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## Development

From Center

within five miles of the city limits.

Turning south from Horizon Blvd onto Ascencion St. leads to a community called Agua Dulce. This is a mixed neighborhood of houses and businesses started prior to HB1001. Turning north onto N. Ascencion St. takes people along a ten-mile, two-lane road that connects Horizon Blvd. to Montana Ave. It is not developed except for each end. The road is being upgraded from two to four lanes and has development possibilities that may happen before some other areas.

Using a computer and Google Maps® can help make better sense of the area and the information in this newsletter. Using the map view helps with distance and the satellite view shows in a clearer fashion the difference between cut roads and actual development. Consider that there are over 40 square miles of land in different stages of development bordered by Loop 375 and I-10 to the west; Pellicano Dr. to the north; what is known as the Fabens Cutoff (marked as Conelly Dr./Conely/Gas Line Rd. on Google Maps®), to the east; and Horizon Blvd. to the south. The Fabens Cutoff is the last heavily marked road to the east abutting the Hueco Mountains.

To the north of Pellicano Dr. there are several other major arteries all connecting to Loop 375. They are Vista

Del Sol Dr., Montwood Dr., Pebble Hills Blvd., Edgemere Blvd. and Montana Ave. Cutting NNW across these major streets is N. Zaragosa Rd. Directly to the east is N. Ascencion St. The prevailing trend for development is from west to east along these major streets, marching toward N. Ascencion St. Development is quite sparse east of N. Ascencion St. though power and water do run the length of Horizon Blvd. as well as Montana Ave.

Using the map on HCIA's website – [www.horizoncommunities.com](http://www.horizoncommunities.com) – is another good way to gage development progress with your property location. On the Home Page click on "community" (toward bottom of page) and then on MAPS & LINKS – the last listing under

Community. Even a cursory inspection of this map combined with Google Maps® shows that development has finally reached the western edge of HCIA property owners' holdings. Further development to the east must go straight through HCIA property owners' land. Going forward, as HCIA is contacted by developers for land our members own, HCIA will send letters and paperwork to those property owners offering the opportunity to participate in HCIA's Lot Assembly Program. It is by no means mandatory to participate.

Please do not hesitate to call us with questions. The HCIA toll-free number is (800) 729-4242. The HCIA website is [www.horizoncommunities.com](http://www.horizoncommunities.com).



**Agua Dulce was established before HB1001 became law. Development standards in the community are quite mixed. The sign promotes a "guarantee" that lot work will meet county standards.**



**The growth along Eastlake Blvd. means a demand for increased county services. El Paso County Emergency Services District #1 is building a second fire station – completion date of April 16 this year – to service the new neighborhoods along Eastlake Blvd. The station will initially be staffed 24/7 by two-man crews. It houses quarters for 12 men and 3 women (separate), a kitchen, weight training room, living room and offices. The firefighting equipment includes two pumpers, a heavy-duty pickup/brush truck and a rapid response pickup truck.**

## Development in El Paso County reaches HCIA owners' property

New development in the Horizon area is moving along at a good pace.

Over many years of newsletters, HCIA has reported on a number of topics regarding our members' property holdings. And those really don't change much. Development takes time and property owners are still handicapped by HB1001 that became law in 2001 that prevents almost all transactions of individual lots without utilities within 50 miles of the border.

HCIA property owners should also be on guard for con men or scammers that will try to sell you something or promise services for your property that will not improve your financial position. You may also, or may already have been, contacted by legitimate businessmen looking to acquire blocks of property.

### Profiteers

The prior paragraph is the easiest to deal with. Call HCIA first with any questions you have about your property. It's a free call. The number is (800) 729-4242. Having your property ID number or HCIA account number will help us give you better information about your property. They can be found on your HCIA Statement of Account.

HCIA is already doing for our members, as part of their annual dues, what these other "players" will try to charge you for. These "services" can include general information or appraisals that are freely available from HCIA, the El Paso Central Appraisal District or the El Paso County Tax Office. Right now there is no property tax on undeveloped

property that is restricted by HB1001.

