TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.: **SDP26-0003 Rancho Desierto Bello Unit 21**

Application Type: **Preliminary Subdivision Plat Application**
P&Z Hearing Date: September 21, 2026
Staff Contact: David Ruiz, Planner
915-852-1046, Ext. 404; druiz@horizoncity.org

Address/Location: East of Kenazo Dr & South of Escalera Dr.
Property ID Nos.:
Legal Description: Being A Portion Of Section 43, Block 78, Township 3, Texas And Pacific Railway Company Surveys, El Paso County, Texas. Containing 21.475-Acres ±
Property Owner: Viva Land Ventures, LP
Applicant/Rep.: TRE & Associates
Nearest Park: Sabio Park
Nearest School: Ricardo Estrada Middle School

SURROUNDING PROPERTIES:		
	Zoning	**Land Use**
N	Vacant	Residential
E	Residential	Residential
S	Residential	Residential
W	Vacant	Residential (El Paso County)
LAND USE AND ZONING:		
	Existing	**Proposed**
Land Use	Vacant	Residential Subdivision
Zoning	R-9 Residential	R-9 Residential

Application Description:
Preliminary Subdivision:
The proposed preliminary plat residential subdivision includes 84 lots for single-family residential development, the smallest lot measuring approximately 6,005 sq. ft. and the largest lot measuring approximately 13,078 sq. ft. Internal 52 ft. residential sub-collector streets and 76' Minor Arterial.

Cumulative Parkland Dedication:
Parkland and fees has been satisfied through a Parkland Developer's Participation Agreement approved by City Council on June 10, 2025.

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

Planning Division Comments:

Town Engineer Comments:

El Paso 9-1-1 District Comments:

TxDOT Comments:

El Paso Electric Company:
The easements noted will they be 10' wide?

Texas Gas Service:
In reference to preliminary plat application for both Rancho Desierto Bello Units 20, Texas Gas does not currently have any comments. We are well versed with this development and look forward to working with the developer on both of these subdivisions.

El Paso Natural Gas / Kinder Morgan:
This project area is clear of El Paso Natural Gas a company of Kinder Morgans Pipelines and facilities.

Clint ISD:
Clint ISD takes no exception to the information presented.

