



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

**Case No.:** SUC23-0001, HW8140

**Application Type:** Preliminary & Final Subdivision Plat Applications  
**P&Z Hearing Date:** September 12, 2023  
**Staff Contact:** Art Rubio, Planner  
 915-852-1046, Ext. 407; arubio@horizoncity.org

**Address/Location:** 501 Darrington Rd., West of Darrington and South of Blair Dr.  
**Property ID No.:** X57800034200755  
**Legal Description:** Tract 5-D, Block 78, Texas and Pacific Railway Company Survey and Tract 1-H, Block 78, Texas and Pacific Railway Company Survey, Town of Horizon City, El Paso County, Texas, approximately 1-acre ±

**Property Owner:** HW8140 North Loop, LLC  
**Representative:** Atlas Engineering and Management  
**Nearest Park:** Golden Eagle Park  
**Nearest School:** Frank Macias Elementary School

**SURROUNDING PROPERTIES:**

	Zoning	Land Use
<b>N</b>	M-1 (Light Industrial)	Warehousing
<b>E</b>	R-9 (Single-Family Dwelling)	Frank Macis Elementary, Residential
<b>S</b>	M-1 (Light Industrial)	Warehousing
<b>W</b>	M-1 (Light Industrial)	Warehousing

**LAND USE AND ZONING:**

	Existing	Proposed
<b>Land Use</b>	Vacant Building	Commercial
<b>Zoning</b>	M-1 (Light Industrial/SUP)	Commercial Development

**Application Description:**

*Preliminary and Final Subdivision:*

The applicant is requesting to subdivide the subject property into a commercial subdivision. The proposed subdivision includes one 1-acre lot for commercial development. The site has existing structures which have not been in use and the new owner proposes to renovate the existing structure and expand as a commercial shopping center which triggered a subdivision as the property is currently in survey tract form. Pursuant to Horizon City Municipal Code, Subdivision Ordinance, no permit may be issued without the submittal and approval of a subdivision plat. The applicant submitted a Land Development Exemption Determination, and the final determination was that the property did not meet any exemptions from platting and a subdivision plat is required.

In accordance with Chapter 212 of the Texas Local Government Code, public notice on preliminary and final subdivisions is not required. In addition, the applicant is not required to erect signs notifying the public of the proposed subdivision on the subject property.

**Staff Recommendation:**

Staff recommends approval subject to all pending comments being addressed prior to City Council.

**Planning Division Comments:**

**Preliminary Plat:**

1. Verify legal description and spell out on heading on Preliminary and Final Plat.
2. What additional ROW is being dedicated?
3. Include existing cross sections for Blair and Darrington on Preliminary Plat.
4. Verify and correct legal description on notes, i.e., Tract not Track.

**Public Works Director Comments:**

HW8140

PRELIMINARY PLAT (1ST review 9/12/2023)

1. Show location of water courses, ravines, present structures and other features pertinent to subdivision. Provide the total flow for that specific watershed area. The parcel will need to have a pond. Provide pond capacity calculations. Callout/Show existing improvements.
2. Provide a note stating "Grading plan/permit is required at the time of the Building permit"
3. Provide a note stating that this parcel is subject to onsite ponding requirements.
4. On plat notes provide all the utilities service information.
5. Edit note#3 as all easement pertaining to this parcel must be shown.
6. Missing Benchmark/Datum information.
7. Legend is missing contour line information, OHE, and other information. Callout as existing improvements.

HW8140

FINAL PLAT (1ST review 9/12/2023)

1. Provide Closure with metes and bounds description.
2. Provide a note stating "Grading plan/permit is required at the time of the Building permit"
3. Provide a note stating that this parcel is subject to onsite ponding requirements.
4. On plat notes provide all the utilities service information.
5. Edit note#3 as all easement pertaining to this parcel must be shown.
6. Missing Benchmark/Datum information.
7. Pending approval from El Paso 911 district on current address.

**Town Engineer Comments:**

Pending

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

No comments

**TxDOT Comments:**

No comments

**El Paso Central Appraisal District Comments:**

Need the following revisions, add Lot and Block number.

**El Paso Electric Company:**

We have no comments for the plat HW8140.

