



**TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report**

Case No.: RZ-002503-2022
Desert Breeze Unit III

Application Type: **Rezoning**

P&Z Hearing Date: August 15, 2022

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

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

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 70 lot residential subdivision. The subject property is directly adjacent to Horizon High School and the ETJ to the east.

Notice:

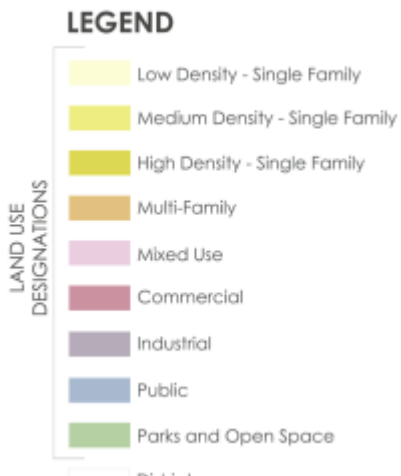
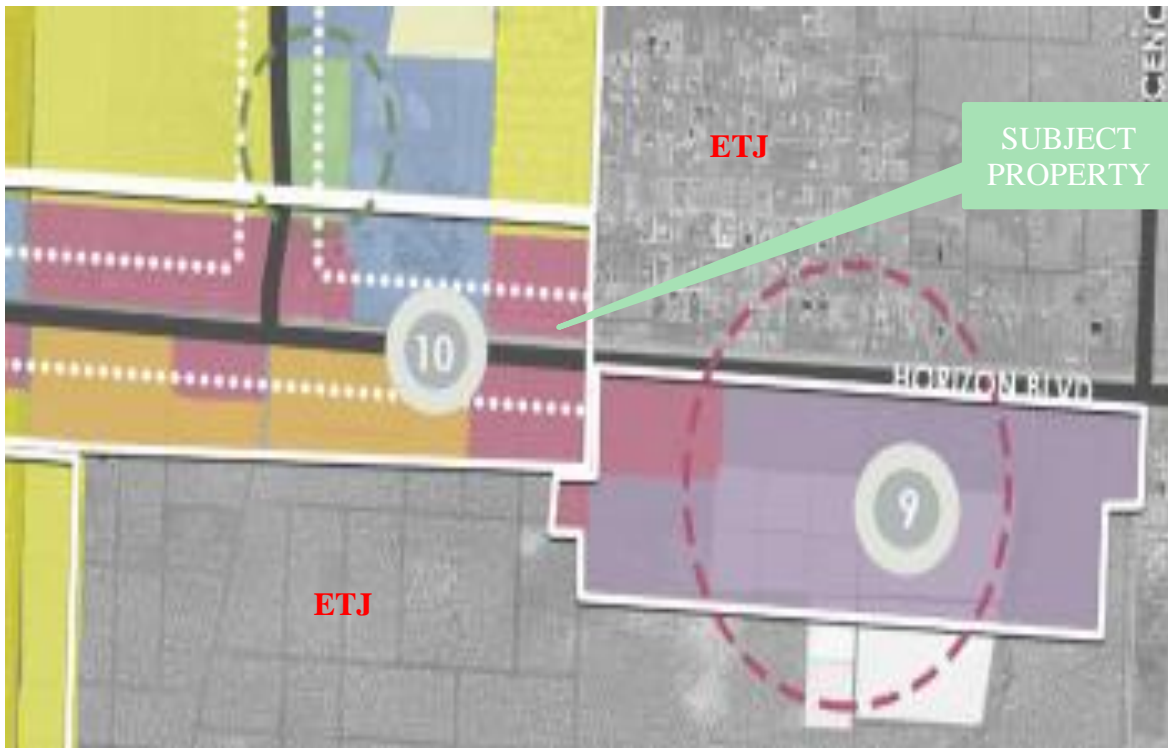
In accordance with Section 211.007 of the Texas Local Government Code and Horizon City Municipal Code Section 101.6 Rezoning, Paragraph C. Public Hearings; notice; notices of the August 15, 2022, public hearing were sent to the school district of jurisdiction and to those property owners within 200 feet 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. This requirement has been met.

