



TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.: ZRZ23-0001

Application Type: **Rezoning**
P&Z Hearing Date: November 20, 2023
Staff Contact: Art Rubio, Planner
915-852-1046 ext. 407; arubio@horizoncity.org

Address/Location: 460 Kenazo Dr.; South of Eastlake Blvd. and East of Kenazo Dr.

Property ID No.:

Legal Description: Lot 1, Block 3, Kenazo Estates Unit 2, Town of Horizon City, El Paso County, Texas

Property Owner(s): Pebble Hills Plaza, LTD

Applicant: Conde Inc.

Nearest Park: Horizon Mesa

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

SURROUNDING PROPERTIES:

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

LAND USE AND ZONING:

	Existing	Proposed
Land Use	Vacant	Commercial
Zoning	C-1	Commercial Development

Application Description:

The applicant is requesting to rezone approximately 6.634 of land that is currently vacant. The subject property is currently zoned C-1 (General Commercial) and is proposed to be rezoned as C-2 (Heavy Commercial) to allow for the following uses that would not be permitted on C-1 or would require a Specific Use Permit:

1. Funeral Home (without crematorium)
2. Service station (oil change and minor repair services).
2. Restaurant (deriving more than 75% of Gross Revenue from sale of alcoholic beverages).
3. Recreation and entertainment.
4. Self-storage warehouse.
5. Print and copy shop.
6. Private club/ lodge or meeting hall.

Notice:

In accordance with Section 211.007 of the Texas Local Government Code, notices of the November 20, 2023, public hearing for the rezoning request were sent to those property owners within 200 feet of the subject property on October 30, 2023, then posted in the El Paso Times Newspaper on October 30, 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. 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 Multi-Family. There are existing C-2 zoned properties to the west and north of the subject property. Portions of the Multi-Family designated area have transitioned to C-2 zoning district to the north and west of the subject property.

Staff Recommendation:

Staff recommends **APPROVAL** of the zone change from C-1 to C-2 in support of a variety of commercial uses proposed as those services and goods are needed in the community. The subject property is located adjacent to a major arterial and compatible C-2 commercial zoning districts to the north, west, and south of the subject property.

Planning Division Comments:

If the zone change is approved and the applicant chooses to install a crematorium, approval of a Specific Use Permit would be required.

Options available to the Planning and Zoning Commission:

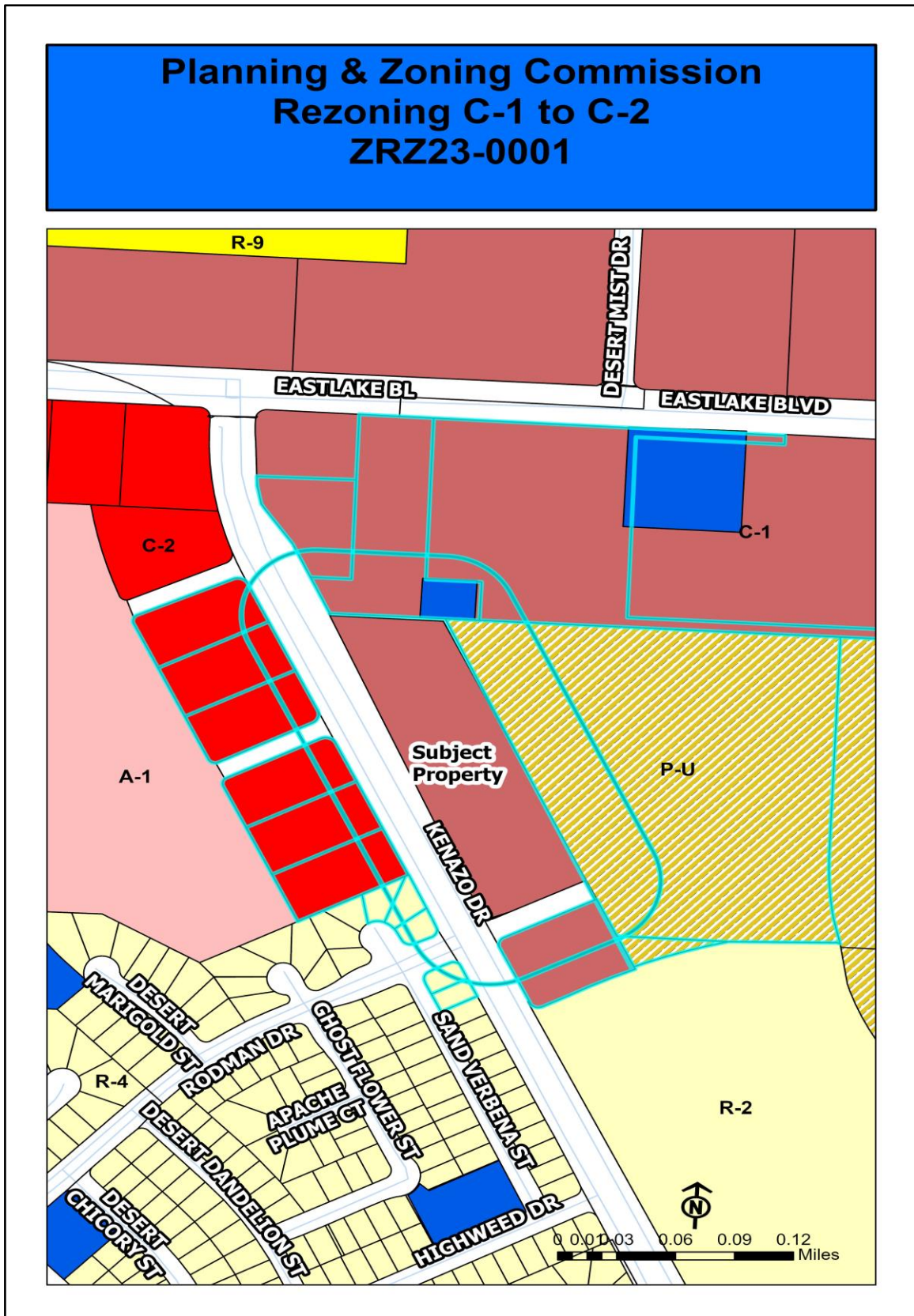
The Planning and Zoning Commission may consider the following options and additional requirements that it identifies when reviewing this Rezoning application:

1. Recommend approval of the request for a rezoning to C-2 Zoning District as stated.
2. Recommend approval of the request for rezoning as stated, including any modifications to bring the rezoning into conformance with the Zoning Ordinance and the Vision 2030: Comprehensive and Strategic Plan.
3. Recommend denial of the Applicant's request for rezoning finding that it is not in conformance with the Zoning Ordinance and/or the Vision 2030: Comprehensive and Strategic Plan.
4. Recommend a set postponement should the Commission determine it is not prepared to make a final recommendation, the applicant requests a postponement or if the Commission needs additional information to make a final recommendation.

Attachments:

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

Attachment 1: Zoning Designation

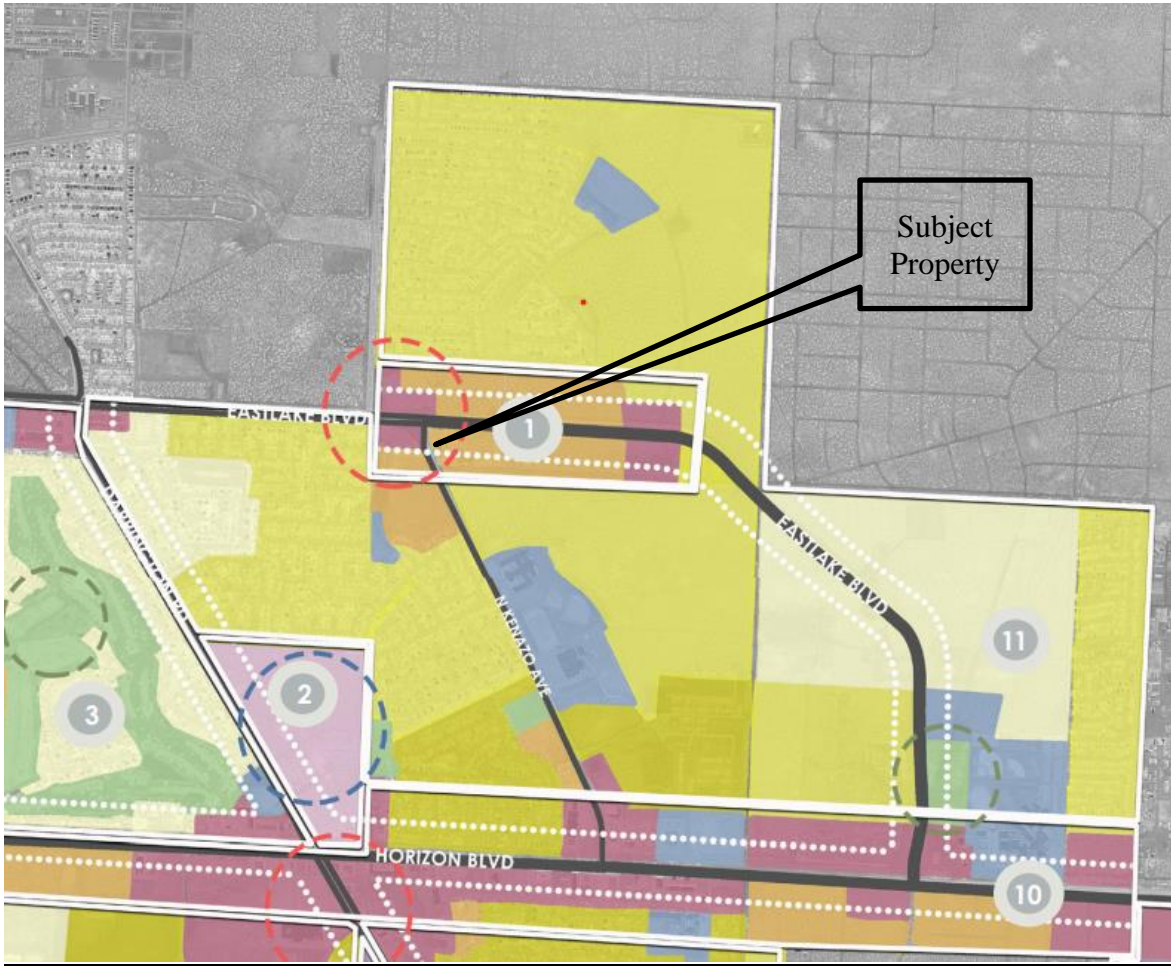


Attachment 2: Aerial

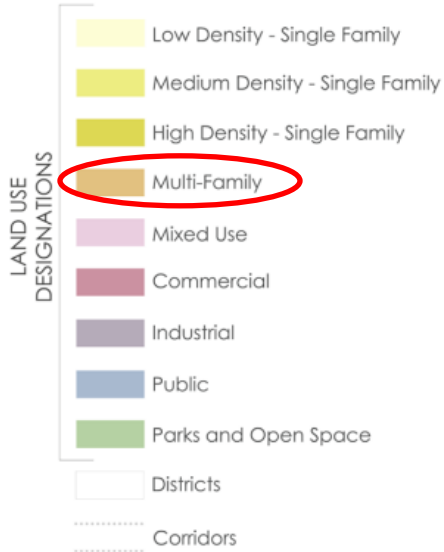
**Planning & Zoning Commission
Rezoning C-1 to C-2
ZRZ23-0001**