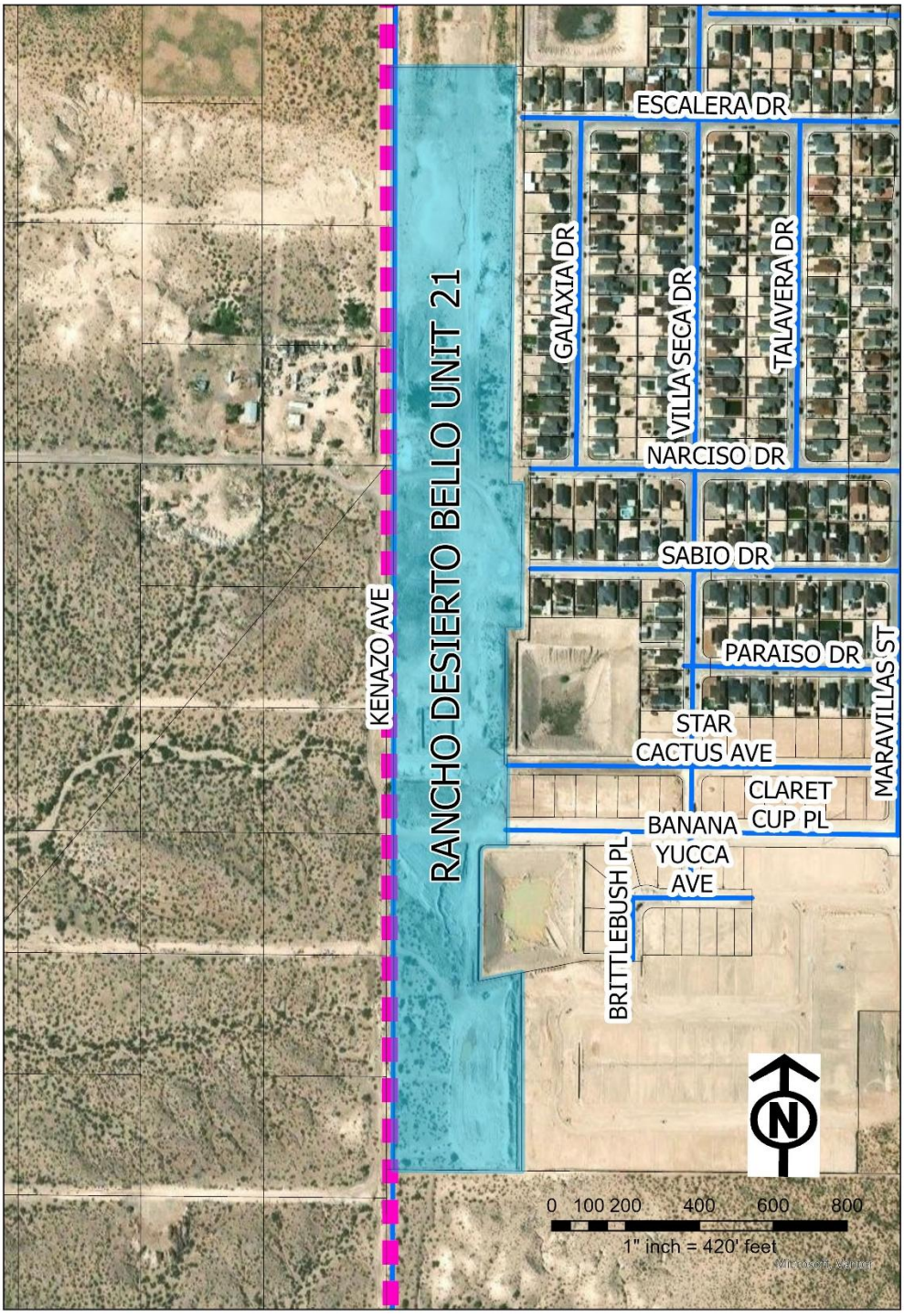
El Paso Central Appraisal District (EPCAD):
There are no comments for Rancho Desierto Bello #20 & #21 from Centra Appraisal.

HRMUD:

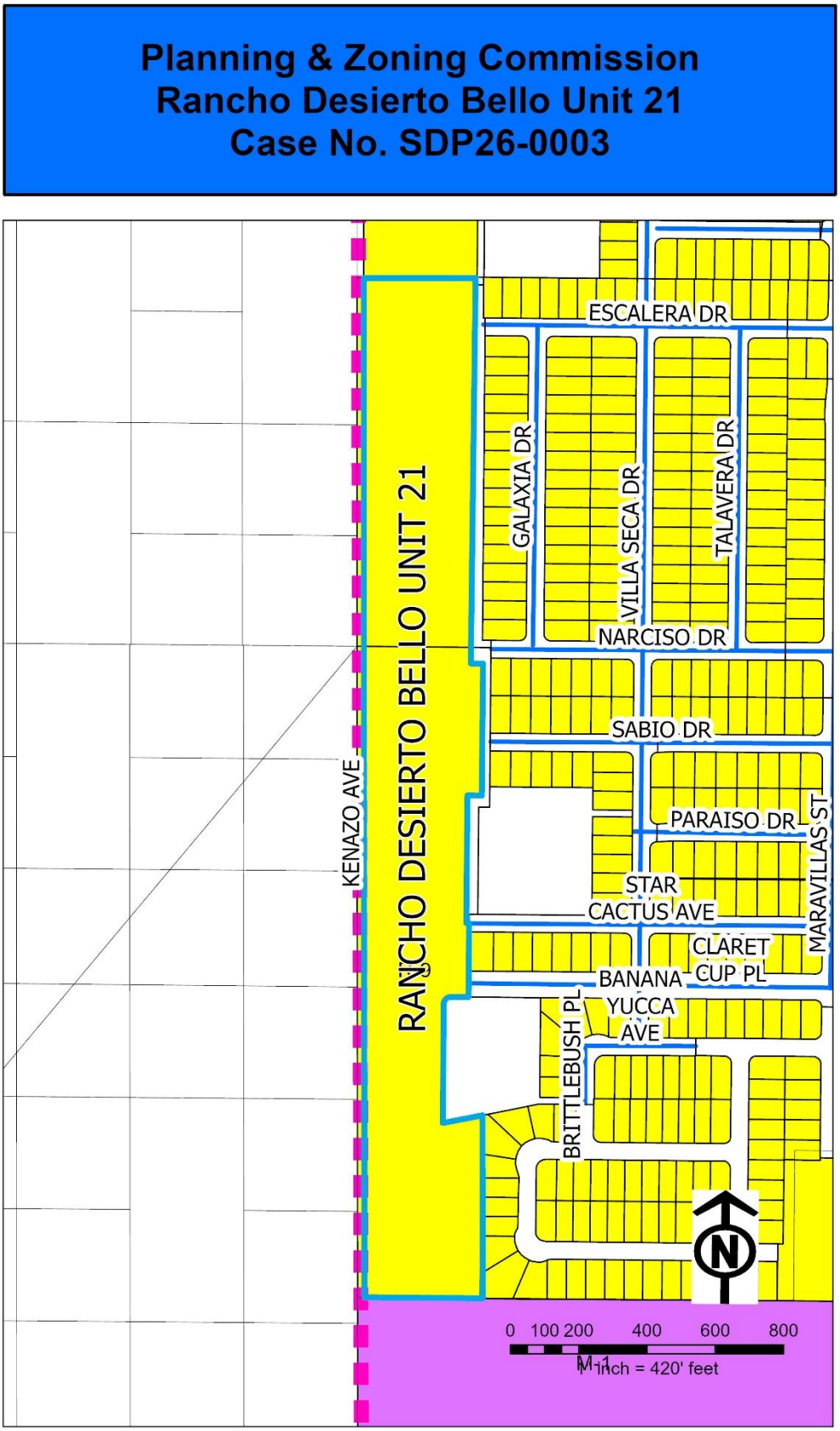
Attachments:
1 – Aerial
2 – Zoning Designation Map
3 – Location Map
4 – Preliminary Plat
5 – Proposed Right-of-Way Cross Section
6 – Application

