



TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.: RZ-002524-2023

Application Type: Rezoning
P&Z Hearing Date: April 17, 2024
Staff Contact: Art Rubio, Planner
 915-852-1046 ext. 407; arubio@horizoncity.org

Address/Location: South of Eastlake Blvd. and west of Kenazo Ave.
Legal Description: Lot 1, Block 4, Tuscany Village Replat A Subdivision, El Paso County, Horizon City, Texas
Property Size: 17.8630 ±
Property Owner: HZ Ventures LLC Series D-Tuscany Venture/Pierre Hernandez
 President
Applicant: Yasser Haydar
Nearest Park: Horizon Mesa Park
Nearest School: Horizon Middle School

SURROUNDING PROPERTIES:

	Zoning	Land Use
N	C-1 (General Commercial)	Retail
E	C-2 (Heavy Commercial)	Vacant
S	R-4 (Single-Family Dwelling)	Single-Family Dwellings
W	R-4 (Single-Family Dwelling)	Single-Family Dwellings

LAND USE AND ZONING:

	Existing	Proposed
Land Use	Vacant	Multi-Family (Apartments)
Zoning	R-PD (Residential-Planned Development)	A-1 (Apartments)

Application Description:

The applicant is requesting to rezone an approximately 17.8630-acre parcel currently zoned R-PD (Residential-Planned Development) which only allows single-family dwellings to A-1 (Apartments) for a proposed 358 multi-family apartment complex. The proposed apartment complex density and height is included on the table below:

Proposed Density and Heights

Building Type	Number of Buildings	Units per Building	Total Units
Club House	1		
45' – 3 Stories	11	8	88
35' – 3 Stories	35	6	210
25' - 2 Stories	<u>15</u>	4	<u>60</u>
Total	62		358
Total Units allowed per A-1		357	
Rounded Unit Count		357	
Total Parking Required		715	
Total Parking Provided		715	

Cumulative Parkland Dedication:

Pursuant to §2.8 Parkland Dedication and Fees in Lieu: based on the proposed change in zoning and the addition of multi-family dwelling units, the following is the required parkland dedication and fees: 108 units over 250 at \$240.00 per unit = \$25,920 in park fees and 1 acre of parkland dedication over 250 units and ½ acre for every 75 units = 1.5 acres of parkland dedication.

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 the school district of jurisdiction and 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. Staff has confirmed that the signposting requirements were met.

Shaping Our Horizon:2030 A Comprehensive and Strategic Plan – Future Land Use Map Designation:

The Shaping Our Horizon:2030 Comprehensive and Strategic Plan designates this area as High-Density Multi- Family. Designation directly to the north of the subject property is Commercial development (Page 42). The Plan also states that there is a demand for a variety of housing types, beyond detached single-family housing, to include apartment units (Page 74).

Staff Recommendation:

The Comprehensive plan designates this area for High-Density Multi-Family development with a Commercial designation to the north. Staff believes that the development of this area will provide additional housing stock and an additional housing choice not currently as available. The multi-family development proposed will serve as a transition from the low to heavy commercial development proposed along Eastlake Boulevard to the existing single-family development to the south and west; staff recommends **APPROVAL** of the zone change from R-PD to A-1 as the request is compatible with the Future Land Use designation and surrounding uses.

Planning Department Comments:

1. Pursuant to Section 502.6.1 General. All buildings: Maximum height of thirty five (35) feet, not to exceed two and one half stories, except that three story buildings with heights of up to forty five (45) feet may be permitted, provided such buildings are not closer than one hundred (100) feet from a property zoned for single family residential use, and subject to the site plan review process as described in Section 502.6 [502.8].

2. Add addresses

3. Applicant has complied with the required Site Development Plan, Landscape Plan and Lighting Plan.

Public Works Department Comments:

No comments

City Engineer Comments:

I do not have any comments on the overall concept. During design, we will need to pay particular attention to the number, location and orientation of dumpsters and site illumination to minimize light scatter from the on to the neighborhoods.

Attachments:

1 – Zoning Designation Map

2 – Aerial Map

3 – Future Land Use Map (Comp Plan)

