



TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.: SDP25-0004 Horizon Manor Unit Three Replat A

Application Type: Preliminary Replat Application
P&Z Hearing Date: September 15, 2025
Staff Contact: Art Rubio, Chief Planner
915-852-1046, Ext. 407; arubio@horizoncity.org

Address/Location: North of Opossum Cir. and West of Duanesburg St
Property ID Nos.: H79100300900190
Legal Description: A portion Lot 19, Block 9, Horizon Manor Unit Three, Horizon, El Paso County, Texas.
Property Owner: JPD Properties, LLC
Applicant/Rep.: SLI Engineering
Nearest Park: Golden Eagle Park
Nearest School: Frank Macias Elementary School

SURROUNDING PROPERTIES:		
	Zoning	Land Use
N	R-3	Residential
E	R-9	Residential
S	R-3	Residential
W	R-8	Residential
LAND USE AND ZONING:		
	Existing	Proposed
Land Use	Ponding	Residential Subdivision / Pond
Zoning	R-2 Residential	R-2 Residential

Application Description:

Preliminary Subdivision:

The proposed preliminary residential subdivision includes 16 lots for single-family residential development, the smallest lot measuring approximately 5,713.38 sq. ft. and the largest lot measuring approximately 6,498.41 sq. ft

Parkland Dedication and Fees

The density proposed by the applicant does not require parkland dedication. Parks fees in the amount of \$6,400 is required for 16 proposed lots at \$400.00 per unit, pursuant to Chapter 10 Subdivision Ordinance, Section 2.8 Parkland Dedication and Fees in Lieu.

Staff Recommendation:

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

Planning Division Comments:

- ~~1. Missing square footage of each proposed residential lot.~~
- ~~2. Please call out lot depth and width for each proposed residential lot.~~

Town Engineer Comments:

- ~~1. In accordance with Town of Horizon City Subdivision Ordinance 4.2.2.2, show key plan.~~
- ~~2. In accordance with Town of Horizon City Subdivision Ordinance 4.2.2.5, show pertinent existing utilities on adjacent roads such as water and sewer mains with respective sizes.~~
- ~~3. In accordance with Town of Horizon City Subdivision Ordinance 4.2.2.5, show the total acreage of each lot is to be indicated below the lot number.~~

El Paso 9-1-1 District Comments:

El Paso County

TxDOT Comments:

El Paso Electric Company:

~~Please add a 10' wide utility easement to the front of the lots.~~

Texas Gas Service:

In reference to case Replat Application for "Horizon Manor Unit Three Replat "A", Texas Gas Service does not have any comments.

El Paso Natural Gas / Kinder Morgan:

Clint ISD:

El Paso Central Appraisal District Comments (EPCAD):

Please see attached map for comments for Horizon Manor #3 replat A from Central Appraisal

- ~~1. Need to change lot numbers and keep Block 9~~



HRMUD:

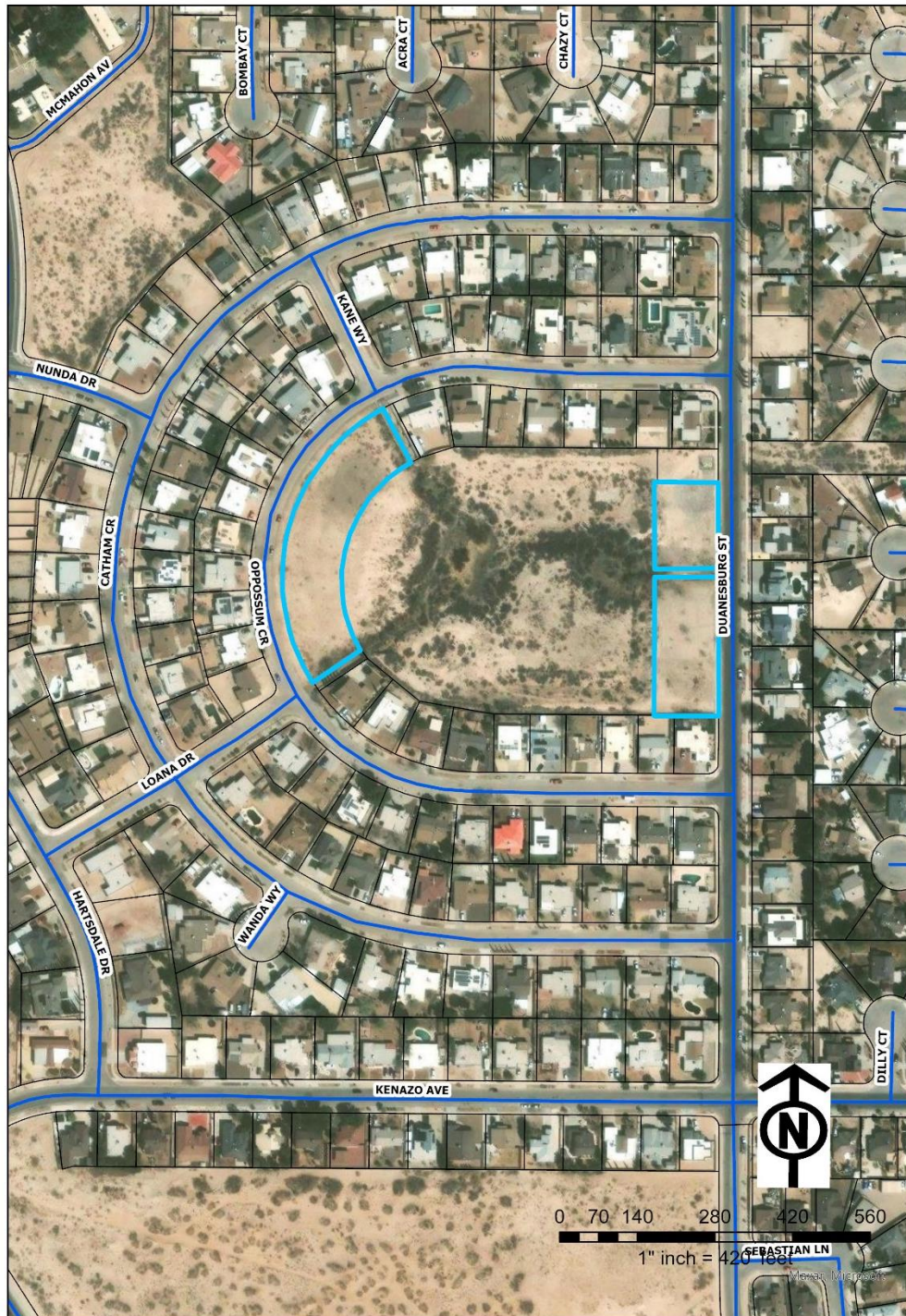
1. Developer must apply for service application to determine system capacities and confirm additional improvements/extensions to serve the proposed development
- ~~2. Horizon regional mud on note no. 9~~

Attachments:

- 1 - Aerial**
- 2 - Zoning Designation Map**
- 3 - Location Map**
- 4 - Preliminary Plat**
- 5 - Existing Right-of-Way Cross Sections**
- 6 - Replat Application**