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) to support 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 reduced inventory of single-family residential dwellings 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

2 – Aerial

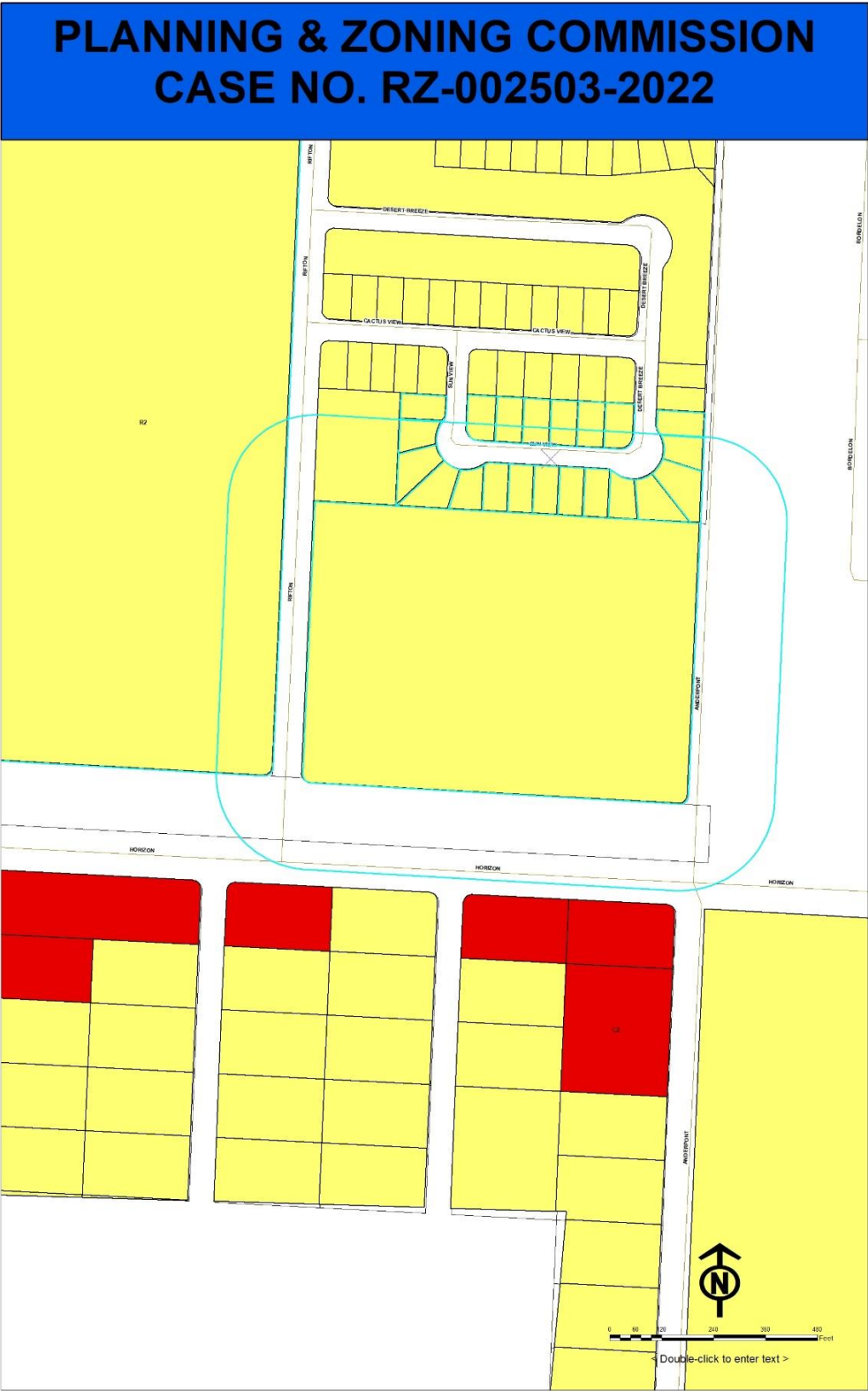
3 - Future Land Use Map (Comp Plan)

