



HORIZON CITY

Incorporated 1988

**AGENDA
PUBLIC MEETING
REGULAR PLANNING AND ZONING MEETING
THE TOWN OF HORIZON CITY, TEXAS
Monday, March 20, 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, March 20, 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. **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 (**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.

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.

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.

5. OTHER BUSINESS

A. DISCUSSION AND ACTION:

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

6. ANNOUNCEMENTS

A. The next regular scheduled meeting: **Monday, April 17, 2023 at 6pm.**

Adjournment:

Motion to Adjournment: _____ 2nd _____

Dated this Thursday, March 16, 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, March 16, 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-002503-2022**
Proposed Desert Breeze Unit III Subdivision

Application Type: **Rezoning**

P&Z Hearing Date: March 20, 2023

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

PID No.: X57800033203000

Address/Location: North of Horizon Blvd. and east of Rifton 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	A-1 (Apartment)	R-2 (Single-Family Residential)

Application Description:

The applicant is requesting to change the zone of approximately 13.2744-acres of vacant land from A-1 (Apartment) zoning district to R-2 (Residential) zoning district in accordance with the attached proposed subdivision. The request proposes R-2 (single-family residential) for a proposed sixty-six lot residential subdivision. The subject property is directly adjacent to Horizon High School and the ETJ to the east. This item was previously before the P&Z with a request to rezone from R-2 to R-3; however, staff has since discovered an oversight on the zoning map, that shows the current zoning to be A-1 not R-2.

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 March 20, 2023, public hearing was sent to the school district of jurisdiction and to those property owners within two hundred feet of the subject property on February 9, 2023, and posted in the El Paso Times Newspaper on February 2, 2023. In addition, the applicant is required to erect signs notifying the public of the proposed rezoning on the site proposed

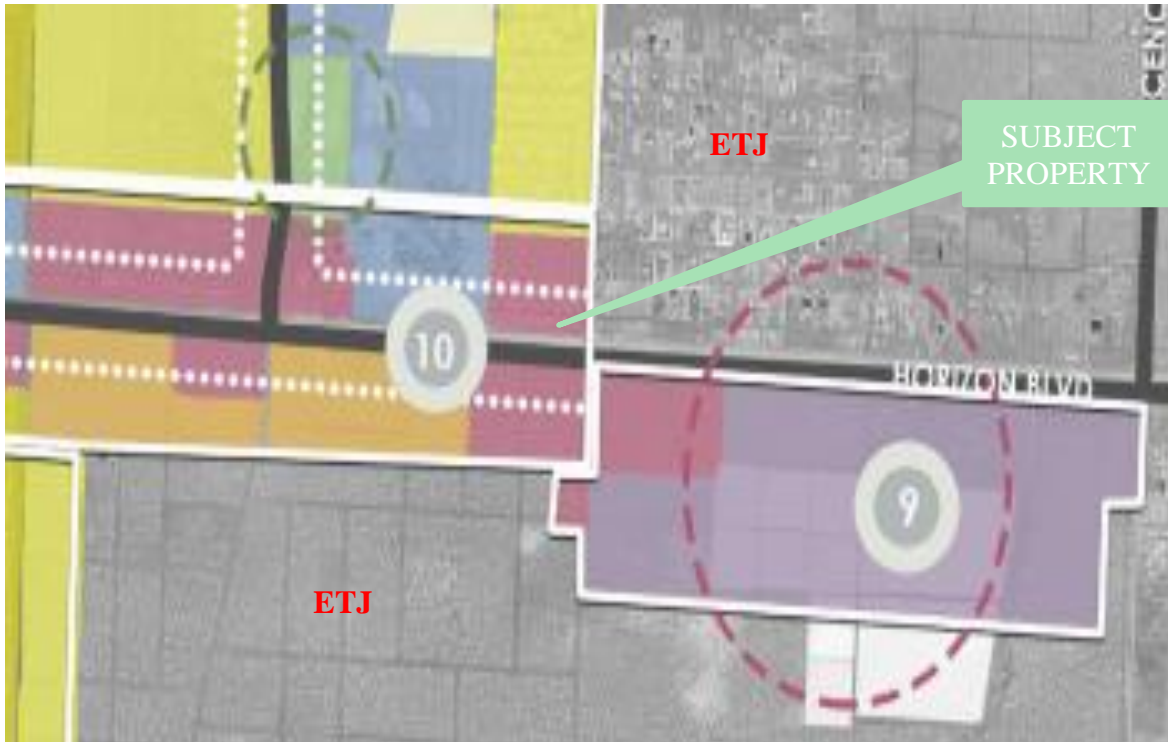
for rezoning fifteen (15) days prior to the Planning and Zoning Commission public hearing. Sign requirements have been satisfied by the applicant.

