



TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.: RP-002522-2023
Subdivision Name: Horizon Country Club Estates Unit 2 Replat "B"
Application Type: Replat Subdivision Application
P&Z Hearing Date: April 17, 2023
Staff Contact: Art Rubio, Planner
 915-852-1046 ext.407; arubio@horizoncity.org

Address/Location: Replat is located north of Horizon Blvd. and east of Darrington Rd.
Legal Description: A Replat of Portion of Lot 1, Block 3, Horizon Country Club Estates Unit 2 Replat "A", Town of Horizon City, El Paso County, Texas
Acreage: 2.4112 Acres ±
Existing Use: Vacant
Existing Zoning: C-1 (General Commercial)

Owner/Applicant: Angel Beltran Jr. & Compostela, LLC
Land Surveyor/: Conde Inc.
Engineer

Surrounding Properties

	Zoning	Land Use
N	C-1 (General Commercial)/R-4 (Single-Family Dwelling)	Vacant
E	R-4 (Single-Family Dwelling)	Vacant
S	C-1 (General Commercial)	Restaurant/Retail
W	C-1 (General Commercial)/A-1 (Apartments) –	Horizon City

Future Land Use Designation: Mixed Use, Town Center
Nearest Park: Desmond "Corky" Corcoran Park
Nearest School: Desert Hills Elementary School

Application Description:

The applicant is proposing to replat a portion of Lot 1 of Horizon Country Club Estates Unit 2 Replat A in order to remove plat note 13 which prohibits access through Rossman Dr. and Delake Dr. and to dedicate an access and utility & drainage easement. The subject property is approximately 2.4112 ± acres in size and is zoned C-1 (General Commercial). Based on the applicant's proposed commercial uses, access from Delake and Rossman is needed.

Staff Recommendation:

Staff recommends **APPROVAL** of the proposed replat subdivision and has no objection to the proposed removal of the access prohibition or dedication of access, utility, and drainage easements.

Planning Comments:

No Comments

Public Works Director Comments:

HORIZON COUNTRY CLUB ESTATES U-2REPLAT B (Preliminary Plat)

Review #1 3/31/2023

On the 43ft and 20ft. access, utility and drainage easement provide instrument number. See redlines on PLAT as PRELIMINARY PLAT'S metes and bounds description must match this plat. See note 6 PLAT redlines.

HORIZON COUNTRY CLUB ESTATES U-2 REPLAT B (Final Plat) Review #1 3/28/2023

1. On the 43ft and 20ft. access, utility and drainage easement provide instrument number.
2. Emigrant Rd. located at the east side of the lot will need to be renamed. Portion of the street will be developed by this project leaving multiple Emigrant Roads. North side Emigrant Rd. name shall remain. See Ordinance section 4.3.2.2
3. Missing address in Lot 5, Block 23.
4. El Paso County 9-1-1 District approval is required for all lot addresses.
5. Provide Closure with metes and bounds description.
6. See redlines.

Town Engineer Comments:

Horizon Country Club Estates Unit Two Replat B

Summary of Recommended Conditions for Preliminary Plat Approval:

2. The Town Engineer recommends the following:
3. Address red lines on plat.
4. Confirm distance. Metes and Bounds 82.40' conflicts with boundary line distance of 56.02'. Adjust plat.
5. Confirm acreage. Metes and Bounds 24.11 acres vs 7.79 acres shown in legal description. Adjust plat.
6. Provide detail as per called out in plat.
7. Verify block number in legal description. Block 23?

Horizon Country Club Estates Unit Two Replat B

Summary of Recommended Conditions for Final Plat Approval:

The Town Engineer recommends the following:

1. Address redlines on plat.
2. Confirm distance. Metes and Bounds 82.40' conflicts with boundary line distance of 56.02'. Adjust plat.
3. Confirm acreage. Metes and Bounds 24.11 acres vs 7.79 acres shown in legal description. Adjust plat.
4. Verify Block number in legal description on face of plat. Block 23...?

El Paso Electric Co.

We have no comments for Horizon Country Club Estates Unit Two Replat B. Easements noted are acceptable.

Attachments:

Attachment 1 – Zoning Designation Map

Attachment 2 – Aerial View Map

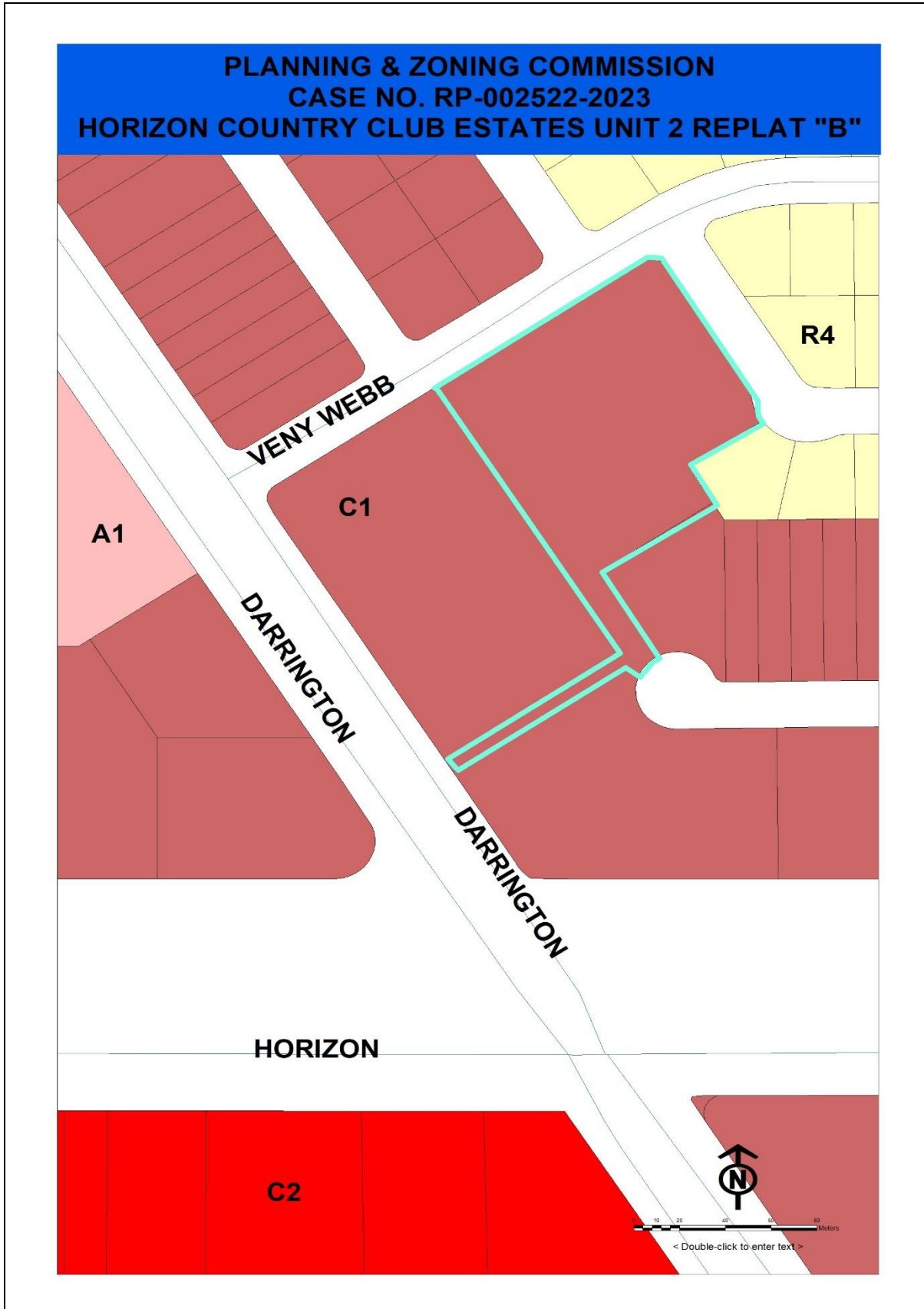
Attachment 3 – Location Map

Attachment 4 – Preliminary Replat

Attachment 5 – Final Replat

Attachment 6 – Replat Application

Attachment 1: Zoning Designation Map



Attachment 2: Aerial View Map

**PLANNING & ZONING COMMISSION
CASE NO. RP-002522-2023
HORIZON COUNTRY CLUB ESTATES UNIT 2 REPLAT "B"**



Attachment 6: Replat Application



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

RP-002522-2023
REPLAT APPLICATION

SUBDIVISION PROPOSED NAME: Horizon Country Club Estates Unit 2 Replat "B" SUBMITTAL DATE: March 20, 2023

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)
Being a Replat of Portion of Lot 1, Block 3, Horizon Country Club Estates Unit 2 Replat "B"

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	_____	_____	_____	_____	_____
SCHOOL	_____	_____	_____	_____	_____
COMMERCIAL	<u>2.4112</u>	<u>1</u>	TOTAL NO. SITES	_____	<u>1</u>
INDUSTRIAL	_____	_____	TOTAL (GROSS) ACREAGE	<u>2.4112</u>	_____

3. WHAT IS THE EXISTING ZONING OF THE ABOVE DESCRIBED PROPERTY? N/A PROPOSED ZONING N/A
4. WILL THE RESIDENTIAL SITES, AS PROPOSED, PERMIT DEVELOPMENT IN FULL COMPLIANCE WITH ALL ZONING REQUIREMENTS OF THE EXISTING RESIDENTIAL ZONE(S)? YES NO N/A
5. WHAT TYPE OF UTILITY EASEMENTS ARE PROPOSED? UNDERGROUND OVERHEAD COMBINATION
6. WHAT TYPE OF DRAINAGE IS PROPOSED? (IF APPLICABLE LIST MORE THAN ONE) On site ponding
7. IF SINGLE-FAMILY OR DUPLEX DEVELOPMENT IS PROPOSED: AVERAGE FLOOR AREA OF HOUSES _____
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 AB
 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 AB IF YES, PLEASE ATTACH COPY.

14. OWNER OF RECORD Angel Beltran Jr. & Compostela, LLC 750 Linda, El Paso, Texas 79922 915-526-3898
(NAME & ADDRESS) (EMAIL) (PHONE)

15. DEVELOPER Angel Beltran Jr. & Compostela, LLC 750 Linda, El Paso, Texas 79922 915-526-3898
(NAME & ADDRESS) (EMAIL) (PHONE)

16. ENGINEER Conde, Inc. 6080 Surety Dr., Ste. 100 El Paso, TX 79905 cconde@condeinc.com 915-592-0283
(NAME & ADDRESS) (EMAIL) (PHONE)

17. APPLICANT Angel Beltran Jr. & Compostela, LLC 750 Linda, El Paso, Texas 79922 915-526-3898
(NAME & ADDRESS) (EMAIL) (PHONE)

18. REP/POINT OF CONTACT Conde, Inc. 6080 Surety Dr., Ste. 100 El Paso, TX 79905 cconde@condeinc.com 915-592-0283
(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 AB

Applicant Signature [Signature] EMAIL cliamonte@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): \$200