



TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.: **RZ-002503-2022 (Revised)**
Proposed Desert Breeze Unit III Subdivision

Application Type: **Rezoning**

P&Z Hearing Date: August 15, 2022

Staff Contact: Art Rubio
915-852-1046; arubio@horizoncity.org

PID No.: X57800033203000

Address/Location: North of Horizon Blvd. and east of Rift Rd.

Legal Description: A portion of Section 32, Block 78, Township 3, Texas and Pacific Railroad Surveys, Horizon City, El Paso County, Texas

Property Owner: Hunt Communities Holding

Applicant: H2O-Terra

Acreage: 13.272-Acres ±

Nearest Park: Horizon Mesa Park

Nearest School: Horizon High School

SURROUNDING PROPERTIES:

	Zoning	Land Use
N	R-2 (Single-Family Residential)	Vacant
E	ETJ	Mixed Use
S	C-2(Heavy Commercial)/R-2(Single-Family Residential)	Vacant
W	R-2 (Single-Family Residential)	Horizon High School

LAND USE AND ZONING:

	Existing	Proposed
Land Use	Vacant	Single-Family Residential
Zoning	R-2 (Single-Family Residential)	R-3 (Single-Family Residential)

Application Description:

The applicant is requesting to change the zone of approximately 13.2744-acres of vacant land from R-2 (Single-Family Residential) zoning district to R-3 (Residential) zoning district in accordance with the attached conceptual site development plan. The request proposes R-3 (single-family residential) for a proposed seventy lot residential subdivision. The subject property is directly adjacent to Horizon High School and the ETJ to the east.

Notice:

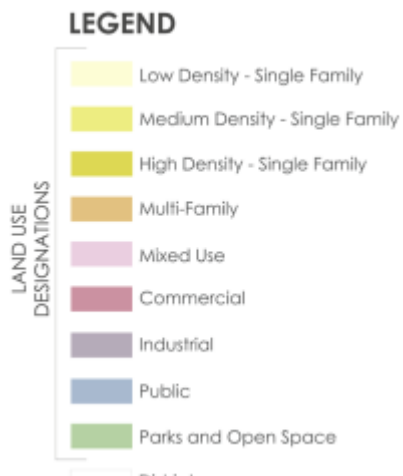
In accordance with Section 211.007 of the Texas Local Government Code and Horizon City Municipal Code Section 101.6 Rezoning, Paragraph C. Public Hearings; notice; notices of the August 15, 2022, public hearing was sent to the school district of jurisdiction and to those property owners within two hundred feet of the subject property on July 27, 2022. 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. Sign requirement has satisfied by the applicant.

Public Input:

To date, staff has not received any communication in support or opposition of the requested rezoning.

Vision 2020 – Future Land Use Map Designation:

Horizon City Vision 2020 Strategic Master Plan designates this area for the following uses: commercial; public; parks and open space in accordance with the map and legend below. The developer is proposing single-family residential.



Staff Recommendation:

Staff recommends **approval** of the request to rezone to **R-3** (Residential) in support of the proposed 70 lot residential subdivision.

Planning Division Comments:

This development proposes R-3 (single-family residential) development throughout and is directly adjacent to Horizon High School to the west, residential to the north, a mixed-use development area to the south, currently vacant and mixed-use development area to the east within the ETJ. The proposed development consists of a minimum lot size of 5,500 square feet, where the smallest lot allowed with the current zoning is 5,500 sq. ft. and the largest is 6,00 sq. ft. The City's Comprehensive Plan calls for commercial, public and parks in the area; however, there has been a transition to single-family residential in the area. According to the Horizon City Vision 2020 Strategic Master Plan, "boundaries of these districts and areas are conceptual in nature providing the Town the flexibility to define these boundaries as development occurs." "The rest of Horizon City would develop in a similar fashion as the current development patterns with mainly residential development and reduced amount of strip commercial development."

Approving this development's land use plan and rezoning request will increase the already depleted single-family residential dwelling inventory within Horizon City.

Planning and Zoning Commission Options:

The Planning and Zoning Commission may consider the following options and additional requirements that it may identify when reviewing this rezoning application:

1. Recommend **approval** of the Applicant's request for change of zone classification as stated and forward a recommendation for approval for the change of zone classification to the City Council.
2. Recommend **denial** of the Applicant's request for change of zone classification and forward a recommendation for denial of the requested rezoning to the City Council.

