



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

Case No.: SDR26-0001 Horizon Manor Unit Three Replat A

Application Type: Final Replat Application
P&Z Hearing Date: March 16, 2026
Staff Contact: Art Rubio, Planning Director
 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 City, El Paso County, Texas.
Property Owner: Reagency Group
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:

Final Subdivision:

The proposed final 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. ~~Fix square footage on
Lot 22 (28,569.74 sqft)
Lot 26 (17,899.41 sqft)
Lot 32 (51,987.20 sqft)~~
2. ~~Fix typo on Town of Horizon City Town Council. "Aprevved" to "Approved"~~

Town Engineer Comments:

ESD #1 / Fire Department

1. ~~Please have developer of subdivision submit hard copy plans to obtain permit as required by our office. (see website < www.epcesd1.com >)~~
2. ~~Our office is currently enforcing the 2021 International Fire Code (IFC).~~
3. ~~Verify (ROW 54' or greater) is consistent throughout sub-division to include each turn curbs.~~
4. ~~Residential sub-division shall meet requirements in IFC 2021 Appendix D Fire Apparatus Access Roads – Section D103 (D103.1 thru D103.4)
a. ~~Street widths are not provided with attached plats.~~~~
5. ~~IFC 2021 Chapter 5 Section 503 – Fire Apparatus Access Roads and Section 507 Fire Protection Water Supplies – 507.5.1 Exception #1 shall apply.
a. ~~Digital plat of sub-division does not clearly illustrate proposed fire hydrant locations.~~~~
6. ~~Landscaping shall not obstruct roadways or access to fire hydrants in future growth.~~
7. ~~All public fire hydrants shall meet EPC ESD#1 requirements.~~
8. ~~Gate valves required to identify which hydrant they regulate.~~

El Paso 9-1-1 District Comments:

~~The 9-1-1 District is requesting an adjustment to the addressing on Opossum Cir to the 1600's range, so that they correspond with the existing schema.~~

EL Paso County

TxDOT Comments:

El Paso Electric Company:

Texas Gas Service:

~~Texas Gas Service does not have any comments~~

El Paso Natural Gas / Kinder Morgan:

~~This area is clear of El Paso Natural Gas~~

Clint ISD:

El Paso Central Appraisal District Comments (EPCAD):

~~EPCAD does not have comments.~~

HRMUD:

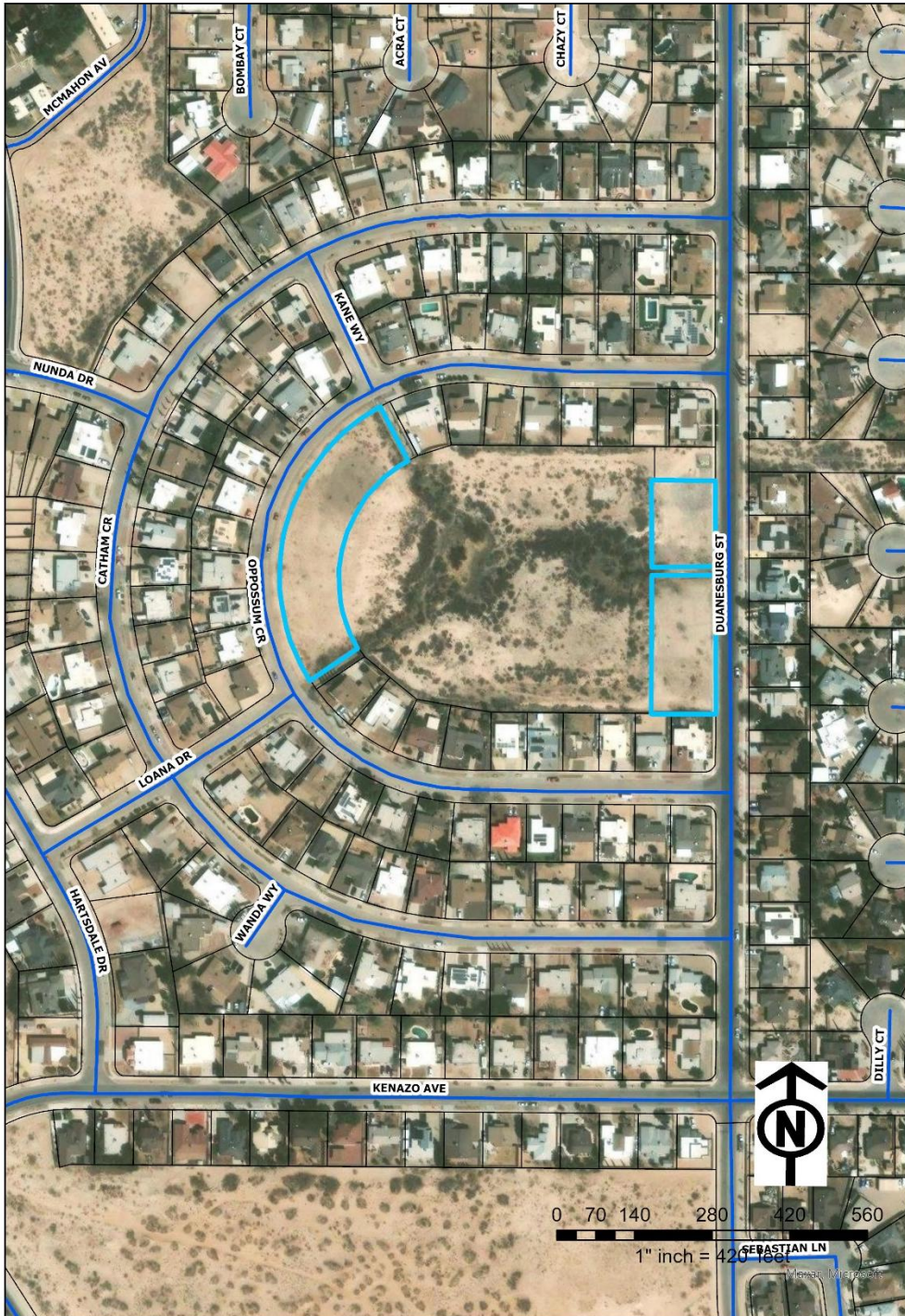
~~HRMUD does not have any comments on the plat provided however, the property owner must submit a service application with fee to confirm existing infrastructure has enough capacity for the additional lots, this includes the lift station adjacent to the subject property.~~

Attachments:

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

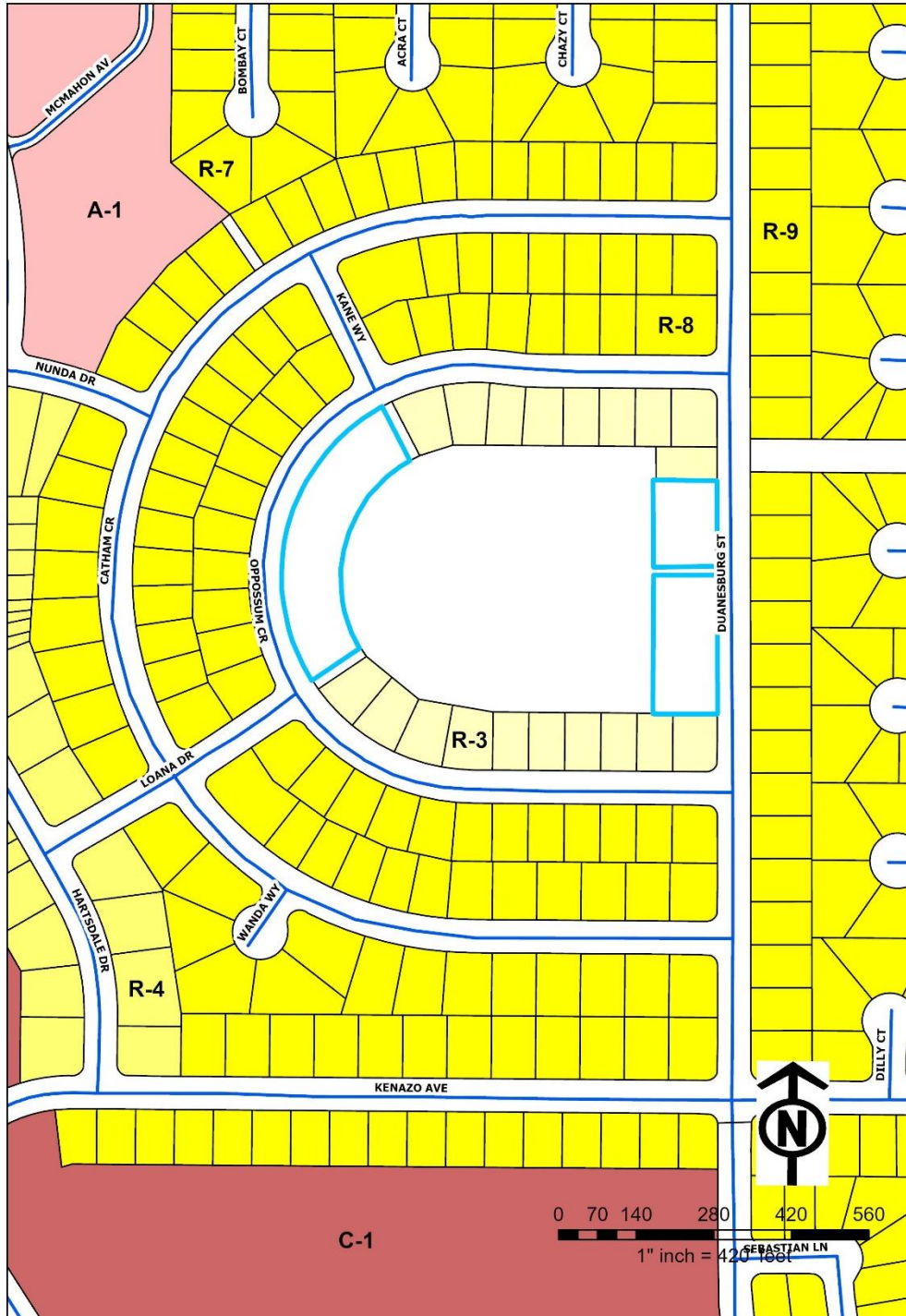
Attachment 1: Aerial Map

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Horizon Manor Unit Three Replat "A"
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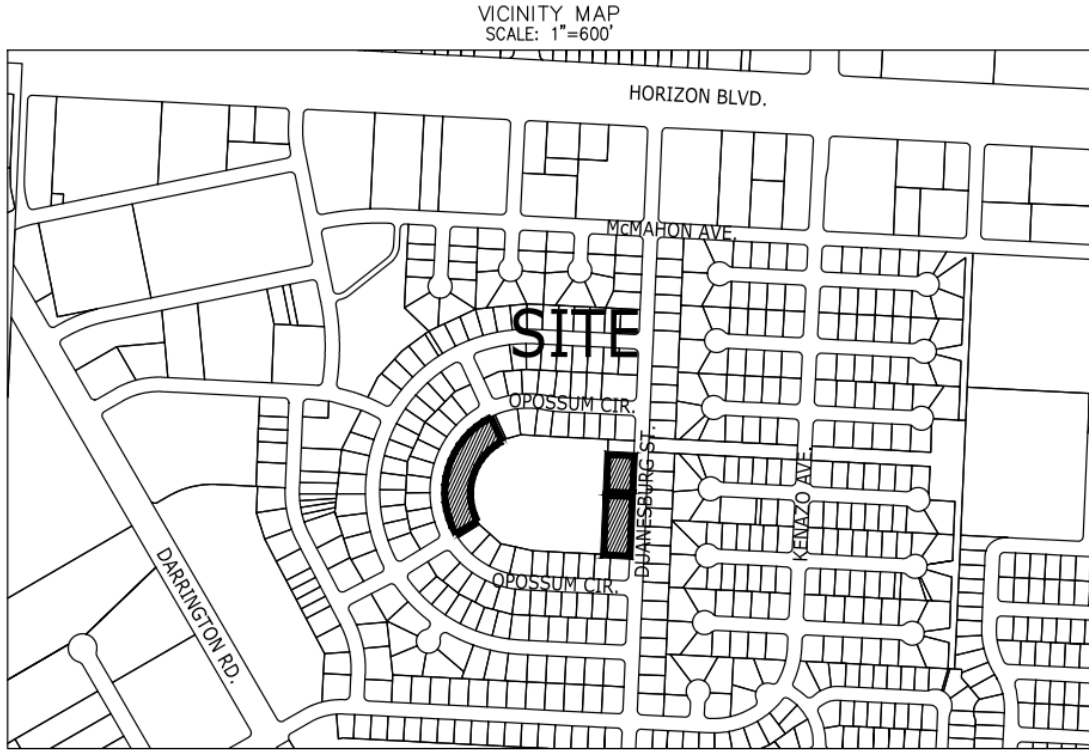


