



TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.: RZ-002525-2023

Application Type: **Rezoning**
P&Z Hearing Date: *June 19, 2023; Postponed to July 17, 2023*
Staff Contact: Art Rubio, Planner
915-852-1046 ext. 407; arubio@horizoncity.org

Address/Location: South of Horizon Blvd. and east of Anderpont Dr.
Property ID No.: X293000J00K0002
Legal Description: A Portion of Jacob Kneiber Survey No. 293, Town of Horizon City, El Paso County, Texas
Property Owner(s): Bahram Razy & Masoud Amiri
Applicant: Bahram Razy & Masoud Amiri
Nearest Park: Desmond Corcoran Park
Nearest School: Horizon High School

SURROUNDING PROPERTIES:

Zoning		Land Use
N	ETJ	Mixed Use
E	R-2 (Single-Family Dwelling)	Vacant
S	R-2 (Single-Family Dwelling)	Vacant
W	R-2 (Single-Family Dwelling)	Vacant

LAND USE AND ZONING:

	Existing	Proposed
Land Use	Vacant	Light Manufacturing/Assembly
Zoning	R-2 (Single-Family Dwelling)	M-1 (Light Industrial)

Application Description:

The applicant is requesting to rezone approximately 23.8952 acres of land that is currently vacant. The subject property is currently zoned R-2 (Residential) and is proposed to be rezoned as M-1 (Light Industrial) to allow for light manufacturing and assembly use buildings for sale or lease.

Notice:

In accordance with Section 211.007 of the Texas Local Government Code, notices of the July 17, public hearing for the rezoning request were sent to those property owners within 200 feet of the subject property on June 21, 2023, then posted in the El Paso Times Newspaper on June 29, 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 Industrial.

Staff Recommendation:

Staff recommends **APPROVAL** of the zone change from R-2 to M-1 in support of light manufacturing and assembly use subject to the following conditions. The subject property is located adjacent to a major roadway and compatible with the Horizon City Comprehensive Plan.

1. *That salvaging, storage and dismantling of auto parts shall be prohibited.*
2. *That any outdoor storage and areas adjacent to a residential zone or use shall be screened with a 6' ft. high rock or masonry wall, pursuant to **§802 Wall Standards** of the Horizon City Municipal Code of Ordinances.*
3. *That heavy truck terminal shall be prohibited.*
4. *That a detailed Site Development Plan shall be required prior to the issuance of any building permits pursuant to **§502.7 Site Development Plan Required**.*

Planning Division Comments:

In order to determine if the subject property is required to be platted, the applicant should submit an application for a Land Development Exemption Determination.

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:

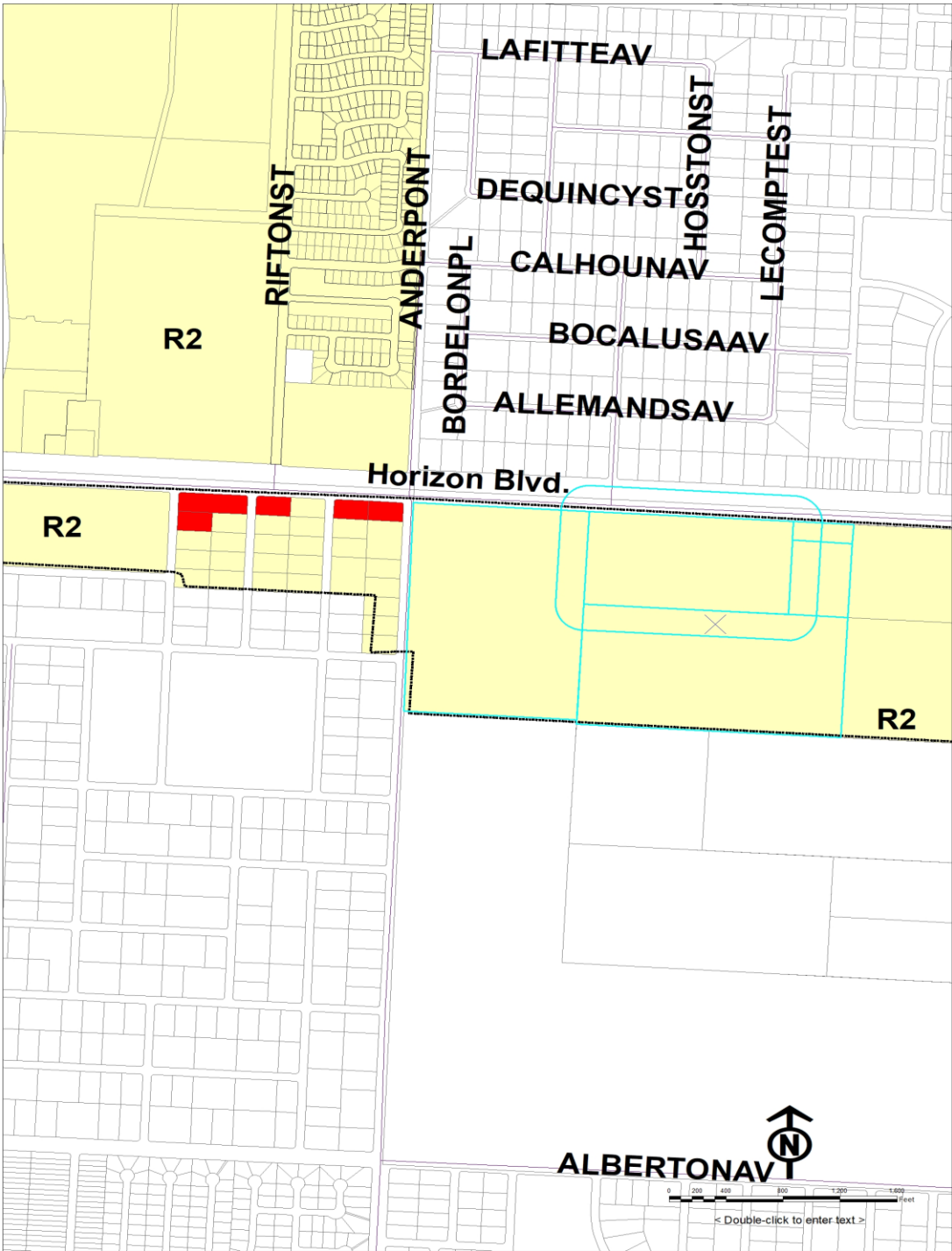
1. Recommend approval of the request for a rezoning to M-1 Zoning District as stated.
2. Recommend approval of the request for rezoning as stated, including any modifications to bring the rezoning into conformance with the Zoning Ordinance and the Vision 2030: Comprehensive and Strategic Plan.
3. Recommend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