Attachment 1: Aerial Map

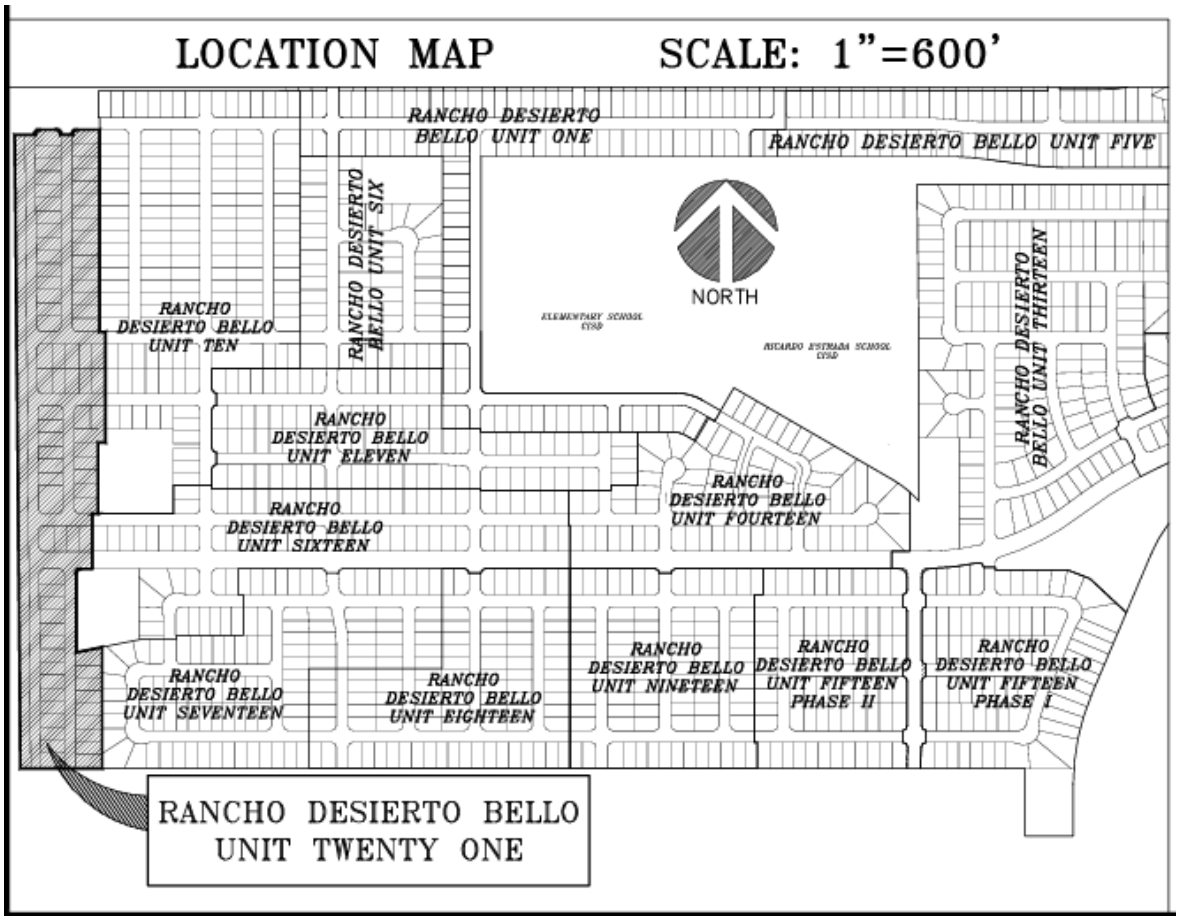
Planning & Zoning Commission
Rancho Desierto Bello Unit 21
