



TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.: ZRZ24-0001

Application Type: **Rezoning**
P&Z Hearing Date: May 20, 2024
Staff Contact: Art Rubio, Planner
 915-852-1046 ext. 407; arubio@horizoncity.org

Address/Location:

Property ID No.:

Legal Description: A Parcel of Land Out Of Section 31, Block 78, Township 3, Texas and Pacific Railway Company Surveys and A Portion of Section 31, Block 78, Township 3, Texas and Pacific Railway Company Surveys, Town of Horizon City, County of El Paso, Texas ±3.9686-acres

Property Owner(s): Kenazo Partners, LLC

Applicant/Rep.: Karam Development

Nearest Park: Desmond Corcoran

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

SURROUNDING PROPERTIES:		
	Zoning	Land Use
N	R-9 (Single-Family Dwelling)/R4 (Single-Family Dwelling)	Single-Family Dwellings
E	R-2 (Single-Family Dwelling)/C-1 (General Commercial)/PUD (Planned Unit Development)	Single-Family Dwellings, Schools
S	A-1 (Apartments)/R-9 (Single-Family Dwelling)/C-1 (General Commercial)	Vacant, Apartments, Single-Family Dwellings, Shopping center
W	R-9 (Single-Family Dwelling)	Single-Family Dwellings
LAND USE AND ZONING:		
	Existing	Proposed
Land Use	Vacant	Shopping Center-Retail, Office, Restaurant
Zoning	A-1 (Apartments)	C-1 (General Commercial)

Application Description:

The applicant requested to rezone approximately 3.9686 of land that is currently vacant. The subject property is currently zoned A-1 (Apartments) and is proposed to be rezoned as C-1 (General Commercial) to allow for retail and medical offices.

Notice:

In accordance with Section 211.007 of the Texas Local Government Code, notices of the April 15, 2024, public hearing for the rezoning request were sent to those property owners

within 200 feet of the subject property 15 days prior to each meeting, then posted in the El Paso Times Newspaper 15 days prior to each meeting. 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's, Shaping Our Horizon: 2030 Comprehensive and Strategic Plan designates this property as Parks and Open Space, the existing zoning district is A-1 (Apartments). There are existing C-1 zoned properties to the south and east of the subject property. A change of zone from A-1 to C-1 would create a buffer between the lower density residential dwellings to the higher residential dwellings existing to the south of the subject property.

Staff Recommendation:

Staff recommends **APPROVAL** of the zone change from A-1 to C-1 in support of a variety of services and goods that are needed to support both low and high density residential in the community. The subject property is located adjacent to a major arterial and compatible C-1 commercial zoning districts to the south and east of the subject property.

Planning Division Comments:

The applicant is aware that the subject property is in tract survey form and a subdivision plat is required prior to the issuance of any grading or building permits.

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:

