



TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.: ZRZ24-0014

Application Type: Rezoning
P&Z Hearing Date: August 19, 2024
Staff Contact: Art Rubio, Planner
 915-852-1046 ext. 407; arubio@horizoncity.org

Address/Location:
Property ID No.:
Legal Description: 10.011 Acre Tract of Land Situated In The Section No 30 and 31, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas.

Property Owner(s): Hunt Horizon Mesa, LLC & Hunt Communities Development Co. II, LLC

Applicant/Rep.: CEA Group
Nearest Park: Horizon Mesa Park
Nearest School: Horizon High School (CISD)

SURROUNDING PROPERTIES:		
	Zoning	Land Use
N	R-9 (Single-Family Dwelling)/R4 (Single-Family Dwelling)	Single-Family Dwellings
E	R-3 (Single-Family Dwelling)/C-1 (General Commercial)	vacant
S	P-UD (Planned Unit Development)	Vacant
W	C-1 (General Commercial)/C-2 (Heavy Commercial)	Commercial Development
LAND USE AND ZONING:		
	Existing	Proposed
Land Use	Vacant	Multi-Family Dwellings
Zoning	R-3 (Single-Family Dwellings)	A-1 (Apartments)

Application Description:

The applicant requested to rezone approximately 10.011-acres of land that is currently vacant. The subject property is currently zoned R-3 (Single-Family Dwellings) and is proposed to be rezoned as A-1 (Apartments) to allow for 144 multi-family units.

Notice:

In accordance with Section 211.007 of the Texas Local Government Code, notices of the August 19, 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 (August 1, 2024), then posted in the El Paso Times Newspaper 15 days prior to each meeting (August 2, 2024). 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 multi-family and commercial development in the area of the proposed rezoning. There are existing C-1, C-2 and A-1 zoned properties to the south and east of the subject property. A change of zone from R-3 to A-1 is compatible to the area and it is adjacent to a major arterial Eastlake Blvd.

Staff Recommendation:

Staff recommends **APPROVAL** of the zone change from R-3 to A-1 in support of a variety of residential dwellings to serve the community. The subject property is located adjacent to a major arterial and compatible multi-family dwellings to the southwest of the subject property and is aligned with Shaping Our Horizon:2030 Comprehensive and Strategic Plan - Future Land Use Map Designation.

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:

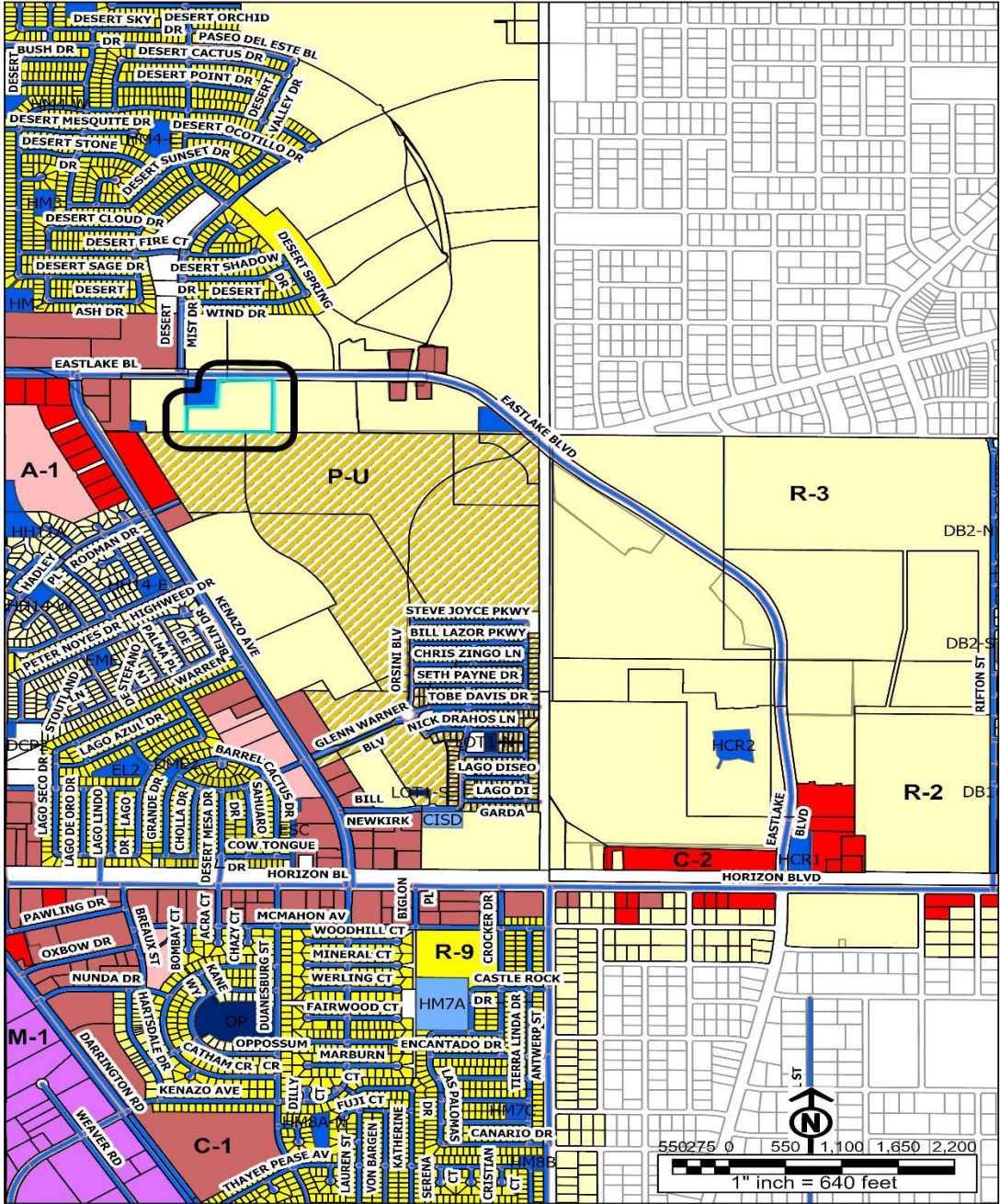
1. Recommend approval of the request for a rezoning to A-1 Zoning District as stated.
2. Recommend approval of the request for rezoning as stated, including any modifications to bring the rezoning into conformance with the Zoning Ordinance and the Vision 2030: Comprehensive and Strategic Plan.
3. Recommend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