**Texas Gas:**

No impact for El Paso Natural Gas

**Clint Independent School District:**

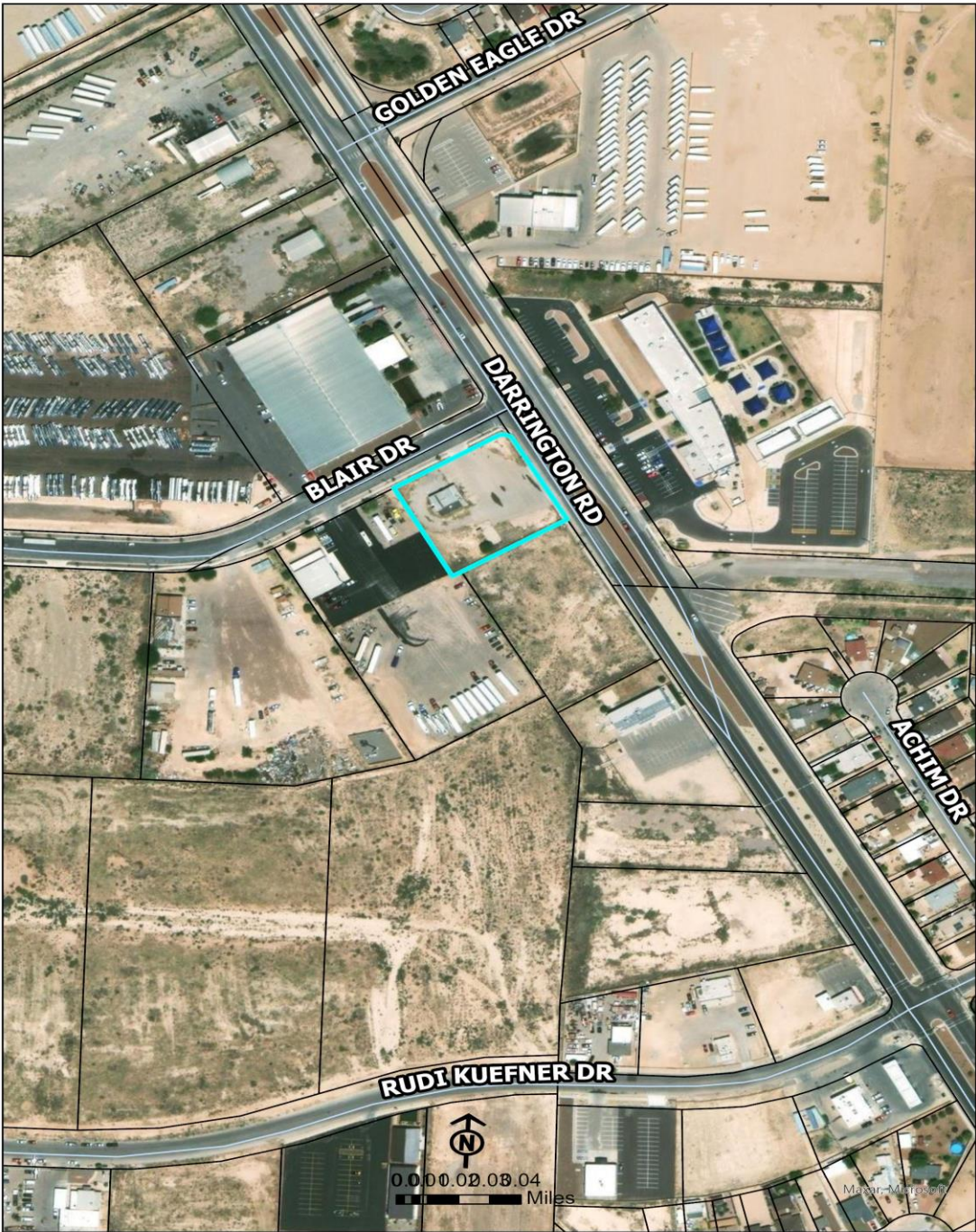
Clint ISD takes no exception to what is presented.

