Holding LLC., Rodman Growth 30, LTD., Hunt Communities Development Co. II, LLC.
 4401 N. Mesa Street, El Paso, Texas 79902 (915) 533-1122 jose.lares@huntcompanies.com
(ADDRESS) (ZIP) (PHONE) (EMAIL)

2. **Applicant:** _____ Is applicant also the Owner? Yes No
 Contact Person: _____

(ADDRESS) (ZIP) (PHONE) (EMAIL)

3. **PARCEL ONE**
 Site Address/Location: _____
 Legal Description: A portion of Section 30, Block 78, Township 3, Texas and Pacific Railway Company Surveys 276.104 Acres
(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? To develop a residential development.

5. Land's Present Use: Vacant Zone: A1, A2, C1, R2, R3, R4A, R6, R9

Land Vacant Lot size: _____ Structure Structure's size: _____ Last known date the structure was occupied: _____

Land's Proposed Use: Residential Development Proposed Zone Use: R3

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:**
 See Attached page
(OWNER'S SIGNATURE) _____ (OWNER'S PRINTED NAME) _____

(APPLICANT'S SIGNATURE) _____ (APPLICANT'S PRINTED NAME) _____

FEE SCHEDULE: (NON-REFUNDABLE)		
\$300 - UP TO 1.0 ACRES	\$450 - 30.1 ACRES TO 50 ACRES	Application & Submittals Due Date: _____
\$350 - 1.1 ACRES TO 10 ACRES	\$500 - 50.1 ACRES TO 75 ACRES	P&Z Scheduled Mtg. Date: _____
\$400 - 10.1 ACRES TO 30 ACRES	\$600 - 75.1 ACRES AND UP	City Council Scheduled Date: _____
EL PASO TIMES PUBLISHING FEE APPROXIMATELY \$460	ENGINEERING FEE APPROXIMATELY \$60 PER 1/2 HOUR	Application Received By: _____
		Date Application Rec'd: _____

Please see reverse side for list of items required at time of submitting REZONING 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: Rodman Growth 30, LTD.
 4401 N. Mesa Street, El Paso Tx. 79902 (915) 533-1122 jose.lares@huntoocompanies.com
 (ADDRESS) (ZIP) (PHONE) (EMAIL)
 2. Applicant _____ Is applicant also the Owner? Yes No
 Contact Person _____

3. PARCEL ONE **Two**
 (ADDRESS) (ZIP) (PHONE) (EMAIL)
 Site Address/Location: N/A
 Legal Description: A portion of Section 30, Block 78, Township 3, Texas and Pacific Railway Company Surveys 1.983 Acres
 (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 Meas & Bounds Description & survey map(s)? Yes No

4. Briefly explain why you request to rezone? To develop a Commercial site
 5. Land's Present Use: Vacant Zone: R2
 Land Vacant Lot size _____ Structure Structure's size _____ Last known date the structure was occupied? _____
 Land's Proposed Use: Commercial Development Proposed Zone Use: C1
 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]
 (OWNER'S SIGNATURE)

 (APPLICANT'S SIGNATURE)

BRION GEORGES
 (OWNER'S PRINTED NAME)

 (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.



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: Rodman Growth 30, LTD.
 4401 N. Mesa Street, El Paso Tx. 79902 (915) 533-1122 jose.lares@huntcompanies.com
 (ADDRESS) (ZIP) (PHONE) (EMAIL)
 2. Applicant _____ Is applicant also the Owner? Yes No
 Contact Person _____

(ADDRESS) (ZIP) (PHONE) (EMAIL)

3. PARCEL ONE Three
 Site Address/Location _____
 Legal Description: A portion of Section 30, Block 78, Township 3, Texas and Pacific Railway Company Surveys 1.453 Acres
 (#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(s) not available, attached are the required Metes & Bounds Description & survey map(s)? Yes No

4. Briefly explain why you request to rezone? To develop a Commercial site

5. Land's Present Use: Vacant Zone: R2
 Land Vacant Lot size _____ Structure Structure's size _____ Last known date the structure was occupied? _____
 Land's Proposed Use: Commercial Development Proposed Zone Use: C1

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]
 (OWNER'S SIGNATURE)

BRION GEORGES
 (OWNER'S PRINTED NAME)

 (APPLICANT'S SIGNATURE)

 (APPLICANT'S PRINTED NAME)

FEE SCHEDULE: (NON-REFUNDABLE)