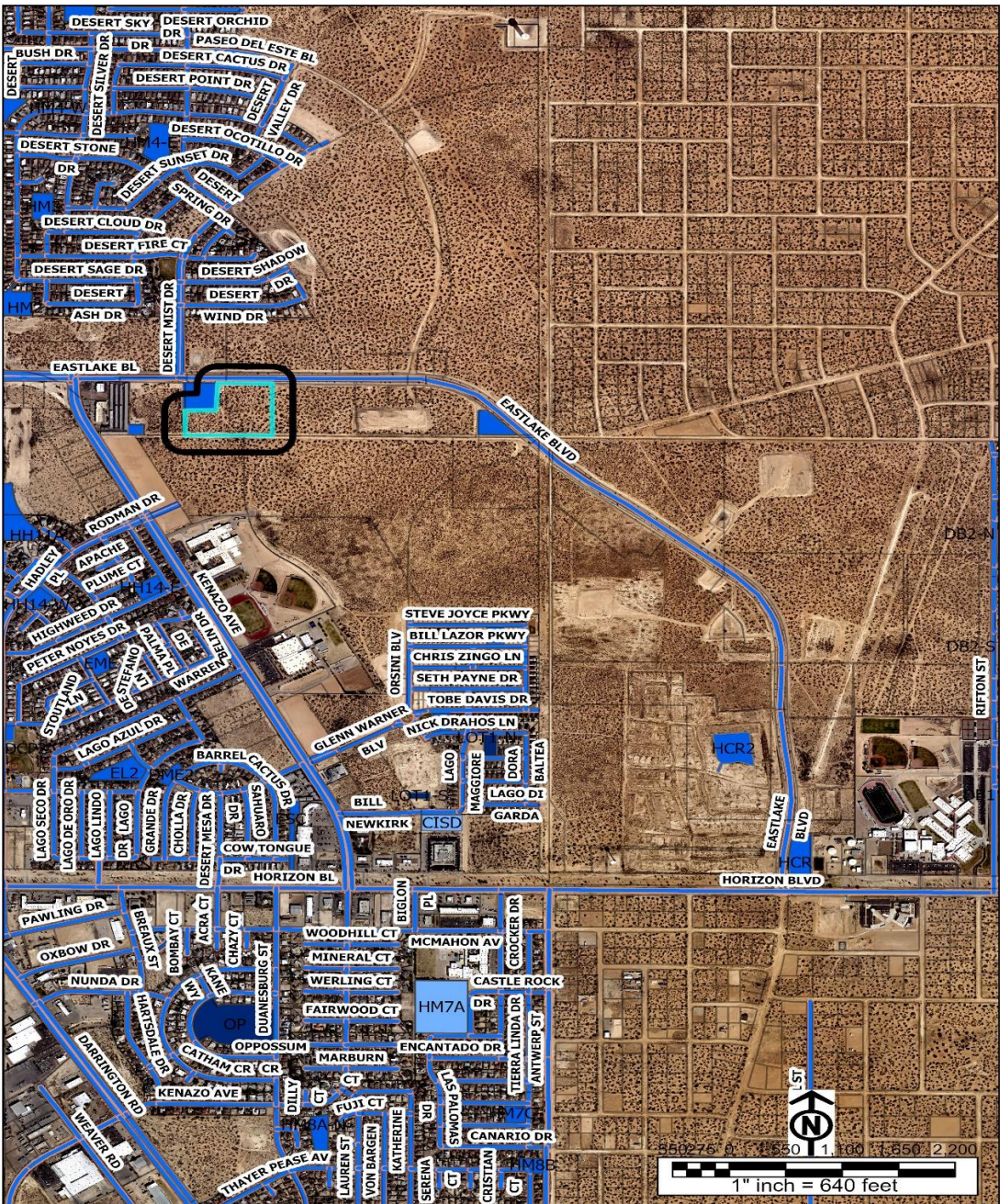
Attachment 1: Zoning Designation

**Planning & Zoning Commission
Rezoning Parcel 6 From R-3 to A-1
Case No. ZRZ24-0014**