Another service offered by some is the consolidation of lots. A buyer may contact you and may actually have a legal mechanism to lawfully procure your property. But at what cost to you or your family? Most of these transactions are for land that will not be developed for years, maybe 10 years or more. These offers are going to be far lower than the market price when development actually reaches your property. These types of buyers are in a long-term strategy to stockpile their (property tax free) land holdings.

HCIA has been legally consolidating lots over the past decade through its Lot Assembly Program, again as a service,

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# Development

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as part of our members' annual dues. We monitor development and work ahead of it to put together tracts of marketable property that are attractive to developers. Sometimes a developer contacts HCIA. This way HCIA obtains a fair, usually better, market price for our members for their property. But this requires waiting on development to reach the land. Last year HCIA was able to assemble and transact approximately 5,200 lots (around 1,000 acres or one and a half square miles).

HCIA understands the decision to sell or transfer your property now, or to wait for lot assembly through HCIA, is one only you can make for yourself.

## HB1001

HB1001 seems to be permanent. HCIA is unaware of any active legislation to repeal the law. It, as explained in our last letter, only applies to property located within 50 miles of the US-Mexico border. Its main purpose was and is to stop neighborhoods without proper utilities or codes from forming. This type of development was dragging down the value of neighboring properties in El Paso.

## Horizon City

Housing permit numbers in Horizon City continue to grow. The city recorded 170 in 2018 and 308 in 2019. While business permits declined from 193 in 2018 to 152 in 2019, the local economy is good. Town officials attribute the decline in business permits to "mom and pops" closing as larger corporate business moves in. Neither the housing nor business numbers reflect the increases outside the city limits. A good portion of development along Eastlake Blvd. is outside of Horizon City.

## Progress

Development in what is known locally as far-east El Paso is thriving both in and around HCIA members' property. Land that was barren a scant ten years ago is now covered with housing and

businesses. Some of the pictures in this newsletter show the development between I-10 and Darrington Blvd. along Eastlake Dr. Housing signs read, "From the \$140,000s." It is a stretch of nine miles. The widening of Eastlake Blvd. from four lanes of blacktop to six lanes of concrete and its extension has been covered in earlier newsletters.

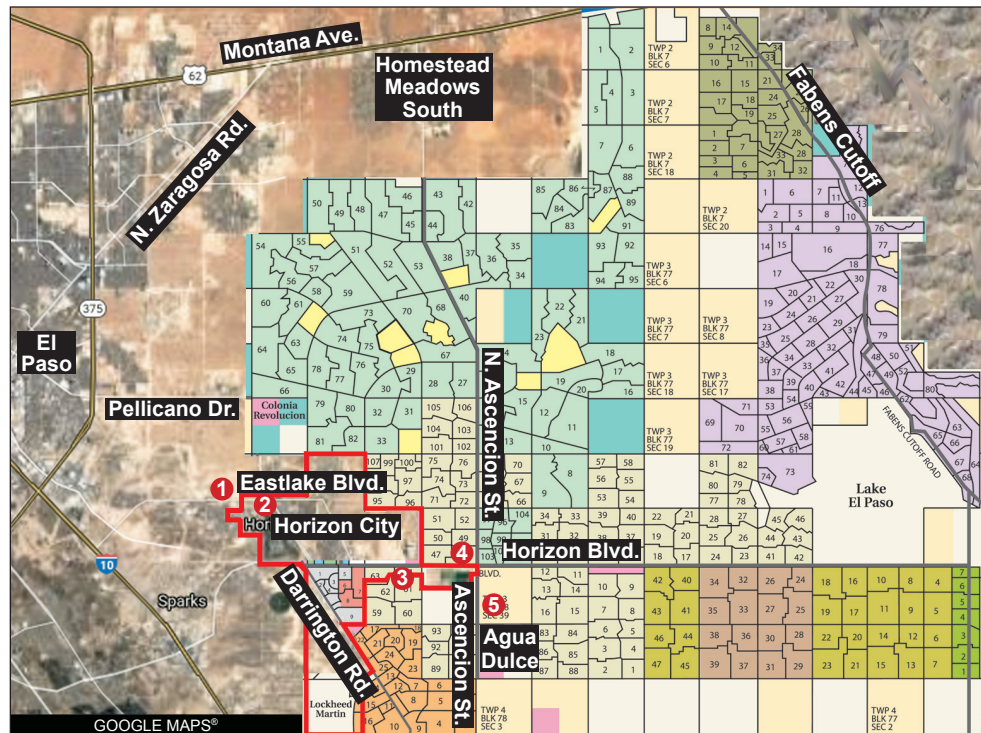
However a great deal of the members' property lie along a different 11-mile stretch