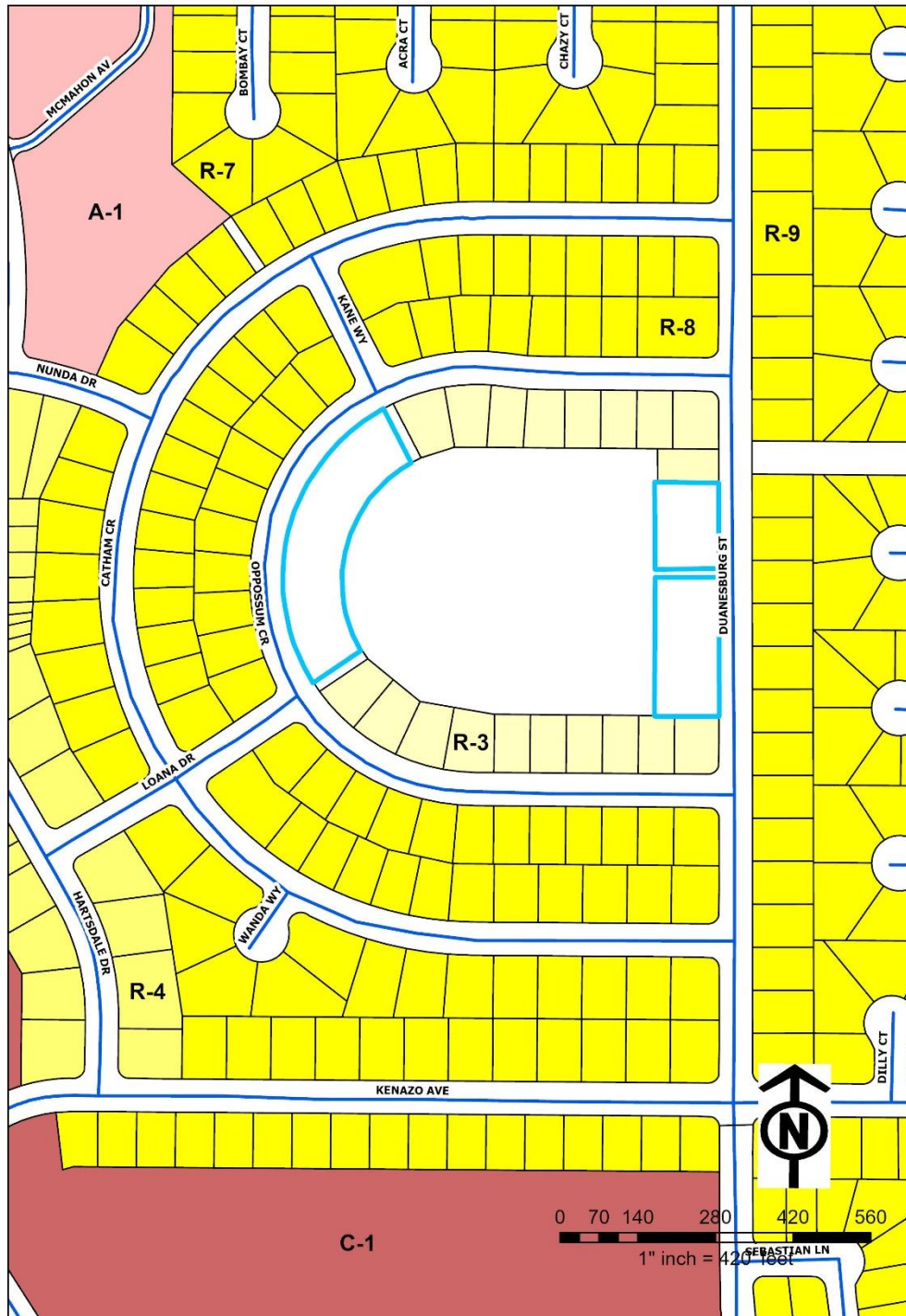
Attachment 1: Aerial Map

**Planning & Zoning Commission
Horizon Manor Unit Three Replat "A"
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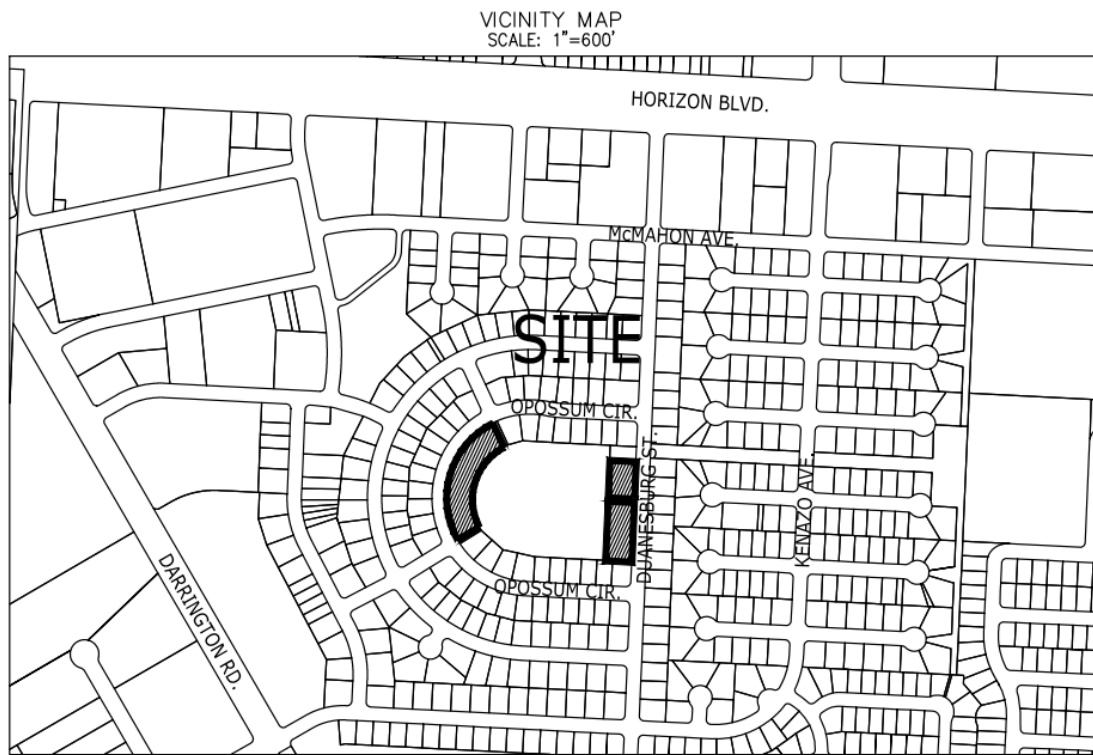


Attachment 2: Zoning Designation Map

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Attachment 3: Location Map



HORIZON MANOR
UNIT THREE REPLAT "A"

IS A REPLAT OF A PORTION OF LOT 19, BLOCK 9,
