



TOWN OF HORIZON CITY MEMORANDUM

Date: July 08, 2025

To: Honorable Mayor and Members of City Council

From: Art Rubio, Chief Planner

SUBJECT: An **Ordinance** adopting a **Zoning** change within the municipal limits of the Town of Horizon City, Texas; rezoning 66.86 acres. Lots 1 through 11, Blocks 7 and 8, Horizon Country Club Estates Unit One, from R-4 (Single/Two Family Dwelling) and R-2 (Single-Family Dwelling), to Ponding area. Lots 1 through 23, Blocks 8 through 10 and Block 9, Horizon Country Club Estates Unit One, from R-4 (Single/Two Family Dwelling) to T3 (Suburban). Lots 1 through 27, Blocks 4, 5, 6, 11 through 14, and Block 12, Horizon Country Club Estates Unit One, from R-4 (Single/Two Family Dwelling) to T4 (Urban). Lots 1 through 30, Blocks 1 through 3 and Blocks 17 through 22, Horizon Country Club Estates Unit One, Two, and Three, from R-4 (Single/Two Family Dwelling) and C-1 Commercial, to T5 (Mixed-Use). Lots 1 through 10, Block 16, Horizon Country Club Estates Unit Two, from R-4 (Single/Two Family Dwelling), to be Rezoned to Civic. Authorizing the notation of the change on the official zoning map of the Town; providing for the following: findings of fact; repealer; severability; and proper notice and hearing.

On June 16, 2025, the Planning & Zoning Commission unanimously recommended approval of the Transit Oriented Development Rezone.

Attached for your review is the staff report that was prepared for the Planning and Zoning Commission.



TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.: ZRZ25-0001
Transit Oriented Development

Application Type: **Rezoning**

P&Z Hearing Date: June 16, 2025

Staff Contact: Art Rubio
915-852-1046 Ext. 407; arubio@horizoncity.org

Address/Location: Properties between Darrington Rd and Rodman St

Nearest Park: Desmond Corcoran Park

Nearest School: Horizon Middle School

Legal Description: Blocks 1 through 15, Horizon Country Club Estates Unit One; Blocks 16 through 19 and a portion of Block 20, Horizon Country Club Estates Unit Two; and Block 22, Horizon Country Club Estates Unit Three, Town of Horizon City, El Paso County, Texas.

	Current Land Use	Proposed Changes
1	Vacant	Lots 1 through 11, Blocks 7 and 8, Horizon Country Club Estates Unit One, currently zoned R-4 and R-2 Residential, are proposed to be rezoned to Ponding .
2	Vacant	Lots located in Blocks 8 through 10 and Block 9, Horizon Country Club Estates Unit One, including but not limited to Lots 1 through 23, currently zoned R-4 Residential, are proposed to be rezoned to T3: Suburban .
3	Vacant	Lots located in Blocks 4, 5, 6, 11 through 14, and Block 12, Horizon Country Club Estates Unit One, including but not limited to Lots 1 through 27, currently zoned R-4 Residential, are proposed to be rezoned to T4: Urban .
4	Vacant	Lots located in Blocks 1 through 3 and Blocks 17 through 22, Horizon Country Club Estates Units One, Two, and Three, including but not limited to Lots 1 through 30, currently zoned R-4 Residential and C-1 Commercial, are proposed to be rezoned to T5: Mixed-Use .
5	Vacant	Lots 1 through 10, Block 16, Horizon Country Club Estates Unit Two, currently zoned R-4 Residential, are proposed to be rezoned to Civic .

Application Description:

On a **Rezoning** application request (**Case No. ZRZ25-0001**) to approve a change affecting approximately 66.86 acres within the Horizon Country Club Estates. The purpose of the rezoning is to reclassify the area into a series of Transect Zones consistent with the Town's Transit-Oriented Development (TOD) plans. Application submitted by Applicant/Representative Able City.

Notice:
















In accordance with Section 211.007 of the Texas Local Government Code, notices of the June 16, 2025, public hearing were sent to the school district of jurisdiction and to those property owners within 200 feet of the subject property on May 29, 2025, and posted in the El Paso Times on May 31, 2025. 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 on May 30, 2025.

Vision 2020 – Future Land Use Map Designation:

Horizon City Vision 2020 Strategic Master Plan designates this area for the following uses: low-, medium-, and high-density single family residential; multi-family residential; commercial; public; and parks and open space in accordance with the map and legend below. The developer is proposing a land use plan that includes commercial and single-family residential.