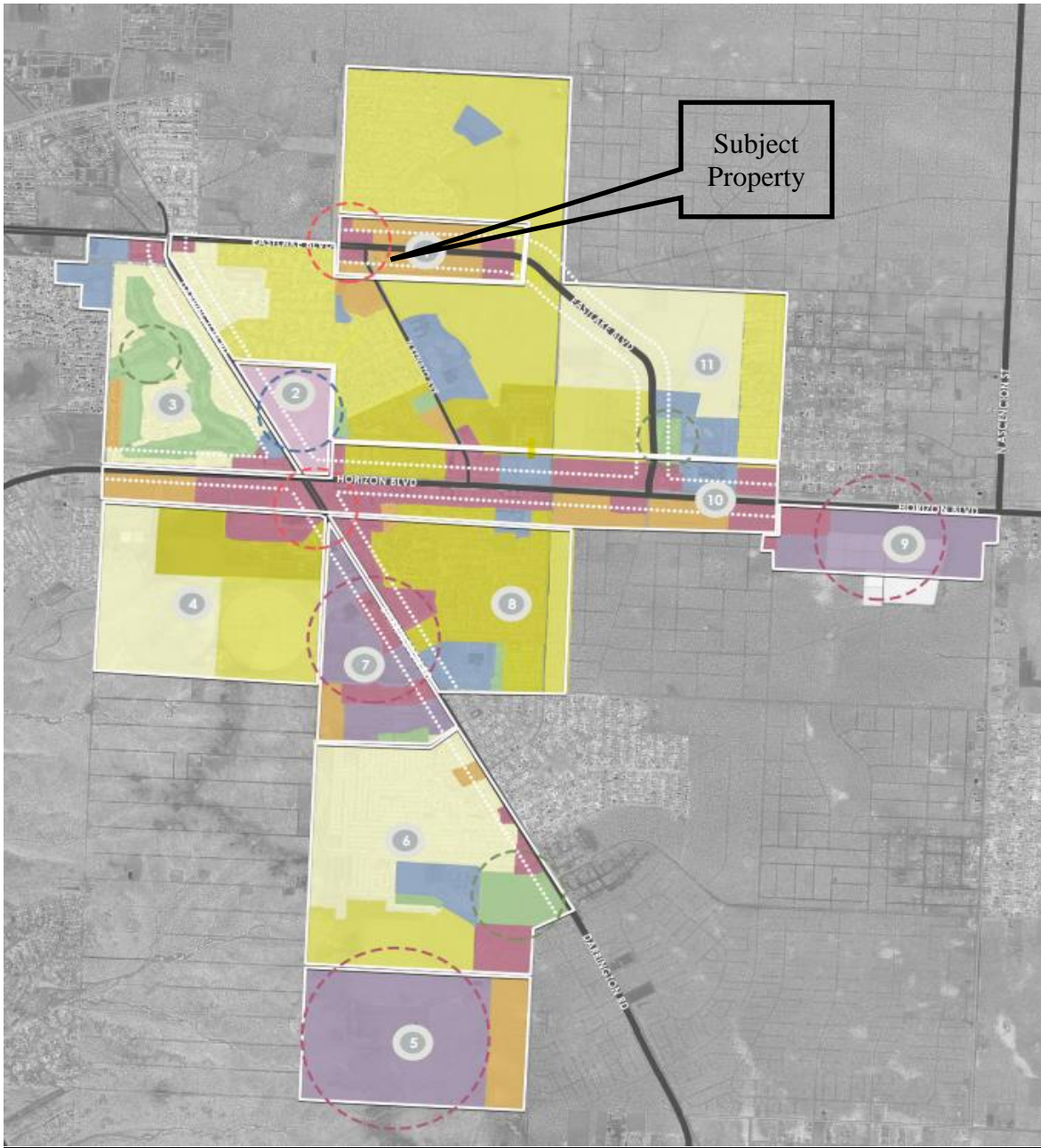


Attachment 2: Aerial

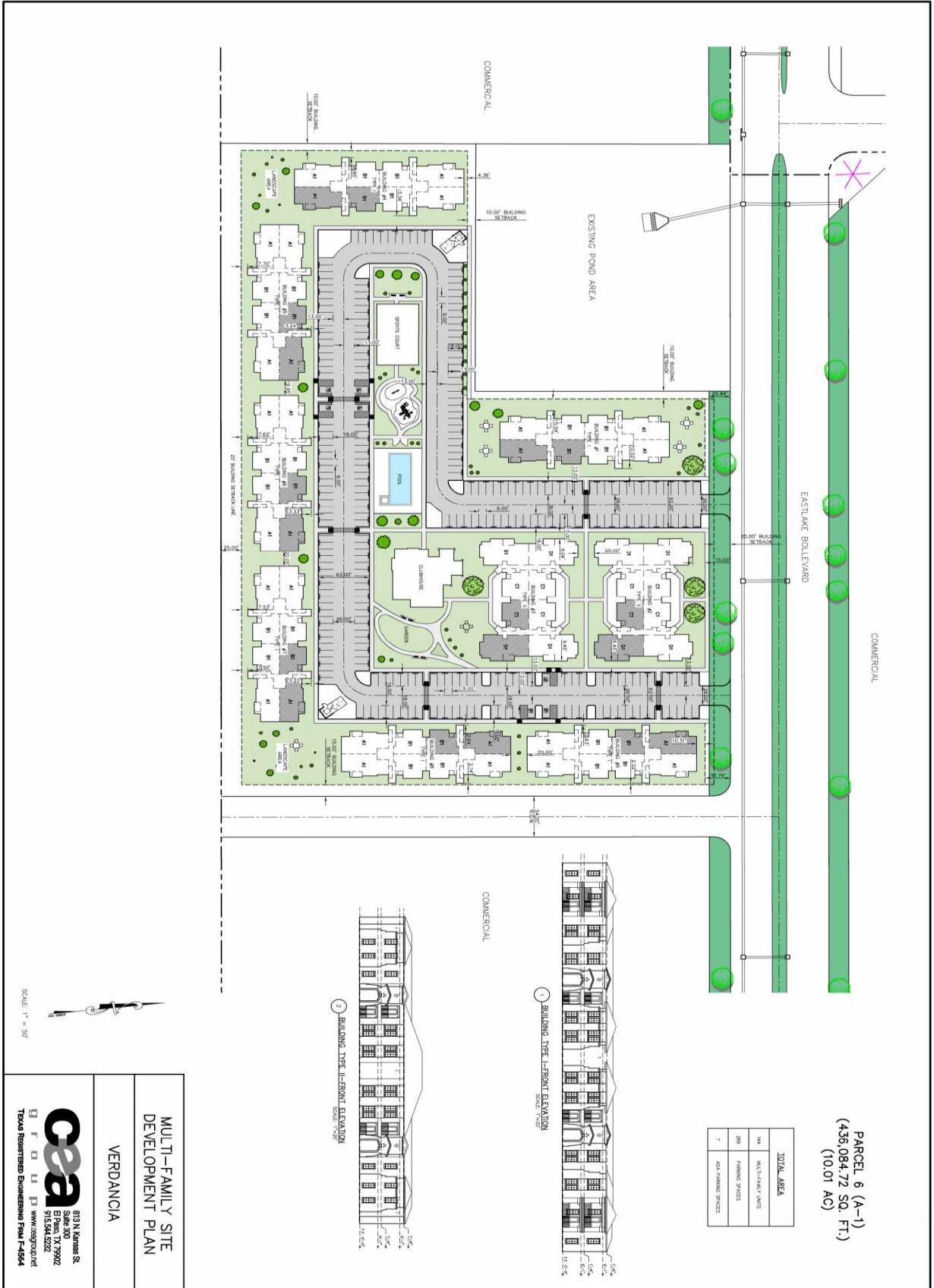
**Planning & Zoning Commission
Rezoning Parcel 6 From R-3 to A-1
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Attachment 3: Future Land Use Map

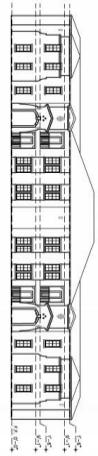


Attachment 4: Detailed Site Plan



PARCEL 6 (A-1)
 (436,084.72 SQ. FT.)
 (10.01 AC)

