ORDINANCE NO. _____

AN ORDINANCE VACATING A 10'-FOOT PUBLIC UTILITY EASEMNT LOCATED AT 14207 DESIERTO BONITO ST. IN A PORTION OF LOT 59, BLOCK 20, RANCHO DESIERTO BELLO UNIT 12A, TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS.

WHEREAS, the property owner has requested vacation of a 10'-foot public utility easement located at 14207 Desierto Bonito St. in a Portion of Lot 59, Block 20, Rancho Desierto Bello Unit 12A, Town of Horizon City, El Paso County, Texas;

WHEREAS, City staff has confirmed that the easement is not currently used for public utility purposes;

WHEREAS, City staff has communicated with El Paso Electric Company, Texas Gas Service, HRMUD, El Paso Natural Gas – Kinder Morgan, Spectrum and AT&T and confirmed that none of the utilities object to vacating the easement;

WHEREAS, after public hearing, the Town of Horizon City Planning and Zoning Commission has recommended the vacation of a 10'-foot public utility easement with the following conditions:

1. The 10' restrictive easement to remain in place.
2. The carport shall not be used for any commercial uses.

WHEREAS, the City Council finds that the vacation of said public utility easement is in the public interest of the Town of Horizon City, El Paso County, Texas.

WHEREAS, the City Council finds that it is necessary and proper for the good government, peace and order of the Town of Horizon City to adopt this ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE TOWN OF HORIZON CITY, TEXAS, THAT:

1. ENACTMENT OF PUBLIC UTILITY VACATION

A 10'-foot public utility easement located at 14207 Desierto Bonito St. in a Portion of Lot 59, Block 20, Rancho Desierto Bello Unit 12A, Town of Horizon City, El Paso County, Texas, further described by metes and bounds attached hereto as Exhibit "A" and incorporated by reference herein, is hereby vacated and the Mayor is hereby authorized to sign an instrument releasing all of the rights to use the area for utilities but reserving the 10' restrictive easement and prohibiting use of the the site for commercial purposes **FINDINGS OF FACT**

This ordinance was duly enacted with all requisites and formalities incident thereto the enactment of ordinance, and such is evidenced by the signatures below; and further that the

foregoing recitals are incorporated into this ordinance by reference as findings of fact as if expressly set forth herein.

2. REPEALER

All ordinances, resolutions, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the effect of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated herein.

4. SEVERABILITY

Should any of the clauses, sentences, paragraphs, sections or parts of this ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

5. EFFECTIVE DATE

This Ordinance shall be effective upon passage.

6. PROPER NOTICE AND MEETING

It is officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

PASSED AND APPROVED this _____ day of _____, 2026, by a vote of _____ (ayes) to _____ (nays) to _____ (abstentions) of the City Council of Horizon City, Texas.

TOWN OF HORIZON CITY

by: _____
Andres Renteria, Mayor

ATTEST:

_____
Elvia Schuller, TRMC, City Clerk

APPROVED AS TO FORM:

_____

Sylvia Borunda Firth, City Attorney

First Reading 09/08/2026
Second Reading 10/13/2026

Rey Engineering
108 S. Stanton, 2nd Floor, El Paso, Texas 79901
(915) 873-9576 | contact@rey-engineering.com

EXHIBIT A

METES AND BOUNDS

10′ Utility Easement and Restrictive Access Easement

Lot 59, Block 20, Rancho Desierto Bello Unit 12A, Town of Horizon City, El Paso County, Texas

Job No. S.2660
Date: May 15, 2026

Being a portion of Lot 59, Block 20, *Rancho Desierto Bello Unit 12A*, Town of Horizon City, El Paso County, Texas, according to the plat thereof recorded in Volume 1526, Page 1171, Plat Records of El Paso County, Texas, said portion being dedicated as a 10-foot wide utility easement a 10-foot wide restrictive access easement along the westerly line of said Lot 59, and being more particularly described by metes and bounds as follows:

BEGINNING at a point at the northwesterly corner of said Lot 59, Block 20, said point also being the intersection of the northerly line and the westerly line of said Lot 59, said point being the **POINT OF BEGINNING** of the herein described tract;

THENCE N 89° 56′ 35″ E, along the northerly line of said Lot 59, a distance of 10.00 feet to a point;