LEGEND

LAND USE DESIGNATIONS		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
CENTERS		Civic
		Recreation
		Market
		Employment

Staff Recommendation:

Staff recommends **approval** of the request to rezone 66.86 acres.

Planning Division Comments:

This development proposes R-3 (Single-Family Dwelling) development throughout with pockets of commercial at major intersections. The proposed R-3 zone will allow for minimum lot sizes of 5,500 square feet, where the predominant and compatible zone in the area is R-3 with commercial zoning in the area adjacent to Eastlake Blvd. The City's Comprehensive Plan calls for low-, medium-, and high-density single family residential in this area. The rezoning will support the proposed subdivisions coming to the area.

The future land use plan designates this area to provide a variety of housing types, to include single and multi-family residential. Approving this development's land use plan and rezoning request will increase the variety in the type of residential dwellings offered.

Planning Comments:

No comments

Town Engineer Comments:

No comments

El Paso County 9-1-1 District:

The 9-1-1 District has no comments or concerns regarding this rezoning.

TxDOT Comments:

No comments

El Paso Electric Company:

We have no comments for rezoning request.

Texas Gas Service:

In reference to rezoning of TOD Area, Texas Gas Service has two mains (a High Pressure & a Medium Pressure mains) along Delake Dr between Darrington Rd and Rossman Dr. (see image below as reference).

Disclaimer: Texas Gas Service does not allow permanent structures nor trees to be installed on top of TGS gas mains or service lines. If a conflict is anticipated, the developer, contractors or owner representative should contact TGS to relocate the gas main and/or service at the developer's expense.

El Paso Natural Gas / Kinder Morgan:

No comments

Clint ISD:

No comments

El Paso Central Appraisal District (EPCAD):

No comments

HRMUD

No comments

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 of TOD area.
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 – Current Zoning Designation

2 – Aerial

3 – Proposed Rezoning Map

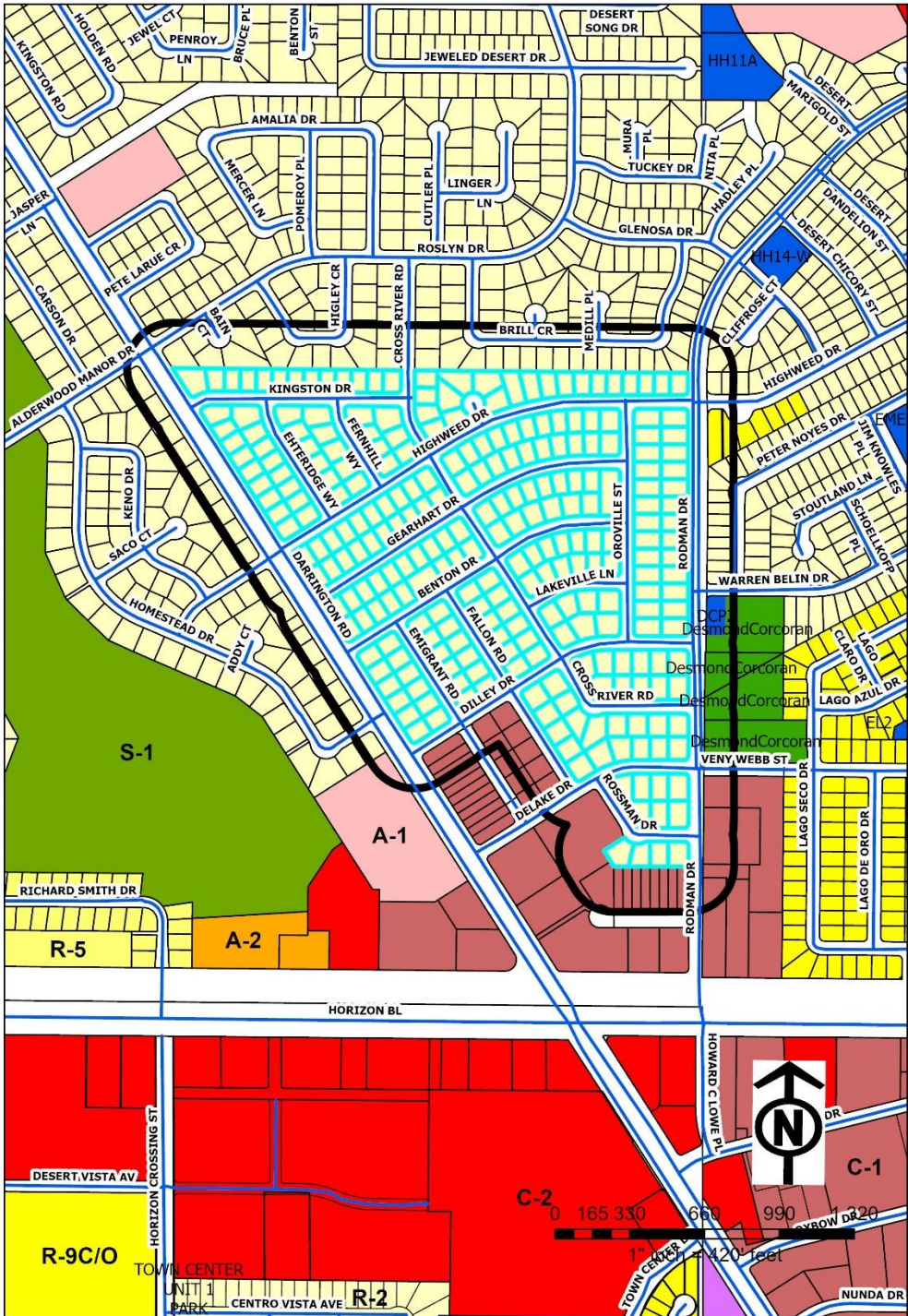
4 - Future Land Use Map (Comp Plan)