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.



LEGEND

LAND USE DESIGNATIONS	
	Low Density - Single Family
	Medium Density - Single Family
	High Density - Single Family
	Multi-Family
	Mixed Use
	Commercial
	Industrial
	Public
	Parks and Open Space

Staff Recommendation:

Staff recommends **approval** of the request to rezone to **R-2** (Residential) in support of the proposed 66 lot residential subdivision.

Planning Division Comments:

This development proposes R-2 (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 6,000 sq. ft. where the smallest lot allowed with the current zoning is 6,000 sq. ft. and the largest is 9,784 sq. ft. The City's Comprehensive Plan calls for commercial, public and parks in the area; however, there has been in 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 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:

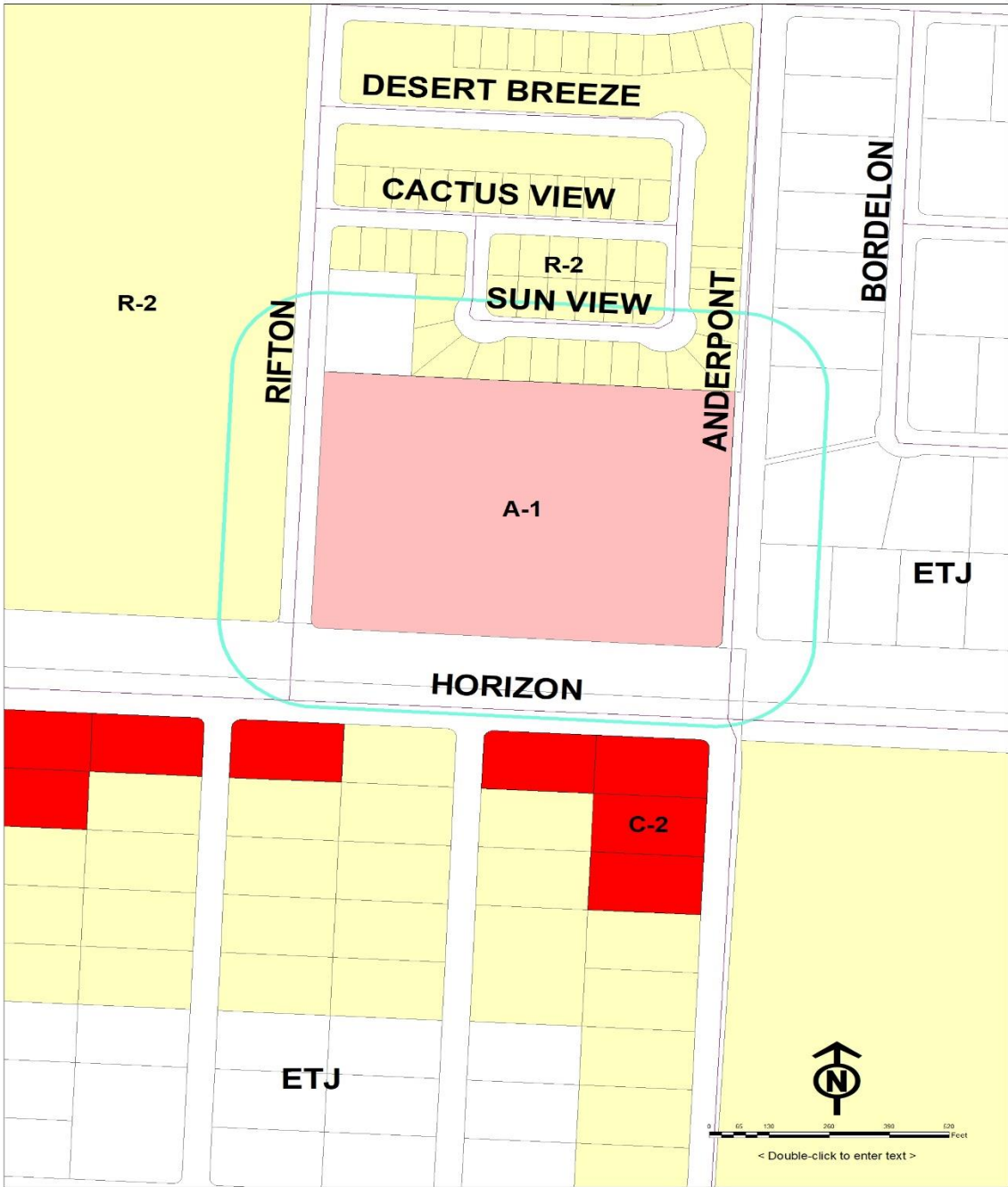
1. Recommend **approval** of the Applicant's request for change of zone classification as stated and forward a recommendation for approval for the change of zone classification to the City Council.
2. Recommend **denial** of the Applicant's request for change of zone classification and forward a recommendation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