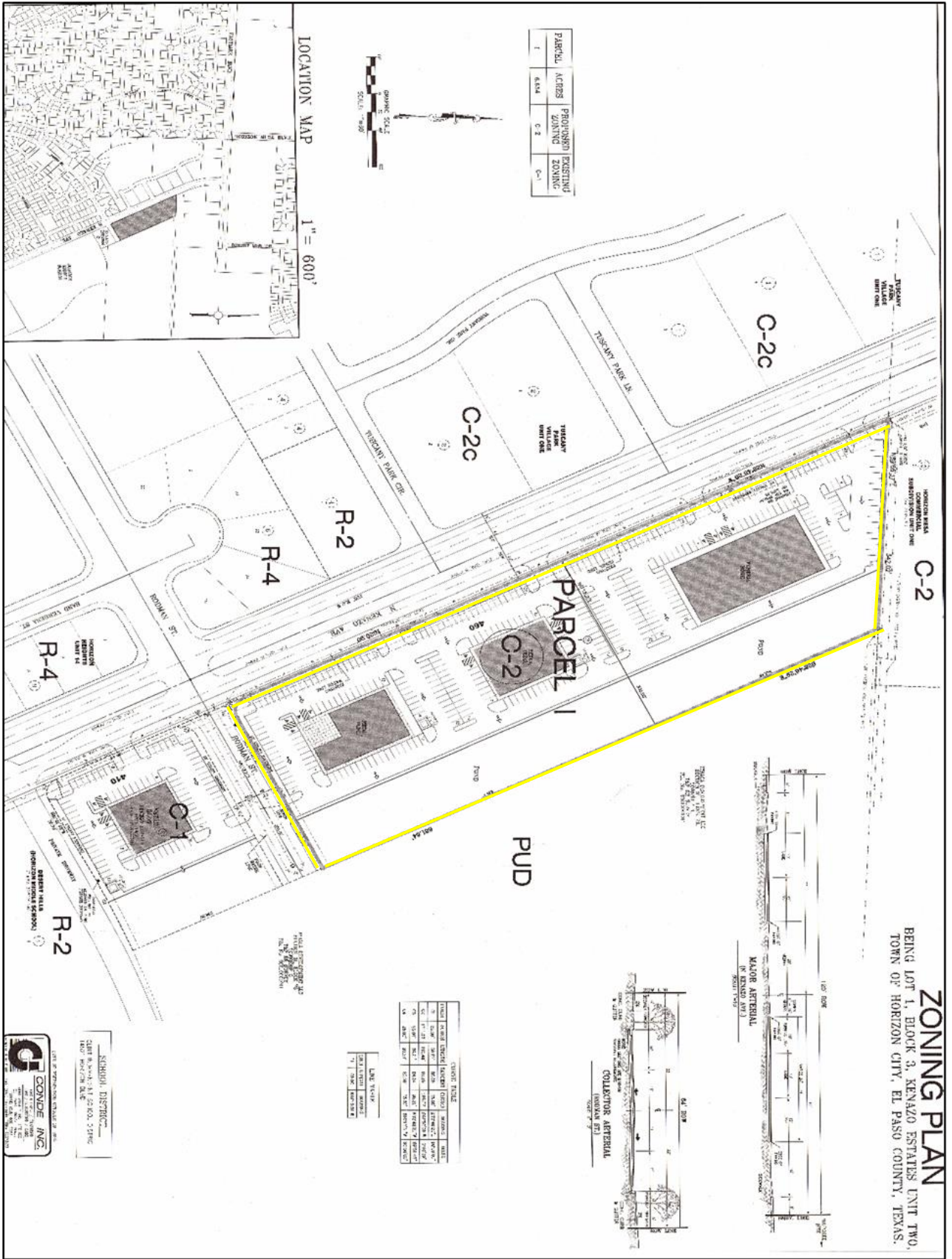
Attachment 3: Future Land Use Map



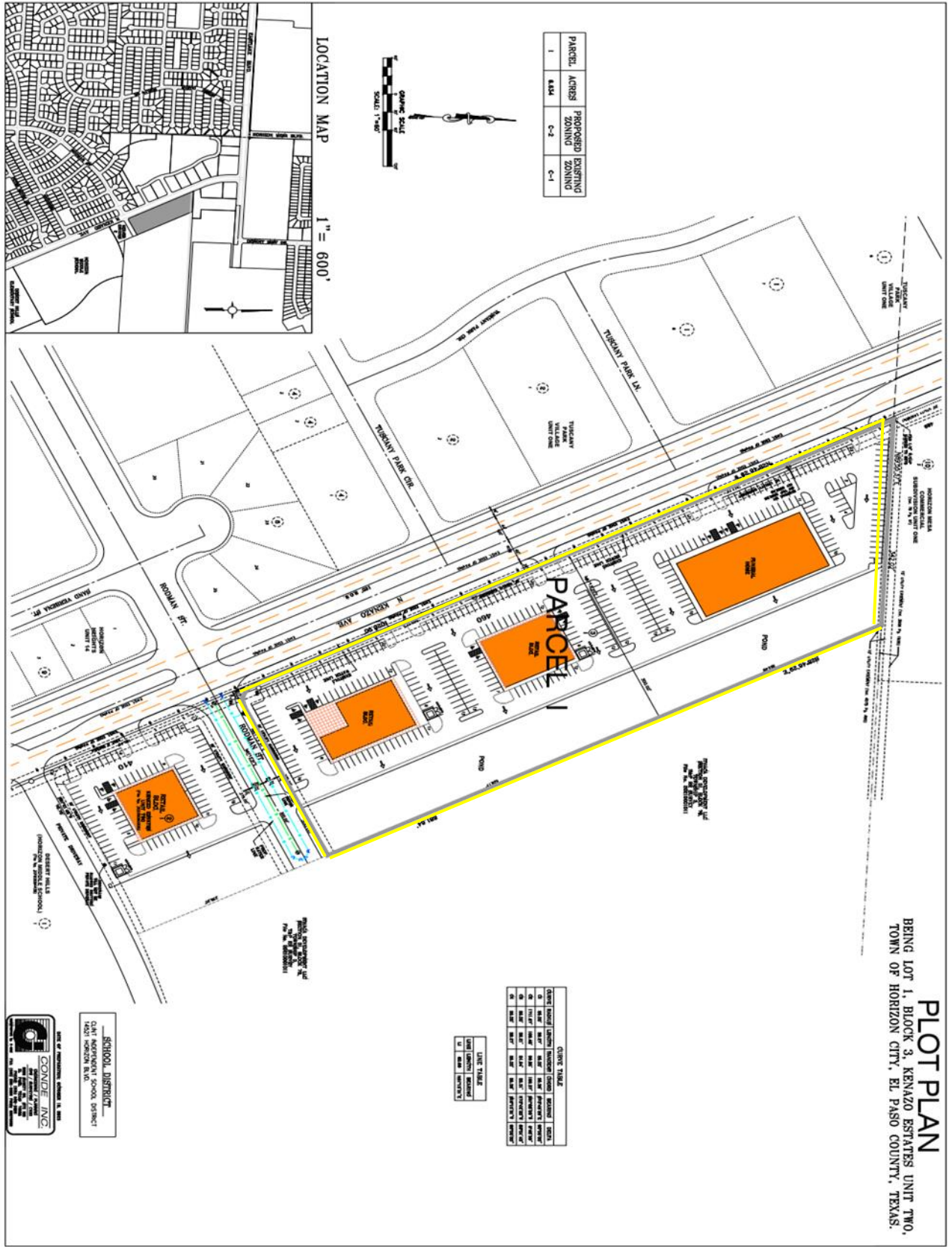
LEGEND



Attachment 4: Conceptual Zoning Plan



Attachment 5: Plot Plan



Attachment 6: 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: Pebble Hills Plaza, LTD
420 Montana Ave., El Paso, TX 79902 915-592-0283 cconde@condeinc.com
(ADDRESS) (ZIP) (PHONE) (EMAIL)

2. Applicant Conde, Inc. Is applicant also the Owner? Yes No
 Contact Person Conrad Conde

6080 Surety Dr., Ste. 100 El Paso, TX 79905 (915) 592-0283 cconde@condeinc.com
(ADDRESS) (ZIP) (PHONE) (EMAIL)

3. PARCEL ONE
 Site Address/Location Kenazo Ave.
 Legal Description: 1 3 Kenazo Estates Unit Two
(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

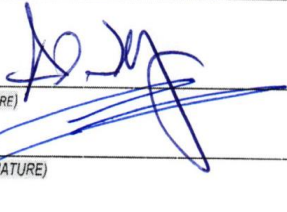
4. Briefly explain why you request to rezone? To allow for Commercial uses.

5. Land's Presents Use: Vacant Zone C-1
 Land Vacant Lot size _____ Structure Structure's size _____ Last known date the structure was occupied? N/A

Land's Proposed Use: Commercial 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)

Alan Malooly
(OWNER'S PRINTED NAME)

Conrad Conde
(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.