4 - Application

5 – Boundary Survey

7 – Proposed Zoning and Development Maps

Attachment 1: Current Zoning Designation

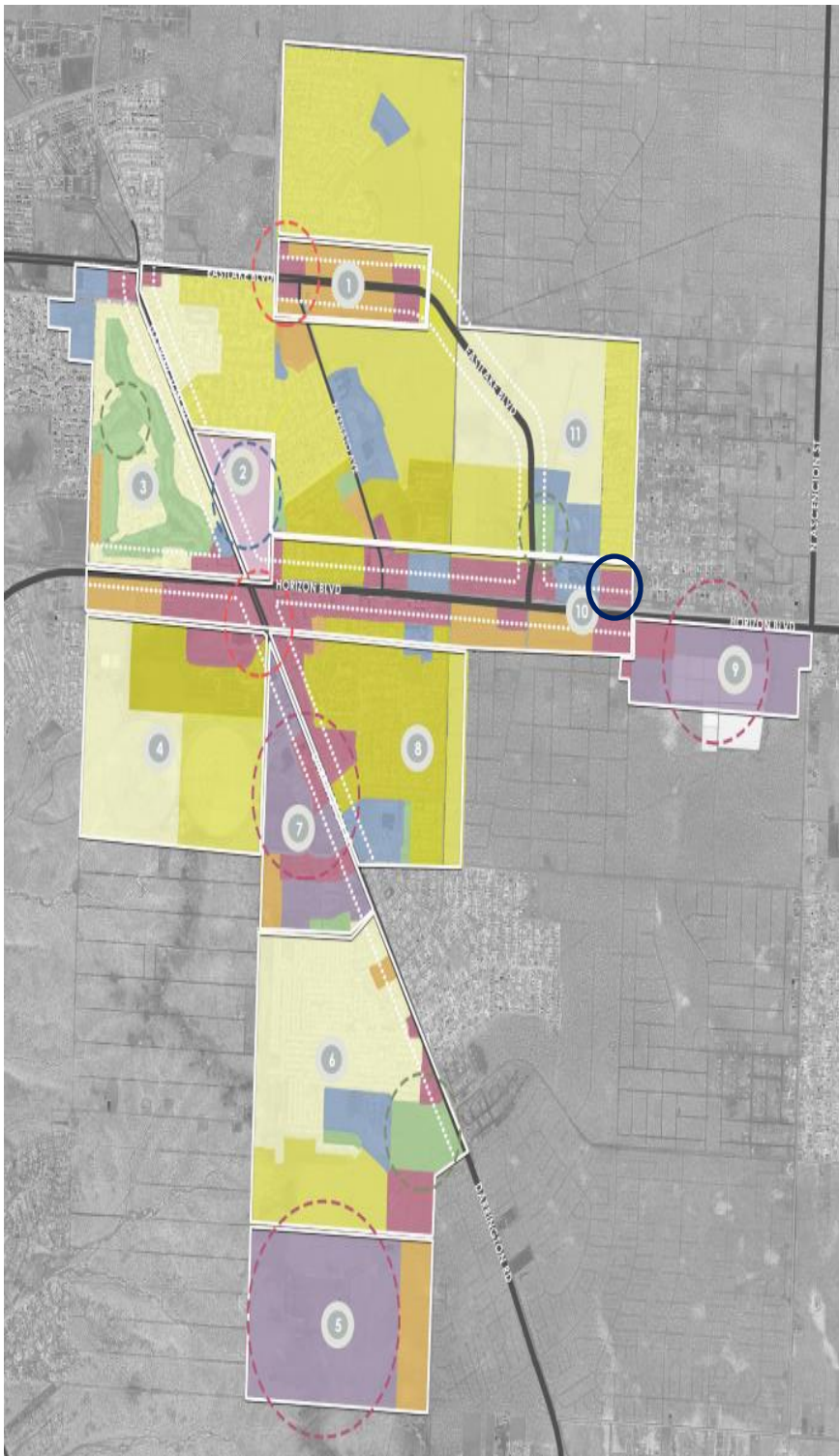


Attachment 2: Aerial

**PLANNING & ZONING COMMISSION
CASE NO. RZ-002503-2022**



Attachment 3: Future Land Use Map



LEGEND

- | | |
|---|---|
| <p>LAND USE DESIGNATIONS</p> <ul style="list-style-type: none"> Low Density - Single Family Medium Density - Single Family High Density - Single Family Multi-Family Mixed Use Commercial Industrial Public Parks and Open Space Districts Corridors | <p>CENTERS</p> <ul style="list-style-type: none"> Civic Recreation Market Employment |
|---|---|
-
- | | |
|--|--|
| <ul style="list-style-type: none"> 1 EASTLAKE DISTRICT 2 TRANSIT-SUPPORTED TOWN CENTER DISTRICT 3 GOLF COURSE DISTRICT 4 WEST RESIDENTIAL DISTRICT 5 BUSINESS PARK DISTRICT 6 SOUTH RESIDENTIAL DISTRICT | <ul style="list-style-type: none"> 7 CENTRAL INDUSTRIAL PARK DISTRICT 8 EAST RESIDENTIAL DISTRICT 9 EAST INDUSTRIAL PARK DISTRICT 10 HORIZON BLVD DISTRICT 11 NORTH RESIDENTIAL DISTRICT |
|--|--|

