



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

**Case No.:** SUB-002528-2023  
*Horizon Water*

**Application Type:** **Preliminary Plat**

**P&Z Hearing Date:** August 21, 2023

**Staff Contact:** Art Rubio, Planner  
915-852-1046 ext. 407 arubio@horizoncity.org

**Address/Location:** North of Horizon Blvd. and east of Eastlake Blvd.

**Legal Description:** A Portion of Section 32, Block 78, Township 3, Texas and Pacific Railway Company, El Paso County, Horizon City, Texas

**Owner:** Horizon Regional Municipal Utility District

**Applicant/:** TRE & Associates, L.L.C.

**Nearest Park:** Golden Eagle Park

**Nearest School:** Horizon High School

**SURROUNDING PROPERTIES:**

	Zoning	Land Use
<b>N</b>	R-2 (Single-Family Dwelling)	Vacant
<b>E</b>	R-2 (Single-Family Dwelling)	Horizon High School
<b>S</b>	R-2 (Single-Family Dwelling)	Holy Spirit Catholic Church
<b>W</b>	R-2 (Single-Family Dwelling)	Vacant

**LAND USE AND ZONING:**

	Existing	Proposed
<b>Land Use</b>	RO Treatment Facility	RO Treatment Facility Expansion
<b>Zoning</b>	C-2 (Heavy Commercial)	C-2 (Heavy Commercial)

**Application Description:**

The proposed Horizon Water Subdivision has an existing RO Treatment Plant where applicant proposes to expand later. The site includes five building structures and four water storage tanks to support the operation that is proposed to be expanded. The applicant is not proposing any additional ROW or any dedications of improvements to the city and will continue to use Horizon Blvd. as main access. The expansion triggered rezoning case no. RZ-002523 heard and approved by City Council on August 08, 2023.

**Staff Recommendation:**

At the time that the agenda is posted, staff have not received a revised plat that addresses the staff comments. Therefore, staff will provide their recommendation to the Commission at the meeting.

**Planning Comments:**

1. Include all existing ROW cross sections in the vicinity of the subject property.

**Public Works Director Comments:**

**8/15/2023 1st Review**

1. Missing Benchmark Datum information (see redlines).
2. Parcel location is incorrect by approx. 180ft. from Horizon Blvd.
3. Verify/Update legal description information at west and south side of lot (see redlines).
4. Provide a note stating a driveway will be constructed to have direct access through Horizon Blvd. Currently there is no driveway.
5. Show existing improvements.
6. Address is incorrect and will need to be provided. Address review/approval by the El Paso County 9-1-1 District is required during final plat review.
7. Show drainage pattern and pond calculations.
8. Address the reline comments. See redlines below.

**Town Engineer Comments:**

Horizon Water

Summary of Recommended Conditions for Preliminary Plat Approval:

The Town Engineer recommends the following:

1. Address redlines, and comments provided on the plat.
2. Verify the school district and address of tract location.
3. Location and size of existing utilities shall be shown on preliminary plats.
4. Provide angles (symbol) in the Metes and Bounds descriptions, as red lined in the plat.
5. Provide dimensions to all utility easements called out on the plat.
6. Provide a closure report for the subdivision to ensure closure.
7. Provided document numbers and dates per PLAT NOTES AND RESTRICTIONS, Item No.3.

**School District Comments:**

No objections

**El Paso County 9-1-1 District:**

The address is out of range for this area as there is an address of 14600 Horizon Blvd to the south and 14651 immediately adjacent to the east of this property.

