TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.: **SDP26-0005 West Eastlake Estates Unit 3 Preliminary**

Application Type: **Preliminary Subdivision Plat Application**
P&Z Hearing Date: November 16, 2026
Staff Contact: David Ruiz, Planner
915-852-1046, Ext. 404; druiz@horizoncity.org

Address/Location: North of Horizon Blvd and East of Kenazo Ave.
Property ID Nos.:
Legal Description: Being A Portion Of Section 31, Block 78, Township 3, Texas And Pacific Railway Company Surveys, El Paso County, Texas. Containing 20.336-Acres ±
Property Owner: Nick Bombach
Applicant/Rep.: ESSCO International
Nearest Park: Steve Joyce Park
Nearest School: Desert Hills Elementary School and Horizon Middle School

SURROUNDING PROPERTIES:		
	Zoning	**Land Use**
N	MRA (Mixed Residential Area)	MRA (Mixed Residential Area)
E	R-3	Residential
S	MRA (Mixed Residential Area)	MRA (Mixed Residential Area)
W	MRA (Mixed Residential Area)	MRA (Mixed Residential Area)
LAND USE AND ZONING:		
	Existing	**Proposed**
Land Use	Vacant	Residential Subdivision
Zoning	MRA (Mixed Residential Area)	MRA (Mixed Residential Area)

Application Description:
Preliminary Subdivision:
The proposed preliminary plat residential subdivision includes 116 lots for single-family residential development, 1 pond area, 1 park, the smallest lot measuring approximately 4,000 sq. ft. and the largest lot measuring approximately 7,218 sq. ft. Internal 50 ft. residential minor local, a 64' feet residential collector street. Subdivision is within a Planned Unit Development (PUD) zoning. This zoning divides into several internal zonings. Neighborhood Center Area (NCA 1, NCA 2, NCA 3) and Mixed Residential Area (MRA) The subject subdivision will fall under a Mixed Residential Area (MRA).

Cumulative Parkland Dedication:
The required parkland dedication for West Eastlake Estates Unit 3 is 2 acres. The developer will provide 0.95 acres of dedicated parkland, and the development has an existing parkland credit of 0.78 acres, which will be applied toward the required dedication. After accounting for the required dedication and the additional 0.95-acre dedication, the development will have a remaining cumulative parkland credit of 0.51 acres. Additionally,

$27,600.00 in park fees is due in accordance with the Town of Horizon City's cumulative parkland dedication and fee requirements.

Staff Recommendation:
Staff recommends approval subject to addressing all pending comments prior to City Council Meeting.

Planning Division Comments:

Town Engineer Comments:

El Paso 9-1-1 District Comments:
The 9-1-1 District requests that proposed addressing be shown on the plat. Per the surrounding area, west to east range is approximated to be in the 14300s and south to north in the 400s range.

TxDOT Comments:

El Paso Electric Company:
We have no comments for West Eastlake Estates Unit 3.

Texas Gas Service:
In reference to West Eastlake Estates Unit 3 - Preliminary Plat, Texas Gas Service does not have any comments.

El Paso Natural Gas / Kinder Morgan:
This project area is clear of El Paso Natural Gas a company of Kinder Morgans Pipelines and Facilities.

Clint ISD:

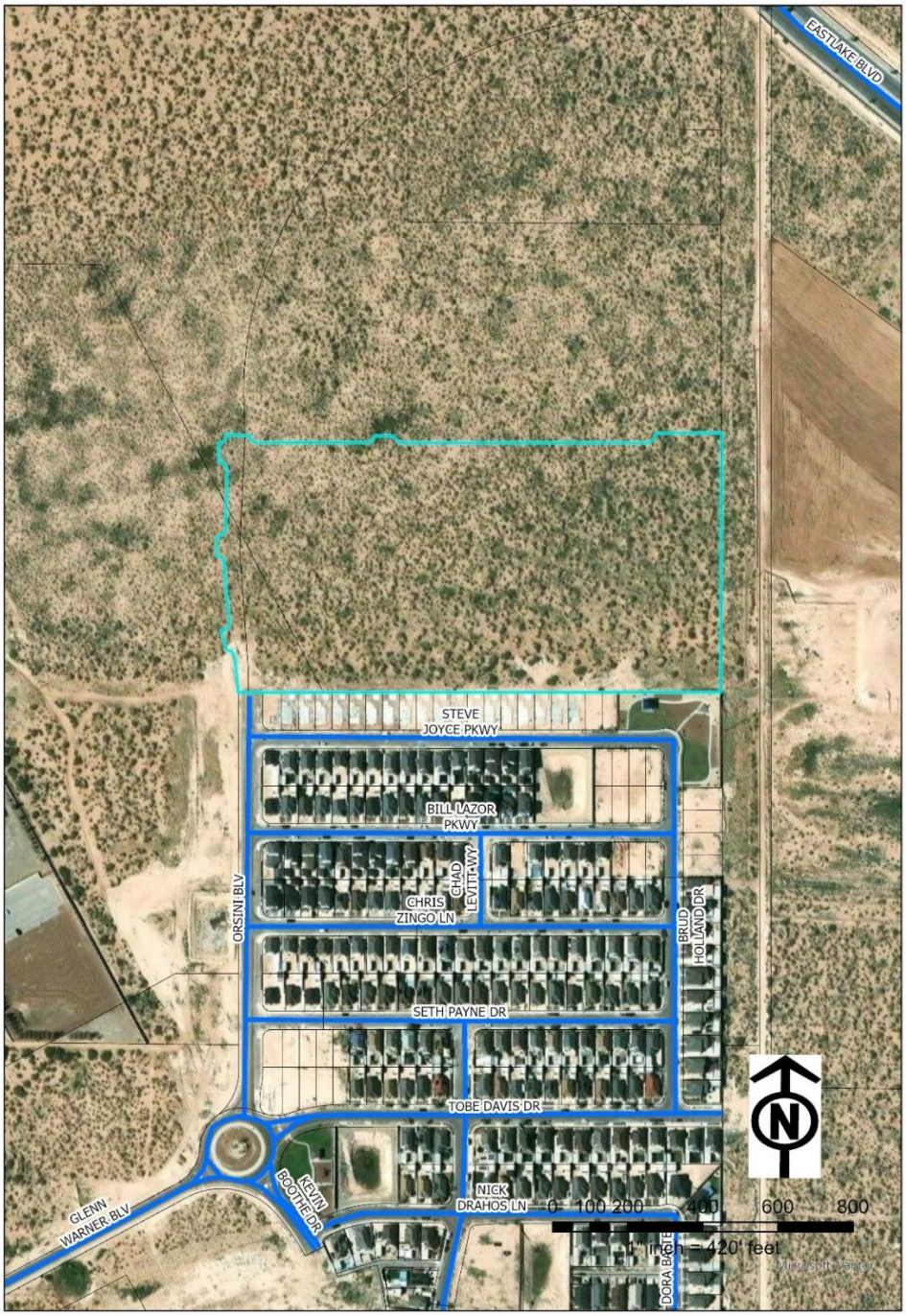
El Paso Central Appraisal District (EPCAD):
No comments from Central Appraisal.