Attachments:

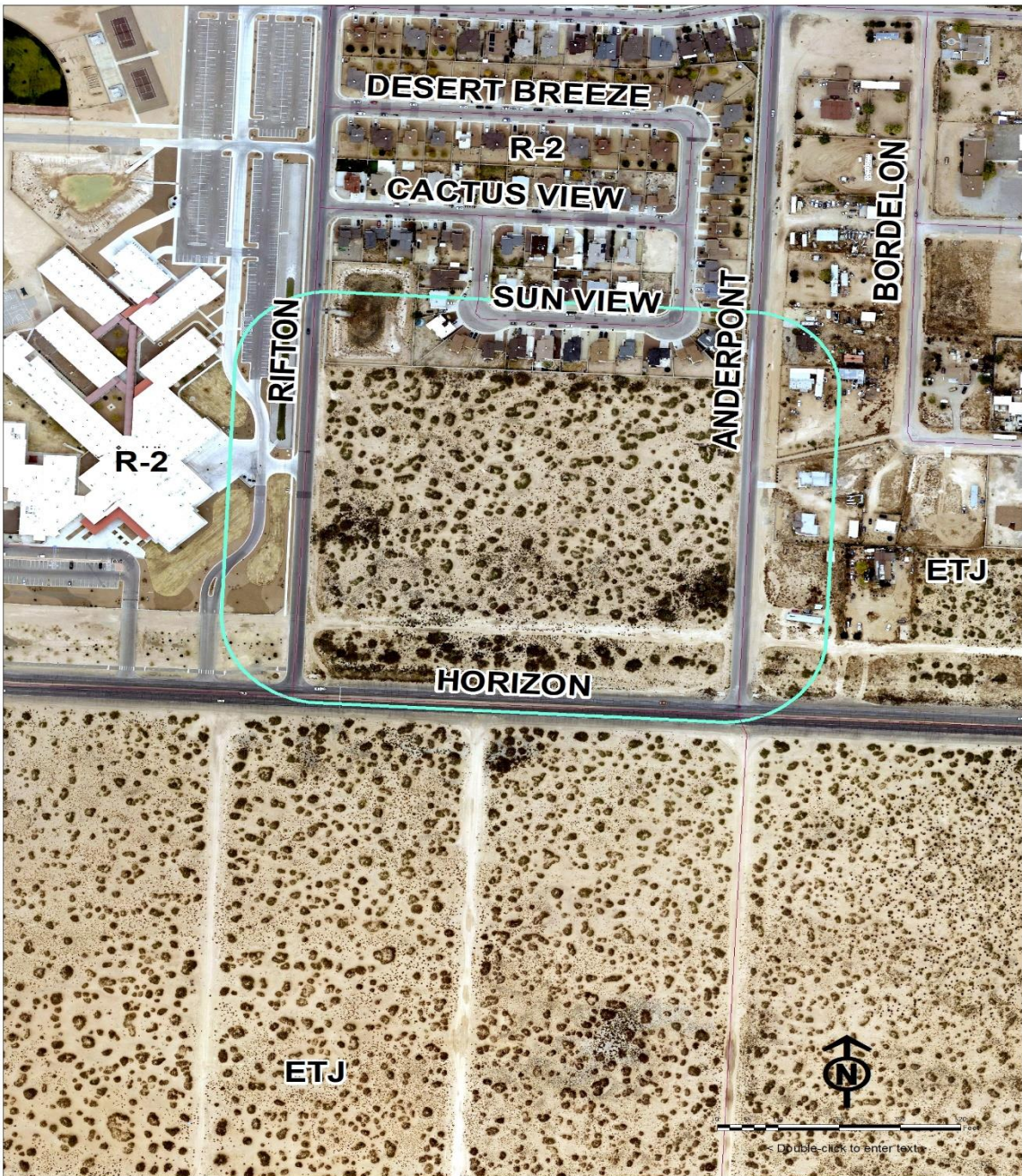
- 1 – Current Zoning Designation Map**
- 2 – Aerial Map**
- 3 - Future Land Use Map (Comp Plan)**
- 4 - Application**
- 5 – Boundary Survey**
- 6 – Proposed Subdivision Plat**