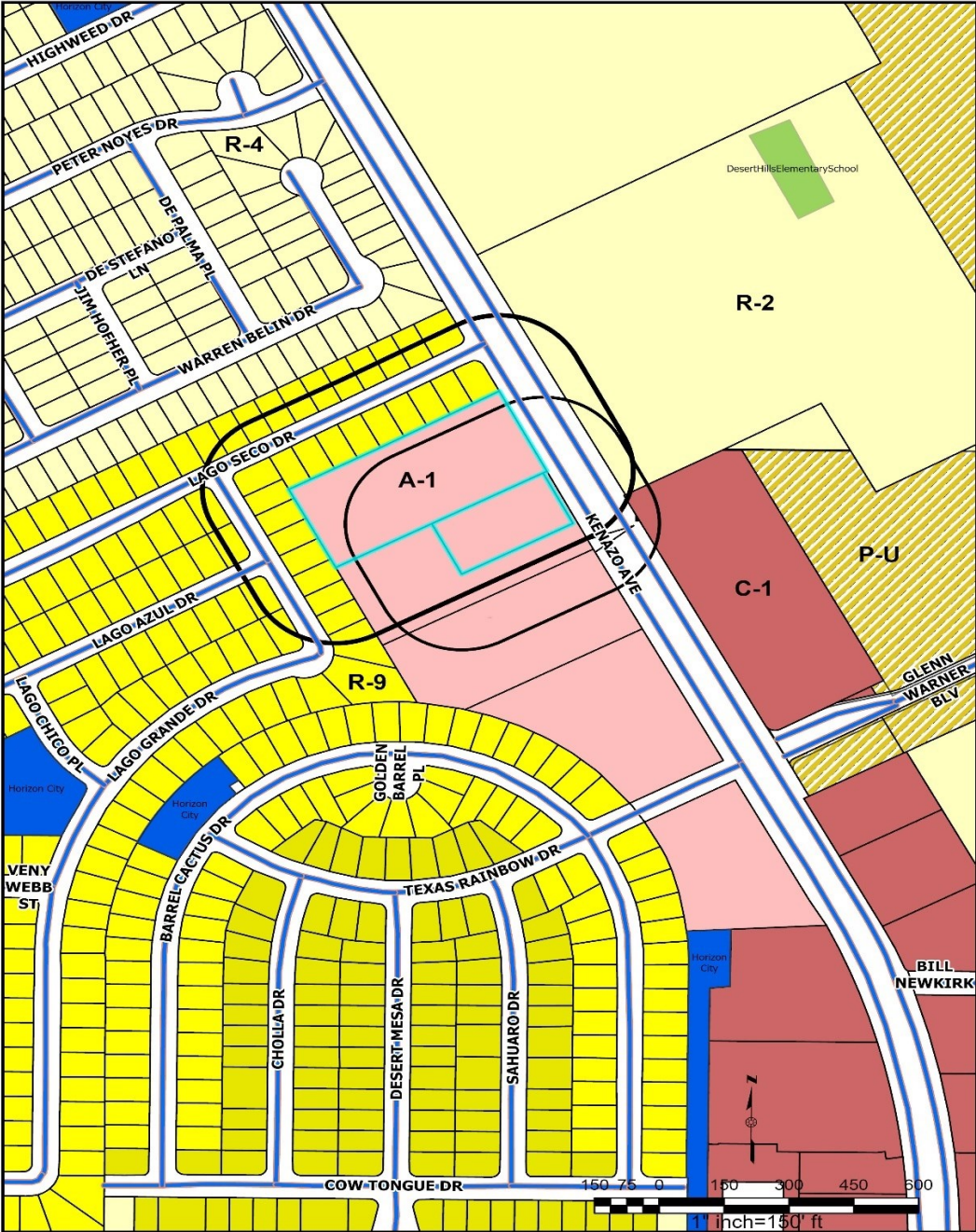
1. Recommend approval of the request for a rezoning to C-1 Zoning District as stated.
2. Recommend approval of the request for rezoning as stated, including any modifications to bring the rezoning into conformance with the Zoning Ordinance and the Vision 2030: Comprehensive and Strategic Plan.
3. Recommend 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