5 – Survey Maps

6 – Conceptual Plan

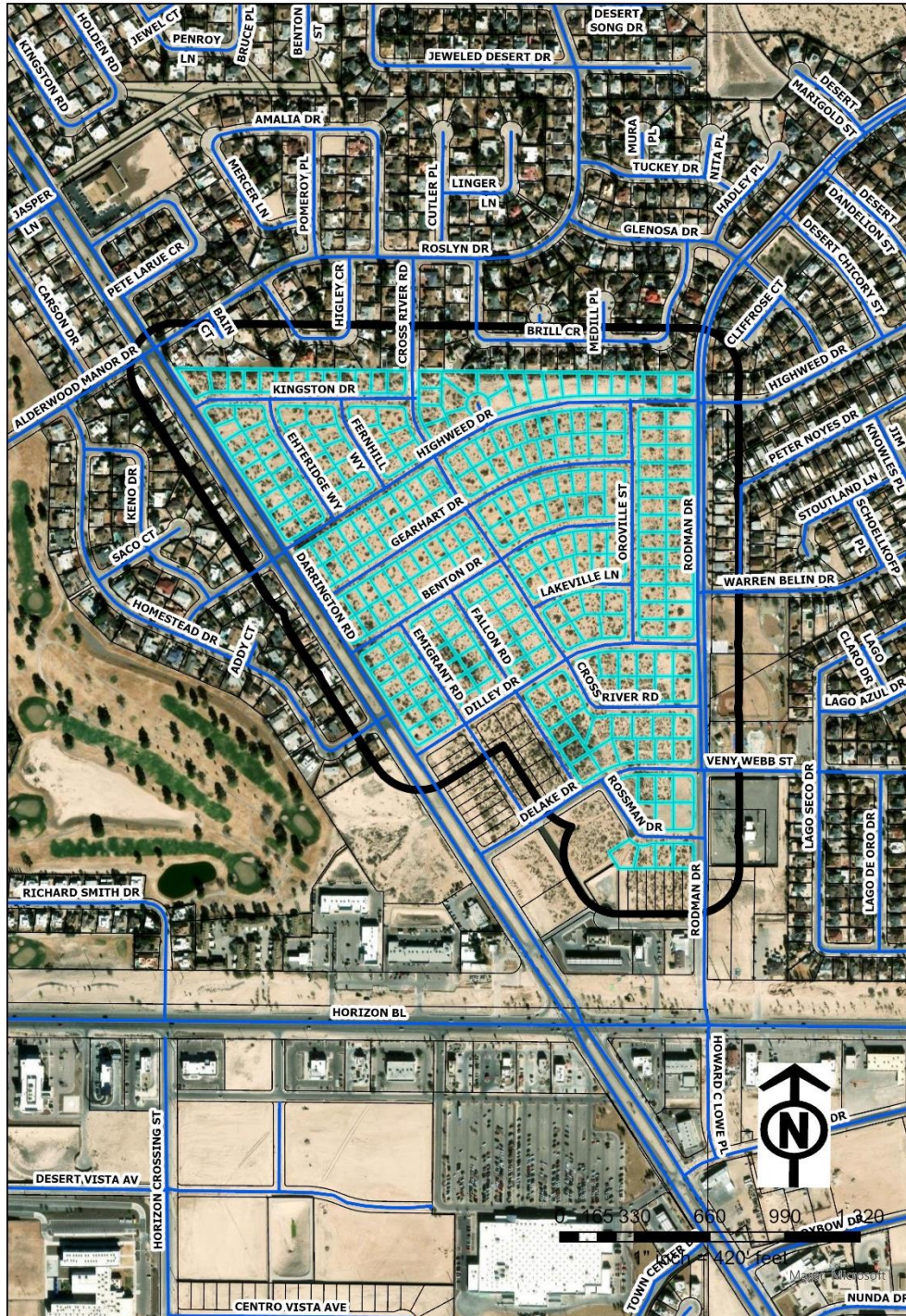
Attachment 1: Current Zoning Designation