HRMUD:
Submit HRMUD service application

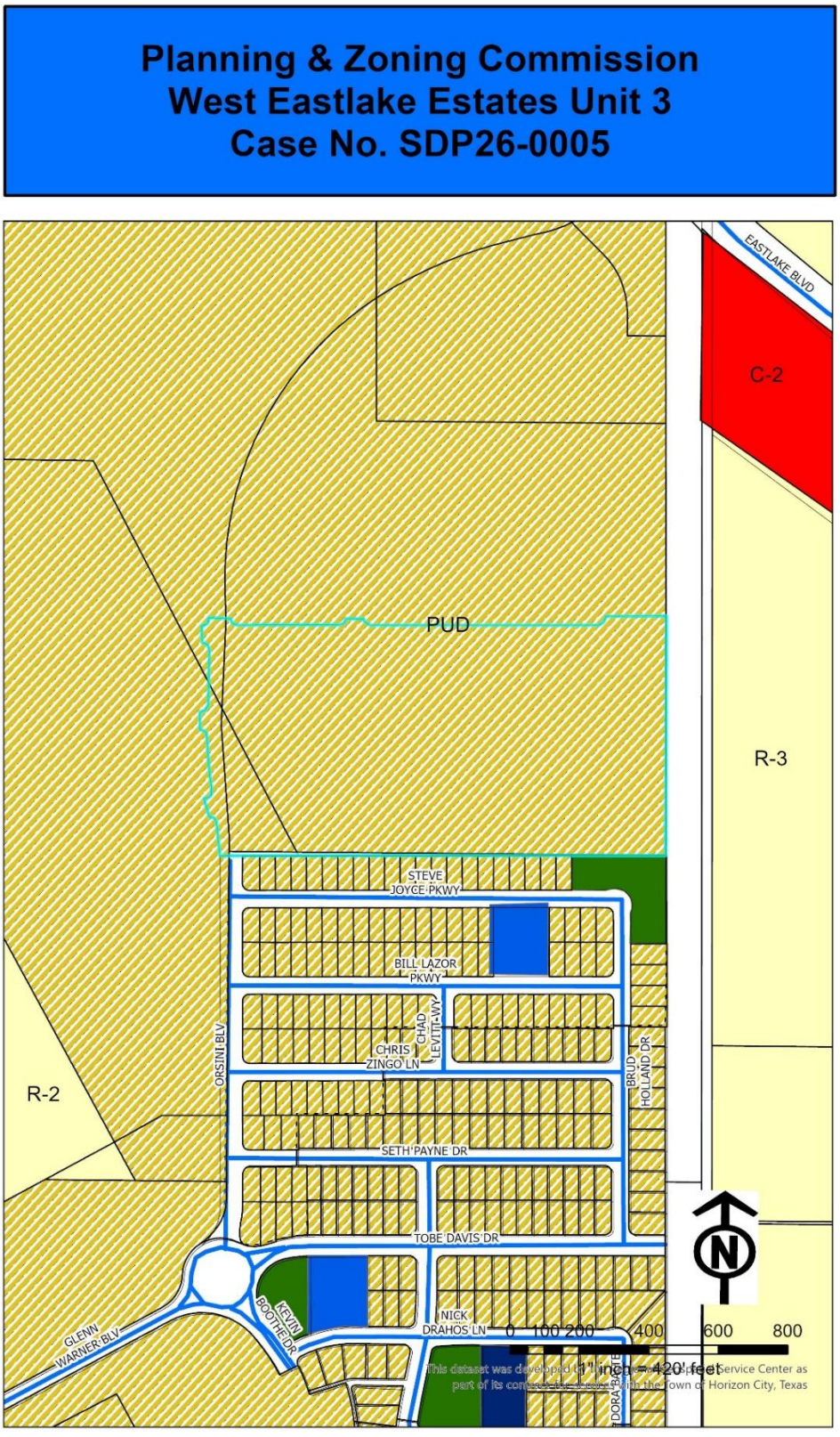
Attachments:
1 – Aerial
2 – Zoning Designation Map
3 – Location Map
4 – Preliminary Plat
5 – Existing and Proposed