**Planning & Zoning Commission
Rezoning A-1 to C-1
Case No. ZRZ24-0001**

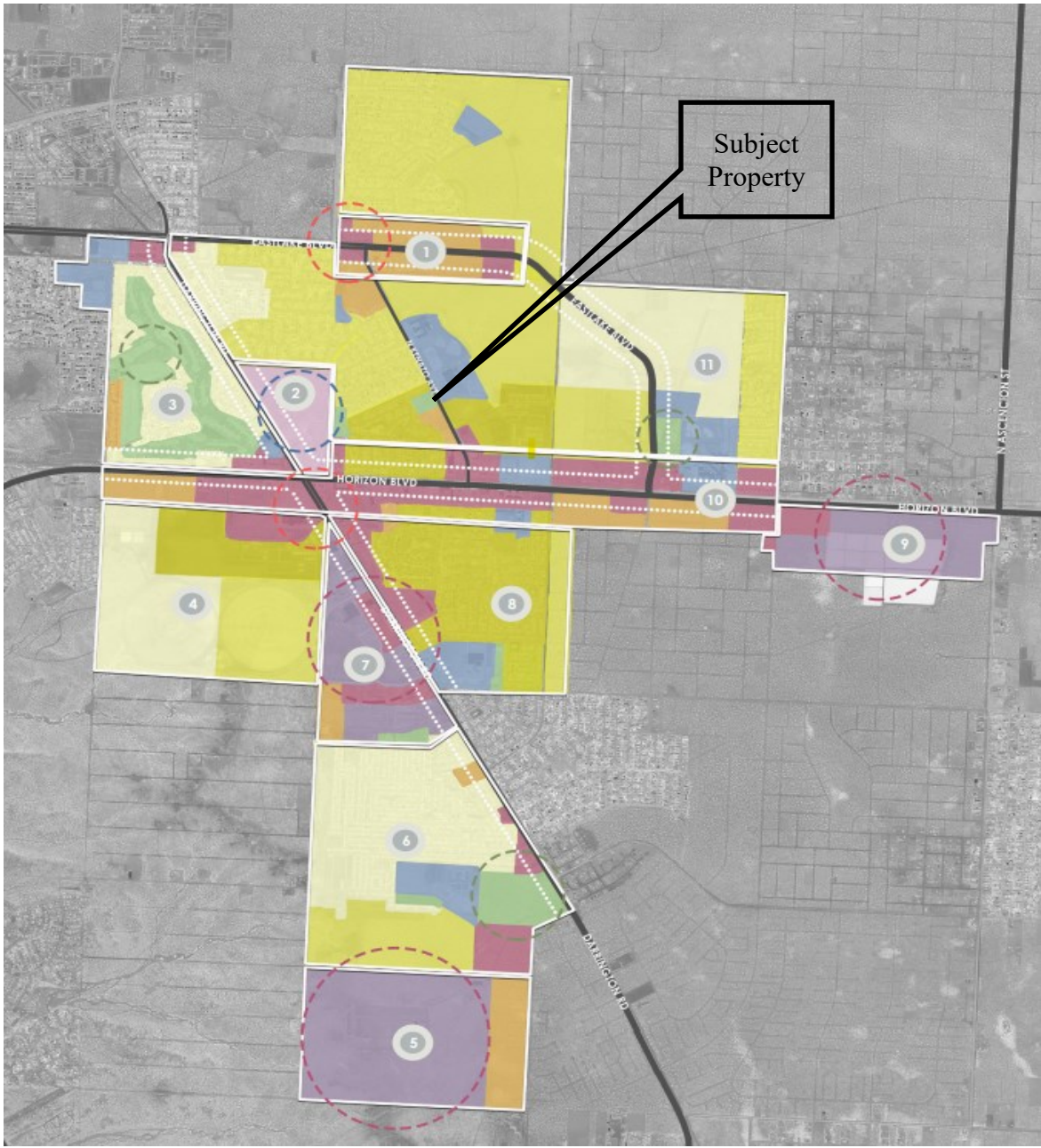


Attachment 2: Aerial

**Planning & Zoning Commission
Rezoning A-1 to C-1
Case No. ZR24-0001**

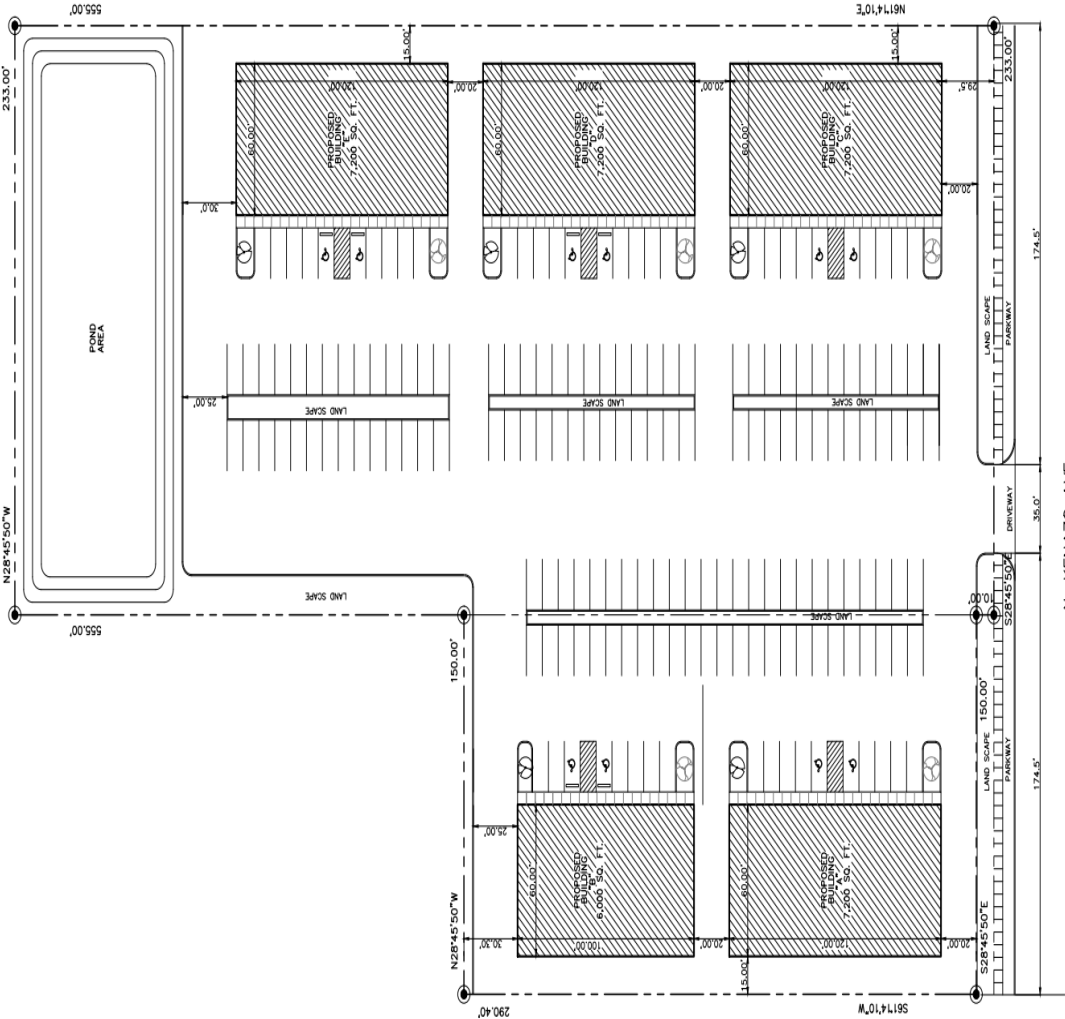


Attachment 3: Future Land Use Map



Attachment 4: Conceptual Zoning Plan

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N. KENAZO AVE.

SITE PLAN

LEGAL DESCRIPTION
 PORTION OF SECTION 31, BLOCK 7A, TOWNSHIP 3,
 EL PASO COUNTY, TEXAS

SCALE: 1" = 30.0'

Attachment 5: Metes & Bounds and Survey Map

ATCON ENGINEERING
A 2.9686 ACRE PARCEL,
BEING A PORTION OF SECTION 31, BLOCK 78,
TOWNSHIP 3, TEXAS AND PACIFIC RAILROAD SURVEYS,
MAY 19, 1999

**PROPERTY DESCRIPTION
(PARCEL 4-D)**

BEING A PORTION OF SECTION 31, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILROAD SURVEYS, EL PASO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE AT THE SOUTHWEST CORNER FOR SECTION 31, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILROAD SURVEYS, THENCE NORTH 89°56'41" EAST ALONG THE CENTERLINE OF HORIZON BOULEVARD AND ALONG THE SOUTH LINE FOR SECTION 31, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILROAD SURVEYS A DISTANCE OF 3350.36 FEET TO A POINT ON THE CENTERLINE INTERSECTION OF HORIZON BOULEVARD AND EASTLAKE DRIVE; THENCE, NORTH 09°03'12" EAST ALONG THE CENTERLINE OF EASTLAKE DRIVE A DISTANCE OF 130.00 FEET TO A POINT; THENCE, 978.99 FEET ALONG THE CENTERLINE OF EASTLAKE DRIVE AND ALONG THE ARC OF A CURVE TO THE LEFT WHICH HAS A CENTRAL ANGLE OF 28°42'39", A RADIUS OF 1853.69 FEET AND A CHORD WHICH BEARS NORTH 14°24'31" WEST A DISTANCE OF 968.78 FEET TO A POINT; THENCE, NORTH 28°43'30" WEST CONTINUING ALONG SAID CENTERLINE A DISTANCE OF 1512.51 FEET TO A POINT; THENCE, SOUTH 61°14'10" WEST A DISTANCE OF 60.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF EASTLAKE DRIVE AND TO THE POINT OF BEGINNING FOR THE PARCEL OF LAND DESCRIBED HEREIN;