Attachment 1: Current Zoning Designation Map

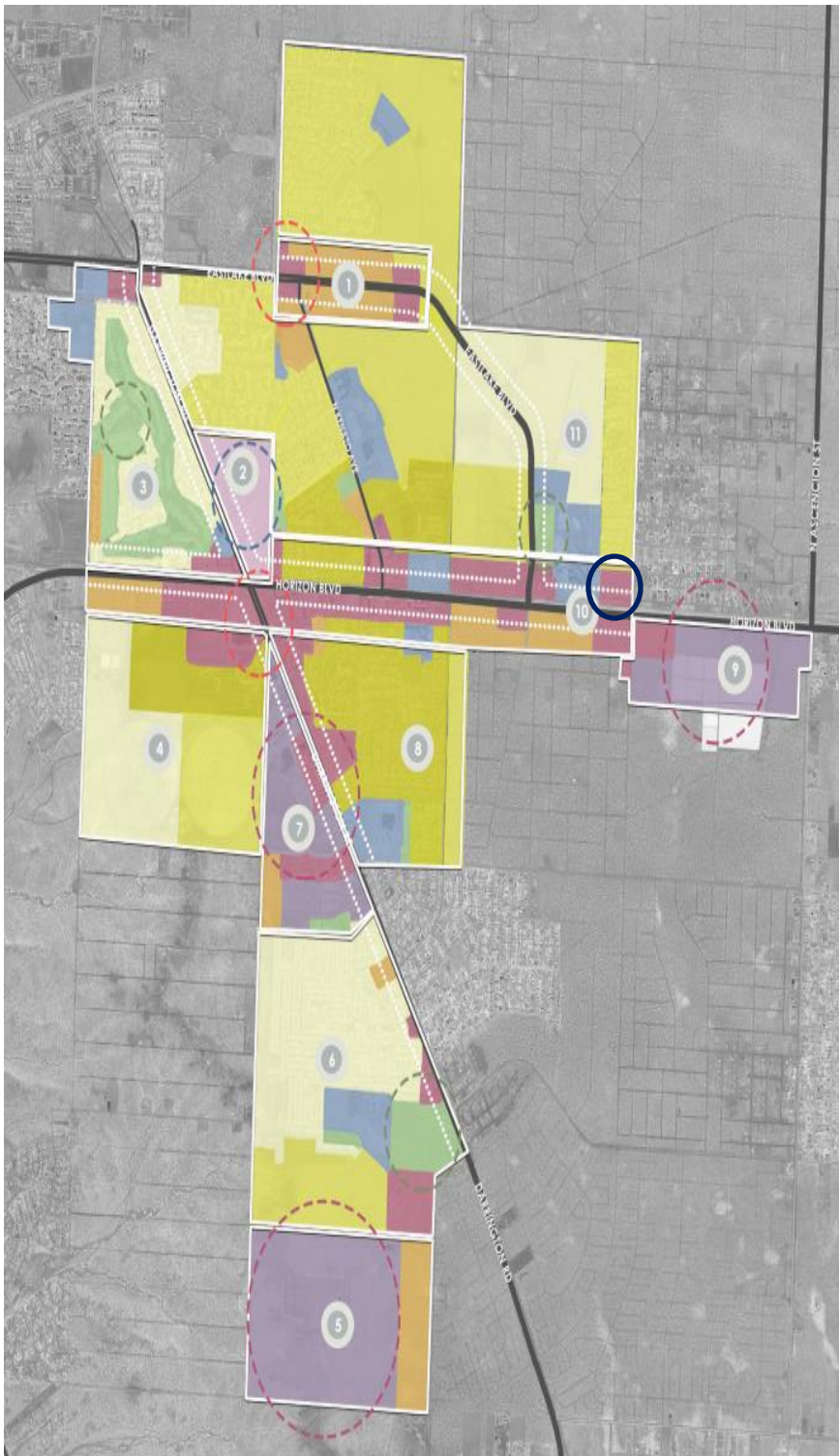
**PLANNING & ZONING COMMISSION
CASE NO. RZ- 002520 - 2023
ZONE CHANGE**