**El Paso Electric:**

No objections

**Additional Requirements:**

**Attachments:**

- 1 - Aerial
- 2 - Zoning Map
- 3 - Location Map
- 4 - Preliminary Plats
- 5 - ROW Cross Section
- 6 - Preliminary Plat Application

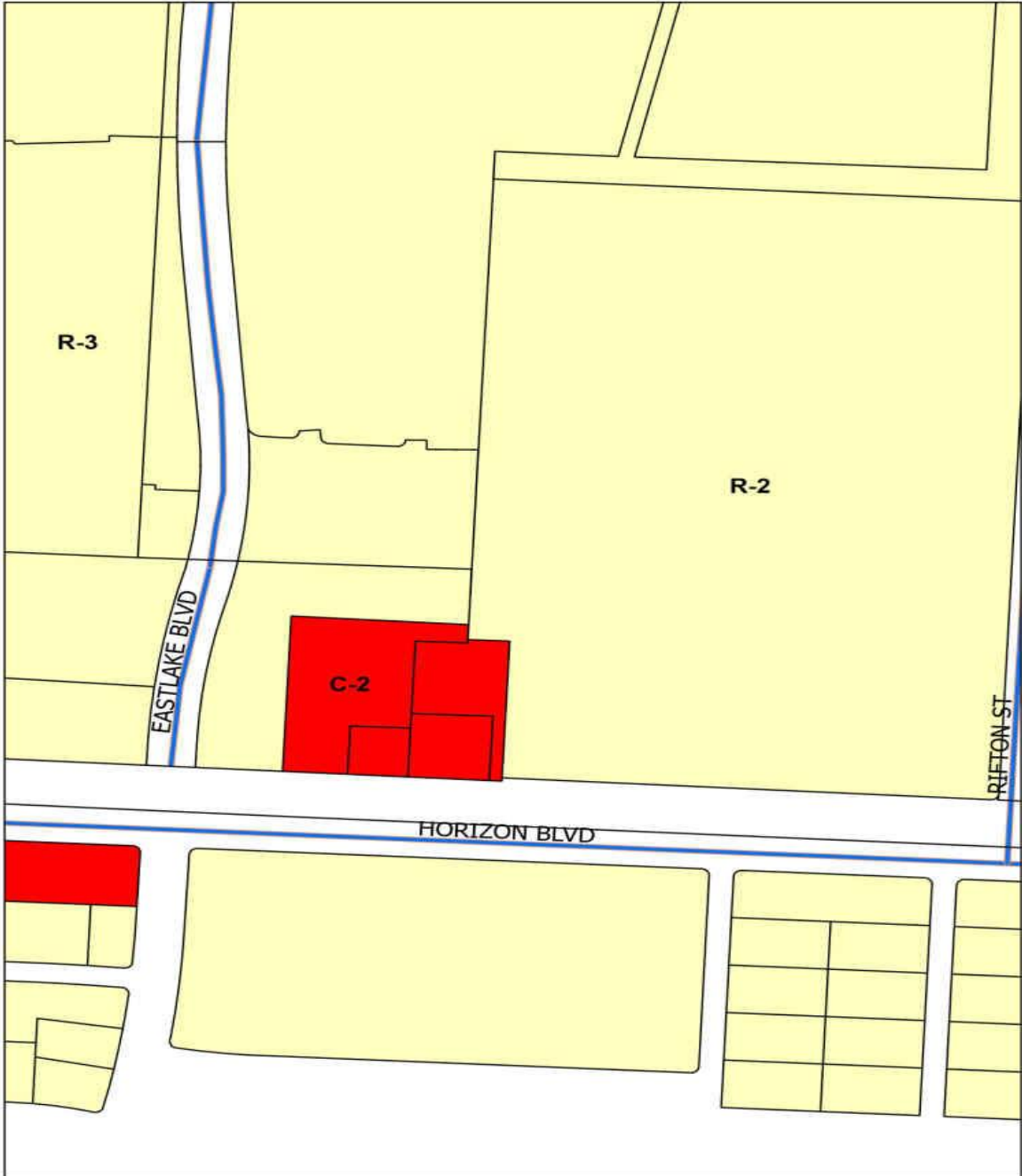