THENCE, SOUTH 28°45'50" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 233.00 FEET TO A POINT FOR A CORNER OF THIS PARCEL;

THENCE, SOUTH 61°14'10" WEST A DISTANCE OF 555.00 FEET TO A POINT FOR A CORNER OF THIS PARCEL;

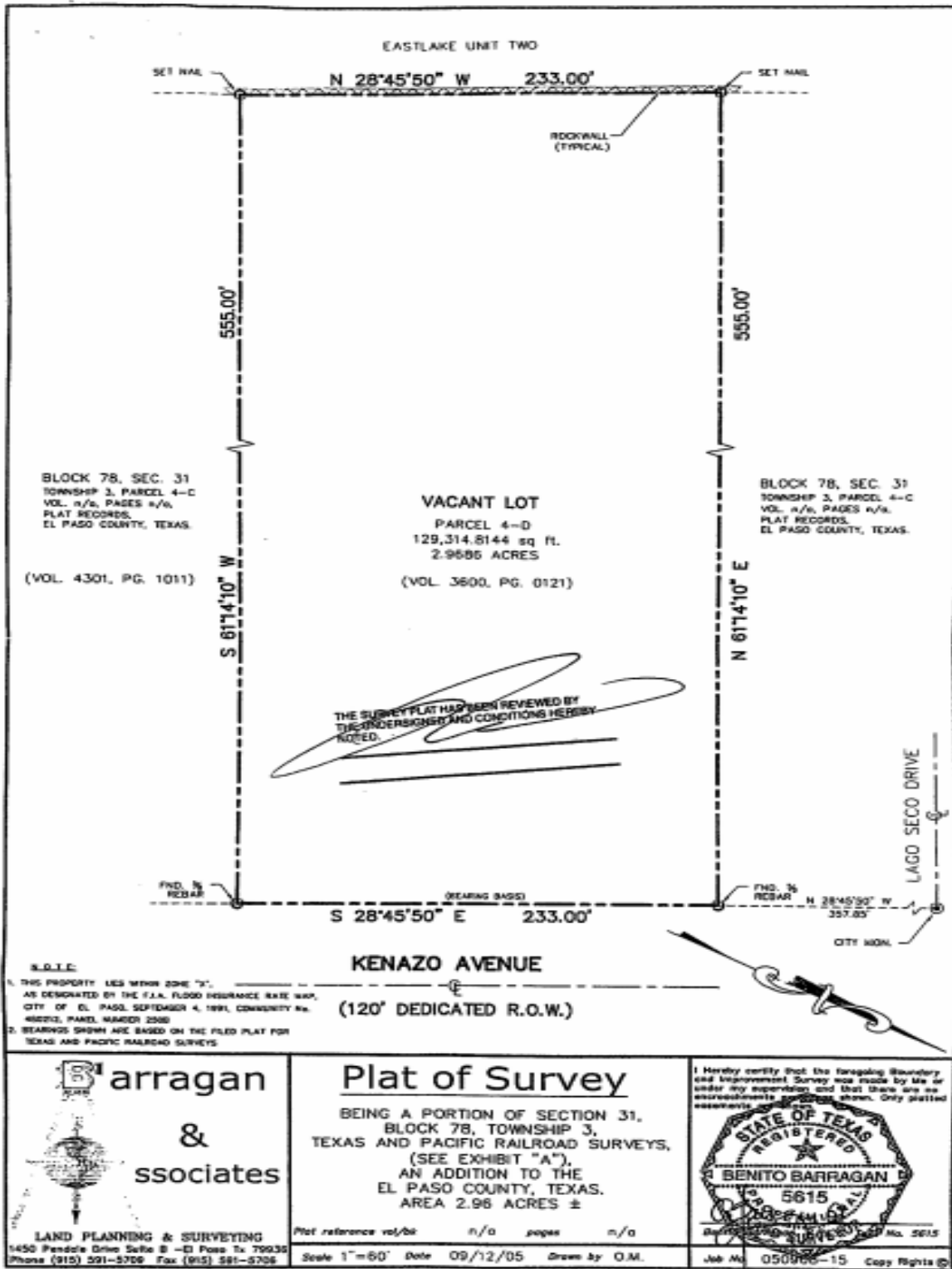
THENCE, NORTH 28°45'50" WEST A DISTANCE OF 233.00 FEET TO A POINT FOR A CORNER OF THIS PARCEL;