4 – Application

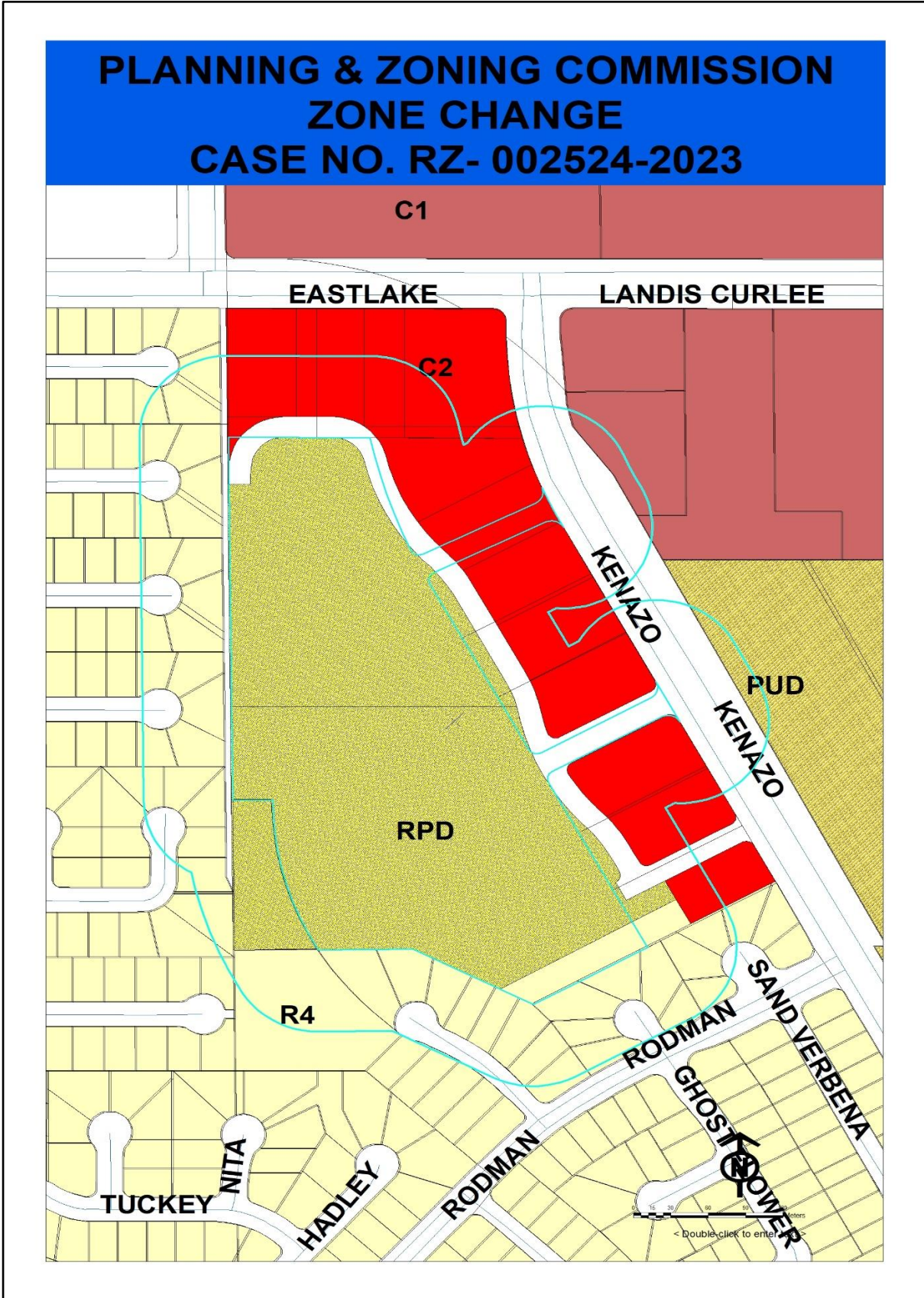
5 – Site Development Plan

6 – Landscape Plan

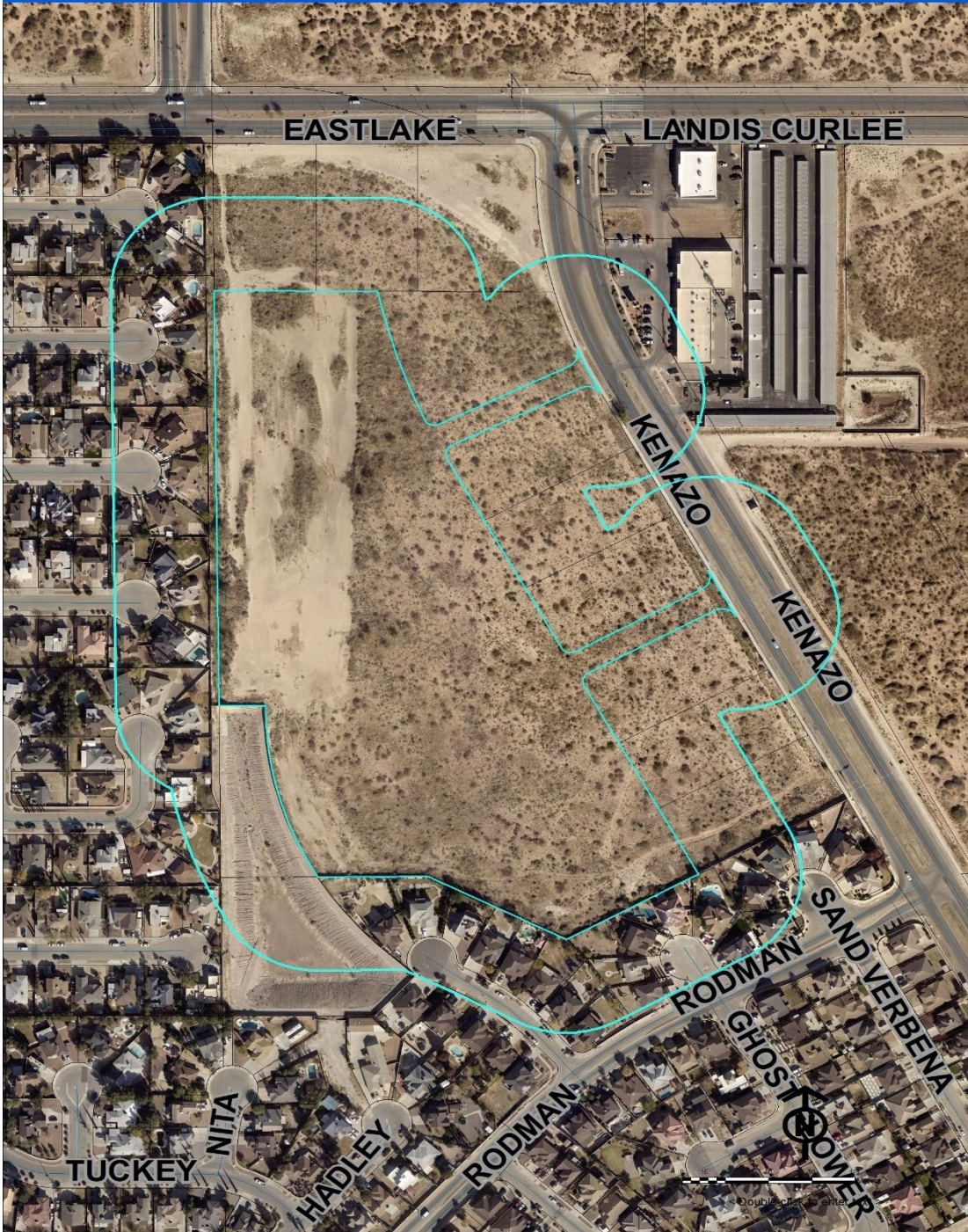
7 – Lighting Study

8 – Pedestrian Circulation Plan

Attachment 1: Zoning Designation



**PLANNING & ZONING COMMISSION
ZONE CHANGE
CASE NO. RZ- 002524-2023**



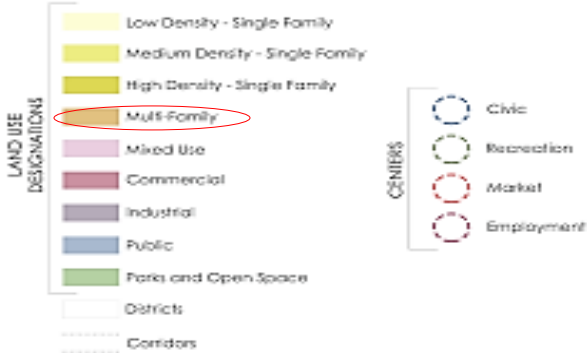
Attachment 3: Future Land Use Map



Subject Property

*A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

LEGEND



Attachment 4: Application



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

RZ-002524-2023
REZONE APPLICATION

1. Owner of Record: HZ VENTURES LLC SERIES K, LTD.
421 FREDERICK RD. 79905 PIERRE@DRSELPASO.NET
 (ADDRESS) (ZIP) (PHONE) (EMAIL)

2. Applicant: KENAZO APARTMENTS SENIOR LLC Is applicant also the Owner? Yes No
 Contact Person: YASSER HAYDAR
2019 E. MISSOURI AV. 79903 915-740-2300 YASSER.HAYDAR@GMAIL.COM
 (ADDRESS) (ZIP) (PHONE) (EMAIL)

3. PARCEL ONE
 Site Address/Location: CORNER OF EAST LAKE & N. KENAZO
 Legal Description: 1 4 TUSCANY VILLAGE REPLIT A
 (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? Use of apartments not permitted in current zone.

