



## TOWN OF HORIZON CITY MEMORANDUM

**Date:** January 13, 2025

**To:** Honorable Mayor and Members of City Council

**From:** Art Rubio, Planning Director

**SUBJECT:** On the **Final Subdivision Plat** application for **Rancho Desierto Bello Unit 19 (Case No. SDF25-0004)** and to authorize the Mayor to sign the recording plat, legally described as a Portion of Leigh Clark Survey No. 297, Town of Horizon City, El Paso County, Texas. Containing 16.576 acres ±. Application submitted by Applicant/Representative: TRE & Associates.

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On December 15, 2025, the Planning & Zoning Commission did not meet quorum; therefore, the Rancho Desierto Bello Unit 19 Final Plat was tabled and will be presented to City Council on January 13, 2026.

The application meets all minimum requirements of a final subdivision plat and staff recommends approval of Rancho Desierto Bello Unit 18 Final Plat.

Attached for your review is the staff report that was prepared for the Planning and Zoning Commission.



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

**Case No.:** **SDF25-0004 Rancho Desierto Bello Unit 19**

**Application Type:** **Final Subdivision Plat Application**

**P&Z Hearing Date:** December 15, 2025

**Staff Contact:** Art Rubio, Planning Director  
915-852-1046, Ext. 407; arubio@horizoncity.org

**Address/Location:** West of Darrington Rd and South of Claret Cup Pl

**Property ID Nos.:** X29700000000080

**Legal Description:** A portion of Leigh Clark Survey No. 297, Town of Horizon City, El Paso County, Texas

**Property Owner:** Viva Land Ventures, LP.

**Applicant/Rep.:** TRE & Associates

**Nearest Park:** LTV Park

**Nearest School:** Ricardo Estrada Middle School

<b>SURROUNDING PROPERTIES:</b>		
	<b>Zoning</b>	<b>Land Use</b>
<b>N</b>	R-9 (Single-Family Residential)	Residential
<b>E</b>	R-9 (Single-Family Residential)	Residential
<b>S</b>	M-1	Vacant
<b>W</b>	R-9 (Single-Family Residential)	Residential

<b>LAND USE AND ZONING:</b>		
	<b>Existing</b>	<b>Proposed</b>
<b>Land Use</b>	Vacant	Residential Subdivision
<b>Zoning</b>	R-9 Residential	R-9 Residential

**Application Description:**

**Final Subdivision:**

The proposed preliminary residential subdivision includes 85 lots for single-family residential development, the smallest lot measuring approximately 6,042 sq. ft. and the largest lot measuring approximately 7,663 sq. ft. A 52 ft. residential street is proposed within the subdivision connecting to Claret Cup Place and ultimately to Darrington Rd.

**Cumulative Parkland Dedication:**

Parkland and fees has been satisfied through a Parkland Developer's Participation Agreement Approved by City Council.

**Staff Recommendation:**

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

**Planning Division Comments:**

No comments

**Town Engineer Comments:**

No comments

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

The 9-1-1 District has no comments/concerns regarding this subdivision.

**TxDOT Comments:**

No comments

**El Paso Electric Company:**

We have no comments for Rancho Desierto Bello Unit 19.

**Texas Gas Service:**

Texas Gas Service has no comments.

**El Paso Natural Gas / Kinder Morgan:**

No comments

**Clint Independent School District:**

No comments

**EPCAD**

No comments

**HRMUD:**

No comments

**Attachments:**

- 1 - Aerial
- 2 – Zoning Designation Map
- 3 - Location Map
- 4 – Final Plat
- 5 – Existing Right-of-Way Cross Sections
- 6 – Final Online Application