\$300 - UP TO 1.0 ACRES	\$450 - 30.1 ACRES TO 50 ACRES
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 Date Application Rec'd: _____

Please see reverse side for list of items required at time of submitting REZONING 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: Redman Growth (HZN) Communities Development Co II, LLC
 4401 N. Mesa Street, El Paso Texas 79902 (915) 533-1122 jose.lares@huntcompanies.com

(ADDRESS) (ZIP) (PHONE) (EMAIL)
 2. Applicant _____ Is applicant also the Owner? Yes No

Contact Person _____
 (ADDRESS) (ZIP) (PHONE) (EMAIL)

3. PARCEL ONE Four
 Site Address/Location _____
 Legal Description: A portion of Section 30, Block 78, Township 3, Texas and Pacific Railway Company Surveys 45.426 Acres
 (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? To develop a residential development

5. Land's Presents Use: Vacant Zone C1, R2
 Land Vacant Lot size _____ Structure Structure's size _____ Last known date the structure was occupied? _____
 Land's Proposed Use: Residential Development Proposed Zone Use R3

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:
See Attached page
 (OWNER'S SIGNATURE) _____ (OWNER'S PRINTED NAME) _____
 (APPLICANT'S SIGNATURE) _____ (APPLICANT'S PRINTED NAME) _____

FEE SCHEDULE: (NON-REFUNDABLE)

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\$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 Recd: _____

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



TOWN OF HORIZON CITY
 14899 Darrington Road
 Horizon City, Texas 78928
 Phone 915-852-1046 Fax 915-852-1005

REZONE APPLICATION

1. Owner of Record: Rodman Growth 30, LTD.
 4401 N. Mesa Street, El Paso Tx. 79902 (915) 533-1122 jose.lares@hunto.companies.com
 (ADDRESS) (ZIP) (PHONE) (EMAIL)

2. Applicant _____ Is applicant also the Owner? Yes No
 Contact Person _____

(ADDRESS) (ZIP) (PHONE) (EMAIL)

3. **PARCEL ONE** Five
 Site Address/Location _____
 Legal Description: A portion of Section 30, Block 78, Township 3, Texas and Pacific Railway Company Surveys 1.918 Acres
 (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? To develop a Commercial lot:

5. Land's Presents Use: Vacant Zone R2
 Land Vacant Lot size _____ Structure Structure's size _____ Last known date the structure was occupied? _____
 Land's Proposed Use: Commercial Development Proposed Zone Use C1

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]
 (OWNER'S SIGNATURE)

BRIAN GEORGETS
 (OWNER'S PRINTED NAME)

 (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	ENGINEERING FEE
APPROXIMATELY \$460	APPROXIMATELY \$60 PER 1/4 HOUR

Application & Submittals Due Date: _____
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TOWN OF HORIZON CITY
 14888 Darrington Road
 Horizon City, Texas 79928
 Phone 915-852-1046 Fax 915-852-1005

REZONE APPLICATION

1. Owner of Record: Rodman Growth 30, LTD.
 4401 N. Mesa Street, El Paso Tx. 79902 (915) 533-1122 jose.lares@huntcompanies.com
 (ADDRESS) (ZIP) (PHONE) (EMAIL)
 2. Applicant _____ Is applicant also the Owner? Yes No
 Contact Person _____

(ADDRESS) (ZIP) (PHONE) (EMAIL)

3. **PARCEL ONE** Six
 Site Address/Location _____
 Legal Description: A portion of Section 30, Block 78, Township 3, Texas and Pacific Railway Company Surveys 1.642 Acre
 (Lot) (Block) (Subdivision Name)

PARCEL TWO
 Site Address/Location _____
 Legal Description: _____
 (Lot) (Block) (Subdivision Name)

If the legal description of the complete tracks or if plat is not available, attached are the required Meets & Bounds Description & survey maps? Yes No

4. Briefly explain why you request to rezone? To develop a Commercial site
 5. Land's Presents Use: Vacant Zone R2
 Land Vacant Lot size _____ Structure Structure's size _____ Last known date the structure was occupied? _____
 Land's Proposed Use: Commercial Development Proposed Zone Use C1
 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]
 (OWNER'S SIGNATURE)

 (APPLICANT'S SIGNATURE)

BRIAN GEORGES
 (OWNER'S PRINTED NAME)

 (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.