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



Attachment 3: Future Land Use Map



LEGEND

LAND USE DESIGNATIONS

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

CENTERS

- Civic
- Recreation
- Market
- Employment

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

Attachment 4: Application



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

REZONE APPLICATION

1. Owner of Record HUNT COMMUNITÉS HOLDING LP 70% & HORIZCO LP 30%
 4401 N MESA ST EL PASO TX 79902-1150
 (ADDRESS) (ZIP) (PHONE) (EMAIL)

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

3. PARCEL ONE
 Site Address/Location Property ID: X57800033203000
 Legal Description: 78 TSP 3 SEC 32 T & P ABST 5472 TR 4 (13.2744 AC)
 (Lot) (Block) (Subdivision Name)

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

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

4. Briefly explain why you request to rezone? Proposed subdivision with lots between 5,500 and 5,999 sq.ft.

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

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

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

6. Signatures:

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

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

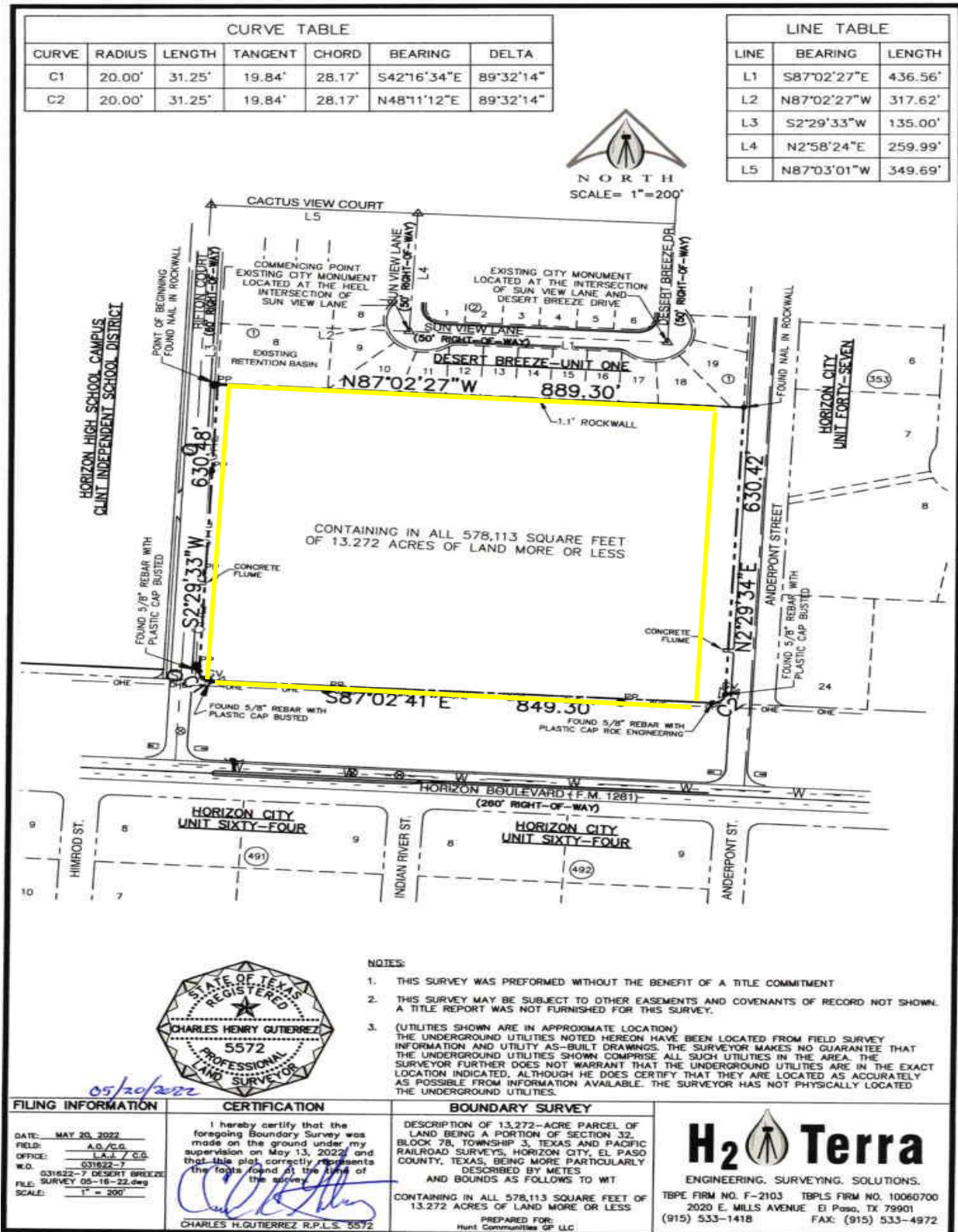
FEE SCHEDULE: (NON-REFUNDABLE)

\$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: ART RUBIN