Attachment 1: Aerial

**PLANNING & ZONING COMMISSION  
HORIZON WATER PRELIMINARY PLAT  
CASE NO. SUB-002528-2023**



Attachment 2: Zoning Map

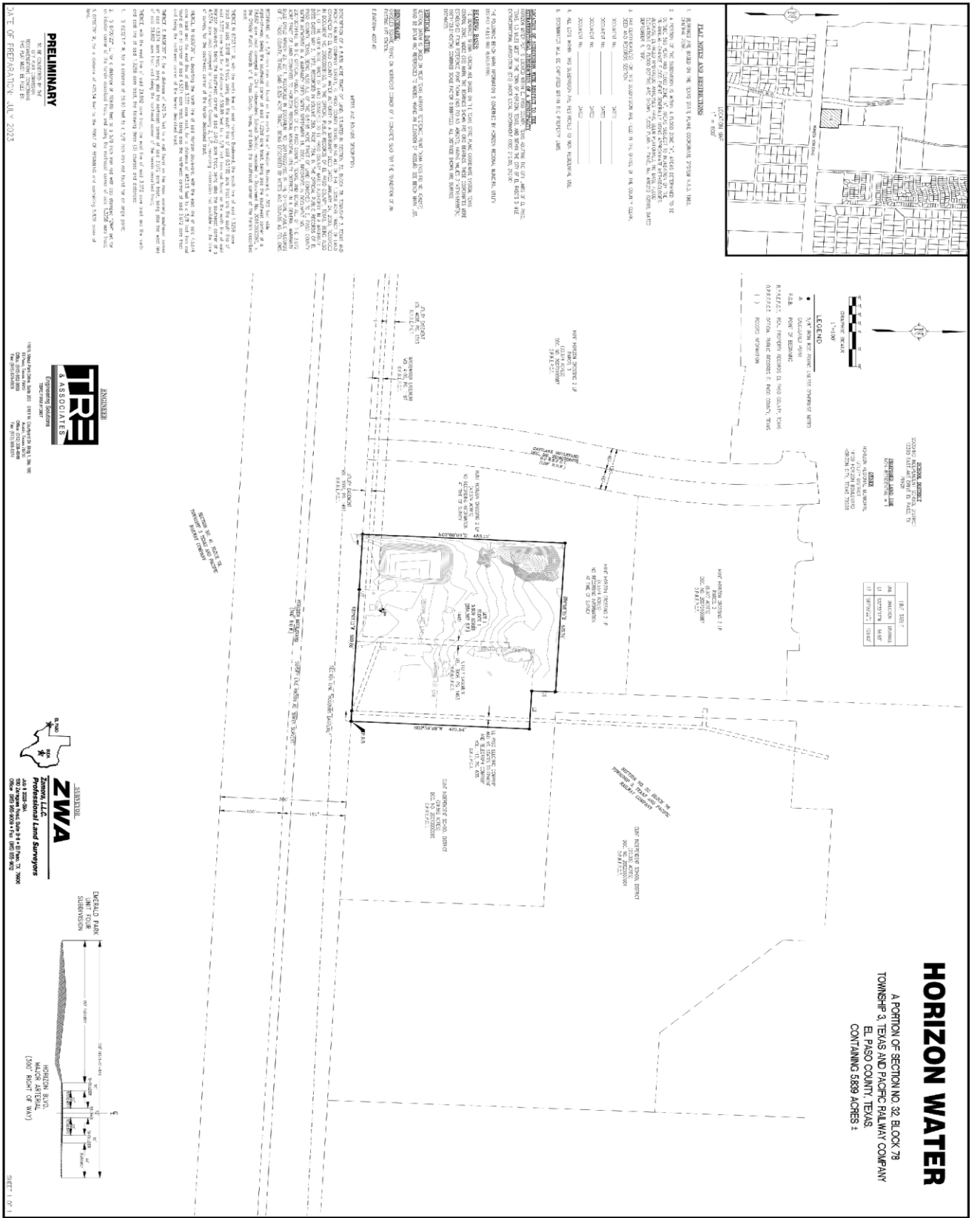
**Planning & Zoning Commission  
Horizon Water Preliminary Plat  
SUB-002528-2023**