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 COMMUNITÉS HOLDING LP 70% & HORIZCO 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) 833-1418 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 1.2744AC 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) Jose Lares Date Received 07/20/2022
 (OWNER'S PRINTED NAME)


 (APPLICANT'S SIGNATURE) Francisco Solis Date Submitted 07/20/2022
 (APPLICANT'S PRINTED NAME)

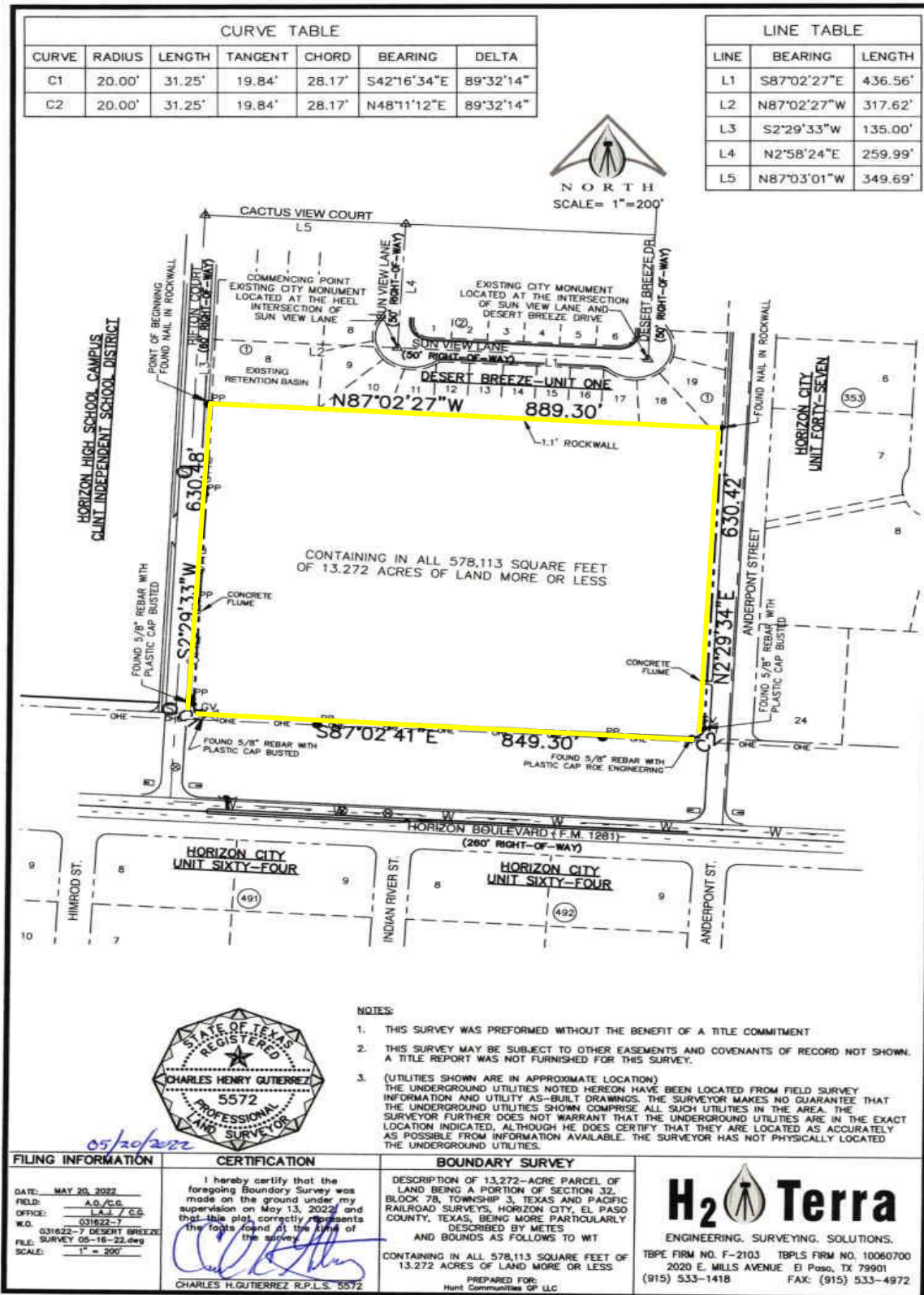
FEE SCHEDULE: (NON-REFUNDABLE)