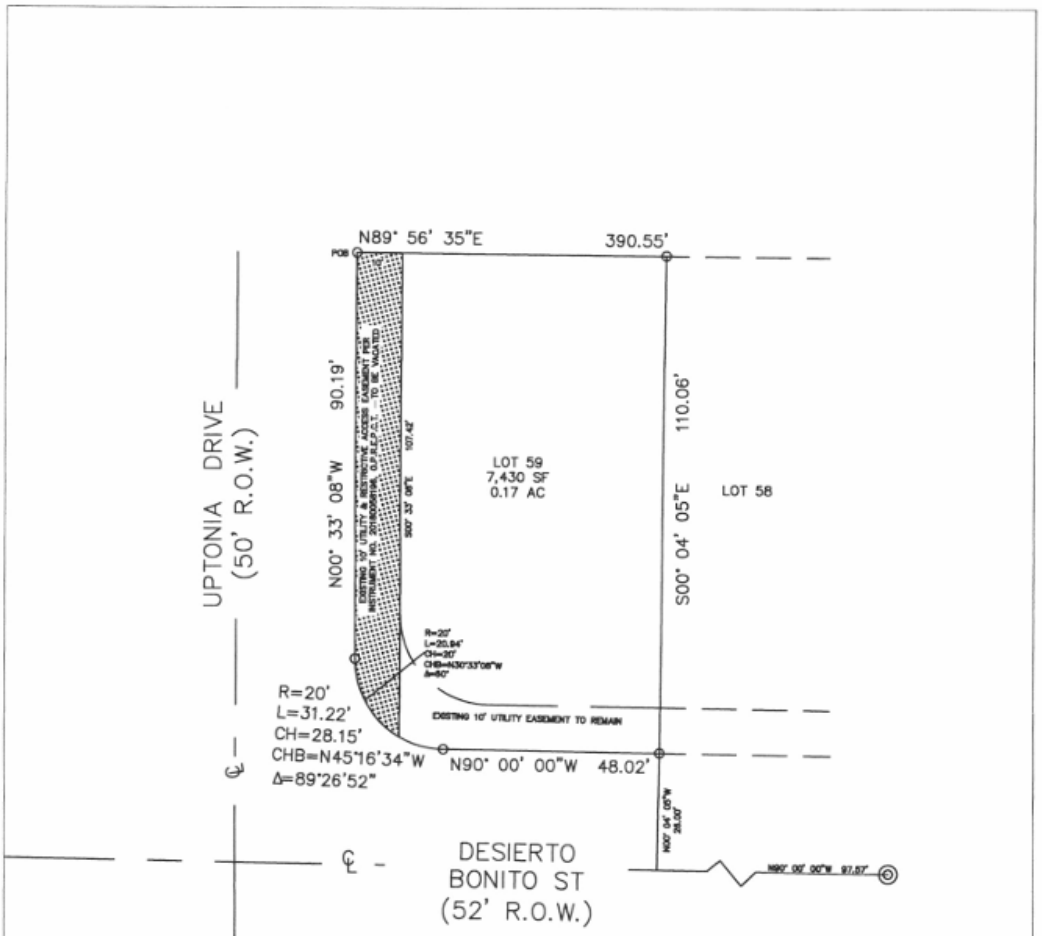
THENCE S 00° 33′ 08″ E, departing the northerly line of said Lot 59, a distance of 107.42 feet to a point;

THENCE along a curve to the left, having a radius of 20.00 feet, an arc length of 20.94 feet, a chord distance of 20.00 feet, a chord bearing of N 30° 33′ 08″ E, and a central angle of 60° 00′ 00″, to a point on the westerly line of said Lot 59;

THENCE N 00° 33′ 08″ W, along the westerly line of said Lot 59, a distance of 90.19 feet to the**POINT OF BEGINNING**. Said tract containing **1,024 square feet (0.0235 acres)**, more or less.

Enrique A. Rey
Registered Professional Land Surveyor
Texas No. 3505





LEGEND:

- *SET REBAR*
- *CITY MONUMENT*

SCALE 1"=30'

PLAT OF SURVEY BEING
LOT 59, BLOCK 20, RANCHO DESIERT BELLO UNIT 12A, TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS, RECORDED IN FILE NO. 20180058196 EL PASO COUNTY RECORDS.

I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY AND IMPROVEMENT SURVEY WAS MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