Attachments:

1 – Current Zoning Designation Map

2 – Aerial Map

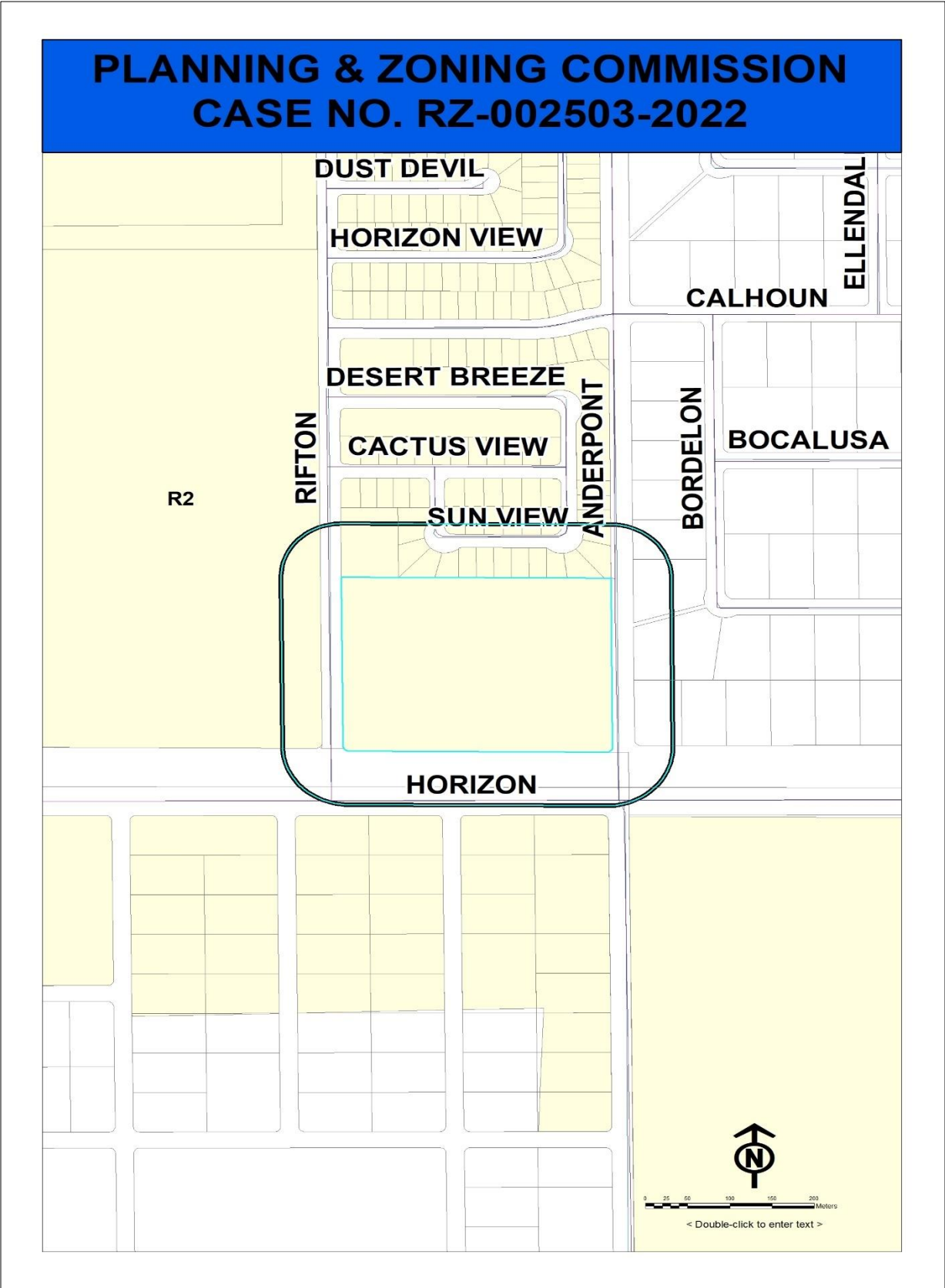
3 - Future Land Use Map (Comp Plan)

