



**TOWN OF HORIZON CITY
MEMORANDUM**

Date: October 13, 2026

To: Honorable Mayor and Members of City Council

From: David Ruiz, Planner

SUBJECT: On the Preliminary Subdivision Plat application for Rancho Desierto Bello Unit 20 (Case No. SDP26-0002), legally described as Being A Portion Of Section 43, Block 78, Township 3, Texas And Pacific Railway Company Surveys, El Paso County, Texas. Containing 23.557-Acres $\pm$. Application submitted by Applicant/Representative: TRE & Associates.

On September 21, 2026, the Planning & Zoning Commission unanimously recommended approval of Rancho Desierto Bello Unit 20 Preliminary Subdivision Plat.

The application meets all minimum requirements of a preliminary subdivision plat and staff recommends approval of Rancho Desierto Bello Unit 20 Preliminary Subdivision 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.: SDP26-0002 Rancho Desierto Bello Unit 20

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 Desierto Bonito St.
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 23.557-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	Residential	Residential
E	Residential	Residential
S	Vacant	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 89 lots for single-family residential development, the smallest lot measuring approximately 6,294 sq. ft. and the largest lot measuring approximately 13,920 sq. ft. Internal 52 ft. residential sub-collector streets.

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.

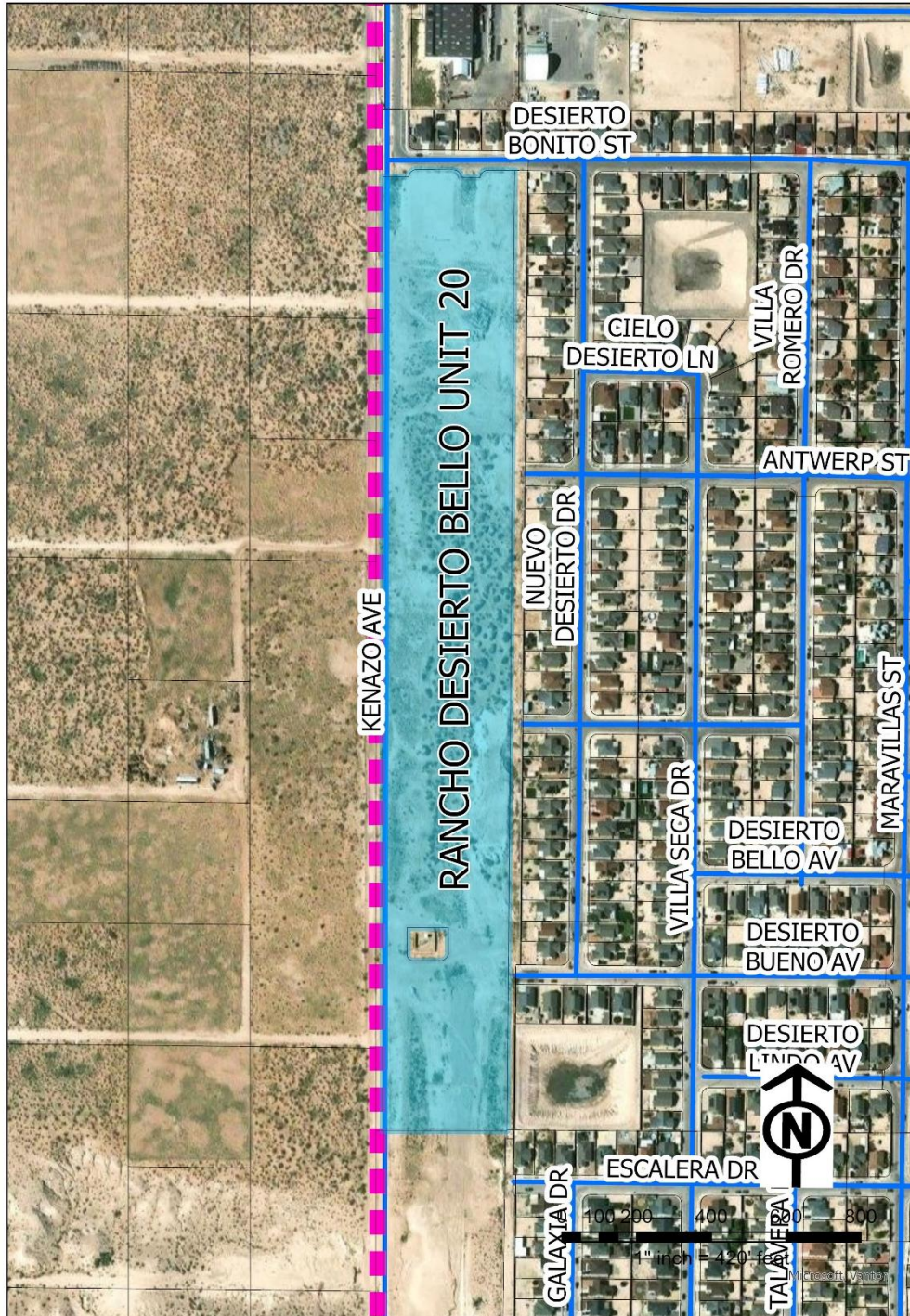
HRMUD:

Attachments:

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

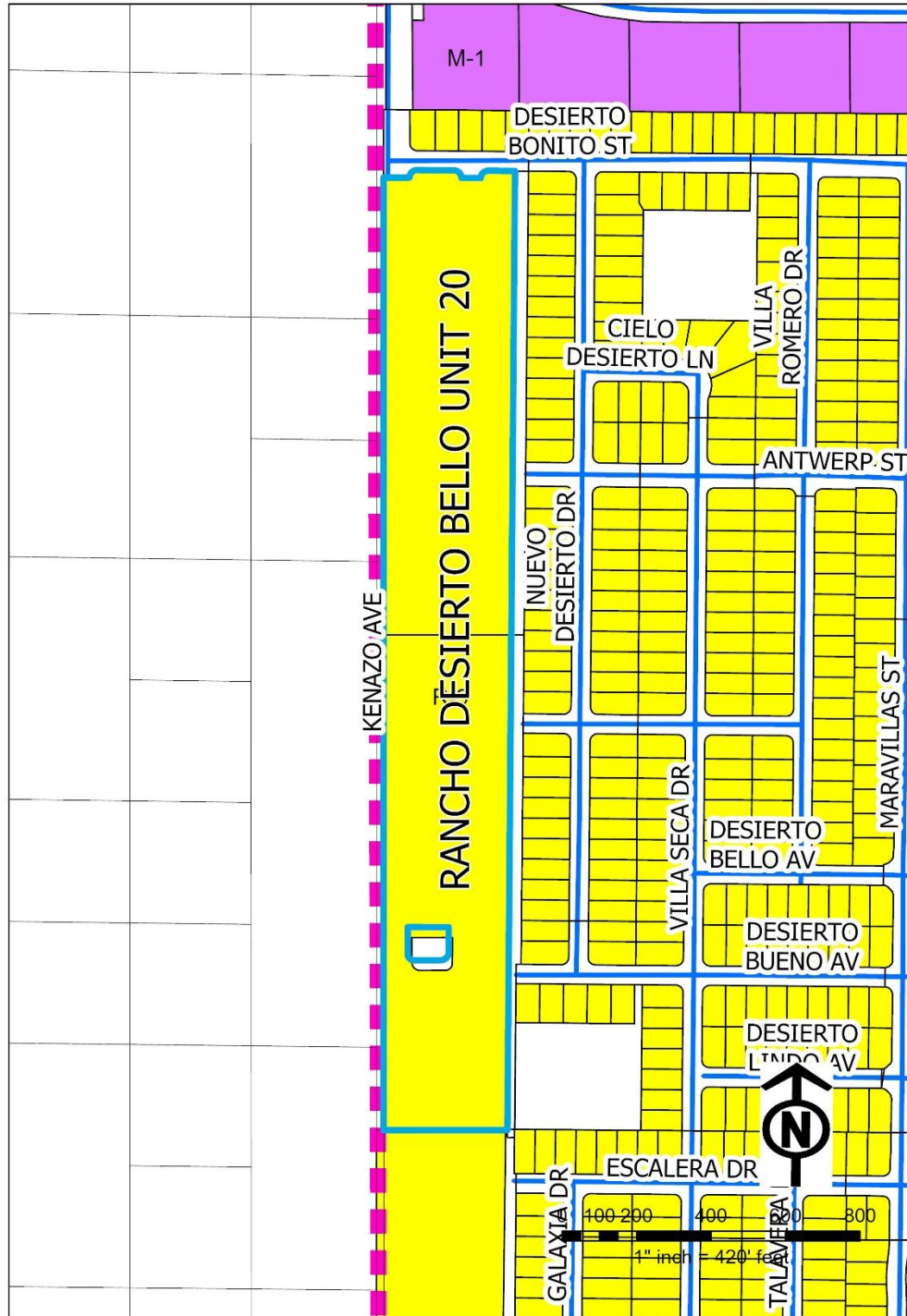
Attachment 1: Aerial Map

**Planning & Zoning Commission
Rancho Desierto Bello Unit 20
Case No. SDP26-0002**

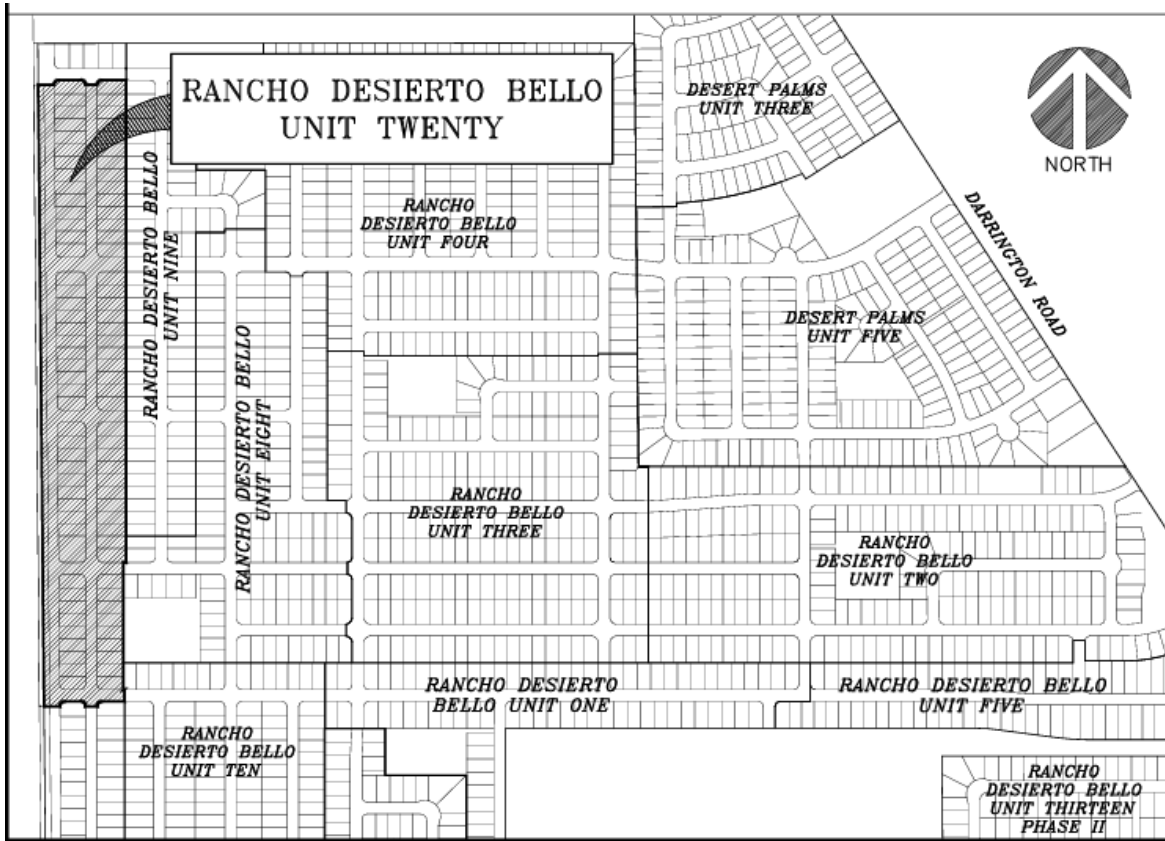


Attachment 2: Zoning Designation Map

**Planning & Zoning Commission
Rancho Desierto Bello Unit 20
Case No. SDP26-0002**

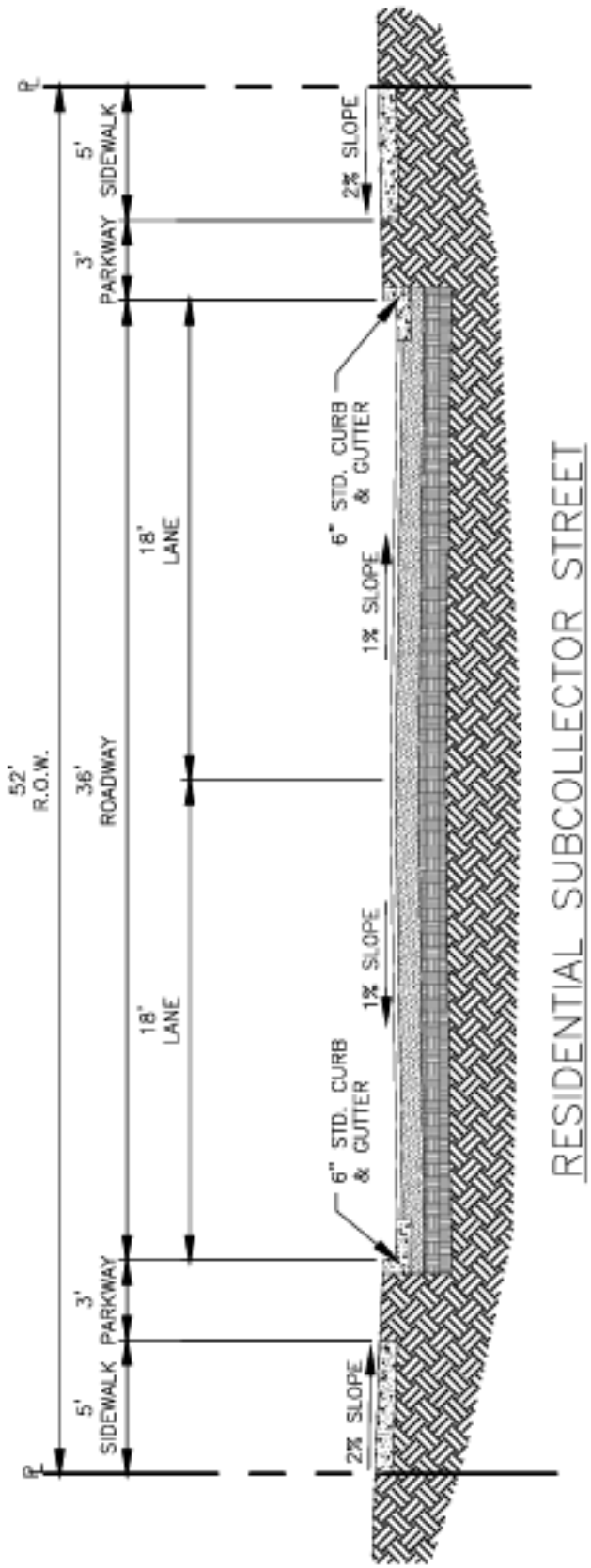


Attachment 3: Location Map



September 21, 2026

Attachment 5: Proposed Right-of-Way Cross Section



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 20

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 23.557 acres +/-

2. PROPERTY LAND USES:

	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	<u>14.542</u>	<u>89</u>	OFFICE	_____	_____
DUPLEX	_____	_____	STREET & ALLEY	_____	_____
APARTMENT	_____	_____	PONDING & DRAINAGE	_____	_____
MOBILE HOME	_____	_____	INSTITUTIONAL	_____	_____
P.U.D.	_____	_____	OTHER	<u>9.015</u>	_____
PARK (Min 1 acre)	_____	_____	R.O.W	_____	_____
SCHOOL	_____	_____	_____	_____	_____
COMMERCIAL	_____	_____	TOTAL NO. SITES	_____	_____
INDUSTRIAL	_____	_____	TOTAL (GROSS) ACREAGE	<u>23.557</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 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 [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