Right-of-Way Cross Section and Cul-De-Sacs
6 – Application

Attachment 1: Aerial Map

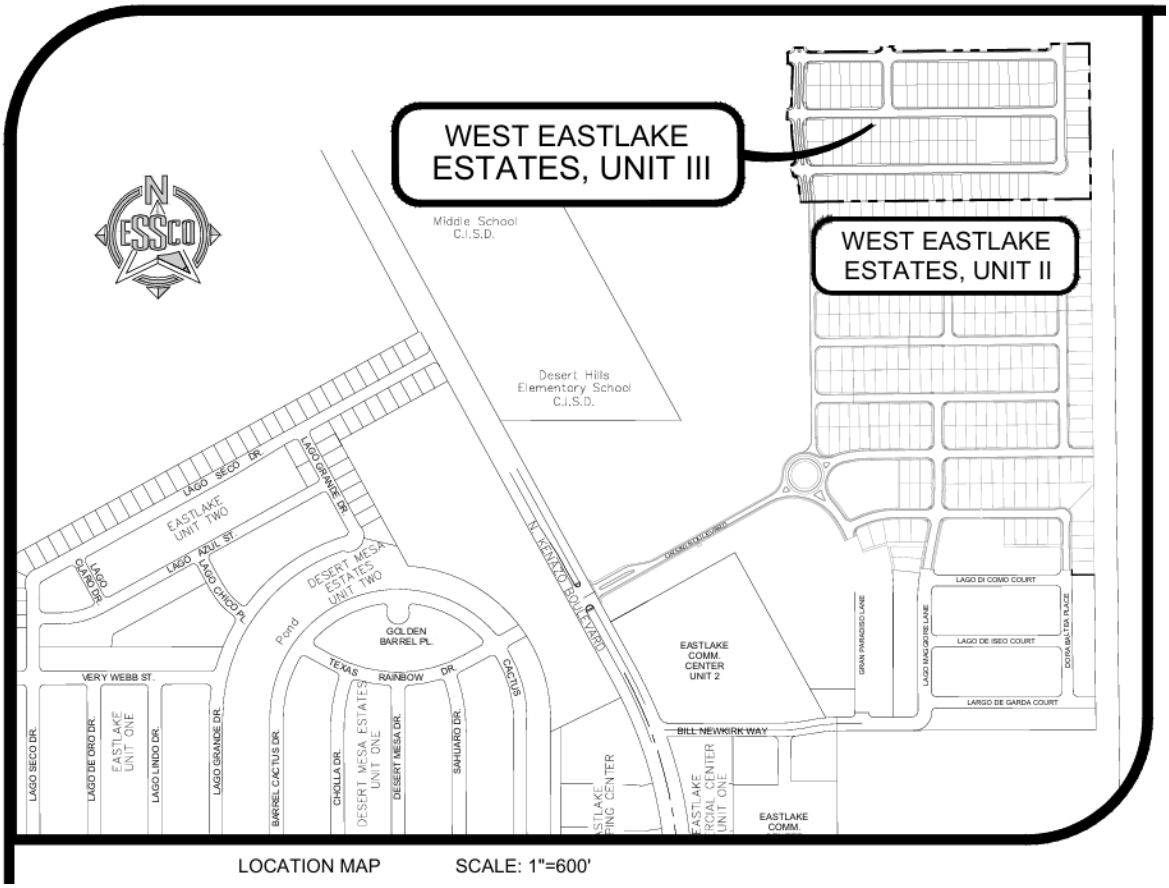
Planning & Zoning Commission
West Eastlake Estates Unit 3
Case No. SDP26-0005