4 - Application

5 – Boundary Survey

7 – Proposed Zoning and Development Maps

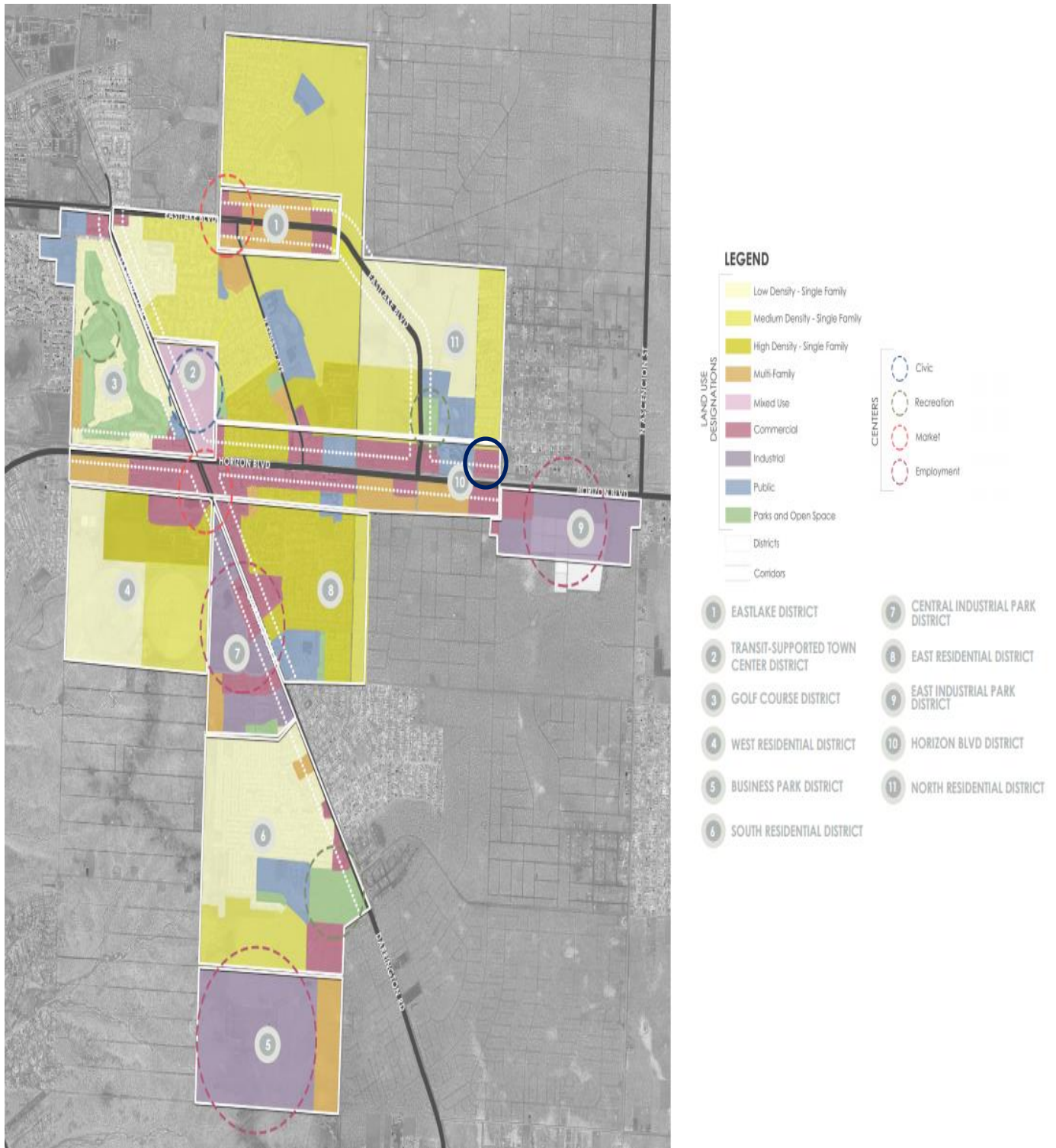
Attachment 1: Current Zoning Designation Map



Attachment 2: Aerial View Map



Attachment 3: Future Land Use Map



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: HUNT COMMUNITIES HOLDING LP 70% & HORIZON LP 30%

4401 N MESA ST EL PASO TX 79902-1150
(ADDRESS) (ZIP) (PHONE) (EMAIL)

2. Applicant: H2O Terra, LLC. Is applicant also the Owner? ☐ Yes ☒ No

Contact Person: Francisco Solis

2020 E. Mills 79901 (915) 533-1418 fsolis@h2o-terra.com
(ADDRESS) (ZIP) (PHONE) (EMAIL)

3. PARCEL ONE
Site Address/Location: Property ID: X57800033203000
Legal Description: 78 TSP 3 SEC 32 T & P ABST 5472 TR 4 (13.2744 AC)
(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? Proposed subdivision with lots between 5,500 and 5,999 sq. ft.