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

REZONE APPLICATION

R2002483-2021

1. **Owner of Record:** Hunt Communities Holding, LLC., Horizon Bluff Growth 32, LTD., Horizon Boulevard 32 Holdings, LTD., Hunt Horizon Crossing, LLC.
 4401 N. Mesa Street, El Paso Texas 79902 (915) 533-1122 jose.lares@hunto.companies.com
 (ADDRESS) (ZIP) (PHONE) (EMAIL)
 2. **Applicant** _____ Is applicant also the Owner? Yes No
 Contact Person _____

(ADDRESS) (ZIP) (PHONE) (EMAIL)

3. **PARCEL ONE - SEVEN**
 Site Address/Location _____
 Legal Description: A portion of Section 32, Block 78, Township 3, Texas and Pacific Railway Company Surveys
 (Lot) (Block) (Subdivision Name)

PARCEL TWO
 Site Address/Location _____ Acres = 185.716
 Legal Description: _____
 (Lot) (Block) (Subdivision Name)

If the legal description of the complete tracts or if plat is not available, attached are the **required** Motes & Bounds Description & survey map(s)? Yes No

4. Briefly explain why you request to rezone? To develop a residential development using R3 District

5. **Land's Presents Use:** Vacant Zone R2
 Land Vacant Lot size _____ Structure Structure's size _____ Last known date the structure was occupied? _____
Land's Proposed Use: Residential Development Proposed Zone Use R3

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:**
 See Attached page _____
 (OWNER'S SIGNATURE) (OWNER'S PRINTED NAME)

 (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.



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

REZONE APPLICATION

R2 002483-2021

1. Owner of Record: Hunt Horizon Crossing, LLC
 4401 N. Mesa Street, El Paso Tx. 79902 (915) 533-1122 jose.lares@huntcompanies.com
 (ADDRESS) (ZIP) (PHONE) (EMAIL)
 2. Applicant _____ Is applicant also the Owner? Yes No
 Contact Person _____

(ADDRESS) (ZIP) (PHONE) (EMAIL)
 3. PARCEL ONE *Eight*
 Site Address/Location _____
 Legal Description: A portion of Section 32 Block 78, Township 3, Texas and Pacific Railway Company Surveys
 (Lot) (Block) (Subdivision Name) *Acres = 13.451*

PARCEL TWO
 Site Address/Location _____
 Legal Description: _____
 (Lot) (Block) (Subdivision Name)
 If the legal description of the complete tracts or if plot is not available, attached are the required Metes & Bounds Description & survey map(s)? Yes No

4. Briefly explain why you request to rezone? To develop a Commercial site
 5. Land's Presents Use: Vacant Zone R2
 Land Vacant Lot size _____ Structure Structure's size _____ Last known date the structure was occupied? _____
 Land's Proposed Use: Commercial Development Proposed Zone Use C2
 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: _____ *MICHAEL S. VIRAMONTES*
 (OWNER'S SIGNATURE) (OWNER'S PRINTED NAME)

 (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.



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

REZONE APPLICATION

R2002483-2021

1. Owner of Record: Hunt Communities Holding, LLC., Horizon Boulevard 32 Holdings, LTD.
 4401 N. Mesa Street, El Paso Texas 79902 (915) 533-1122 jose.lares@huntoompanies.com
 (ADDRESS) (ZIP) (PHONE) (EMAIL)
 2. Applicant _____ Is applicant also the Owner? Yes No
 Contact Person _____

(ADDRESS) (ZIP) (PHONE) (EMAIL)
 3. PARCEL ONE - NINE
 Site Address/Location _____
 Legal Description: A portion of Section 32, Block 78, Township 3, Texas and Pacific Railway Company Surveys
 (Lot) (Block) (Subdivision Name)
 PARCEL TWO
 Site Address/Location _____ Acres = 212.581
 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? To develop a residential development using R3 District

5. Land's Presents Use: Vacant Zone R2
 Land Vacant Lot size _____ Structure Structure's size _____ Last known date the structure was occupied? _____
 Land's Proposed Use: Residential Development Proposed Zone Use R3
 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:
 See Attached page _____ (OWNER'S PRINTED NAME)
 (OWNER'S SIGNATURE) _____ (APPLICANT'S PRINTED NAME)
 (APPLICANT'S SIGNATURE) _____

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.