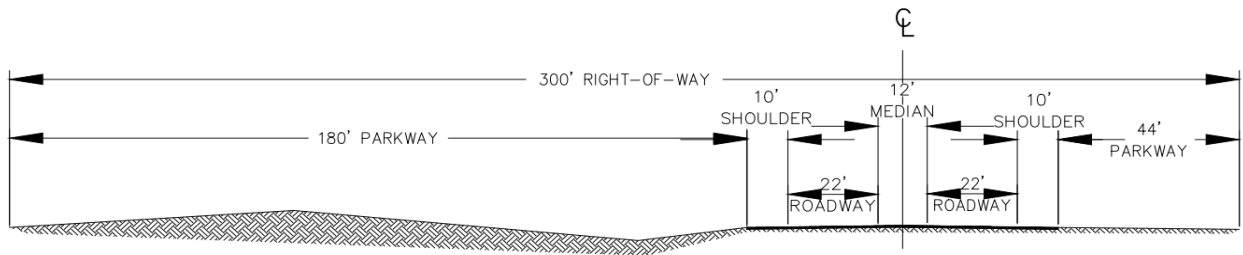
**Attachment 3- Location Map**



# Attachment 4- Preliminary Horizon Water



**Attachment 5 – Existing ROW Cross Section**



HORIZON BLVD.  
MAJOR ARTERIAL  
(300' RIGHT OF WAY)

**Attachment 6 – Application Preliminary Plat**



**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: Horizon Water SUBMITTAL DATE: July 13, 2023

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)  
 A PORTION OF SECTION NO. 32, BLOCK 78 TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY  
 EL PASO COUNTY, TEXAS CONTAINING 5.839 ACRES +/-

2. PROPERTY LAND USES:

	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	_____	_____	OFFICE	_____	_____
DUPLEX	_____	_____	STREET & ALLEY	_____	_____
APARTMENT	_____	_____	PONDING & DRAINAGE	_____	_____
MOBILE HOME	_____	_____	INSTITUTIONAL	_____	_____
P.U.D.	_____	_____	OTHER	_____	_____
PARK (Min 1 acre)	_____	_____	NON-RESIDENTIAL	<u>5.839</u>	<u>1</u>
SCHOOL	_____	_____		_____	_____
COMMERCIAL	_____	_____	TOTAL NO. SITES	_____	<u>1</u>
INDUSTRIAL	_____	_____	TOTAL (GROSS) ACREAGE	<u>5.839</u>	_____

3. WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? R2 PROPOSED ZONING C2

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) Sheet flow to a retention pond

7. IF SINGLE-FAMILY OR DUPLEX DEVELOPMENT IS PROPOSED: AVERAGE FLOOR AREA OF HOUSES N/A

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  N/A

11. REMARKS AND/OR EXPLANATION OF SPECIAL CIRCUMSTANCES: N/A

12. WILL PLAT BE RECORDED PRIOR TO SUBDIVISION IMPROVEMENTS BEING COMPLETED & APPROVED?  YES  NO  N/A INITIALS K.B.  
 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 K.B. IF YES, PLEASE SUBMIT COPY.

14. OWNER OF RECORD Horizon Regional Municipal Utility District carlos.mcginis@inframark.com (915) 852-3917  
 (NAME & ADDRESS) (EMAIL) (PHONE)

15. DEVELOPER Horizon Regional Municipal Utility District carlos.mcginis@inframark.com (915) 852-3917  
 (NAME & ADDRESS) (EMAIL) (PHONE)

16. ENGINEER TRE and Associates, LLC kbarraza@tr-eng.com (915) 852-9093  
 (NAME & ADDRESS) (EMAIL) (PHONE)

17. APPLICANT TRE and Associates, LLC kbarraza@tr-eng.com (915) 852-9093  
 (NAME & ADDRESS) (EMAIL) (PHONE)

18. REP/POINT OF CONTACT Karen Barraza 110 Mesa Park Dr., Ste. 200 kbarraza@tr-eng.com (915) 852-9093  
 (NAME & ADDRESS) (EMAIL) (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 K.B.

Applicant Signature \_\_\_\_\_

EMAIL kbarraza@tr-eng.com

**APPLICATION MUST BE COMPLETE & VALIDATED PRIOR TO SUBDIVISION PROCESSING**

Acceptance of fee does not grant acceptance of application.

Non Refundable Deposit \$500.00 | Application Fee: \$100