**Planning & Zoning Commission
City Initiative Rezoning of TOD Area
Case No. ZRZ25-0001**

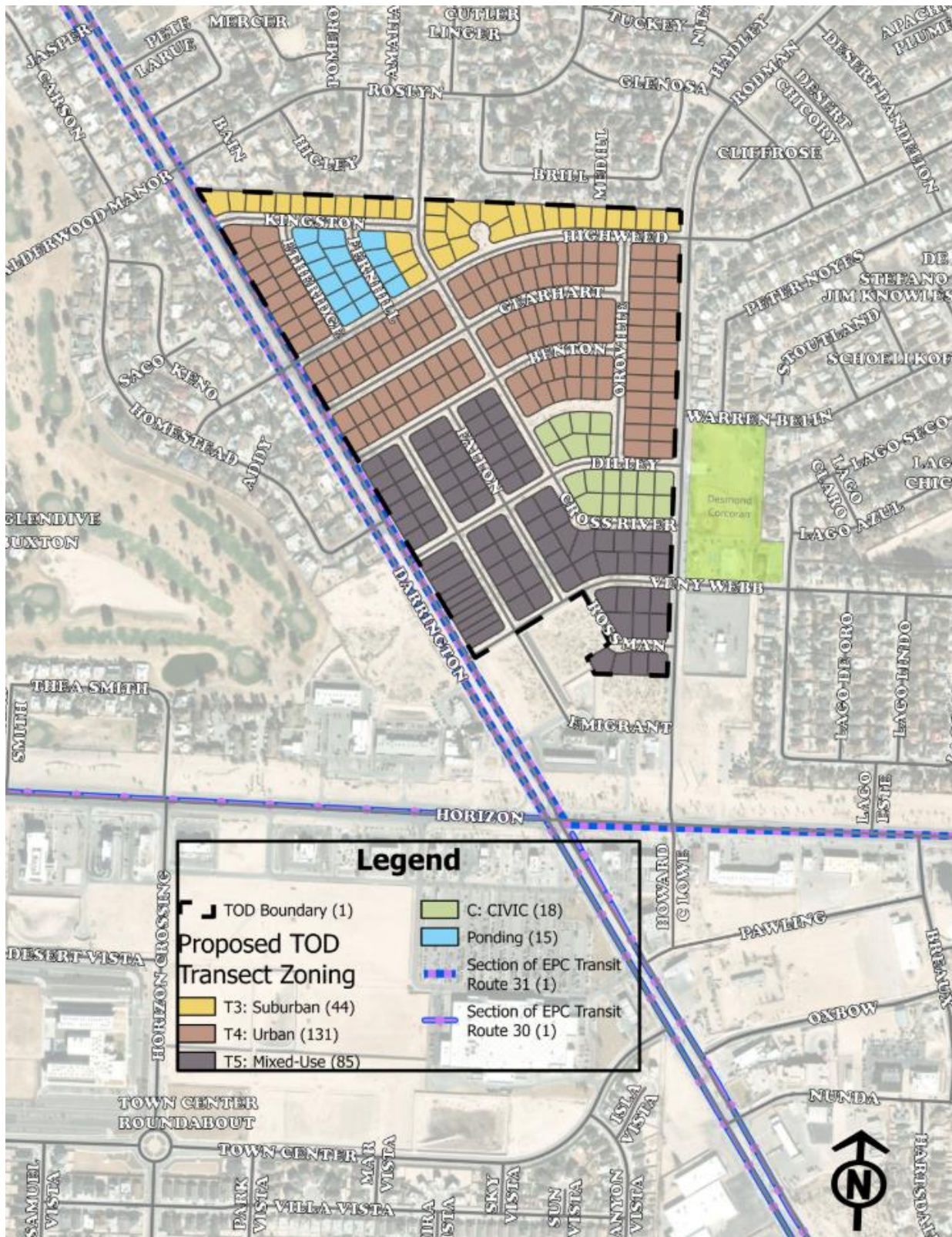


Attachment 2: Aerial