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

REZONE APPLICATION

R2002483-2021

1. Owner of Record: Horizon Boulevard 32 Holdings, LTD., Hunt Horizon Crossing, LLC
 4401 N. Mesa Street, El Paso Tx. 79902 (915) 533-1122 jose.lares@huntoompanies.com
 (ADDRESS) (ZIP) (PHONE) (EMAIL)
 2. Applicant _____ is applicant also the Owner? Yes No
 Contact Person _____

(ADDRESS) (ZIP) (PHONE) (EMAIL)
 3. PARCEL ONE - TEN
 Site Address/Location _____
 Legal Description: A portion of Section 32 Block 78, Township 3, Texas and Pacific Railway Company Surveys
 (Lot) (Block) (Subdivision Name)
 PARCEL TWO
 Site Address/Location _____ Acres = 4.263
 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? To develop a Commercial site
 5. Land's Presents Use: Vacant Zone R2
 Land Vacant Lot size _____ Structure Structure's size _____ Last known date the structure was occupied? _____
 Land's Proposed Use: Commercial Development Proposed Zone Use C2
 Will you be making any improvements to the existing lot or structure? Yes No This request includes Site Development Plans for approval? Yes No

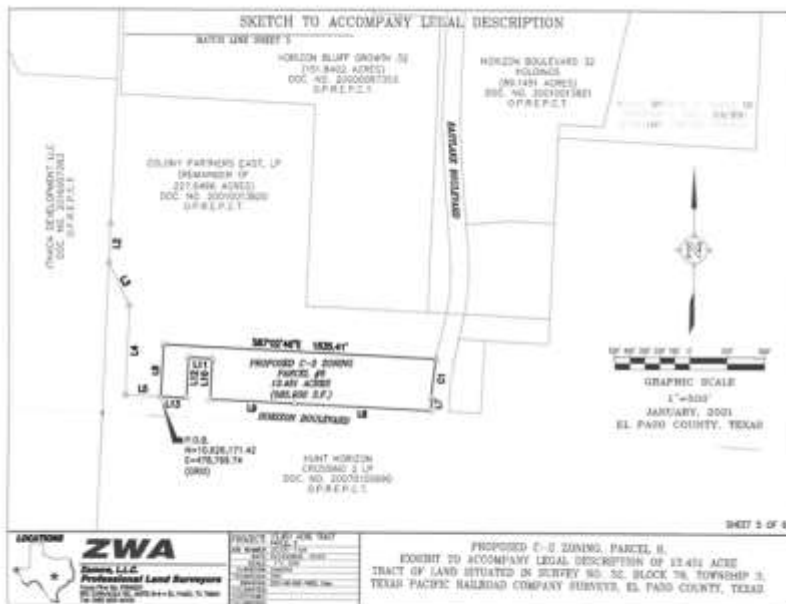
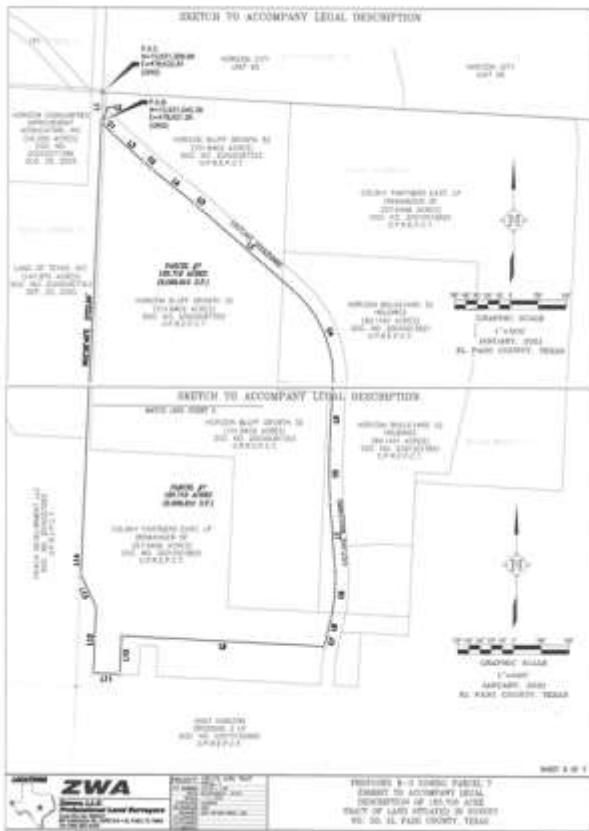
NOTICE: Applicant is responsible for all expenses incurred by the City in connection with the Rezone Application request, including but not limited to attorney's fees, engineering fees and publication. Additional charges will be invoiced separately and shall be paid to the Town prior to City Council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