**Attachments:**

- 1 - Aerial
- 2 – Zoning Designation Map
- 3 - Location Map
- 4 – Preliminary Plat
- 5 – Final Plat
- 6 – Preliminary Plat Application
- 7 – Final Plat Application
- 8 – Street Cross Sections

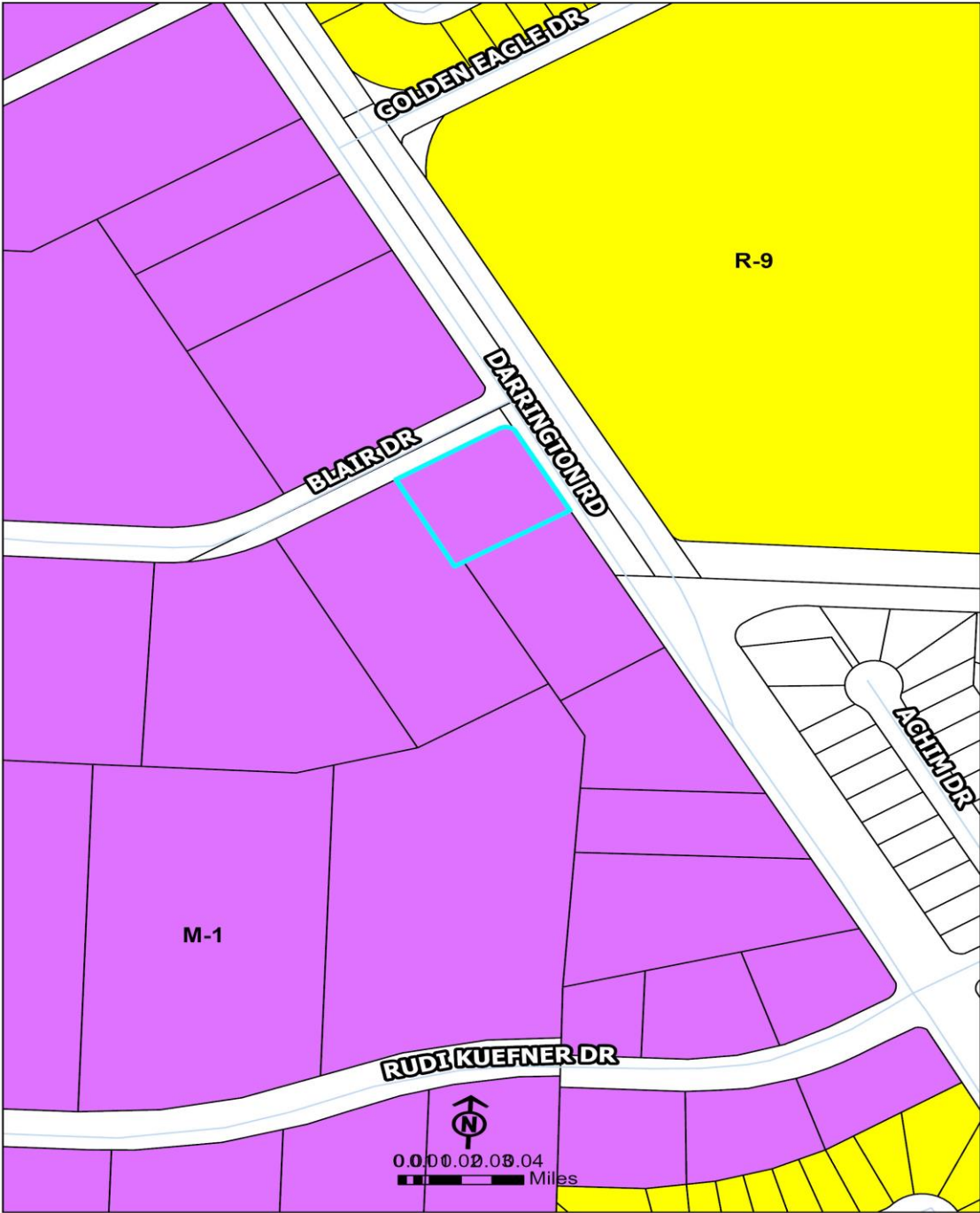