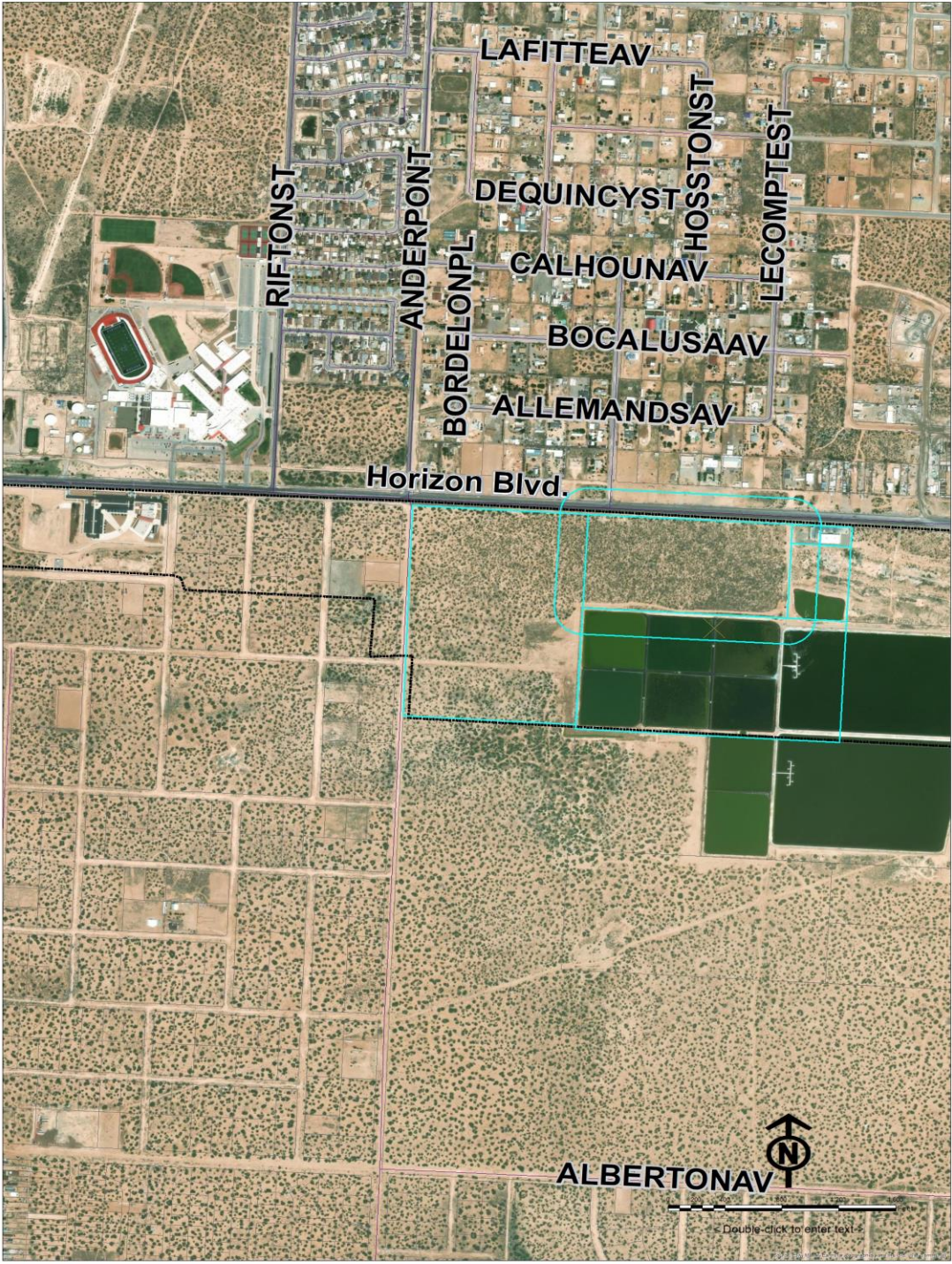
Attachment 1: Zoning Designation

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Attachment 2: Aerial

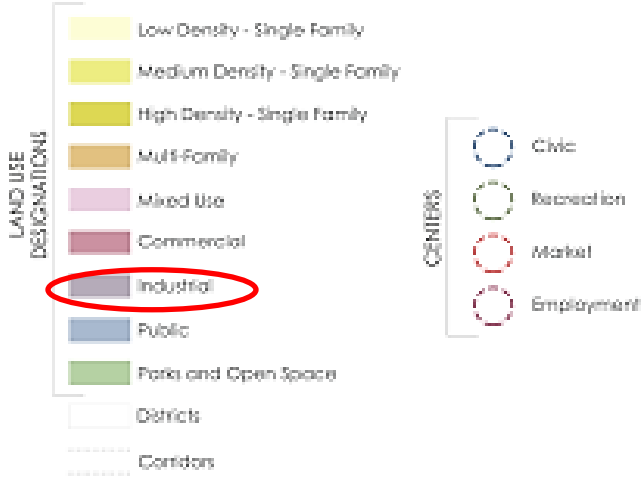
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Attachment 3: Future Land Use Map



LEGEND



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: BAHRAM RAZY and MASOUD AMIRI.
5955 MIRA HERMOZA
(ADDRESS) (ZIP) (PHONE) (EMAIL)

2. Applicant MASOUD AMIRI Is applicant also the Owner? Yes No
 Contact Person MASOUD AMIRI.
909 VIA REDONDA CT. (915) 241-6341
(ADDRESS) (ZIP) (PHONE) (EMAIL)

3. PARCEL ONE
 Site Address/Location _____
 Legal Description: Survey 33 Block 28 Township 3 T. & P. RV Co Survey
(Lot) (Block) (Subdivision Name)

PARCEL TWO
 Site Address/Location See Attached.
 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? FOR BUSINESS

5. Land's Presents Use: NONE Zone R2 will change to M1
 Land Vacant Lot size 23.845 Structure Structure's size _____ Last known date the structure was occupied? N/A.
 Land's Proposed Use: Manufacturing Sale + Warehouse Proposed Zone Use 1112025

