



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

**Case No.:** RP-002511-2022  
**Subdivision Name:** Horizon Town Center Unit 2 Replat "B"  
**Application Type:** Replat Subdivision Application  
**P&Z Hearing Date:** October 11, 2022  
**Staff Contact:** Art Rubio, Planner  
915-852-1046 ext.407; arubio@horizoncity.org

**Address/Location:** Subdivision is southwest of the Wal-Mart Supercenter development  
**Legal Description:** Lots 3, 4 and 5, Block 21, Horizon Town Center Unit Two Subdivision, Town of Horizon City, El Paso County, Texas  
**Acreage:** 0.4154 Acres ± (3 lots)  
**Existing Use:** Single-Family Dwellings  
**Existing Zoning:** R-9/CO (Residential – Conditional Overlay)

**Owner/Applicant:** JNC Development LLC  
**Land Surveyor/:** CAD Consulting Co.

**Surrounding Properties**

	<b>Zoning</b>	<b>Land Use</b>
<b>N</b>	C-2 (Commercial) – Vacant	Vacant
<b>E</b>	C-1 (Commercial) - Businesses	Businesses
<b>S</b>	R-9/CO (Residential) - Vacant	Vacant
<b>W</b>	C-2 (Commercial) – Vacant	Vacant

**Future Land Use Designation:** Mixed Use, Town Center  
**Nearest Park:** Desmond "Corky" Corcoran Park  
**Nearest School:** Region 19 Head Start Program

**Application Description:**

The developer is proposing to replat three residential lots from Horizon Town Center Unit Two Subdivision, a 288-lot residential subdivision for single-family development due to a builder error. The lot size is as follows: Lot 3, 0.1388-acre, Lot 4, 0.1387-acre and Lot 5, 0.1378-acre. The existing ponding area measures approximately 83,525 square feet in size. The conditional overlay on this property requires that all single-family residences be at least 1,100 square feet in size, have at least a two-car garage, and have a two-car wide driveway.

**Staff Recommendation:**

Staff recommends **APPROVAL** of the proposed replat subdivision with the condition that all density and dimensional standards and conditions imposed on the initial rezoning are met.

**Planning Comments:**

1. ~~Revise Certificate of Plat Approval, on first line the year shown is 2018.~~
2. ~~Add note: All base zone density and dimensional standards will be met.~~

~~3. Certified Tax Certificates or City of El Paso Tax Assessor statements showing no tax balance is required prior to scheduling item for City Council~~

**Public Works Director Comments:**

COMMENTS FOR HORIZON TOWN CENTER UNIT 2 REPLAT A (Preliminary plat)

- ~~1. Provide closure.~~
- ~~2. Provide Datum on Benchmark.~~
- ~~3. Provide metes and bounds description.~~
- ~~4. Provide adjoining subdivision legal description at the north, south, and west sides of block 25.~~

~~PUBLIC WORKS 9/12/22 Review 1~~

COMMENTS FOR HORIZON TOWN CENTER UNIT 2 REPLAT A (Final plat)

- ~~1. Provide closure.~~
- ~~2. Provide Benchmark with Datum information.~~
- ~~3. Provide metes and bounds description.~~
- ~~4. Provide adjoining subdivision legal description at the north, south, and west sides of block 25.~~

**Town Engineer Comments:**

Horizon Town Center Unit Two-Replat B

Summary of Recommended Conditions for Preliminary Plat Approval:

The Town Engineer recommends the following:

- ~~1. Provide certification that all utilities have approved locations of easements and that service will be provided to development.~~
- ~~2. Provide lot width for Block 21 Lot 3 at the front setback line and for Lot 4 at the back setback line.~~
- ~~3. Show the front setback distance for structure on Lot 3.~~
- ~~4. Provide location of all utilities in the vicinity of the subject area.~~
- ~~5. Provide location and size of water and sewer lines in the subject area.~~
- ~~6. Provide close report for subject area and lots.~~
- ~~7. Provide surface scale factor.~~

Summary of Recommended Conditions for Final Plat Approval:

- ~~1. Provide certification that all utilities have approved locations of easements and that service will be provided to development.~~
- ~~2. Benchmark information was deleted from Final Plat. Put the Benchmark information on the Final Plat~~
- ~~3. Provide close report for subject area and lots.~~
- ~~4. Provide datum use for plat.~~
- ~~5. Provide surface scale factor.~~