**Attachment 1: Aerial Map**

**Planning & Zoning Commission  
HW8140 Preliminary & Final Plat  
SUC23-0001**



Attachment 1: Zoning Designation Map

**Planning & Zoning Commission  
HW8140 Preliminary & Final Plat  
SUC23-0001**

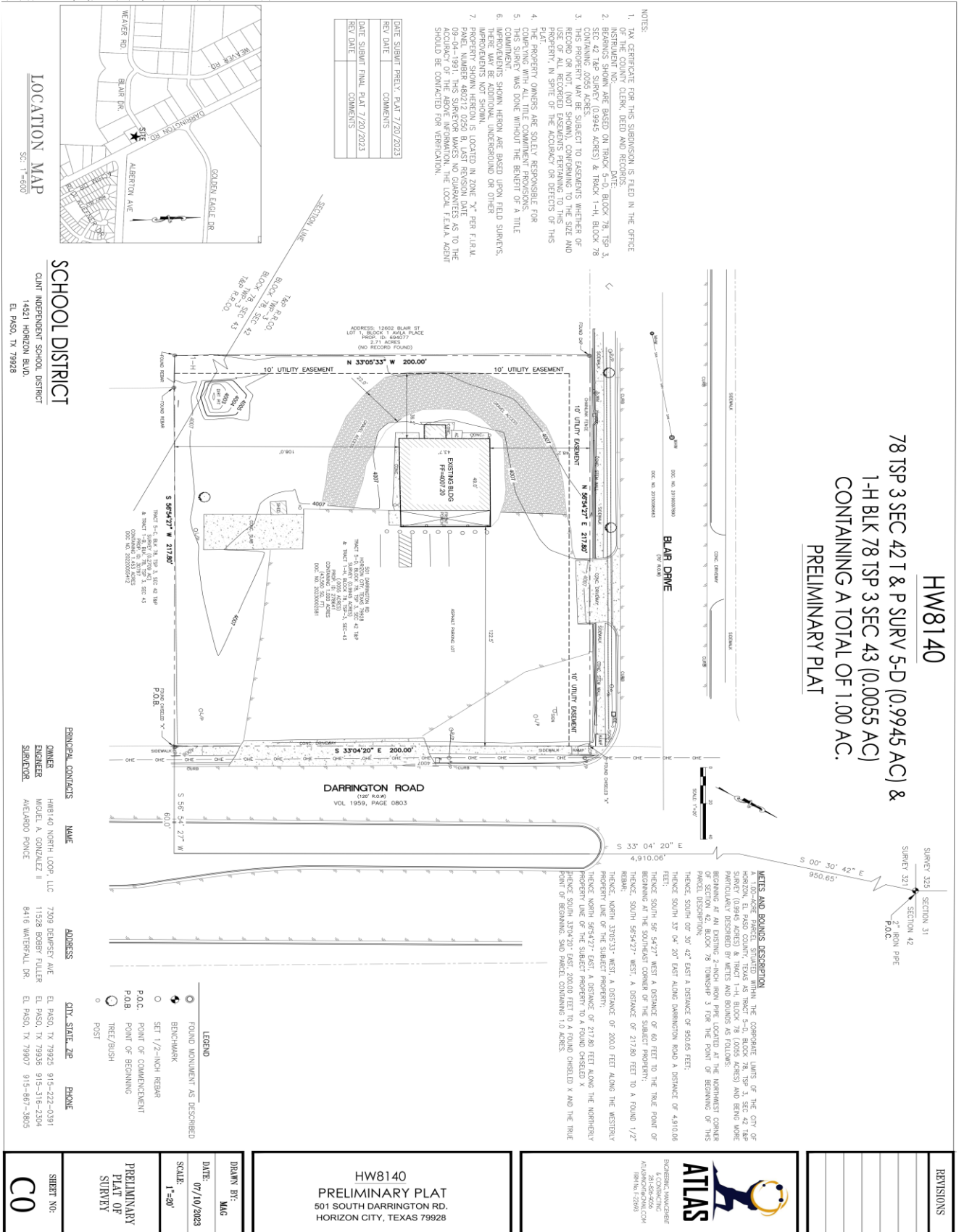


**Attachment 3: Location Map**



LOCATION MAP  
SC: 1"=600'