Attachment 2: Zoning Designation Map

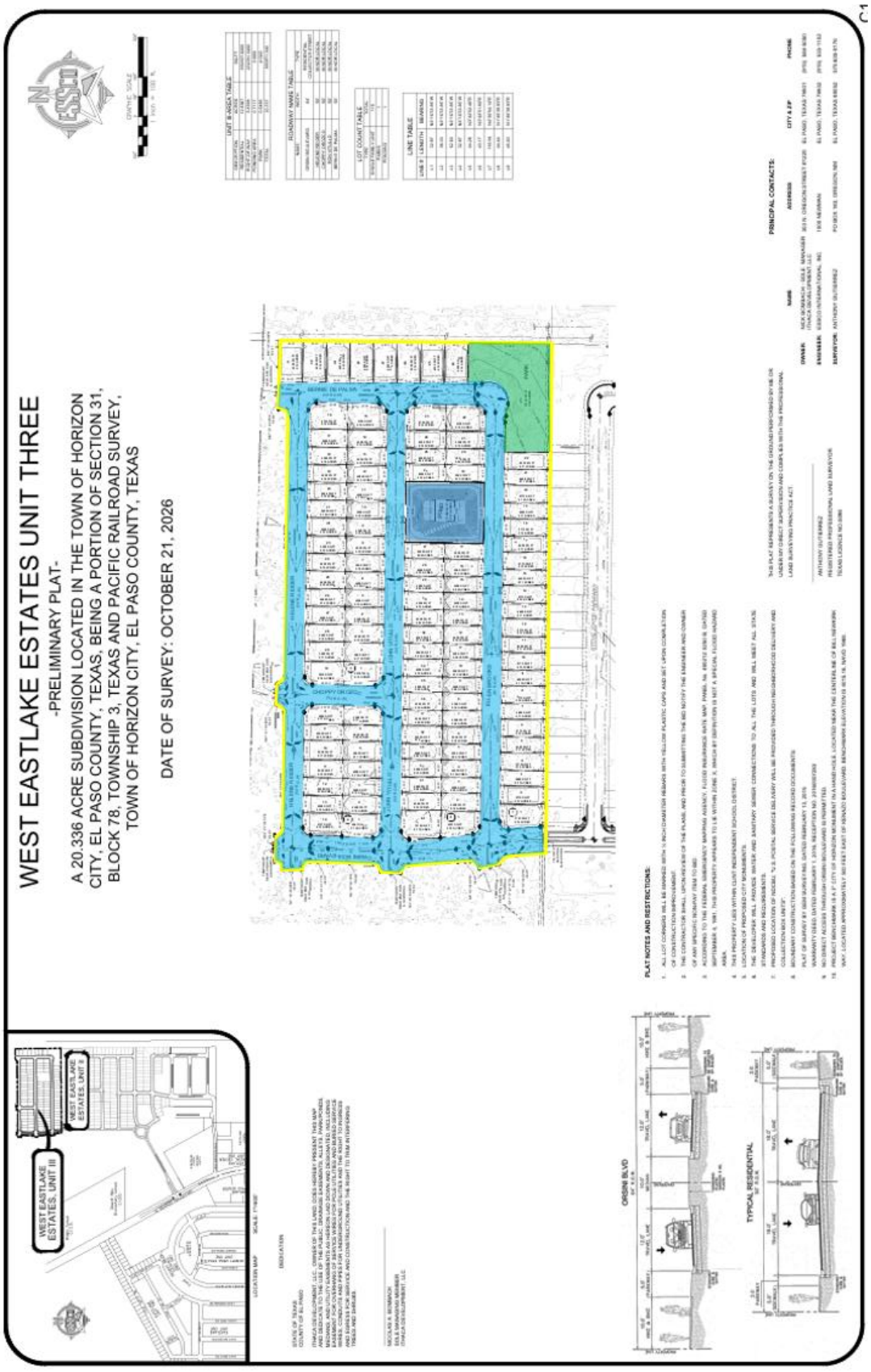


Attachment 3: Location Map

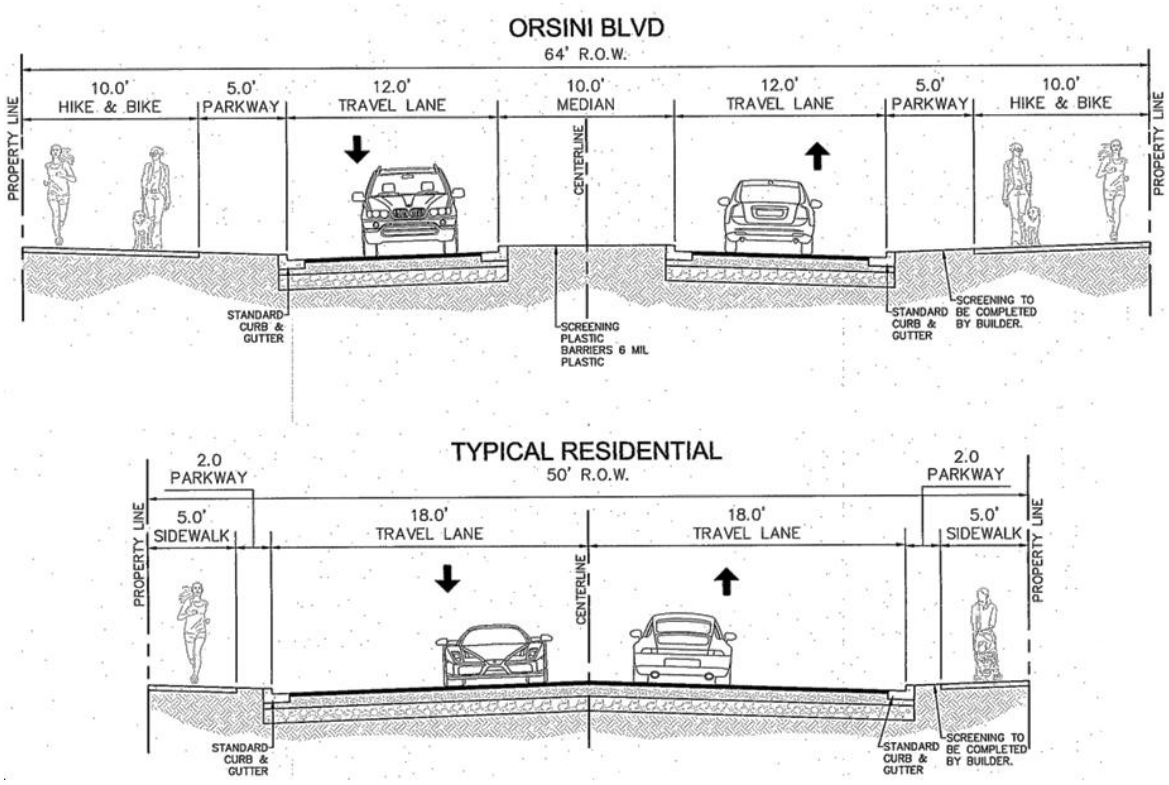


LOCATION MAP SCALE: 1"=600'