HORIZON MANOR UNIT THREE
HORIZON, EL PASO COUNTY, TEXAS.
CONTAINING: 2.2603 ACRES ±

[illegible]

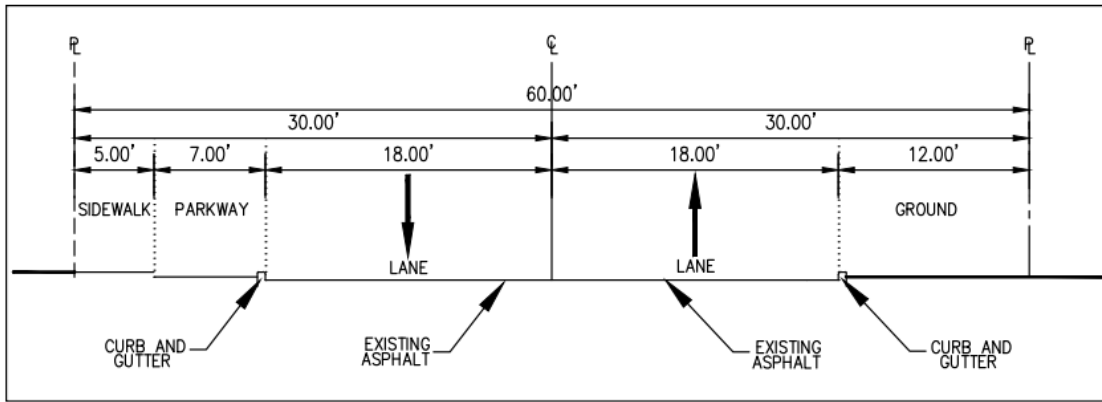
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS
AND ARCHITECTS
6, RIVER ROAD

PRELIMINARY PLAT

SLI ENGINEERING, INC.
OVAL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - CONSTRUCTION MANAGEMENT
4450 WESTING DR. - EL PASO, TEXAS - 79912 - (915) 584-4457