# Attachment 4: Preliminary Subdivision Plat



**HW8140**  
**78 TSP 3 SEC 42T & P SURV 5-D (0.9945 AC) &**  
**1-H BLK 78 TSP 3 SEC 43 (0.0055 AC)**  
**CONTAINING A TOTAL OF 1.00 AC.**  
**PRELIMINARY PLAT**



**SCHOOL DISTRICT**  
 CLINT INDEPENDENT SCHOOL DISTRICT  
 14521 HORIZON BLVD.  
 EL PASO, TX 79928

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY, STATE, ZIP	PHONE
OWNER	HW8140 NORTH LOOP, LLC	7309 DEWSEY AVE	EL PASO, TX 79925	915-222-0391
ENGINEER	MOJIB A. GONZALEZ II	11528 BOBBY FULLER	EL PASO, TX 79936	915-316-2304
SURVEYOR	AMELHARD PONCE	8416 WATERFALL DR.	EL PASO, TX 79907	915-817-2805

**LEGEND**

- FOUND MONUMENT AS DESCRIBED
- BENCHMARK
- SET 1/2-INCH REBAR
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- TREE/BUSH
- POST

**SCALE:** 1"=50'

**DATE:** 07/10/2023

**DRAWN BY:** MAG

**SHEET NO.:** C0

**PRELIMINARY PLAT OF SURVEY**

**DATE SUBMIT PRELY PLAT 7/20/2023**

**REV DATE**      **COMMENTS**

**DATE SUBMIT FINAL PLAT 7/20/2023**

**REV DATE**      **COMMENTS**

- NOTES:**
- TAX CERTIFICATE FOR THIS SUBDIVISION IS FILED IN THE OFFICE OF INSTRUMENTS AND CLERK, DEED AND RECORD DATE.
  - BEARINGS SHOWN ARE BASED ON TRACK 5-0, BLOCK 78 TSP 3, SEC 42 T&P SURVEY (0.9945 ACRES) & TRACK 1-H, BLOCK 78 T&P SURVEY (0.0055 ACRES) SUBJECT TO EASEMENTS WHETHER OF RECORD OR NOT, (NOT SHOWN), CONFORMING TO THE SIZE AND PROPERTY, IN SPIE OF THE ACCURACY OR DEFECTS OF THIS DOCUMENT.
  - THE PROPERTY OWNERS ARE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL TITLE COMMITMENT PROVISIONS.
  - THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE INSURANCE POLICY.
  - IMPROVEMENTS SHOWN HEREON ARE BASED UPON FIELD SURVEYS, THERE MAY BE ADDITIONAL UNDERGROUND OR OTHER IMPROVEMENTS NOT SHOWN.
  - THE PROPERTY IS LOCATED IN ZONE "X" PER PLAT MAP NO. 480212.0250 B, LAST REVISION DATE 09-04-1991. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL FE/MVA AGENT SHOULD BE CONTACTED FOR VERIFICATION.

**ATLAS**  
 ENGINEERING MANAGEMENT  
 281-585-9255  
 ALI@ATLASENGINEERING.COM  
 1901 W. 50TH ST.

REVISIONS

Attachment 5: Final Subdivision Plat

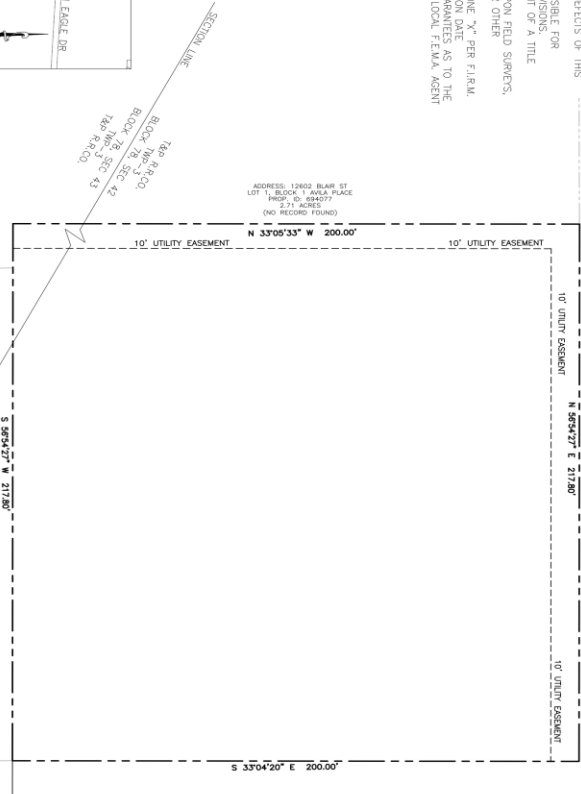
HW8140
878 TSP 3 SEC 42 T & P SURV 5-D (0.9945 AC) &
1-H BLK 78 TSP 3 SEC 43 (0.0055 AC)
CONTAINING A TOTAL OF 1.00 AC.