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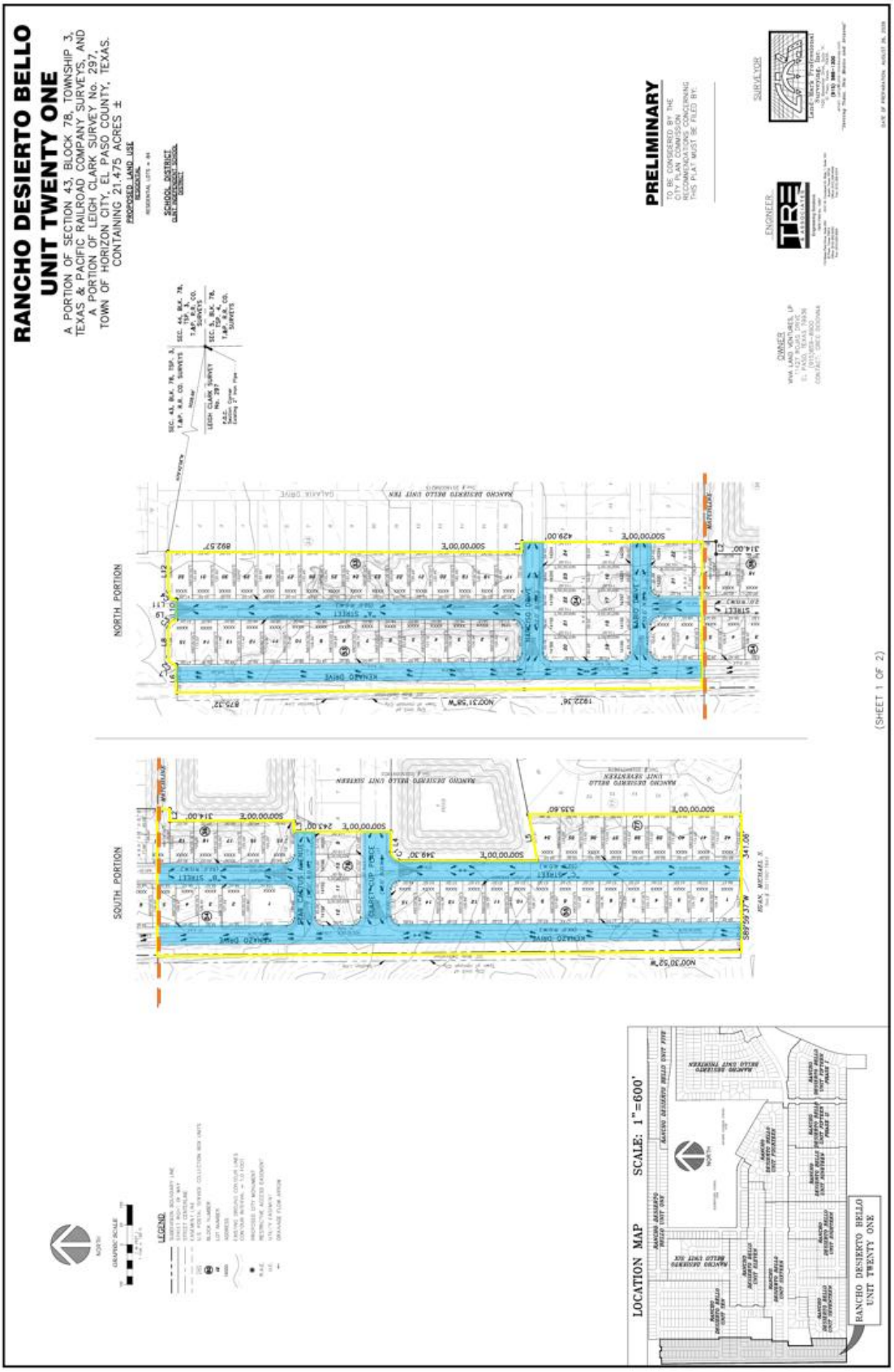
Attachment 2: Zoning Designation Map