of Horizon Blvd., both north and south, beginning at Darrington Rd. Development along that route is strong through Horizon City proper, but slower beyond the city limits with businesses of varying degrees of quality and a mix of local and corporate ownership. Driving this road you can see a Dollar General store, rental halls, mechanic shops and stone sales yards all

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Orange barrels are finally being moved to the side on stretches of Eastlake Dr. and businesses are popping up along the major street. At left is a convenience store with gas station. To the right (inset) is a small retail center. There are multiple businesses and retail centers lining both sides of Eastlake Blvd.



This composite image overlays a Google Maps® satellite view onto the HCIA map that is available on the HCIA website (www.horizoncommunities.com). To get a crisp, large view, pull up Google Maps® on a computer. Zooming in along the major roads will also let you see many of the businesses. In the image above, some development has been covered to show HCIA members' holdings. The numbered red dots in the map correspond to dots in the lower right-hand corner of the photos in this newsletter to approximate where each was taken.

# Where is my property?

To help locate your property you will need a copy of your HCIA Statement of Account. On the statement there is a column called PROJECT and a column called UNIT. The table below corresponds to the HCIA color-coded map on the HCIA website. Simply match your project number to the color block on the map and locate your unit number.

### SUBDIVISIONS PROJECT CODES

Eastlake U-1 Residential	401
Eastlake Mesa Estates	402
Eastlake Commercial Cntr	405

Golf View Estates U-1 Residential	367
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Horizon City Estates Residential	394
Multi-Family	396
Commercial	397

Horizon Heights Unit 10	391
Unit 11, 11A, 11C, 11D	391
Some of Unit 12	391

Horizon Heights Golf Course Unit 12	392
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Horizon Hills U-1 Residential	388
Multi-Family	389
Commercial	390
Green Desert Single	385
Green Desert Apartments	386
Greendale Residential	387

Horizon Manor Unit 6	393
Unit 7, 7A, 7B, 7C	393
Unit 8, 8A, 8B	393

Horizon View Estates (Units 20 & 21 Not Assessed) Residential	352
Multi-Family	353
Commercial	354

Horizon Village U-10 Residential	399
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Mountain Shadow Estates Residential	333
Multi-Family	355
Commercial	357

Mountain Vista Residential	336
Multi-Family	337
Commercial	338



This photo, taken facing WNW from the intersection of Darrington Rd. and Eastlake Blvd., shows development is about to meet the intersection on the NW corner. It was mostly scrubland from here to Interstate 10 just ten years ago. Now it is the last vacant parcel at this intersection. Two of the other corners of the intersection are commercially developed and the third is a neighborhood.



There are a lot of older, less refined business fronts extending to the east of Horizon City on Horizon Blvd. The businesses in the large photo are on the north side of the street. There are also corporate businesses, like the Dollar General (inset) on the south side of the street, making Horizon Blvd. home.



N. Ascencion St. runs north/south and connects Horizon Blvd. to Montana Ave. The two-lane blacktop route is being prepped to be a divided thoroughfare with dirt work being done on both sides of the existing road. There is very little development. This photo is oriented NNE and the Hueco Mountains can be seen in the background.