**Attachments:**

**Attachment 1 – Zoning Designation Map**

**Attachment 2 – Aerial View Map**

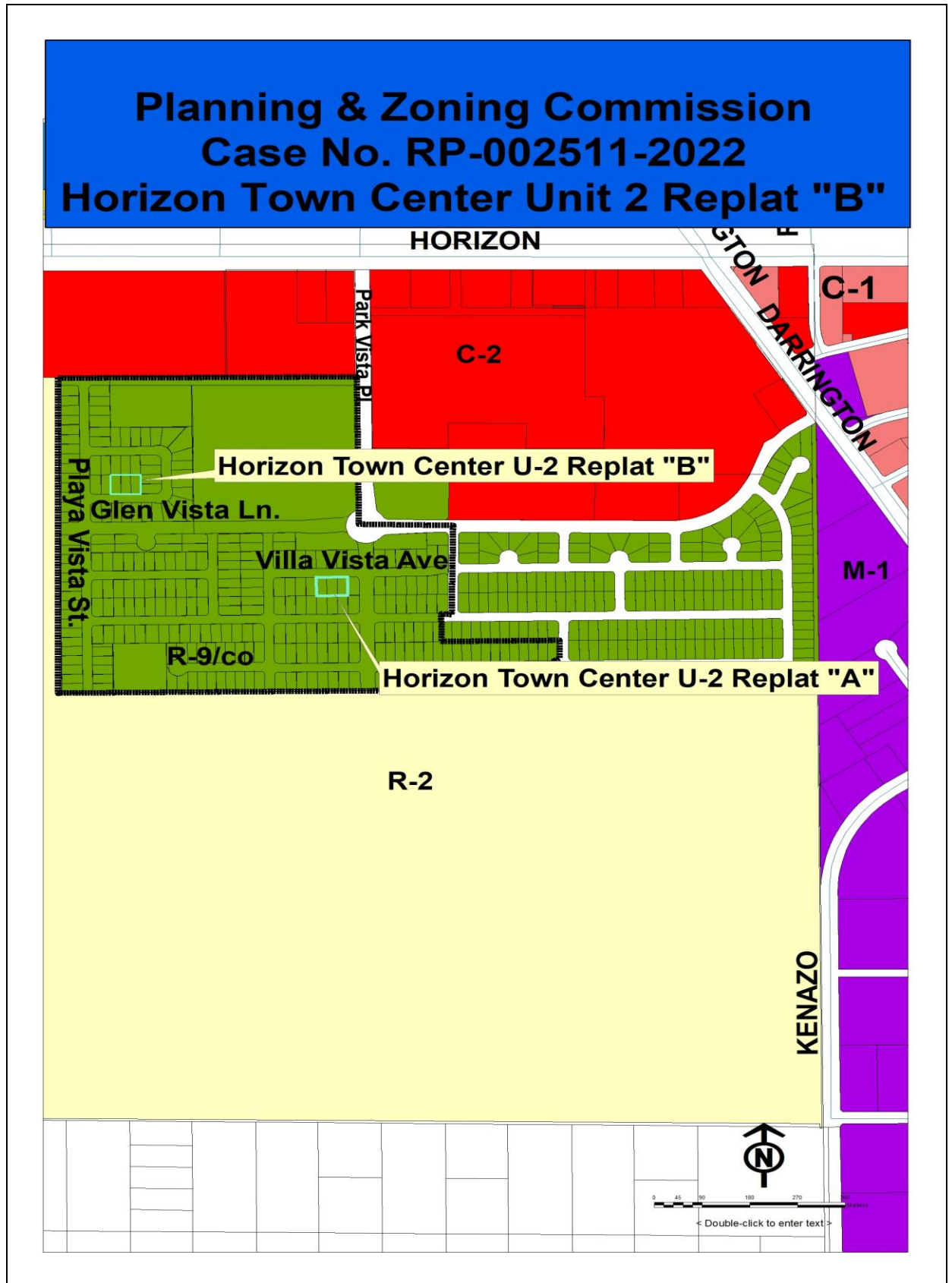
**Attachment 3 – Location Map**

**Attachment 4 – Preliminary Replat**

**Attachment 5 – Final Replat**

**Attachment 6 –Replat Application**

Attachment 1: Zoning Designation Map





**Planning & Zoning Commission  
Case No. RP-002511-2022  
Horizon Town Center Unit 2 Replat "B"**



[illegible]







## Attachment 6: Replat Application



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

RP-002511-2022

### REPLAT APPLICATION

REPLAT B

SUBDIVISION PROPOSED NAME: HORIZON TOWN CENTER UNIT TWO SUBMITTAL DATE: 9-22-22

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)  
LOTS 3, 4 AND 5 BLOCK 21  
HORIZON TOWN CENTER UNIT TWO
2. PROPERTY LAND USES:
 

	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	<u>0.4154</u>	<u>3</u>	OFFICE	_____	_____
DUPLEX	_____	_____	STREET & ALLEY	_____	_____
APARTMENT	_____	_____	PONDING & DRAINAGE	_____	_____
MOBILE HOME	_____	_____	INSTITUTIONAL	_____	_____
P.U.D.	_____	_____	OTHER	_____	_____
PARK	_____	_____		_____	_____
SCHOOL	_____	_____		_____	_____
COMMERCIAL	_____	_____	TOTAL NO. SITES	_____	<u>3</u>
INDUSTRIAL	_____	_____	TOTAL (GROSS) ACREAGE	<u>0.4154</u>	_____
3. WHAT IS THE EXISTING ZONING OF THE ABOVE DESCRIBED PROPERTY? R-9 PROPOSED ZONING \_\_\_\_\_
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
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 ☐
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 N/A  
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 EA IF YES, PLEASE ATTACH COPY.
14. OWNER OF RECORD INC DEVELOPMENT LLC 915-855-1005  
(NAME & ADDRESS) (EMAIL) (PHONE)
15. DEVELOPER \_\_\_\_\_  
(NAME & ADDRESS) (EMAIL) (PHONE)
16. ENGINEER \_\_\_\_\_  
(NAME & ADDRESS) (EMAIL) (PHONE)
17. APPLICANT CAD CONSULTING CO. 915-633-6422  
(NAME & ADDRESS) (EMAIL) (PHONE)
18. REP/POINT OF CONTACT CAD CONSULTING CO. 915-633-6422  
(NAME & ADDRESS) (EMAIL) (PHONE)

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

Applicant Signature [Signature] EMAIL CADCONSULTING1@AOL.COM

APPLICATION MUST BE COMPLETE & VALIDATED PRIOR TO SUBDIVISION PROCESSING  
Acceptance of fee does not grant acceptance of application.  
Non Refundable Deposit \$500 | Application Fees: \$100 | Publishing Fee Deposit (if applicable): \$260