THENCE, NORTH 61°14'10" EAST A DISTANCE OF 555.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 129,314.81 OR 2.9686 ACRES OF LAND MORE OR LESS.

NOTES:

1. BEARINGS RECITED HEREIN ARE BASED ON THE SOUTH LINE FOR SECTION 31, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILROAD CO. SURVEYS.
2. A PARCEL PLAN OF THE SAME DATE ACCOMPANIES THIS DESCRIPTION.
3. NOT A GROUND SURVEY.

Attachment 5: Metes & Bounds and Survey Map



Attachment 5: Metes & Bounds and Survey Map

A parcel of land out of Section 31, Block 78, Township 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, El Paso County, Texas, according to the Resurvey done by El Paso County, Texas and being more particularly described by Metes and Bounds as follows:

COMMENCING at a city monument located at the intersection of the centerline of Lago Seco Drive and westerly right-of-way line of N. Kenazo Blvd.; THENCE, S 28°45'50" E, along said westerly right-of-way line, distance of 358.88 feet, to a point marking the northeasterly corner for said 2.9686 acre tract, from whence a found 1/2" rebar for the southeasterly corner for said 2.9686 acre tract bears, S 28°45'50" E, along said westerly right-of-way line, distance of 233.00 feet;

THENCE, S 61°14'10" W, a distance of 10.00 feet to a set 5/8" rebar with cap stamped "B&A", said rebar also being the POINT OF BEGINNING of this parcel;

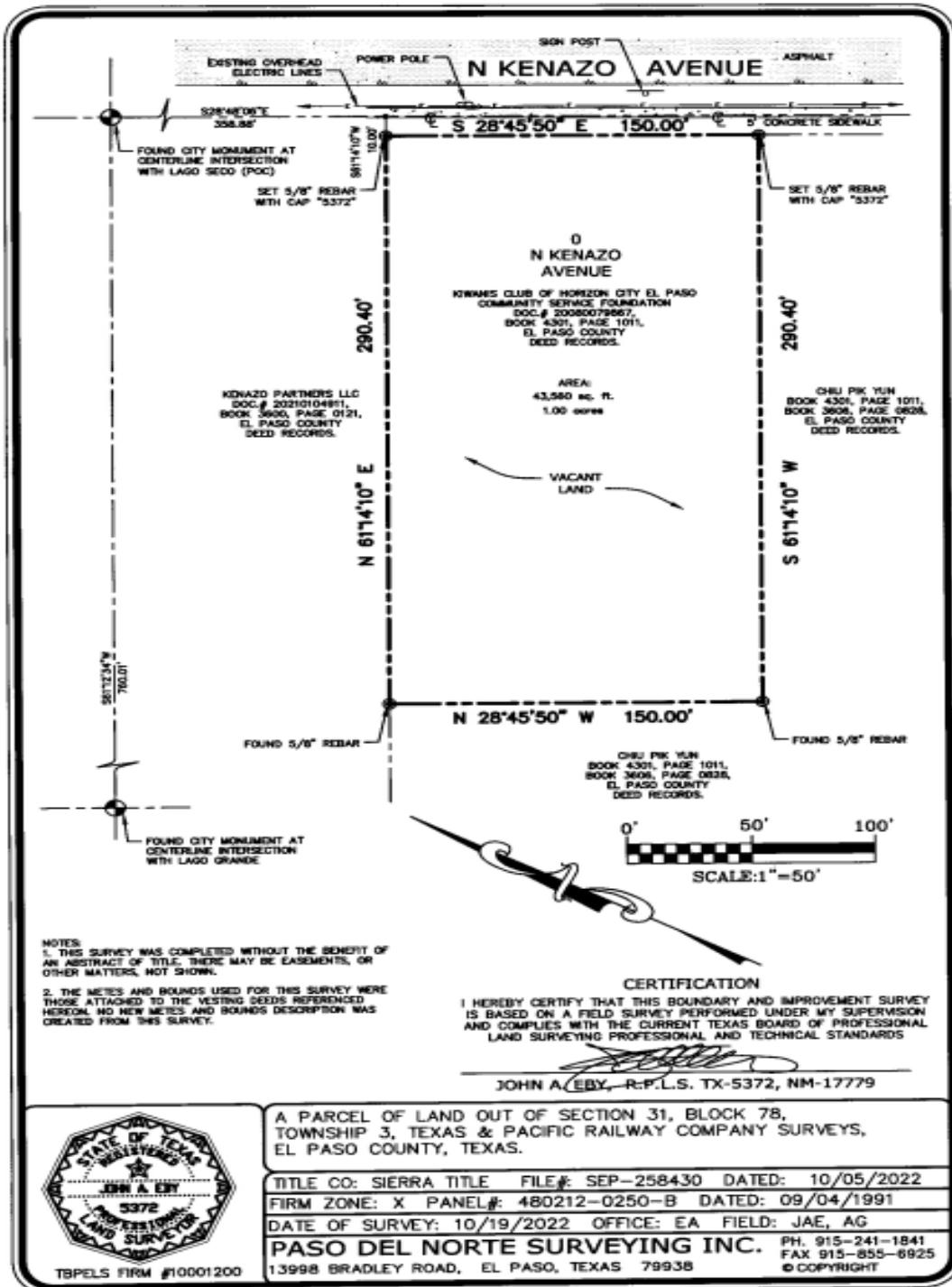
THENCE, S 28°45'50" E, parallel to said westerly right-of-way line, a distance of 150.00 feet to a set 5/8" rebar with cap stamped "B&A" for a corner of this parcel;