**Planning & Zoning Commission
City Initiative Rezoning of TOD Area
Case No. ZRZ25-0001**



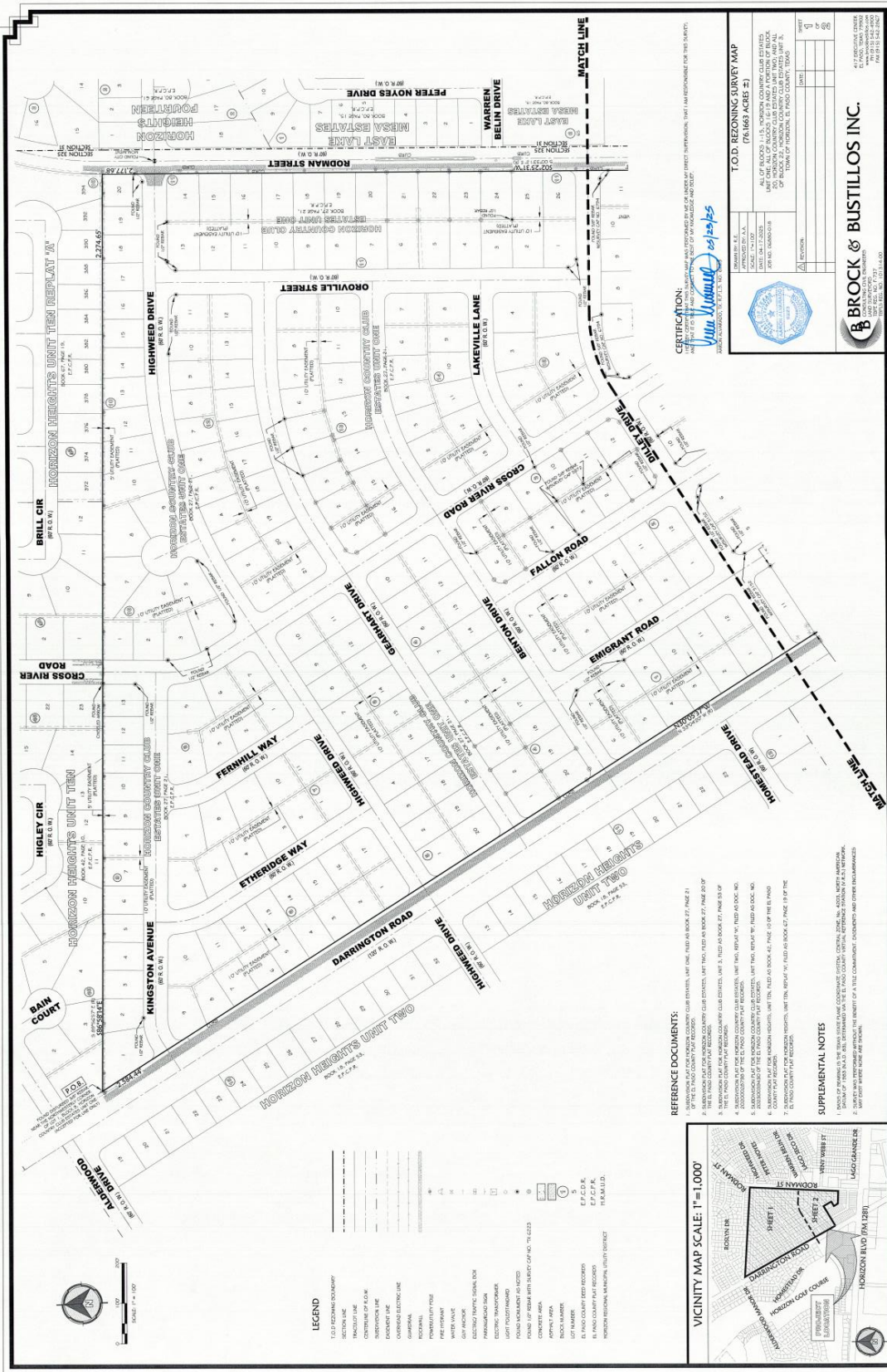