6. Signatures:
 See Attached page
 (OWNER'S SIGNATURE) _____ (OWNER'S PRINTED NAME) _____
 (APPLICANT'S SIGNATURE) _____ (APPLICANT'S PRINTED NAME) _____

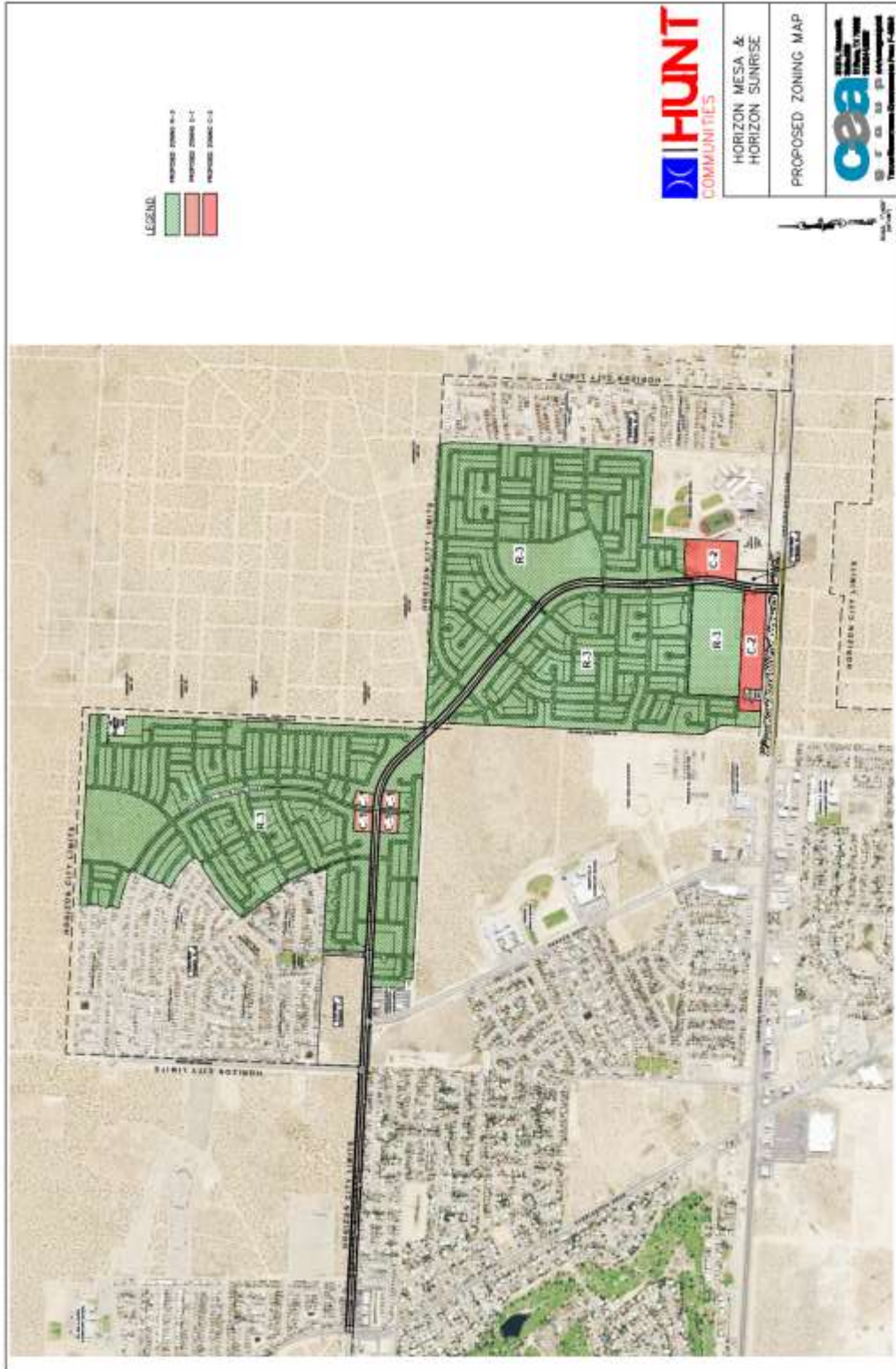
FEE SCHEDULE: (NON-REFUNDABLE)	
\$300 - UP TO 1.0 ACRES	\$450 - 30.1 ACRES TO 50 ACRES
\$350 - 1.1 ACRES TO 10 ACRES	\$500 - 50.1 ACRES TO 75 ACRES
\$400 - 10.1 ACRES TO 30 ACRES	\$600 - 75.1 ACRES AND UP
EL PASO TIMES PUBLISHING FEE APPROXIMATELY \$460	ENGINEERING FEE APPROXIMATELY \$60 PER 1/4 HOUR