Attachment 4: Preliminary Subdivision Plat



Attachment 5: Existing and Proposed Right-of-Way Cross Section



Attachment 6: Application

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

MAJOR SUBDIVISION PRELIMINARY APPLICATION

SUBDIVISION PROPOSED NAME: West Eastlake Estates Unit III SUBMITTAL DATE: 10/22/26

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)
SECTION 31, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILROAD SURVEY, TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS

2. PROPERTY LAND USES:

	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	20.336	116	OFFICE		
DUPLEX			STREET & ALLEY		
APARTMENT			PONDING & DRAINAGE		
MOBILE HOME			INSTITUTIONAL		
P.U.D.			OTHER		
PARK (Min 1 acre)					
SCHOOL					
COMMERCIAL			TOTAL NO. SITES		
INDUSTRIAL			TOTAL (GROSS) ACREAGE		

3. WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? MRA PROPOSED ZONING MRA

4. WILL THE RESIDENTIAL SITES, AS PROPOSED, PERMIT DEVELOPMENT IN FULL COMPLIANCE WITH ALL ZONING REQUIREMENTS OF THE EXISTING RESIDENTIAL ZONE(S)? YES ☑ NO ☐

5. WHAT TYPE OF UTILITY EASEMENTS ARE PROPOSED? UNDERGROUND ☑ OVERHEAD ☐ COMBINATION ☐

6. WHAT TYPE OF DRAINAGE IS PROPOSED? (IF APPLICABLE LIST MORE THAN ONE) OFF-SITE / SHALL BE SELF-CONTAINED

7. IF SINGLE-FAMILY OR DUPLEX DEVELOPMENT IS PROPOSED: AVERAGE FLOOR AREA OF HOUSES 1,600 SF

8. ARE SPECIAL IMPROVEMENTS PROPOSED IN CONNECTION WITH THE DEVELOPMENT? YES ☐ NO ☑

9. IS A MODIFICATION OF ANY PORTION OF THE SUBDIVISION ORDINANCE PROPOSED? YES ☐ NO ☑
IF ANSWER IS "YES", PLEASE EXPLAIN THE NATURE OF THE MODIFICATION

10. WHAT TYPE OF LANDSCAPING IS PROPOSED? PARKWAY ☑ MEDIANS ☐ OTHER ☐

11. REMARKS AND/OR EXPLANATION OF SPECIAL CIRCUMSTANCES:

12. WILL PLAT BE RECORDED PRIOR TO SUBDIVISION IMPROVEMENTS BEING COMPLETED & APPROVED? ☐YES ☑NO ☐ N/A INITIALS JC
IF YES, submit REQUIRED GUARANTEE (SECTION 4.10.3 & 8.1.7, Municode Chapter 10) **OR** Improvement Cost Estimates & Construction Agreement

13. WILL ANY RESTRICTIONS AND COVENANTS BE RECORDED WITH PLAT? YES ☑ NO ☑ INITIALS JC IF YES, PLEASE SUBMIT COPY.

14. OWNER OF RECORD Nick Bombach - Sole Manager (NAME & ADDRESS) nickbombach@gmail.com (EMAIL) 915.584.5050 (PHONE)

15. DEVELOPER Ithaca Development (NAME & ADDRESS) nickbombach@gmail.com (EMAIL) 915.584.5050 (PHONE)

16. ENGINEER Robert Concha Jr. (NAME & ADDRESS) rconcha@esscogroup.org (EMAIL) 915.533.1102 (PHONE)

17. APPLICANT Joe Louis Concha (NAME & ADDRESS) jlconcha@esscogroup.org (EMAIL) 915.539.5629 (PHONE)

18. REP/POINT OF CONTACT Joe Louis Concha (NAME & ADDRESS) jlconcha@esscogroup.org (EMAIL) 915.539.5629 (PHONE)

NOTE:
Applicant is responsible for all expenses incurred by the City in connection with the Preliminary Plat approval request, including but not limited to attorney's fees, engineering fees and publication. Charges exceeding deposit will be invoiced separately. Initials JC

Applicant Signature [signature] EMAIL jlconcha@esscogroup.org

APPLICATION MUST BE COMPLETE & VALIDATED PRIOR TO SUBDIVISION PROCESSING
Acceptance of fee does not grant acceptance of application.
Non Refundable Deposit $800.00 | Application Fee: $1500.00

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