



TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.: RZ-002523-2023

Application Type: **Rezoning**
P&Z Hearing Date: April 17, 2023: *Postponed to May 15, 2023*
Staff Contact: Art Rubio, Planner
915-852-1046 ext. 407; arubio@horizoncity.org

Address/Location: North of Horizon Blvd. and west of Rifton Dr.
Legal Description: Tracts 1, 10-C, 10-D-1 and 12, Section 32, Block 78, Township 3, Texas and Pacific Railway Company Survey, El Paso County, Horizon City Texas

Property Owner: Horizon Regional Municipal Utility District
Applicant: TRE & Associates, LLC
Nearest Park: Golden Eagle Park
Nearest School: Carroll T. Welch Elementary School

SURROUNDING PROPERTIES:

	Zoning	Land Use
N	R-2 (Single-Family Dwelling)	Vacant
E	R-2 (Single-Family Dwelling)	Horizon High School
S	R-2 (Single-Family Dwelling)	Vacant
W	R-2 (Single-Family Dwelling)	Vacant

LAND USE AND ZONING:

	Existing	Proposed
Land Use	RO Treatment Facility	RO Treatment Facility
Zoning	R-2 (Single-Family Dwelling)	C-2 (Heavy Commercial)

Application Description:

The applicant is requesting to rezone approximately 5.8326 acres of land that is currently used as a Reverse Osmosis (RO) treatment plant for the Horizon Regional Municipal Utility District (HRMUD) which includes an existing warehouse. The subject property is currently zoned R-2 (Residential) and is proposed to be rezoned as C-2 (Heavy Commercial) to ensure that the property is in compliance with the Municipal Code as the HRMUD is proposing to construct new structures on the site.

Notice:

In accordance with Section 211.007 of the Texas Local Government Code, notices of the April 17, 2023 and May 15, 2023 public hearings for the rezoning request were sent to those property owners within 200 feet of the subject property on April 2, 2023 and on April 24, 2023, then posted in the El Paso Times Newspaper on the same dates. 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 Commercial.

Staff Recommendation:

Staff recommends **APPROVAL** of the zone change from R-2 to C-2 in support of an RO Treatment Plant. The subject property is located adjacent to two major roadways and the use has existed prior to the adoption of the zoning code; however, the applicant is expanding and is now required to rezone.

Planning Division Comments:

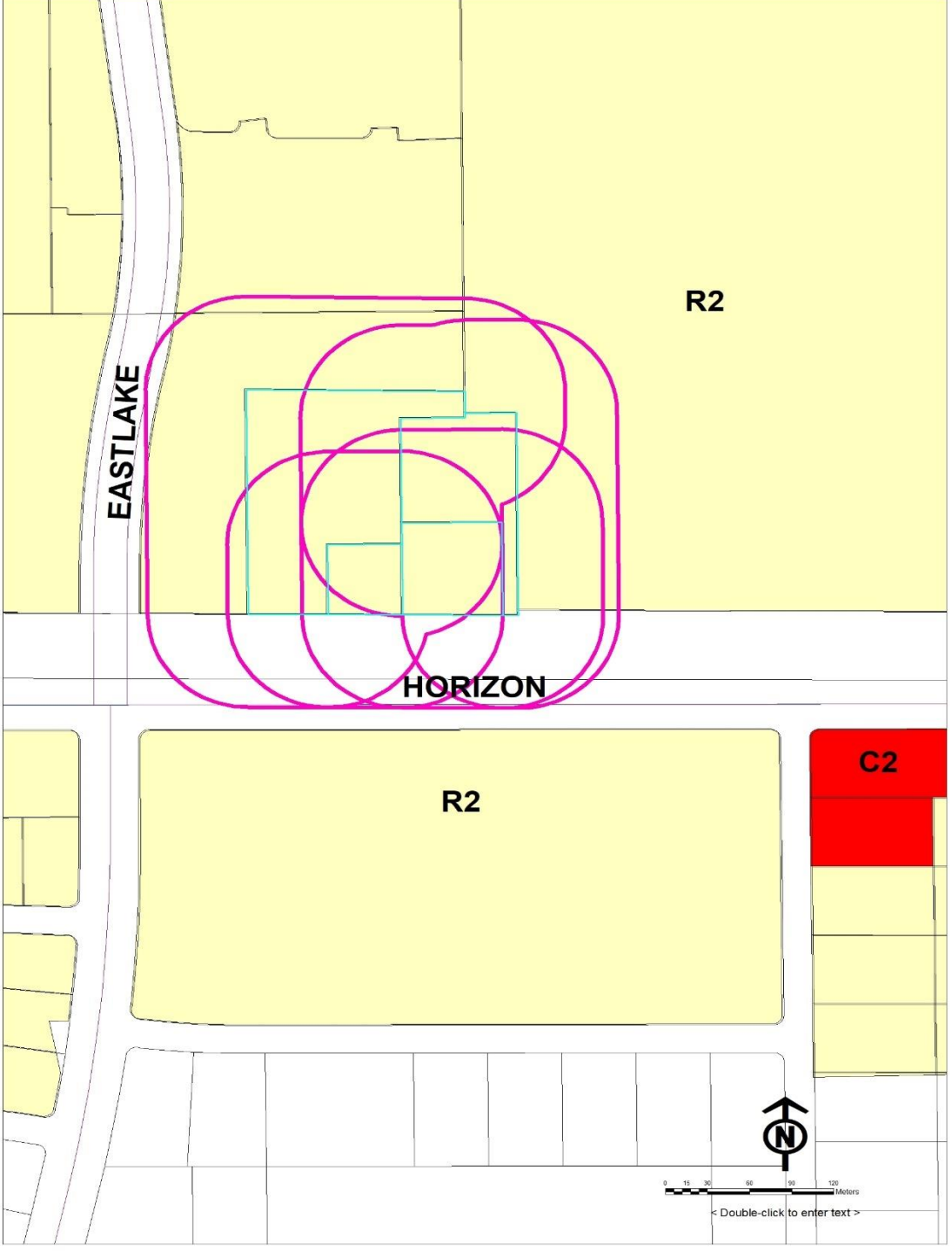
In order to determine if the subject property is required to be platted, the applicant should submit an application for a Land Development Exemption Determination.

Attachments:

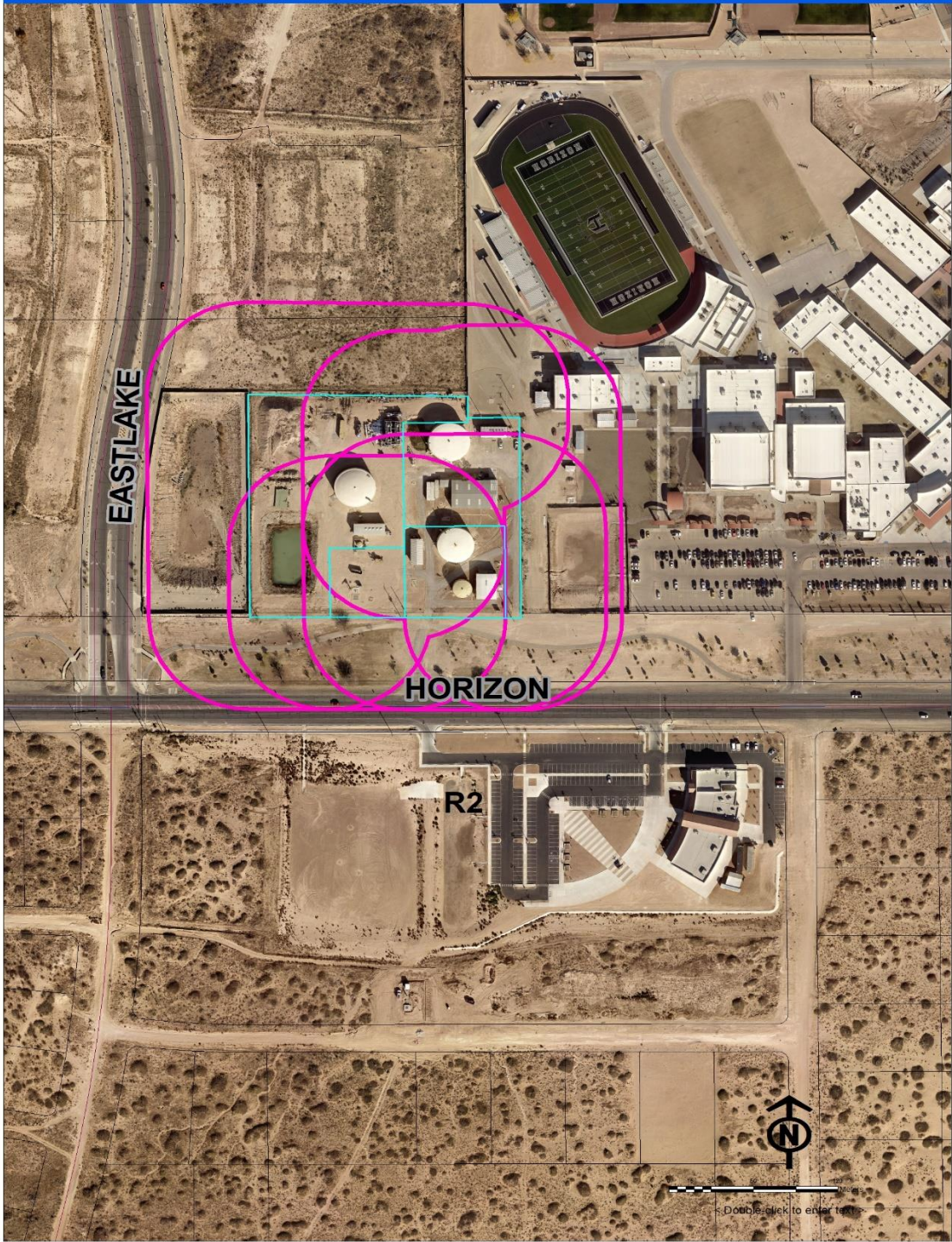
- 1 - Zoning Designation Map**
- 2 – Aerial Map**
- 3 - Future Land Use Map (Comp Plan)**
- 4 – Application**
- 5 – Zoning Plan**
- 6 – Survey Map**

