



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 April 17, 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, public hearing for the rezoning request were sent to those property owners within 200 feet of the subject property on February 27, 2023, and posted in the El Paso Times Newspaper on same date. 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.

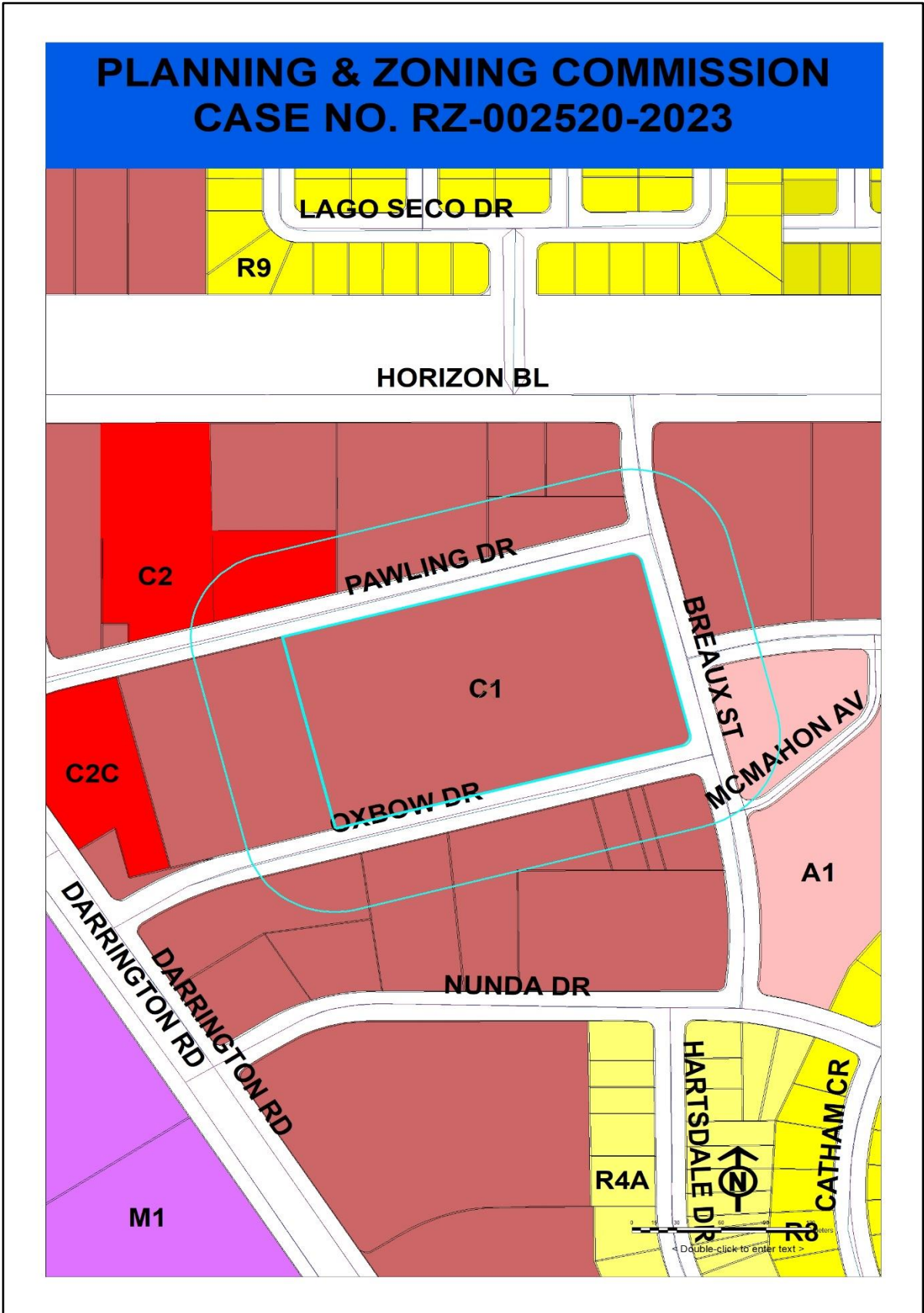
Planning Division Comments:

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

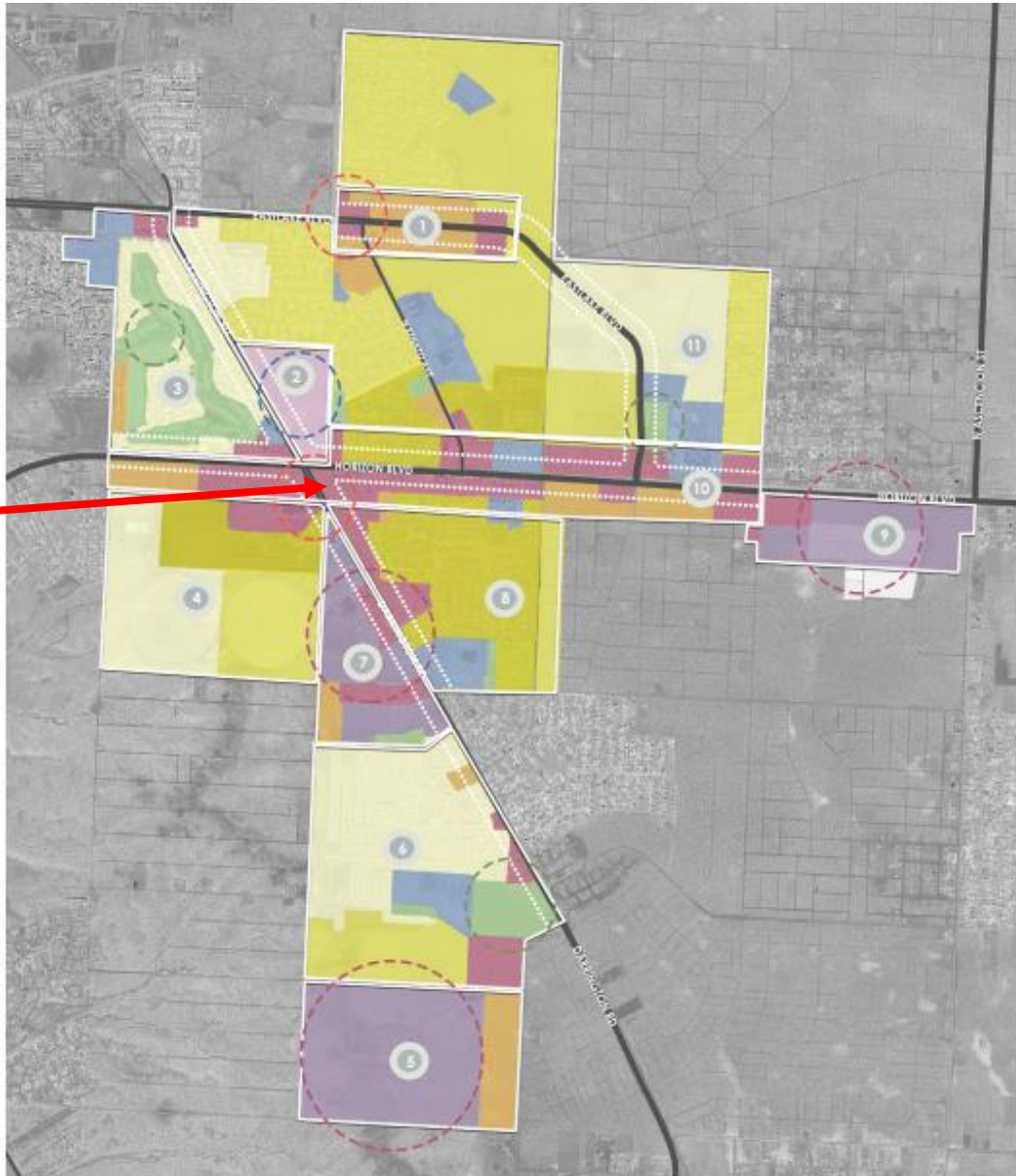


Attachment 2: Aerial Map

**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)

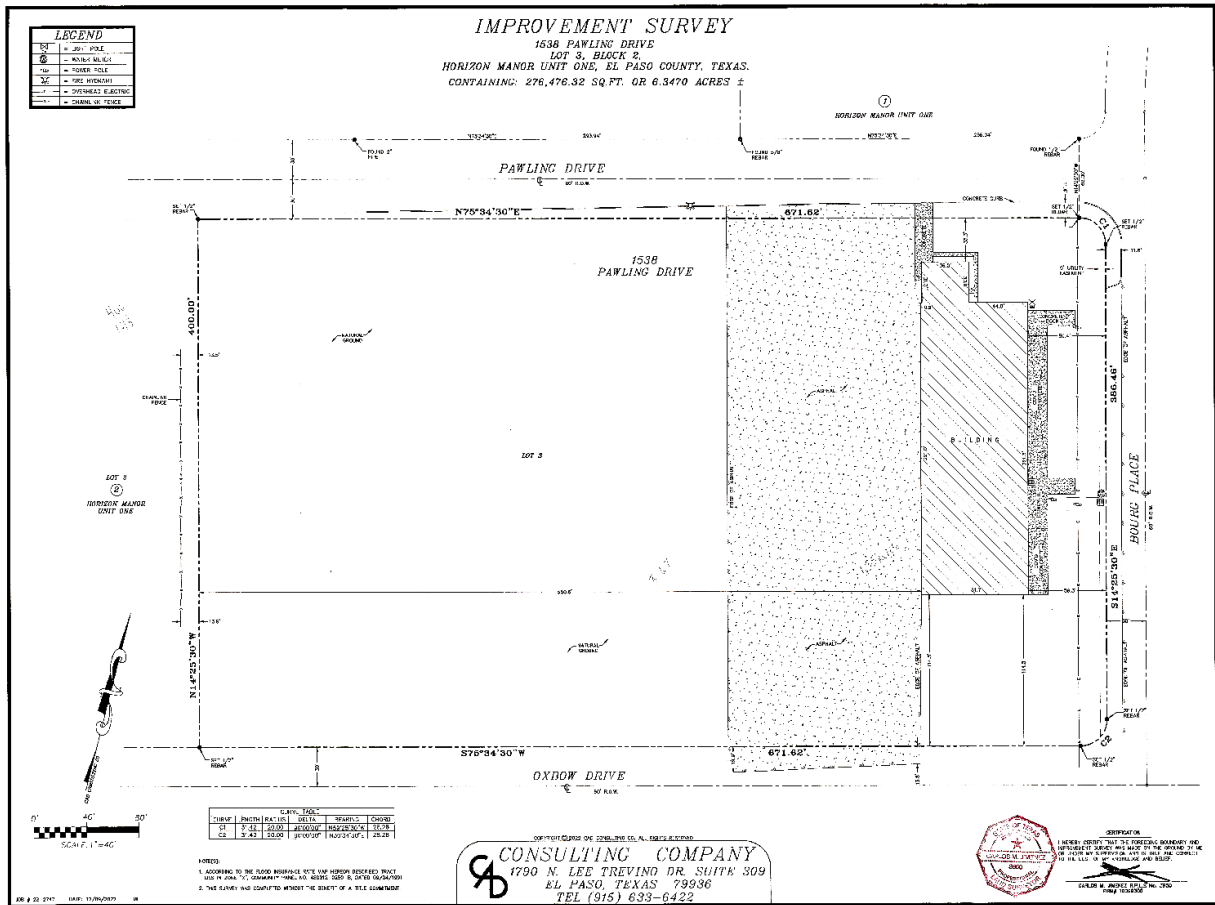
Doyle B. HARDEN
(OWNER'S PRINTED NAME)
Doyle B. HARDEN
(APPLICANT'S PRINTED NAME)

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:

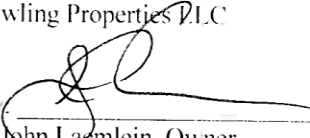
I have some concerns regarding this proposed rezoning. I believe Pawling will become a highly trafficked route when the pending improvements to Pawling Drive are completed. The esthetics of this property needs to be addressed to encourage proper development of the remaining properties along Pawling.

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