5. Land's Presents Use: Vacant Zone: R-2
Land Vacant ☒ Lot size: 13.2744 AC Structure ☐ Structure's size: Last known date the structure was occupied:
Land's Proposed Use: Single family dwelling avg. lot size of 5,500 sq. ft. - subdivision Proposed Zone Use: R-3

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 _____

6. Signatures:

(OWNER'S SIGNATURE)

(APPLICANT'S SIGNATURE)

Jose Lares

(OWNER'S PRINTED NAME)

Francisco Solis

(APPLICANT'S PRINTED NAME)

Date Received

07/20/2022

Date Submitted

07/20/2022

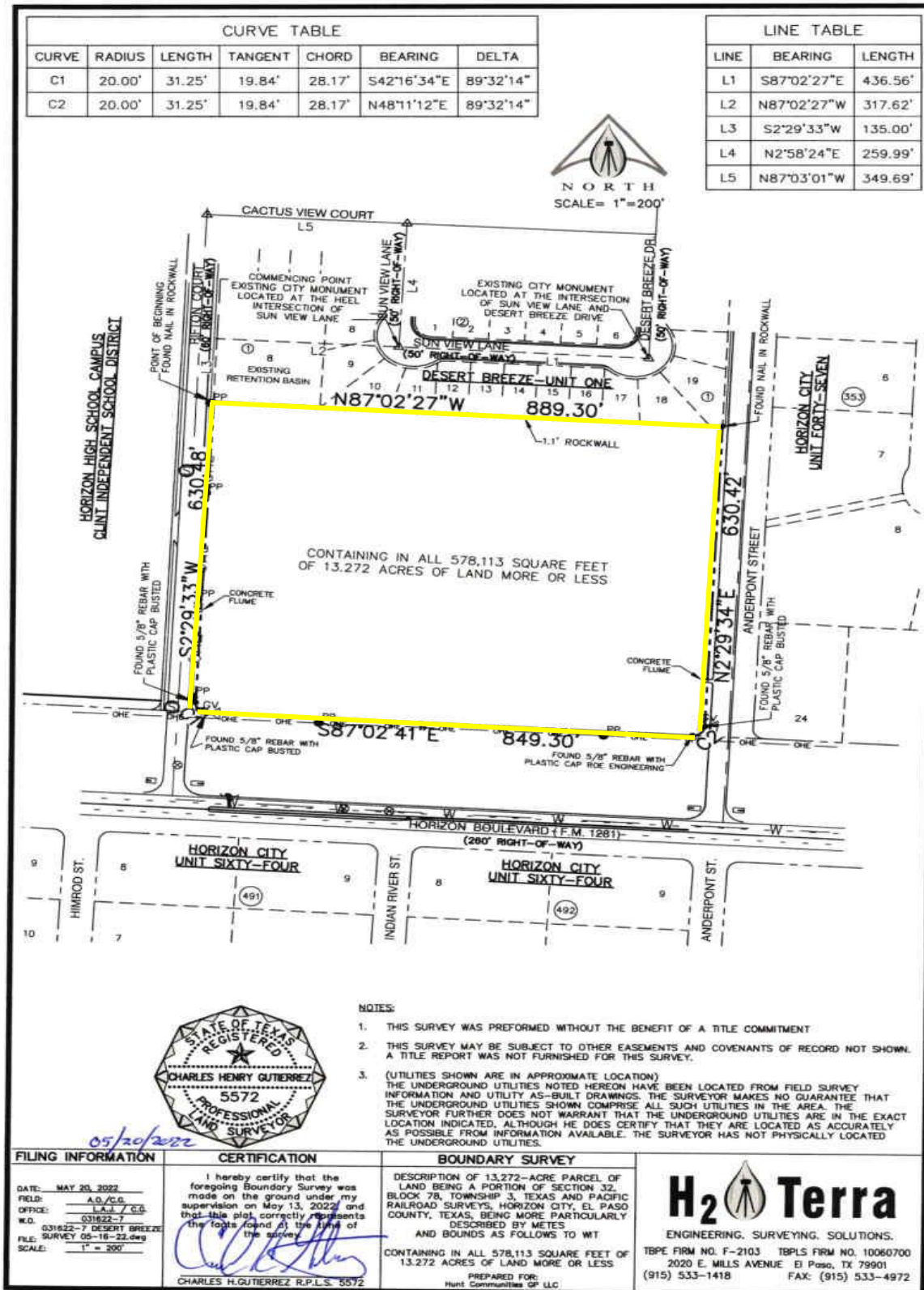
FEE SCHEDULE: (NON-REFUNDABLE)

\$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 1/4 HOUR

Application & Submittals Due Date: 07/21/2022
P&Z Scheduled Mtg. Date: 08/15/2022
City Council Scheduled Date: 09/13/2022
Application Received By: ABE RUBIN
Date Application Rec'd: 07/21/2022

Please see reverse side for list of items required at time of submitting REZONING application.

Attachment 5: Survey Map



Attachment 6: Proposed Zoning and Development Map