Attachment 1: Aerial Map

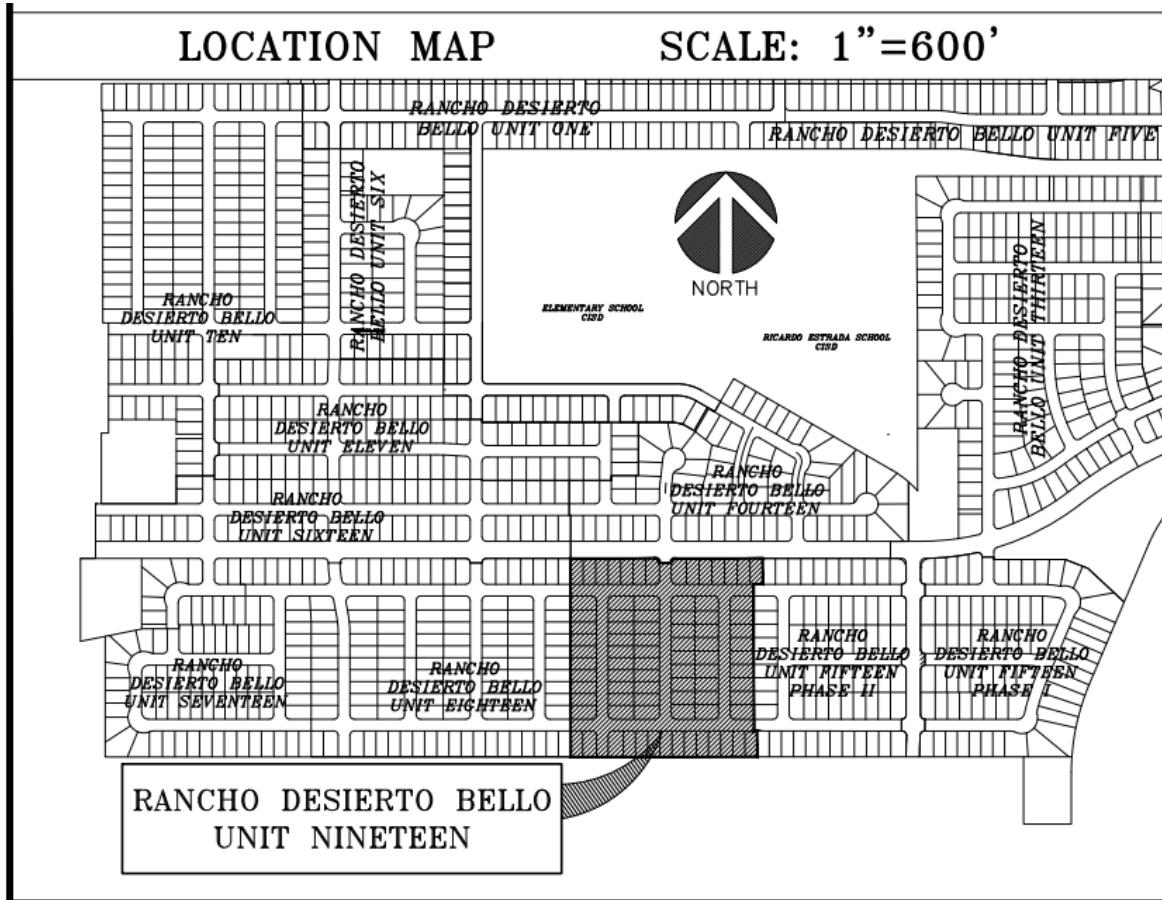
Planning & Zoning Commission  
Rancho Desierto Bello Unit 19  
**Case No. SDF25-0004**



Attachment 2: Zoning Designation Map

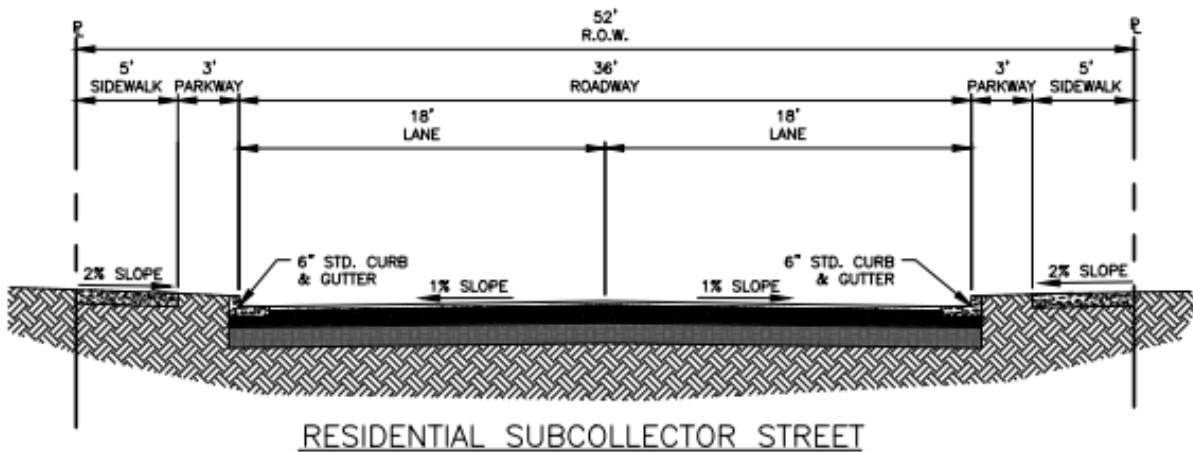
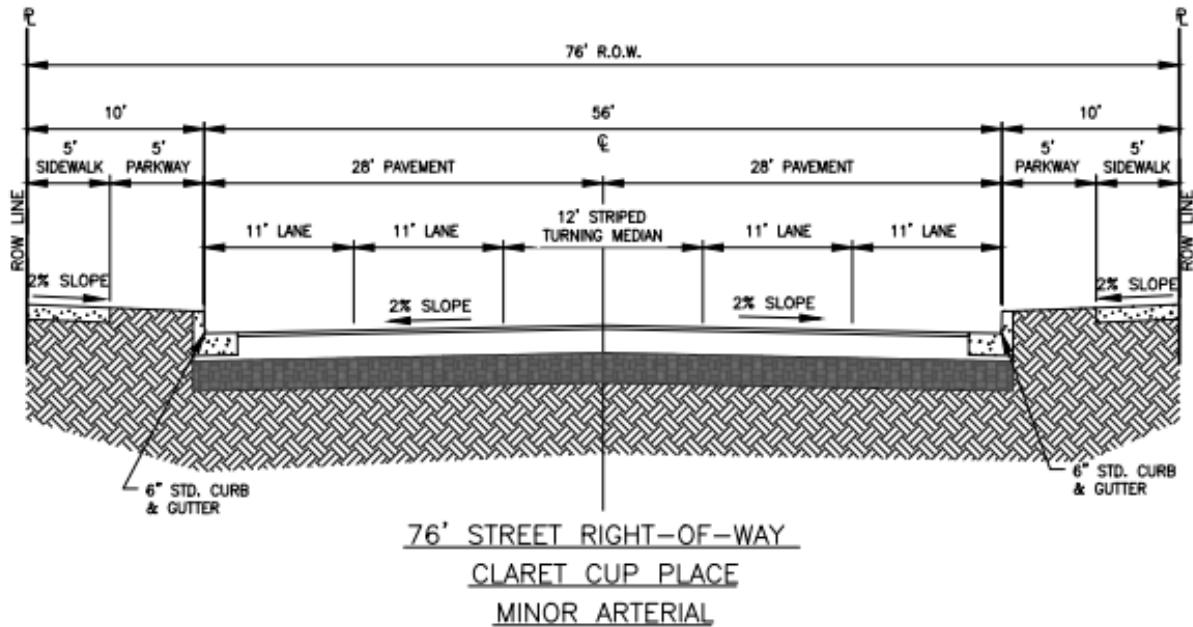