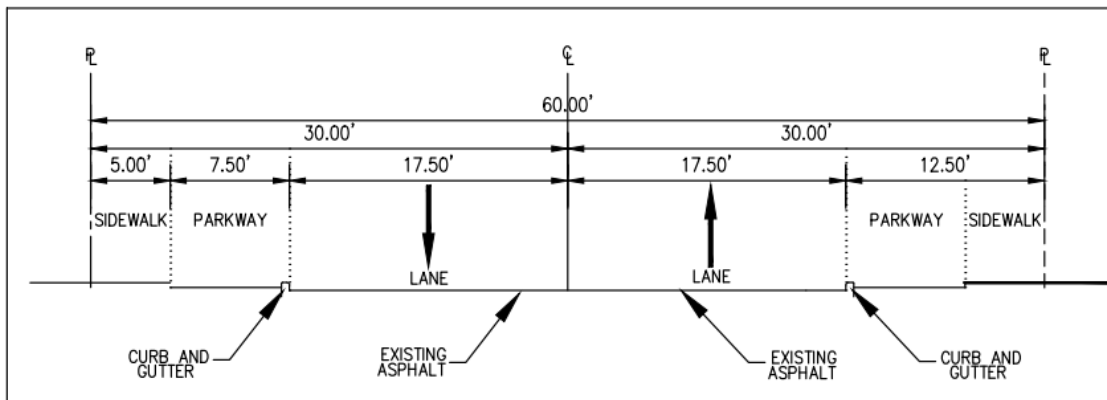
3 OF 3

Attachment 5: Existing Right-of-Way Cross Sections



OPOSSUM CIRCLE "A - A"

LOCAL STREET
SCALE: 1"=10'



DUANESBURG STREET "B - B"

LOCAL STREET
SCALE: 1"=10'

Attachment 6: Replat Application



14999 Darrington Road
Horizon City, Texas 79928
Phone 915-852-1046 Fax 915-852-1005

REPLAT APPLICATION

SUBDIVISION PROPOSED NAME: HORIZON MANOR UNIT THREE REPLAT A

SUBMITTAL DATE: 7-21-2025

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)
BEING A REPLAT OF LOT 19, BLOCK 9, HORIZON MANOR UNIT THREE, THORIZON CITY, TEXAS.

2. PROPERTY LAND USES:

	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	<u>2.2603</u>	<u>16</u>	OFFICE	_____	_____
DUPLEX	_____	_____	STREET & ALLEY	_____	_____
APARTMENT	_____	_____	PONDING & DRAINAGE	_____	_____
MOBILE HOME	_____	_____	INSTITUTIONAL	_____	_____
P.U.D.	_____	_____	OTHER	_____	_____
PARK	_____	_____		_____	_____
SCHOOL	_____	_____		_____	_____
COMMERCIAL	_____	_____	TOTAL NO. SITES	<u>2.2603</u>	<u>16</u>
INDUSTRIAL	_____	_____	TOTAL (GROSS) ACREAGE	<u>2.2603</u>	

3. WHAT IS THE EXISTING ZONING OF THE ABOVE DESCRIBED PROPERTY? R-8 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) REGIONAL POND
7. IF SINGLE-FAMILY OR DUPLEX DEVELOPMENT IS PROPOSED: AVERAGE FLOOR AREA OF HOUSES 2200 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 _____
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 _____ IF YES, PLEASE ATTACH COPY.
14. OWNER OF RECORD JPD PROPERTIES, JOHN DELSLONGCHAMPS 517 S Festival , 79912 , jpdproperties@outlook.com, 915 433 6473
(NAME & ADDRESS) (EMAIL) (PHONE)
15. DEVELOPER SAME
(NAME & ADDRESS) (EMAIL) (PHONE)
16. ENGINEER SLI ENGINEERING, INC. 6600 WESTWIND 79912 GHALLOUL@SLI-ENGINEERING.COM 915 584 4457
(NAME & ADDRESS) (EMAIL) (PHONE)
17. APPLICANT SAME AS OWNER
(NAME & ADDRESS) (EMAIL) (PHONE)
18. REP/POINT OF CONTACT GEORGES HALLOUL ghalloul@sl-engineering.com 915 584 4457
(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 GH

Applicant Signature [Signature] EMAIL jpdproperties@outlook.com

APPLICATION MUST BE COMPLETE & VALIDATED PRIOR TO SUBDIVISION PROCESSING

Acceptance of fee does not grant acceptance of application.

Non Refundable Deposit \$800 | Application Fees: \$1600 | Publishing Fee Deposit for Residential