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 Masoud Amir

6. Signatures: Masoud Amir Masoud Amir
(OWNER'S SIGNATURE) (OWNER'S PRINTED NAME)

(APPLICANT'S SIGNATURE) (APPLICANT'S PRINTED NAME)

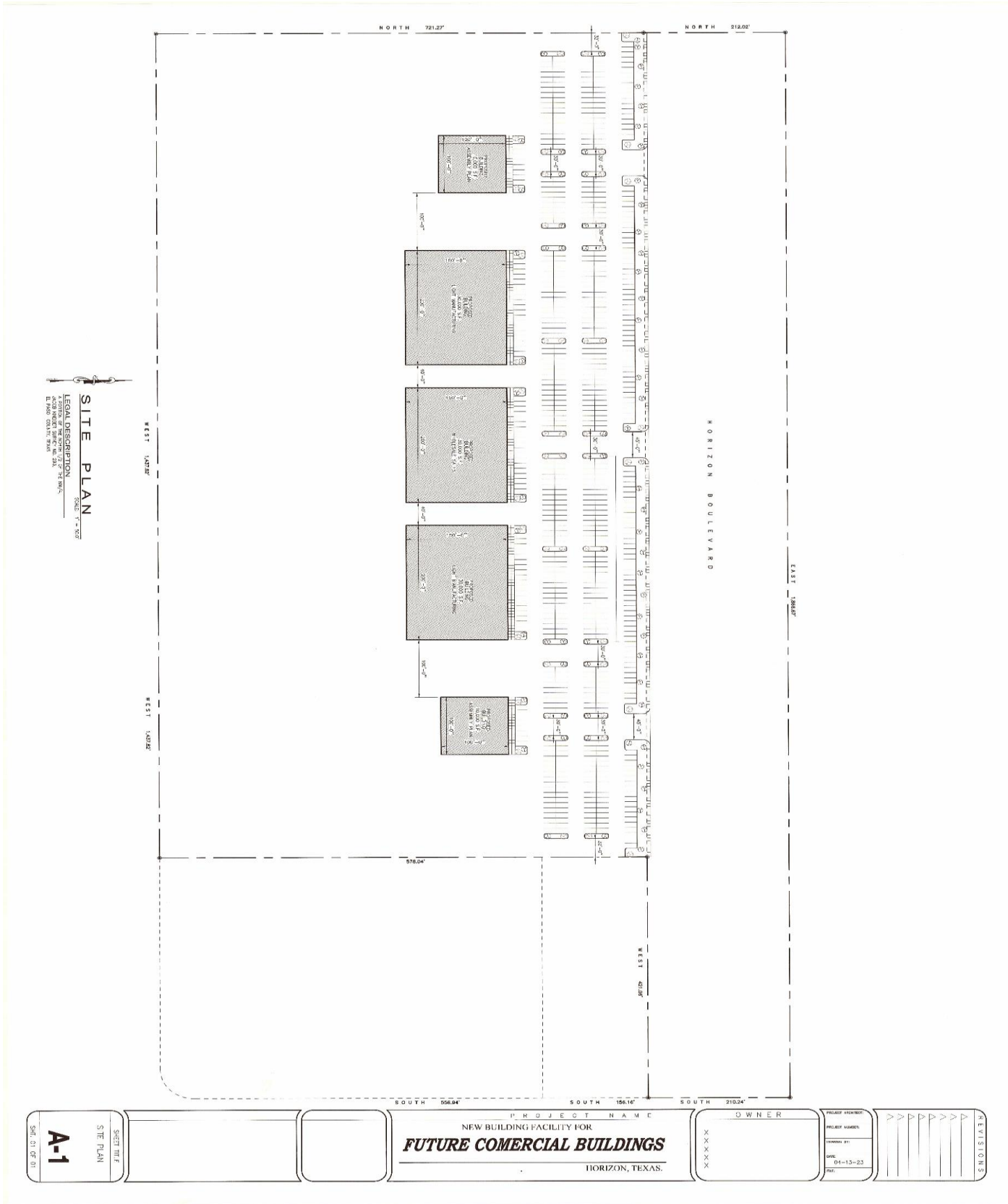
FEE SCHEDULE: (NON-REFUNDABLE)

\$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: Conceptual Zoning Plan



Attachment 6: Survey Map