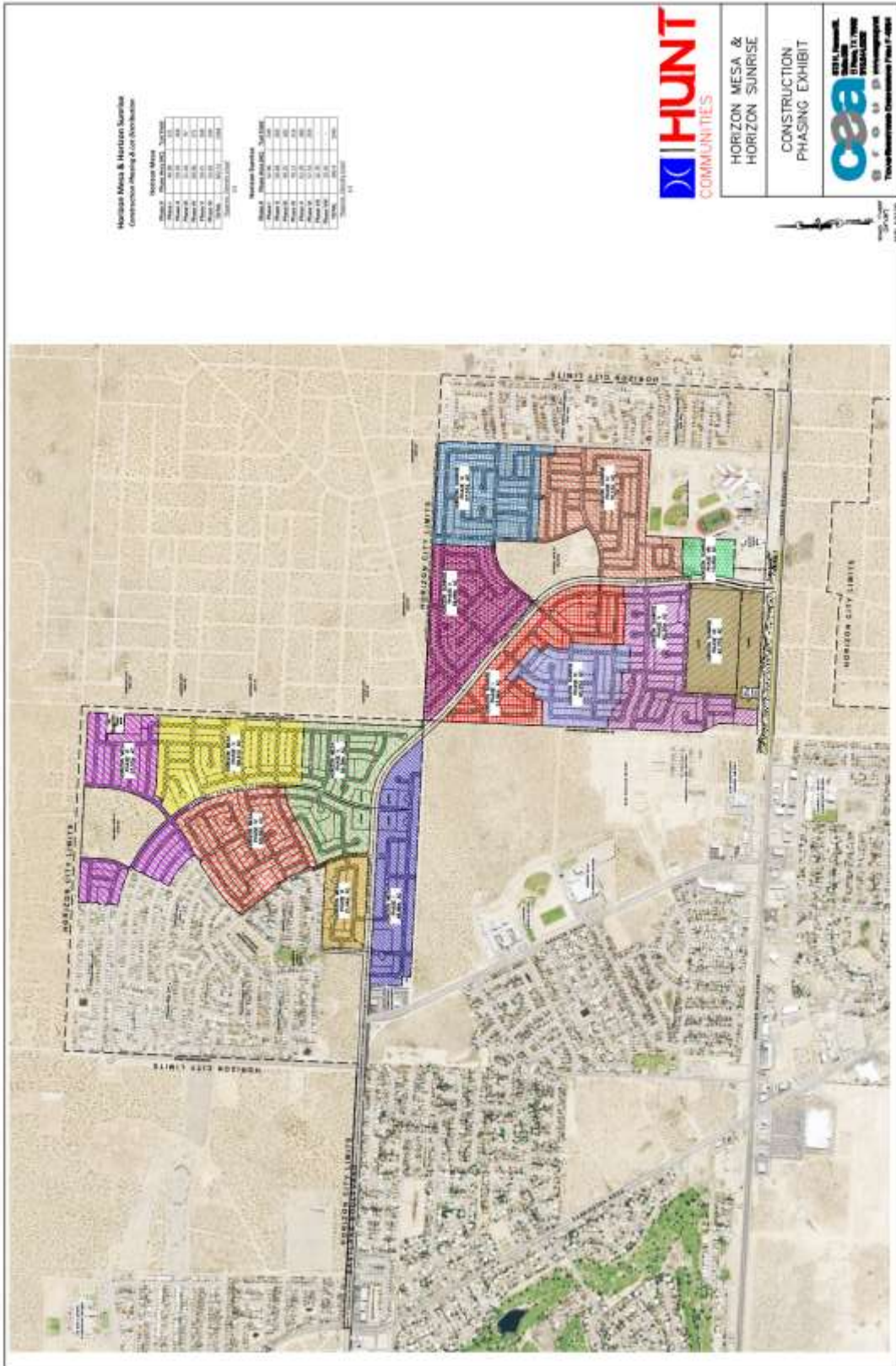
Application & Submittals Due Date: _____
 P&Z Scheduled Mtg. Date: _____
 City Council Scheduled Date: _____
 Application Received By: _____
 Date Application Rec'd: _____