Attachment 2: Zoning Designation Map

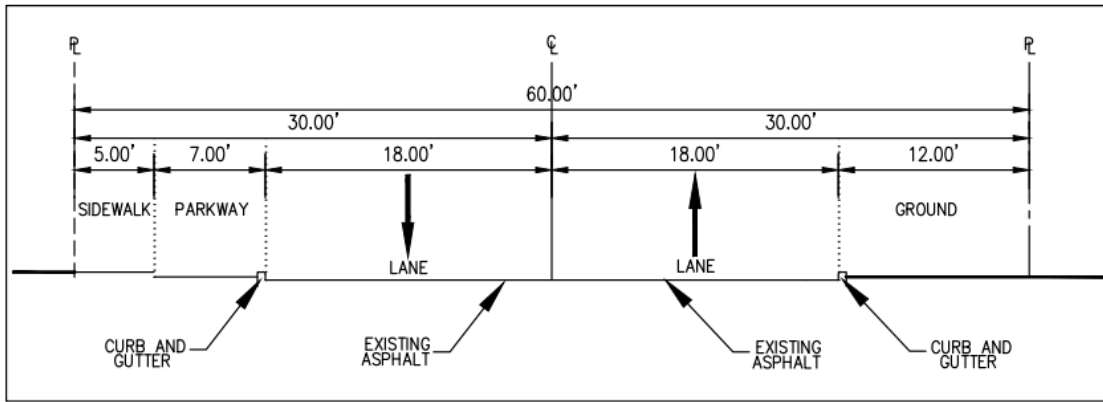
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Attachment 3: Location Map

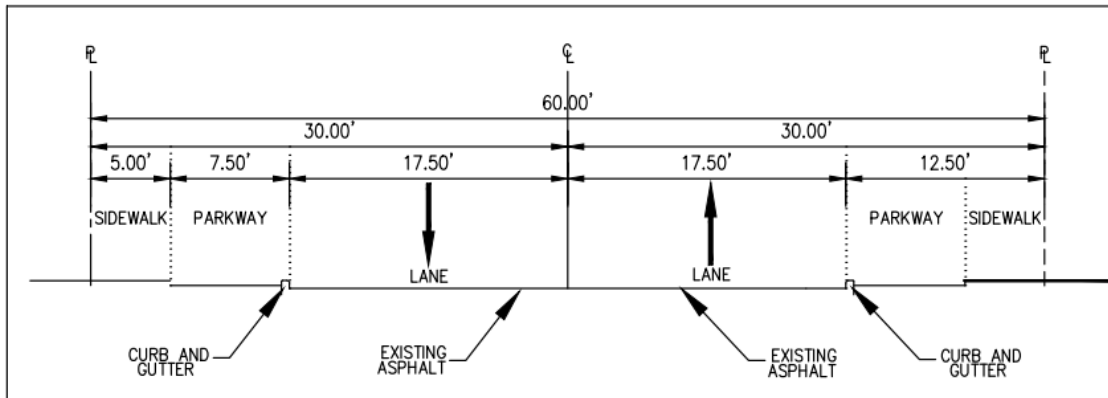


Attachment 5: Existing Right-of-Way Cross Sections



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: 02-16-2026

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 The Real Estate Agency Group, LLC. Jesus @ ReagencyGroup.com (915) 412-9503
(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 ghaloul@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 JW.

Applicant Signature [Signature] EMAIL Jesus@Reagencygroup.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