Attachment 3: Proposed Rezoning



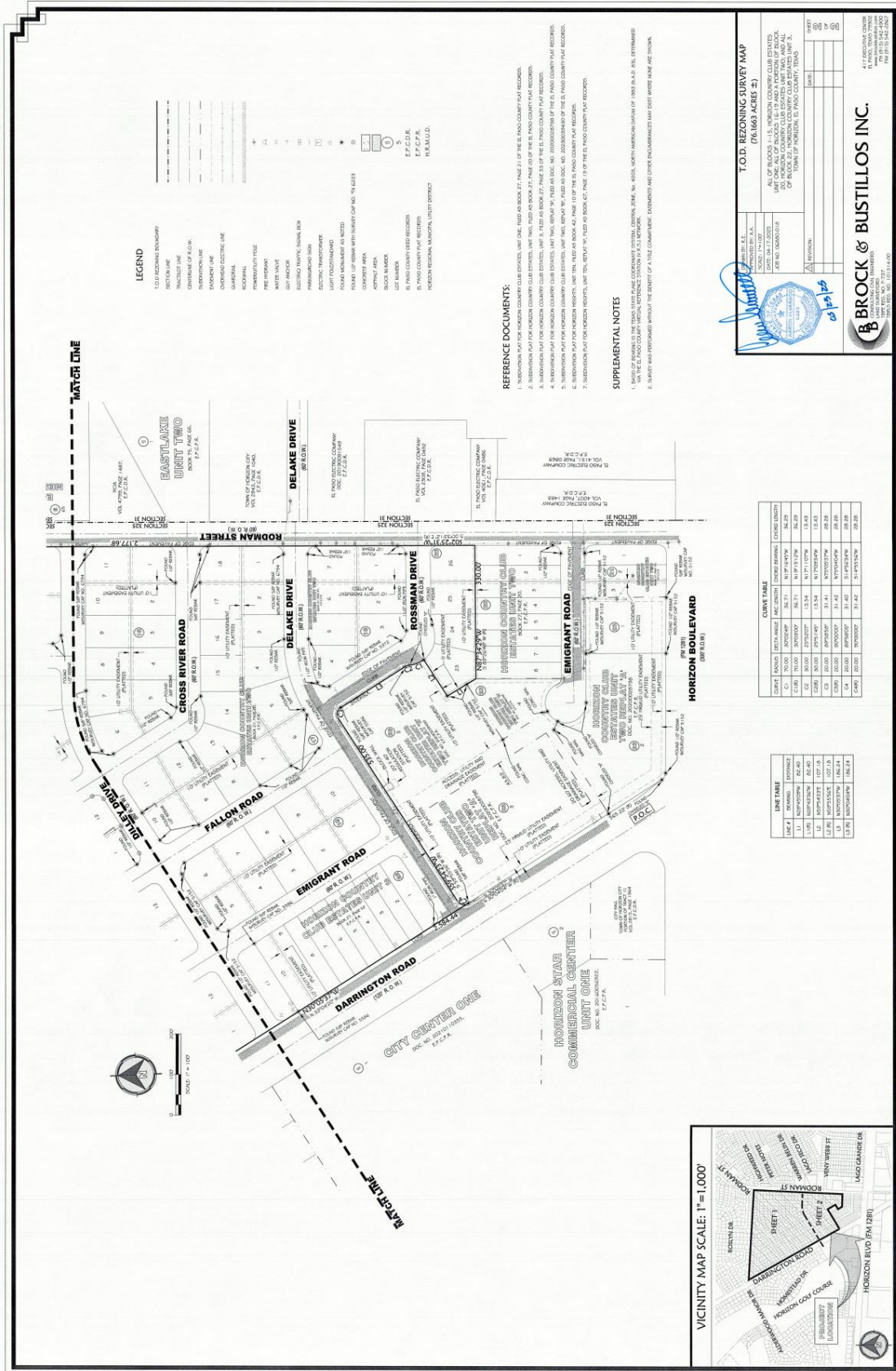
Attachment 4: Future Land Use Map



TOD North



TOD South



Attachment 6: Conceptual Plan