 Date Application Rec'd: 07/21/2022

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

Attachment 5: Survey Map



NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT
2. THIS SURVEY MAY BE SUBJECT TO OTHER EASEMENTS AND COVENANTS OF RECORD NOT SHOWN. A TITLE REPORT WAS NOT FURNISHED FOR THIS SURVEY.
3. (UTILITIES SHOWN ARE IN APPROXIMATE LOCATION)
THE UNDERGROUND UTILITIES NOTED HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND UTILITY AS-BUILT DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



05/20/2022

FILING INFORMATION
 DATE: MAY 20, 2022
 FIELD: A.G./C.G.
 OFFICE: L.A.J./C.G.
 W.O.: 031822-7
 FILE: 031822-7 DESERT BREEZE
 FILE: SURVEY 05-18-22.dwg
 SCALE: 1" = 200'

CERTIFICATION
 I hereby certify that the foregoing Boundary Survey was made on the ground under my supervision on May 13, 2022 and that this plot correctly represents the facts found at the time of the survey.
 Charles H. Gutierrez
 CHARLES H. GUTIERREZ R.P.L.S. 5572

BOUNDARY SURVEY
 DESCRIPTION OF 13.272-ACRE PARCEL OF LAND BEING A PORTION OF SECTION 32, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILROAD SURVEYS, HORIZON CITY, EL PASO COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO WIT
 CONTAINING IN ALL 578,113 SQUARE FEET OF 13.272 ACRES OF LAND MORE OR LESS
 PREPARED FOR:
 Hunt Communities OF LLC

Attachment 6: Proposed Subdivision Plat