- NOTES:
1. TAX CERTIFICATE FOR THIS SUBDIVISION IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS.
2. BEARINGS SHOWN ARE BASED ON TRACK 5-D, BLOCK 78, TSP 3, SEC 42 T&P SURVY (0.9945 ACRES) & TRACK 1-H, BLOCK 78 CONTAINING 0.0055 ACRES.

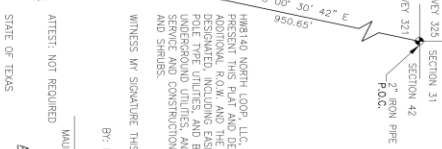
BLAIR DOWNE
(CITY CLERK)

Table with 2 columns: DATE SUBMIT, REV DATE, COMMENTS.

SCHOOL DISTRICT
CLINT INDEPENDENT SCHOOL DISTRICT
1421 HORIZON BLVD
EL PASO, TX 79928



PRINCIPAL CONTACTS table with columns: NAME, ADDRESS, CITY, STATE, ZIP, PHONE.



DEDICATION

HW8140 NORTH LOOP, LLC, PROPERTY OWNERS OF THIS LAND, HEREBY PRESENT THIS PLAT AND DEDICATES TO THE USE OF THE PUBLIC THE ROAD AND UTILITY RIGHTS SHOWN HEREON FOR THE PURPOSES OF THE HIGHWAY, AND DESIGNATED, INCLUDING EASEMENTS FOR DRAINAGE, SERVICE WELLS FOR POLE TYPE UTILITIES, AND BIRDED SERVICE WELLS, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES, AND THE RIGHT TO INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE OF SAID UTILITIES AND THE RIGHT TO PLANT, INTERFERE, AND REMOVE TREES AND SHRUBS.

STATE OF TEXAS
COUNTY OF EL PASO
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MAURO ANCHONDO, PRESIDENT OF HW8140 NORTH LOOP, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE COPY OF THIS SUBDIVISION PLAT ACKNOWLEDGED TO ME THAT HE EXPRESSED HIS CONSENT TO THE TERMS AND CONDITIONS SET FORTH IN THE SUBDIVISION PLAT AND CONSENTS HEREBY EXPRESSED.

ACKNOWLEDGEMENT

TOWN OF HORIZON CITY COUNCIL
THIS SUBDIVISION IS HEREBY APPROVED AS TO THE PLATING AND AS TO THE CONDITIONS OF THE DEDICATION ON ACCORDANCE WITH CHAPTER 212 OF THE LOCAL GOVERNMENT CODE OF TEXAS, THIS [DATE] 2023.

ELVA SCHULLER, CITY CLERK
APPROVED FOR FILING THIS [DATE] 2023.

HUITZ-COLLARS INC. (TOWN ENGINEER)
BY: ISABEL VASQUEZ, P.E.

FILING

FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS THIS [DATE] 2023 A.D.

PREPARED BY AND UNDER THE SUPERVISION OF:
WAGEL A. GONZALEZ II, P.E.
REGISTERED PROFESSIONAL LAND SURVEYOR AND PROFESSIONAL LAND SURVEYORS PROFESSIONAL AND TECHNICAL STANDARDS

FINAL PLAT OF SURVEY
SUBMIT NO.
CO.1

HW8140 FINAL PLAT
501 SOUTH DARRINGTON RD. HORIZON CITY, TEXAS 79928

DRAWN BY: MAG
DATE: 07/10/2023
SCALE: 1"=80'



Table with 2 columns: REVISIONS.