Attachment 1: Zoning Designation

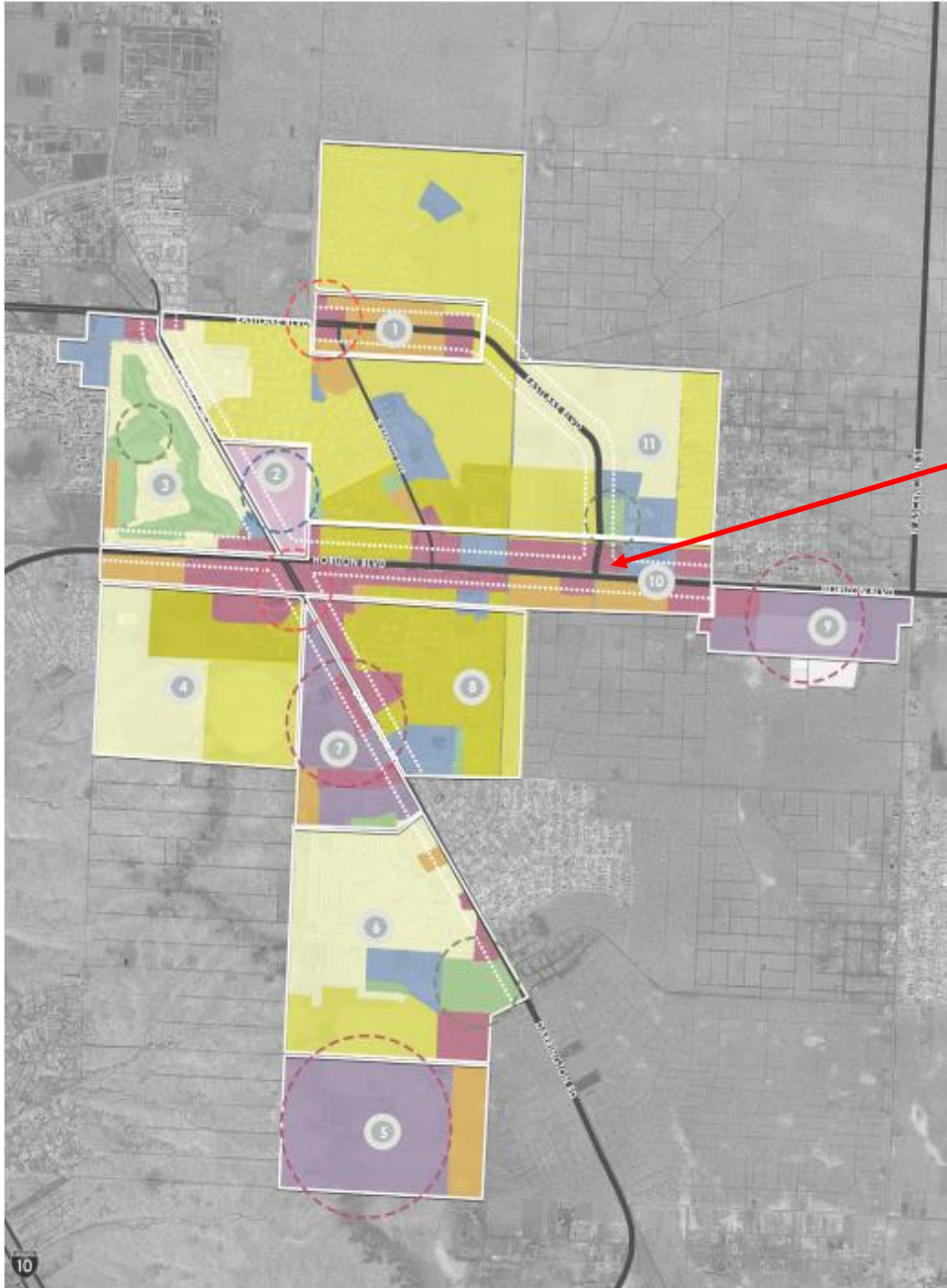
**PLANNING & ZONING COMMISSION
CASE NO. RZ-002523-2023**



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Attachment 3: Future Land Use Map



Subject Property

*A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

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 |

Attachment 4: Application



TOWN OF HORIZON CITY
 14999 Darrington Road
 Horizon City, Texas 79928
 Phone 915-852-1046 Fax 915-852-1005

RZ-002523-2023
REZONE APPLICATION

1. Owner of Record: Horizon Regional Municipal Utility District
14100 Horizon Blvd., Horizon City, TX. 79928
(ADDRESS) (ZIP) (PHONE) (EMAIL)

2. Applicant: TRE & Associates, LLC Is applicant also the Owner? Yes No
 Contact Person: Karen Barraza

110 Mesa Park Dr. Ste. 200 El Paso, TX. 79912 (915)852-9093 kbarraza@tr-eng.com
(ADDRESS) (ZIP) (PHONE) (EMAIL)

3. PARCEL ONE
 Site Address/Location: Northeastern corner of Eastlake Blvd. & Horizon Blvd. (All four parcels)
 Legal Description: _____
(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? RO Treatment Plant

5. Land's Presents Use: RO Treatment Plant Zone R-2
 Land Vacant Lot size _____ Structure Structure's size _____ Last known date the structure was occupied? _____
 Land's Proposed Use: RO Treatment Plant Proposed Zone Use C-2

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)

Gordon Jarvis
(OWNER'S PRINTED NAME)
Karen Barraza
(APPLICANT'S PRINTED NAME)