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



Attachment 7: Proposed Zoning and Development Maps





Horizon Mesa & Horizon Sunrise
Construction Phasing & City Distribution

Horizon Mesa	
Phase	Units
Phase 1	1,000
Phase 2	1,000
Phase 3	1,000
Phase 4	1,000
Phase 5	1,000
Phase 6	1,000
Phase 7	1,000
Phase 8	1,000
Phase 9	1,000
Phase 10	1,000
Phase 11	1,000
Phase 12	1,000
Phase 13	1,000
Phase 14	1,000
Phase 15	1,000
Phase 16	1,000
Phase 17	1,000
Phase 18	1,000
Phase 19	1,000
Phase 20	1,000
Phase 21	1,000
Phase 22	1,000
Phase 23	1,000
Phase 24	1,000
Phase 25	1,000
Phase 26	1,000
Phase 27	1,000
Phase 28	1,000
Phase 29	1,000
Phase 30	1,000
Phase 31	1,000
Phase 32	1,000
Phase 33	1,000
Phase 34	1,000
Phase 35	1,000
Phase 36	1,000
Phase 37	1,000
Phase 38	1,000
Phase 39	1,000
Phase 40	1,000
Phase 41	1,000
Phase 42	1,000
Phase 43	1,000
Phase 44	1,000
Phase 45	1,000
Phase 46	1,000
Phase 47	1,000
Phase 48	1,000
Phase 49	1,000
Phase 50	1,000

Horizon Sunrise	
Phase	Units
Phase 1	1,000
Phase 2	1,000
Phase 3	1,000
Phase 4	1,000
Phase 5	1,000
Phase 6	1,000
Phase 7	1,000
Phase 8	1,000
Phase 9	1,000
Phase 10	1,000
Phase 11	1,000
Phase 12	1,000
Phase 13	1,000
Phase 14	1,000
Phase 15	1,000
Phase 16	1,000
Phase 17	1,000
Phase 18	1,000
Phase 19	1,000
Phase 20	1,000
Phase 21	1,000
Phase 22	1,000
Phase 23	1,000
Phase 24	1,000
Phase 25	1,000
Phase 26	1,000
Phase 27	1,000
Phase 28	1,000
Phase 29	1,000
Phase 30	1,000
Phase 31	1,000
Phase 32	1,000
Phase 33	1,000
Phase 34	1,000
Phase 35	1,000
Phase 36	1,000
Phase 37	1,000
Phase 38	1,000
Phase 39	1,000
Phase 40	1,000
Phase 41	1,000
Phase 42	1,000
Phase 43	1,000
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Phase 47	1,000
Phase 48	1,000
Phase 49	1,000
Phase 50	1,000