THENCE, S 61°14'10" W, a distance of 290.40 feet to a set 5/8" rebar with cap stamped "B&A" for a corner of this parcel;

THENCE, N 28°45'50" W, a distance of 150.00 feet to a set 5/8" rebar with cap stamped "B&A" on the northerly line of said 2.9686 acre tract for a corner of this parcel;

THENCE, N 61°14'10" E, along said northerly line, a distance of 290.40 feet to the POINT OF BEGINNING of this parcel and containing in all 43,560 sq. ft. or 1.00 acres of land more or less.

Attachment 5: Metes & Bounds and Survey Map



Attachment 6: Online Application



Town of Horizon City, TX
Town of Horizon City Hall

14999 Darrington Road
Horizon City, TX 79928
915-852-1046
<https://www.horizoncity.org/>

PERMIT

ZRZ24-0001

REZONE (ZONE CHANGE/CONDITION RELEASE)

SITE ADDRESS: 0 UNKNOWN HORIZON CITY
PRIMARY PARCEL: X57800033101270
PROJECT NAME: REZONING

ISSUED:
EXPIRES:

APPLICANT: Karam, TJ
709 Cervantes Ct
El Paso, TX 79922
915-204-0095

OWNER: KENAZO PARTNERS LLC
2022 MURCHISON STE 104
EL PASO, TX 79902-3058

Detail Name	Detail Value
Select Type:	Rezone
Briefly explain why you are requesting a Rezone/Condition Release	Develop the property to commercial use for the neighborhood.
Land's Present Use	Vacant
Land's Present Zone	A-1
Land Vacant	Y
Land Lot Size	2.9686 Acres
Structure on Land	N
Structure's Size	N/A
Land's Proposed Use	Commercial
Proposed Zone Use	C-1
Will you be making any improvements to the existing lot or structure?	Y
This request includes Site Development Plans for approval?	Y
NOTICE: Applicant is responsible for all expenses incurred by the City in connection with the Specific Use Permit 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.	I acknowledge
Comments due date	4/8/2024
Planning and Zoning Commission review date	5/20/2024
City Council date	6/11/2024