\$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

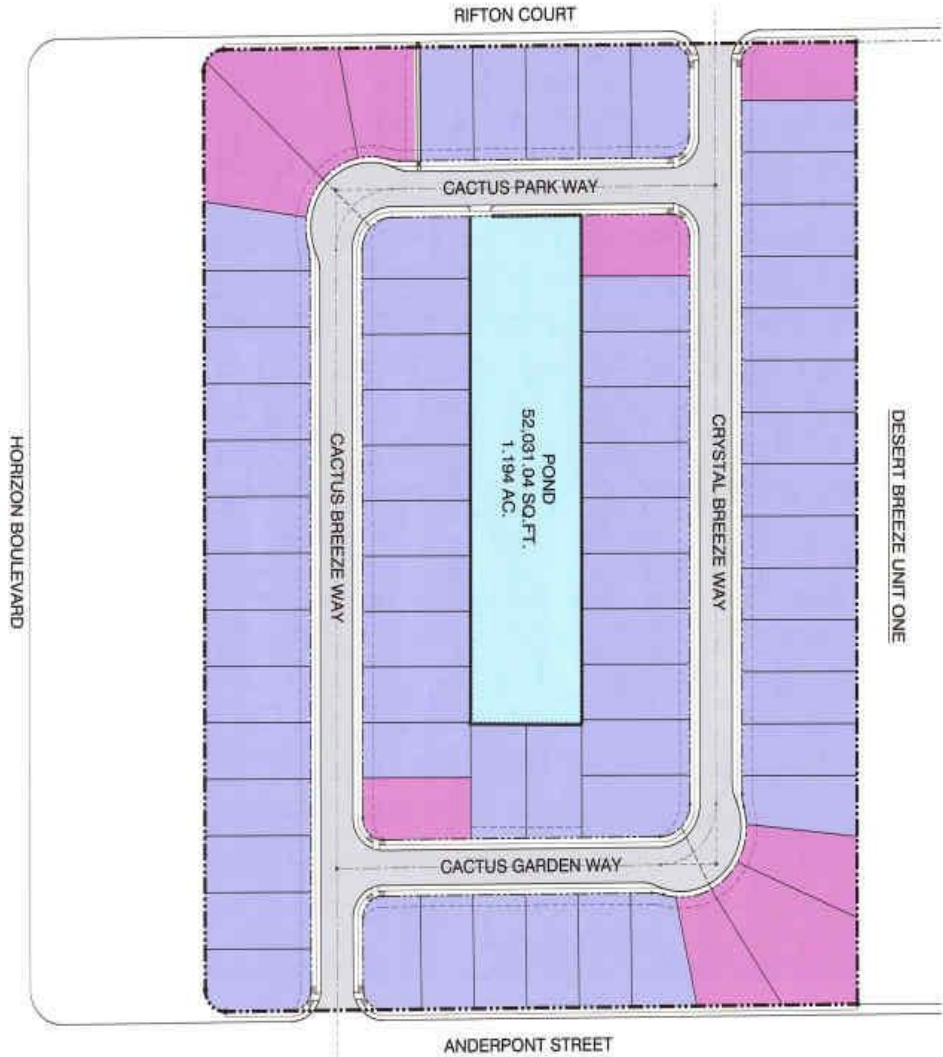
Application & Submittals Due Date: 07/21/2022
 P&Z Scheduled Mtg. Date: 08/15/2022
 City Council Scheduled Date: 09/13/2022
 Application Received By: AR RUBIN
 Date Application Rec'd: 07/21/2022

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

Attachment 5: Survey



Attachment 6: Proposed Zoning and Development Map



DESERT BREEZE UNIT ONE

**DESERT BREEZE
UNIT III**

BEING A PORTION OF SECTION 32, BLOCK 78, TOWNSHIP 3,
HORIZON CITY,
TEXAS AND PACIFIC RAILROAD COMPANY SURVEY, TOWN
OF HORIZON CITY,
EL PASO COUNTY, TEXAS.

	TOTAL LOTS BETWEEN SUBDIVISIONS: 41 (87,141)
	TOTAL LOTS ADJACENT TO POND: 8 (17,241)
	TOTAL LOTS: 49
	TOTAL POND AREA: 52,031.04 SQ. FT. OR 1.184 AC.

SITE DEVELOPMENT PLA



DESIGNER: HUNT COMPANIES INC. 10000 HORIZON BOULEVARD, SUITE 100, HOUSTON, TEXAS 77036
DATE: 08/15/2022
PROJECT: DESERT BREEZE UNIT III

ADVANCE COPY
SUBJECT TO REVISIONS
7-18-2022