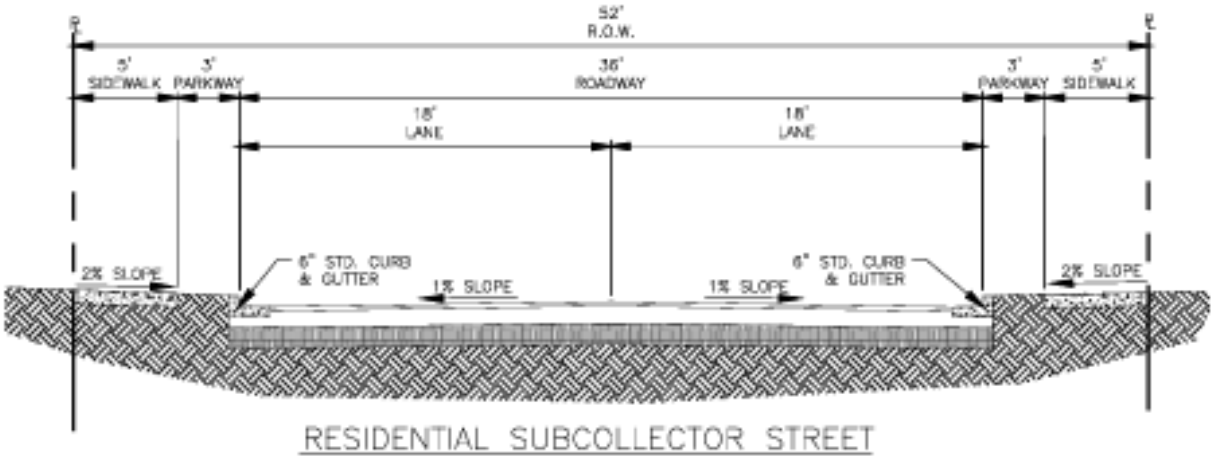
Attachment 3: Location Map



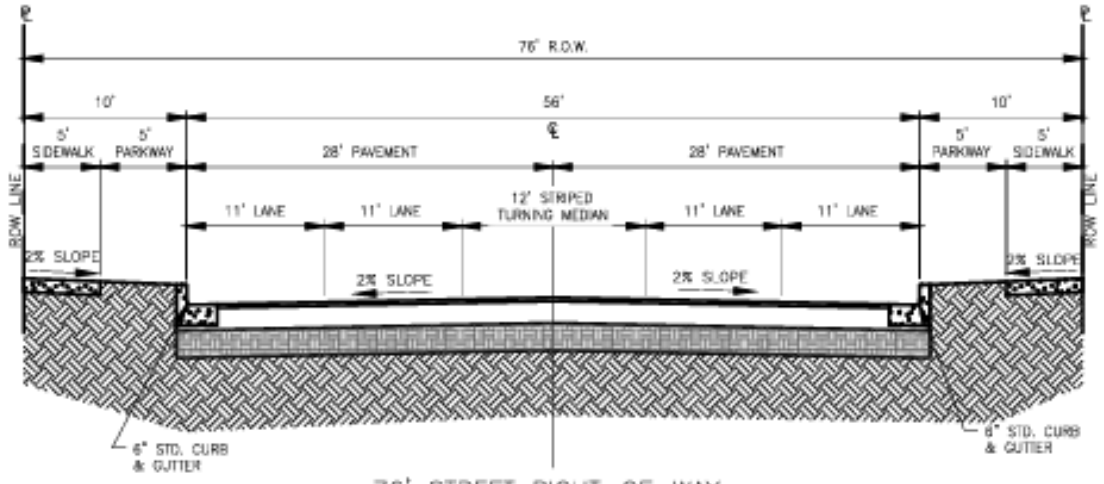
Attachment 4: Preliminary Subdivision Plat



Attachment 5: Proposed Right-of-Way Cross Section



RESIDENTIAL SUBCOLLECTOR STREET



76' STREET RIGHT-OF-WAY
CLARET CUP PLACE
MINOR ARTERIAL

Attachment 6: Application

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: Rancho Desierto Unit 21 SUBMITTAL DATE: August 3, 2026

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)
A portion of section 43, Block 78, Township 3, Texas and pacific railroad company surveys, Town of Horizon City, El Paso County, Texas. Containing 21.475 acres +/-

2. PROPERTY LAND USES:

	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	12.839	85	OFFICE		
DUPLEX			STREET & ALLEY		
APARTMENT			PONDING & DRAINAGE		
MOBILE HOME			INSTITUTIONAL		
P.U.D.			OTHER	8.636	
PARK (Min 1 acre)			R.O.W		
SCHOOL					
COMMERCIAL			TOTAL NO. SITES		
INDUSTRIAL			TOTAL (GROSS) ACREAGE	21.475	

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 ANSWER IS "YES", PLEASE EXPLAIN THE NATURE OF THE MODIFICATION N/A

10. WHAT TYPE OF LANDSCAPING IS PROPOSED? PARKWAY ☐ MEDIANS ☐ 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 K.B
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 K.B IF YES, PLEASE SUBMIT COPY.

14. OWNER OF RECORD Hunt LB VH Holdings LLC 601 N. Mesa Ste 1900 El Paso, Tx 79901 (915) 533-1122
(NAME & ADDRESS) (EMAIL) (PHONE)

15. DEVELOPER Hunt LB VH Holdings LLC 601 N. Mesa Ste 1900 El Paso, Tx 79901 (915) 533-1122
(NAME & ADDRESS) (EMAIL) (PHONE)

16. ENGINEER TRE & Associates, LLC 110 Mesa Park Dr. Ste 200 El Paso, Tx 79912 kbarraza@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 kbarraza@tr-eng.com (915) 852-9093
(NAME & ADDRESS) (EMAIL) (PHONE)

18. REP/POINT OF CONTACT Karen Barraza TRE & Associates, LLC 110 Mesa Park Dr. Ste 200 El Paso Tx 79912 kbarraza@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 Preliminary Plat approval request, including but not limited to attorney's fees, engineering fees and publication. Charges exceeding deposit will be invoiced separately. Initials KB.

Applicant Signature _____ EMAIL kbarraza@tr-eng.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

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