**Attachment 6: Preliminary Subdivision Plat Application**

SUB-002529-2023



**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: HW8140 SUBMITTAL DATE: 7/20/23

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)

78 TSP 3 SEC 40T4P SWN 5-D & 1-H BK 78 TSP 3 SEC 43

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

3. WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? M-1 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  MG

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 N/A

8. ARE SPECIAL IMPROVEMENTS PROPOSED IN CONNECTION WITH THE DEVELOPMENT? ~~YES~~  NO  MG

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 MG  
 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 SUBMIT COPY.

14. OWNER OF RECORD HW8140 NORTH LOOP, LLC, 7309 DEMPSEY AVE, EL PASO TX 79925 915-222-0391  
(NAME & ADDRESS) (EMAIL) (PHONE)

15. DEVELOPER HW8140 NORTH LOOP, LLC, 7309 DEMPSEY AVE, EL PASO TX 79925 MSWP00001@GMAIL.COM  
(NAME & ADDRESS) (EMAIL) (PHONE)

16. ENGINEER ATLAS ENGINEERING, 11528 BOBBY FULLER, EL PASO TX 79936 915-316-2304 ATLASMNGMTE@GMAIL.COM  
(NAME & ADDRESS) (EMAIL) (PHONE)

17. APPLICANT HW8140 NORTH LOOP, LLC, 7309 DEMPSEY AVE, EPTX 79925 MSWP00001@GMAIL.COM 915-222-0391  
(NAME & ADDRESS) (EMAIL) (PHONE)

18. REP/POINT OF CONTACT ATLAS ENGINEERING, 11528 BOBBY FULLER, EL PASO TX 79936 ATLASMNGMTE@GMAIL.COM 915-316-2304  
(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 MG  
 Applicant Signature MG EMAIL ATLASMNGMTE@GMAIL.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

**Attachment 7: Final Subdivision Plat Application**

SUB-002529-2023



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

**MAJOR SUBDIVISION  
 FINAL PLAT APPLICATION**

SUBDIVISION PROPOSED NAME: HW8140 SUBMITTAL DATE: 7/20/23

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)

78 TOP 3 SEC 42 T4P SWAN SD & 1-H BLK 78 TOP 3 SEC 43

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

3. WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? M1 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) ON SITE PONDING

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  MG

9. IS A MODIFICATION OF ANY PORTION OF THE SUBDIVISION ORDINANCE PROPOSED? YES  NO   
 IF "YES", PLEASE LIST SECTION & 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 MG  
 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 SUBMIT COPY.

14. OWNER OF RECORD HW8140 NORTHWOOD LLC; 7309 DENVER AVE, EL PASO TX 79925; MAUIPOANCHO@GMAIL.COM  
(NAME & ADDRESS) (EMAIL) (PHONE)

15. DEVELOPER HW8140 NORTHWOOD LLC; 7309 DENVER AVE, EL PASO TX 79925; MAUIPOANCHO@GMAIL.COM; 915-222-0391  
(NAME & ADDRESS) (EMAIL) (PHONE)

16. ENGINEER ATLAS ENGINEERING; 11528 BOBBY FULLER, EL PASO TX 79936; ATLASMNGMNT@GMAIL.COM; 915-316-2304  
(NAME & ADDRESS) (EMAIL) (PHONE)

17. APPLICANT HW8140 NORTHWOOD LLC; 7309 DENVER AVE, EL PASO TX 79925; MAUIPOANCHO@GMAIL.COM; 915-222-0391  
(NAME & ADDRESS) (EMAIL) (PHONE)

18. REP/POINT OF CONTACT ATLAS ENGINEERING; 11528 BOBBY FULLER, EL PASO TX 79936; ATLASMNGMNT@GMAIL.COM; 915-316-2304  
(NAME & ADDRESS) (EMAIL) (PHONE)

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

Applicant Signature MG EMAIL ATLASMNGMNT@GMAIL.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: \$150

**Attachment 8: Street Cross Sections**