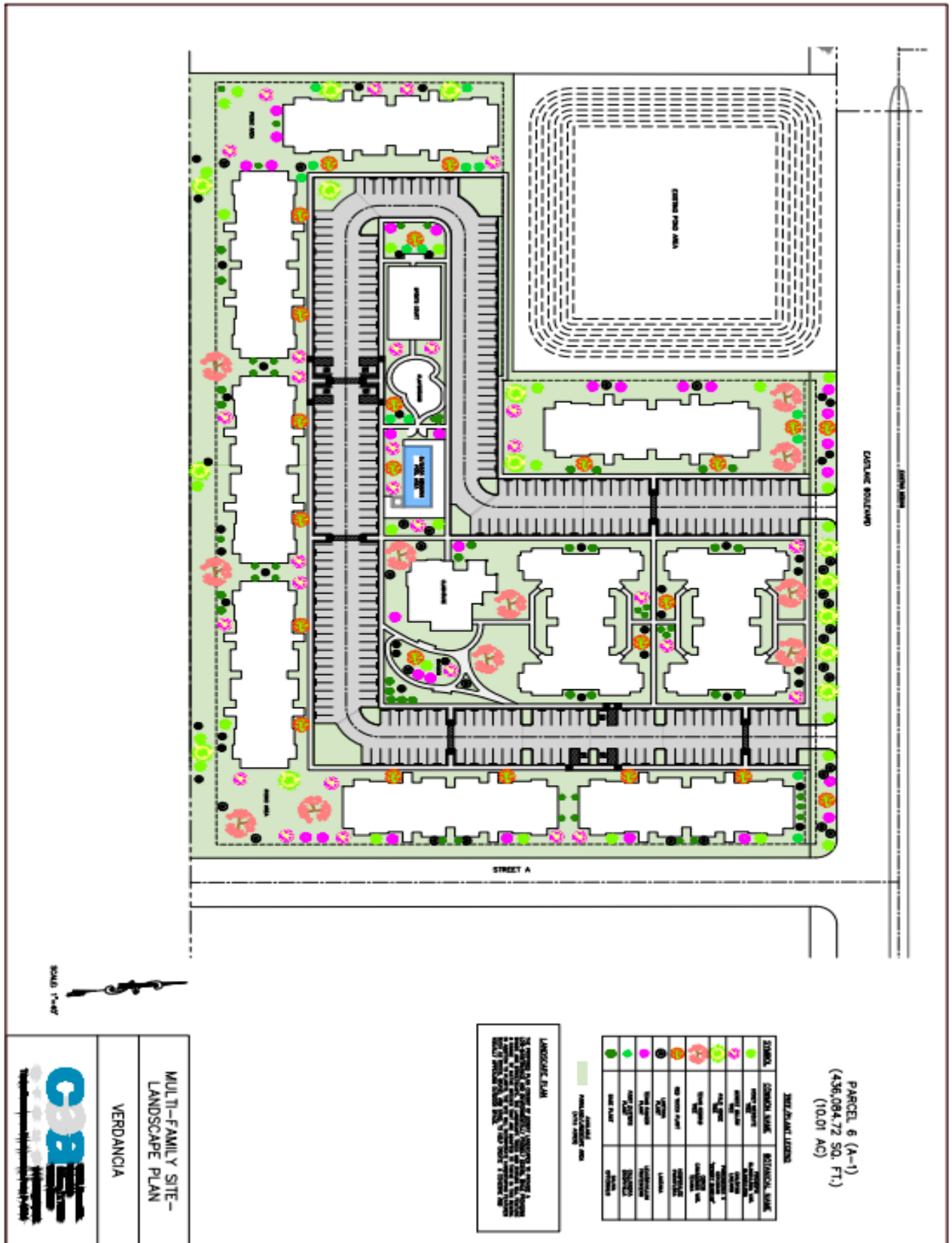
TOTAL AREA	
144	MULTI-FAMILY UNITS
288	PARKING SPACES
7	ADA BIKING SPACES



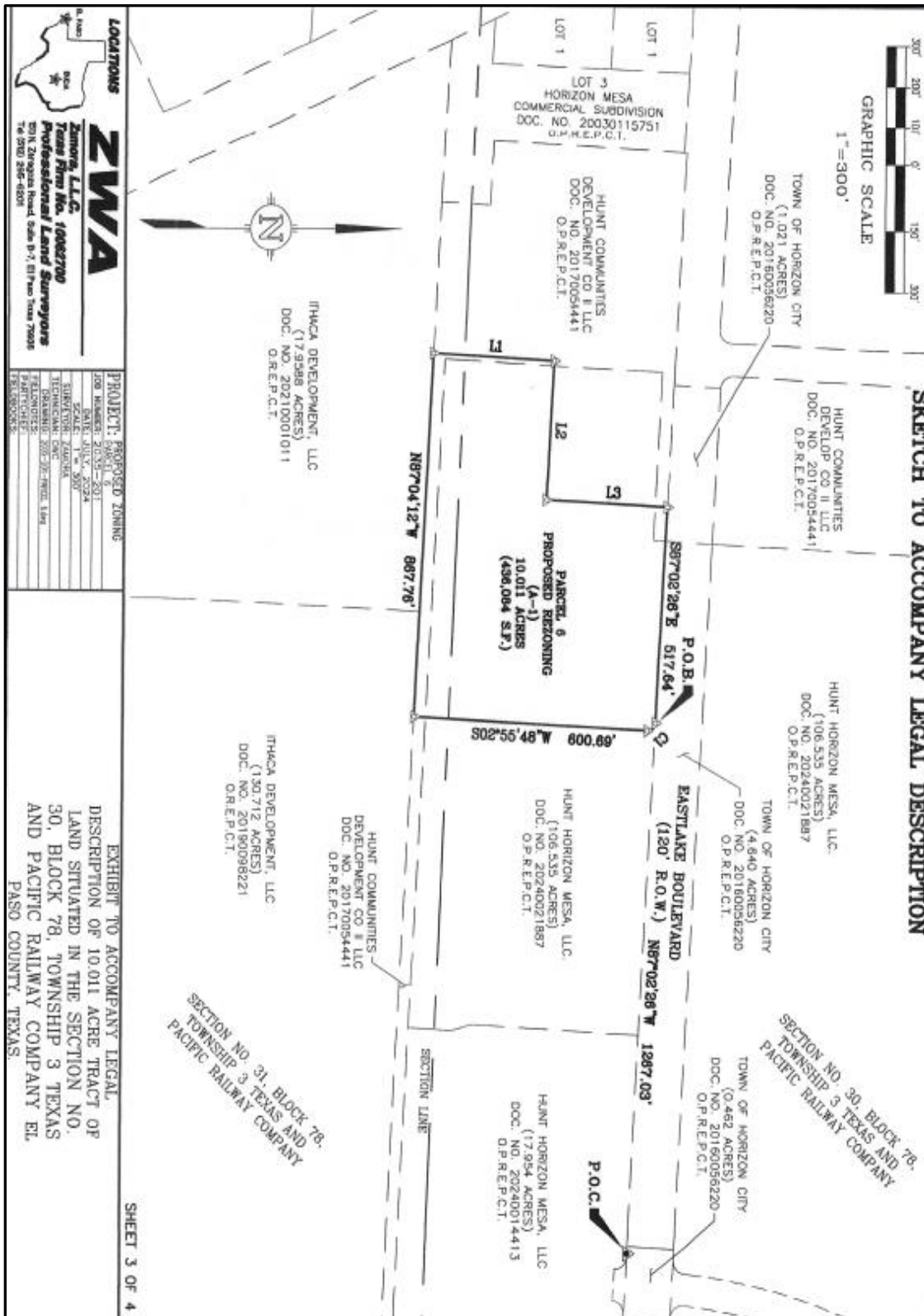
MULTI-FAMILY SITE
 DEVELOPMENT PLAN
 VERDANCIA

cea
 813 N Kansas St
 Suite 100
 Dallas, TX 75202
 972.594.5252
 www.ceaonline.com
 Texas Registered Professional Firm F-554

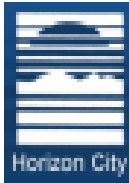
Attachment 4: Detailed Site Plan-Landscaping



Attachment 5: Parcel 6 Survey Map



Attachment 6: Online Application



Town of Horizon City, TX

Town of Horizon City Hall

14999 Darrington Road
Horizon City, TX 79928
915-852-1048
<https://www.horizondcity.org/>

PERMIT

ZRZ24-0014	REZONE (ZONE CHANGE/CONDITION RELEASE)
SITE ADDRESS: 0 UNKNOWN HORIZON CITY	ISSUED:
PRIMARY PARCEL: X57800033206000	EXPIRES:
PROJECT NAME:	

APPLICANT: Grajeda, Jorge
813 N. Kansas St.
El Paso, TX 79902
9154079535

OWNER: HORIZON BOULEVARD 32 HOLDINGS
4401 N MESA ST
EL PASO, TX 79902-1150

Detail Name	Detail Value
Select Type:	Rezone
Briefly explain why you are requesting a Rezone/Condition Release	Single-Family to Multi-Family Use
Land's Present Use	Vacant
Land's Present Zone	R-3 (Single-Family Dwelling)
Land Vacant	Y
Land Lot Size	10.011
Structure on Land	N
Structure's Size	N/A
Land's Proposed Use	Multi-Family Apartments
Proposed Zone Use	A-1 (Apartments)
Will you be making any improvements to the existing lot or structure?	Y
This request includes Site Development Plans for approval?	Y
-Strong-NOTICE:-/strong- 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
Number of Acres	10
Comments due date	08/19/2024
Planning and Zoning Commission review date	08/19/2024
City Council date	10/08/2024