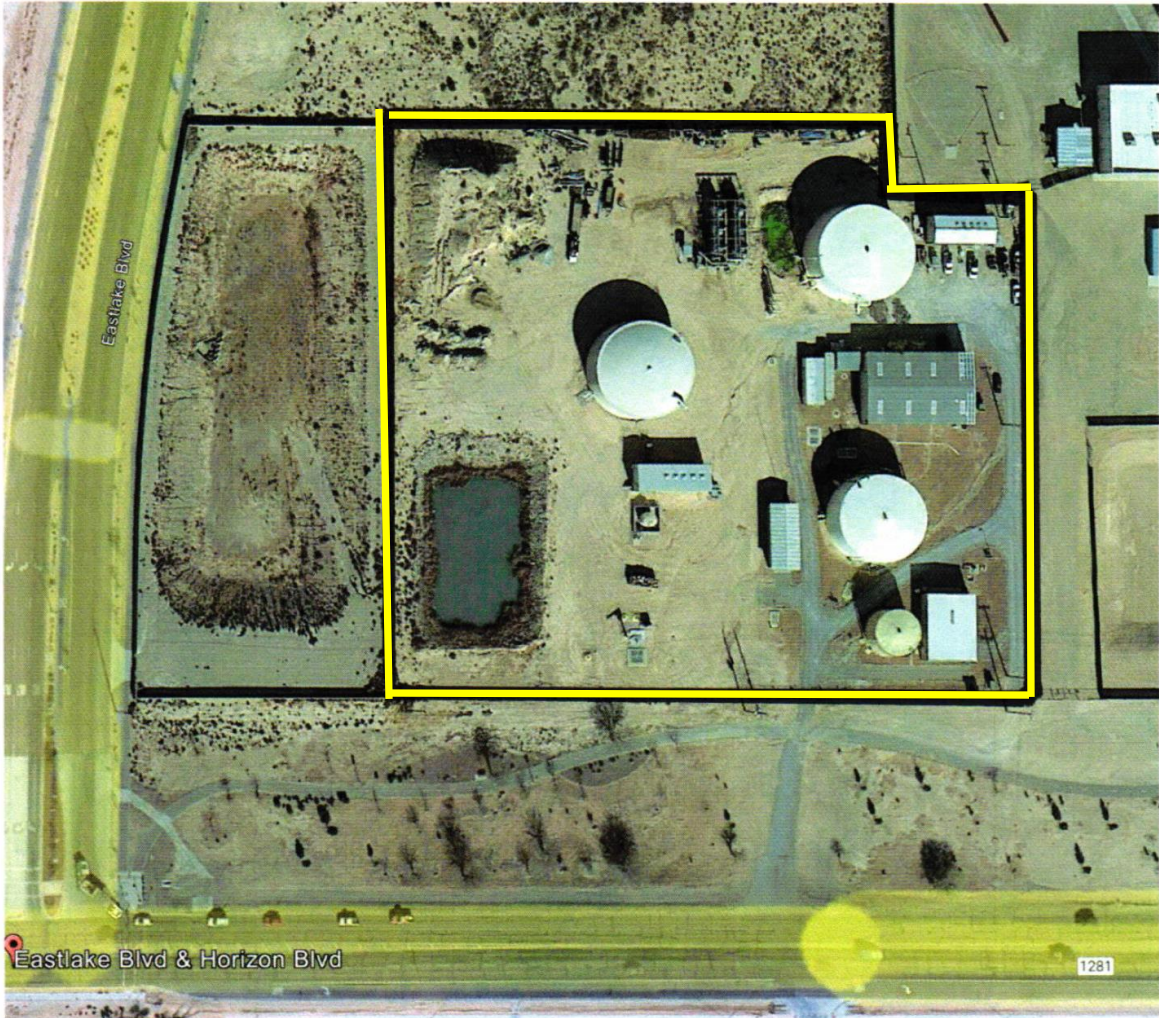
FEE SCHEDULE: (NON-REFUNDABLE)

\$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 ½ 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: Zoning Plan



Attachment 6: Survey Map