5. Land's Present Use: vacant Zone: R-PD
 Land Vacant Lot size: 17.86 Structure Structure's size: _____ Last known date the structure was occupied? _____
 Land's Proposed Use: Build Apartments Proposed Zone Use: A-1
 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: [Signature]

6. Signatures:
[Signature] Pierre Hernandez NORMA HERNANDEZ
 (OWNER'S SIGNATURE) (OWNER'S PRINTED NAME)
[Signature] YASSER HAYDAR
 (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.

Attachment 5: Site Development Plan

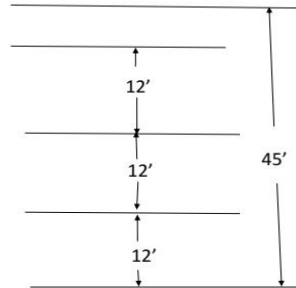
Distinctive Apartment Homes

Arranged as if the apartments are a neighborhood by utilizing traditional streetscapes arranged to be a tree shaded, pedestrian scaled environment.

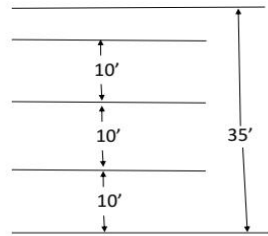


Scott Writton Real Estate Services
 Broker/Owner
 4621 Travis Peak
 Houston, TX 77042
 281.467.0207

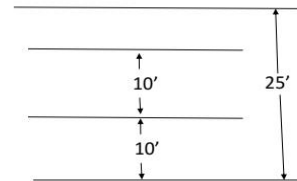
Building Elevations



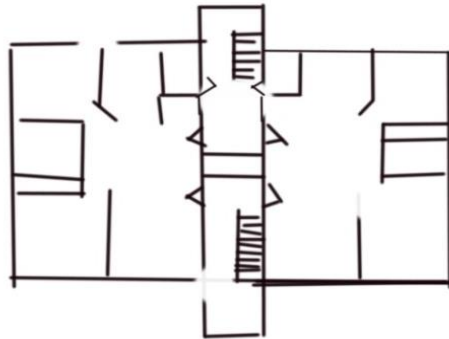
Typical 45' - 3 Story Building Elevation



Typical 35' - 3 Story Building Elevation



Typical 25' - 2 Story Building Elevation



Typical Building Footprint 45'X 60'

Outdoor storage closet per unit

Attachment 6: Landscape Plan

Landscape Plan

Landscaping Description.

Proposed landscaping consists of “desert” style with a mix of rocks and gravels as ground cover.

Shrubs and trees will be native specie capable of living with no artificial irrigation.

The drainage infrastructure will be designed to collect and hold rainwater, with conveyance considerations for higher volume storm events.

Limited sod will be provided where necessary for recreational activities.

The planted vegetation will be located along sidewalks and driving lanes to provide a shaded environment. Shrubs will be planted along the base of buildings to enhance the sense of the street scape.

Additional vegetation will be planted in various setbacks and open areas.



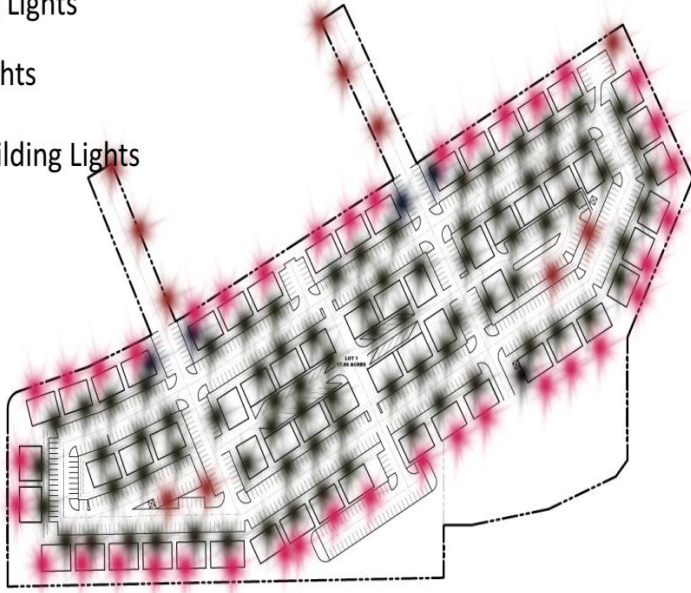
Scott Winton Real Estate Services
Brokerage Consulting Management Place making
6452 Toivoa Place
El Paso, TX 79932
scottwinton@sbcglobal.net
915-637-0787

Attachment 7: Lighting Study

Lighting Study

Site lighting will primarily be provided with building placed lighting. The lighting on the rear of buildings will be directed to provide security to the site while minimizing the impact on site residents and neighboring properties.

-  Building Lights
-  Pole Lights
-  Rear Building Lights



Attachement 8: Pedestrian Circulation Plan

Pedestrian Circulation Plan