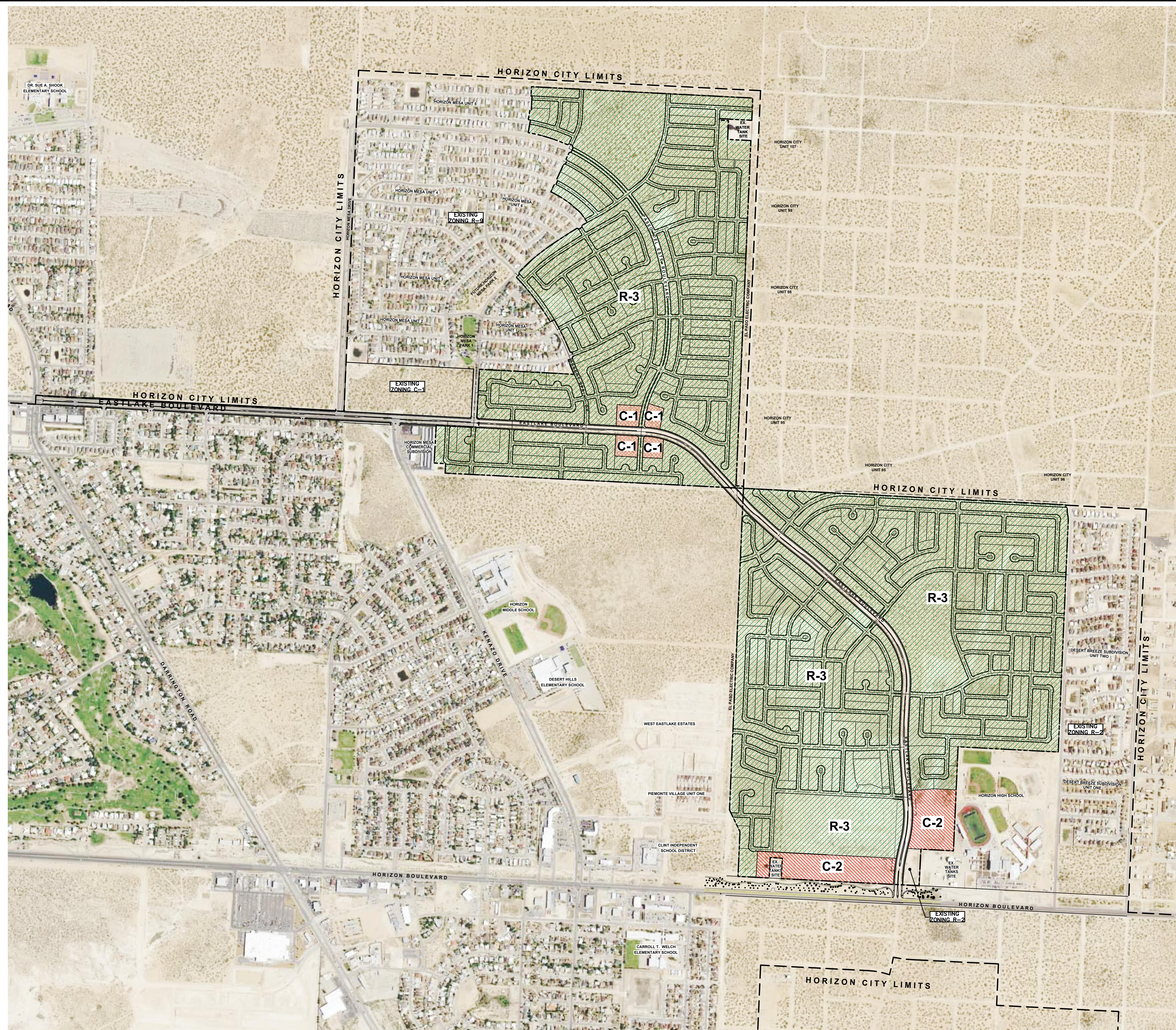


HORIZON MESA &
HORIZON SUNRISE

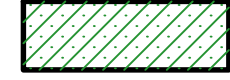
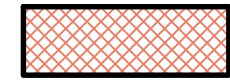

CONSTRUCTION
PHASING EXHIBIT



Scale: 1" = 100'
Date: 09/02/21



LEGEND

-  PROPOSED ZONING R-3
-  PROPOSED ZONING C-1
-  PROPOSED ZONING C-2



HORIZON MESA &
HORIZON SUNRISE

PROPOSED ZONING MAP



813 N. Kansas St.
Suite 300
El Paso, TX 79902
915.544.5232
www.ceagroup.net
TEXAS REGISTERED ENGINEERING FIRM F-4564

SCALE: 1"=600'
(24"x36")
DATE: 8/13/20



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

2. **COMMISSION MEMBERS ATTENDANCE:**

COMMISSIONERS EXCUSED: AVILA, Robert

UNEXCUSED: None

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 modifications, 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:**

(This item is to be postponed 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 **MELENDEZ, 2ND** by **BERRY** to postpone item.

AYES: BERRY, MELENDEZ, FLORES, ARMSTRONG, DURAN and GARDEA.

MOTION CARRIED

B. **DISCUSSION AND RECOMMENDATION:**

On a preliminary and final plat applications for **Horizon Crossing Unit Two (#SUB002479-2021)**, legally described as *being a portion of C.D. Stewart Survey No. 321, Town of Horizon City, El Paso County, Texas.* Containing 5.7109 acres. Application submitted by Conde Inc.

ACTION: Motion made by **GARDEA, 2ND** by **DURAN** to recommend approval with staff comments and conditions.

AYES: BERRY, MELENDEZ, FLORES, ARMSTRONG, DURAN and GARDEA.

MOTION CARRIED



5. OTHER BUSINESS

A. DISCUSSION AND ACTION:

On the Planning and Zoning meeting minutes for the meeting of June 21, 2021

ACTION: Motion made by **MELELENDEZ**, 2ND by **DURAN** to approve the meeting minutes.

All members in favor.

MOTION CARRIED

6. ANNOUNCEMENTS

A. The next regular scheduled meeting: **Monday, August 16, 2021 at 6pm.**

B. In person meetings to resume September 1, 2021.

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 6:10 pm.

Robert Avila Jr. – Chair

(Date)

ATTEST:

Elizabeth S. Luna
Secretary to the Boards

DISTRIBUTION OF MINUTES:

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