Attachment 3: Location Map



#### **Attachment 4: Final Subdivision Plat**

Attachment 5 – Existing Right-of-Way Cross Section



## Attachment 6: Final Online Application



**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: Rancho Desierto Bello Unit 19 SUBMITTAL DATE: November 7, 2025

1. **LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)**  
A PORTION OF LEIGH CLARK SURVEY NO. 297, TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS, CONTAINING 17.354 ACRES +/-
2. **PROPERTY LAND USES:**

	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	<u>12.390</u>	<u>85</u>	OFFICE		
DUPLEX			STREET & ALLEY		
APARTMENT			PONDING & DRAINAGE		
MOBILE HOME			INSTITUTIONAL		
P.U.D.			OTHER		
PARK (Min 1 Acre)			R.O.W.	<u>4.186</u>	
SCHOOL					
COMMERCIAL			TOTAL NO. SITES	<u>85</u>	
INDUSTRIAL			TOTAL (GROSS) ACREAGE	<u>16.576</u>	
3. **WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE?** 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
5. **WHAT TYPE OF UTILITY EASEMENTS ARE PROPOSED?** UNDERGROUND  OVERHEAD  COMBINATION
6. **WHAT TYPE OF DRAINAGE IS PROPOSED? (IF APPLICABLE LIST MORE THAN ONE)** Underground storm sewer system to existing retention pond
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**
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  MEDIAN  OTHER  N/A
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** D.H.  
**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** D.H. **IF YES, PLEASE SUBMIT COPY.**
14. **OWNER OF RECORD** Viva Land Ventures, LP 11427 Rojas Drive El Paso, TX 79936 greg@vivacf.net (915) 859-8900  
(NAME & ADDRESS) (EMAIL) (PHONE)
15. **DEVELOPER** SDC Development LTD 7910 Gateway Blvd. East Ste. 102 El Paso, TX 79915 jduran@desertviewhomes.com (915) 591-5319  
(NAME & ADDRESS) (EMAIL) (PHONE)
16. **ENGINEER** TRE & Associates, LLC 110 Mesa Park Dr. Ste. 200 El Paso, TX 79912 DHernandez@tr-eng.com (915) 852-9093  
(NAME & ADDRESS) (EMAIL) (PHONE)
17. **APPLICANT** TRE & Associates, LLC 110 Mesa Park Dr. Ste. 200 El Paso, TX 79912 DHernandez@tr-eng.com (915) 852-9093  
(NAME & ADDRESS) (EMAIL) (PHONE)
18. **REP/POINT OF CONTACT** Denise Hernandez - TRE & Associates, LLC 110 Mesa Park Dr. Ste. 200 El Paso, TX 79912 DHernandez@tr-eng.com (915) 852-9093  
(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** DH \_\_\_\_\_.

**Applicant Signature** Denise Hernandez **EMAIL** DHernandez@tr-eng.com

**APPLICATION MUST BE COMPLETE & VALIDATED PRIOR TO SUBDIVISION PROCESSING**

Acceptance of fee does not grant acceptance of application.

Non Refundable Deposit \$800.00 | Application Fee: \$1600.00