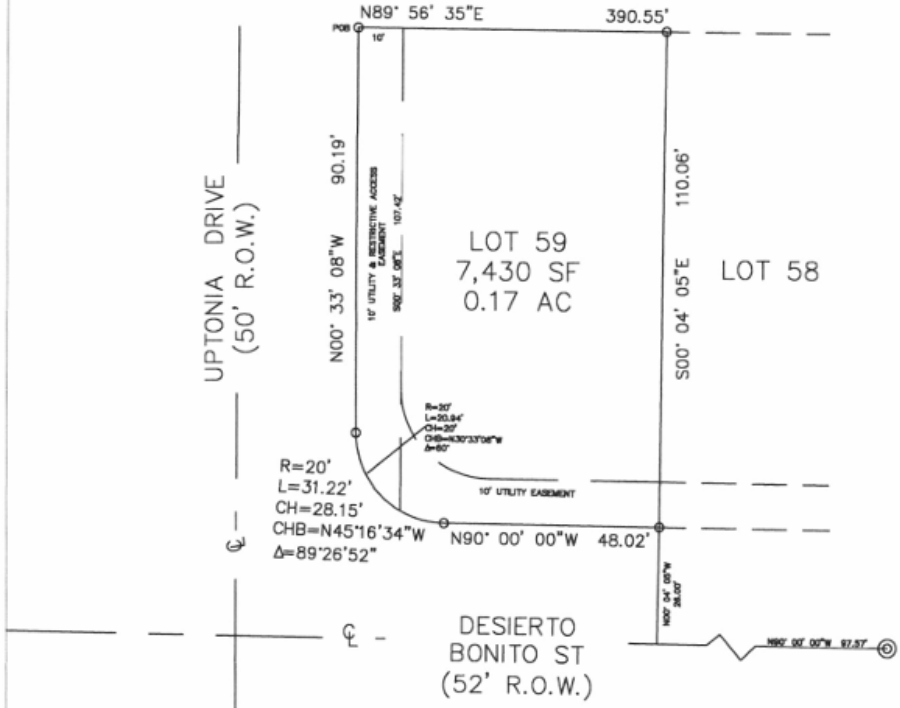
ENRIQUE A. REY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 3505

STATE OF TEXAS
REGISTERED
ENRIQUE A. REY
3505
PROFESSIONAL
LAND SURVEYOR

NOTE:
THIS PROPERTY LIES IN ZONE X, AS DESIGNATED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48021C0250B, DATED, SEPTEMBER 4, 1991 EL PASO COUNTY, TEXAS

PREPARED ON: MAY 14, 2026
L.A.S
JOB NO. S.2660

rey engineering
CONSULTING ENGINEERING-SURVEYING-LAND PLANNING
108 S STANTON SUITE 2A EL PASO TEXAS, 79901
PH. (915)873-9576
TEXAS FIRM REGISTRATION F-27412



LEGEND:

○ SET REBAR

◎ CITY MONUMENT

SCALE 1"=30'

PLAT OF SURVEY BEING
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TEXAS NO. 3505

STATE OF TEXAS
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LICENSED
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TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.:	SDV26-0001
Application Type:	Easement Vacation
P&Z Hearing Date:	July 20, 2026
Staff Contact:	David Ruiz, Planner 915-852-1046 ext.404; druiz@horizoncity.org
Address/Location:	14207 Desierto Bonito
Property ID No.:	R22000002005900
Legal Description:	A portion of a 10' Utility Easement of Lot 59, Block 20, Rancho Desierto Bello Unit 12A, Town of Horizon City, El Paso County, Texas.
Existing Use:	R-9
Owner:	Juan Ramos
Applicant/Rep.:	Juan Ramos
Nearest Park:	RDB Park
Nearest School:	Ricardo Estrada Middle School

SURROUNDING PROPERTIES:		
	Zoning	**Land Use**
N	M-1	Industrial
E	R-9	Residential
S	R-9	Residential
W	No Zoning (El Paso County)	Vacant
LAND USE AND ZONING:		
	Existing	**Proposed**
Land Use	Residential	Residential
Zoning	R-9	R-9

Application Description:

On the **Vacation** application request **(Case No. SDV26-0001),** to vacate a portion of a 10' Utility Easement of Lot 59, Block 20, Rancho Desierto Bello Unit 12A, Town of Horizon City, El Paso County, Texas.

Notice:

In accordance with Horizon City Code of Ordinance, *Chapter 1 General Provisions, Article 1.08 Vacation of Public Easement or Right-of-Way, Section 1.08.003 Procedure; Notice of Public Hearings (b) (2) Public Easement Vacation*, notice of the planning and zoning commission and the city council hearing shall not be required personally to abutting property owners when the application is for vacation of a public easement. Any responses received by staff will be presented to the Commission at the meeting.

Staff Recommendation:
Staff recommends approval with the following conditions:

1. The 10' restrictive easement to remain in place.
2. The carport shall not be used for any commercial uses.

HRMUD
No objections

El Paso Electric
We do not have any issue with the vacation of easement. EPEC does not have any existing lines along the West boundary of the lot.

Texas Gas Service
In reference to the vacation of easement at 14207 Desierto Bonito St., Texas Gas does not currently have any comments. The vacation will not interfere or otherwise compromise our existing main on this street.

El Paso Natural Gas – Kinder Morgan
This project area is clear of El Paso Natural Gas a company of Kinder Morgan Pipelines and Facilities.

Spectrum
No comments

AT&T
No comments

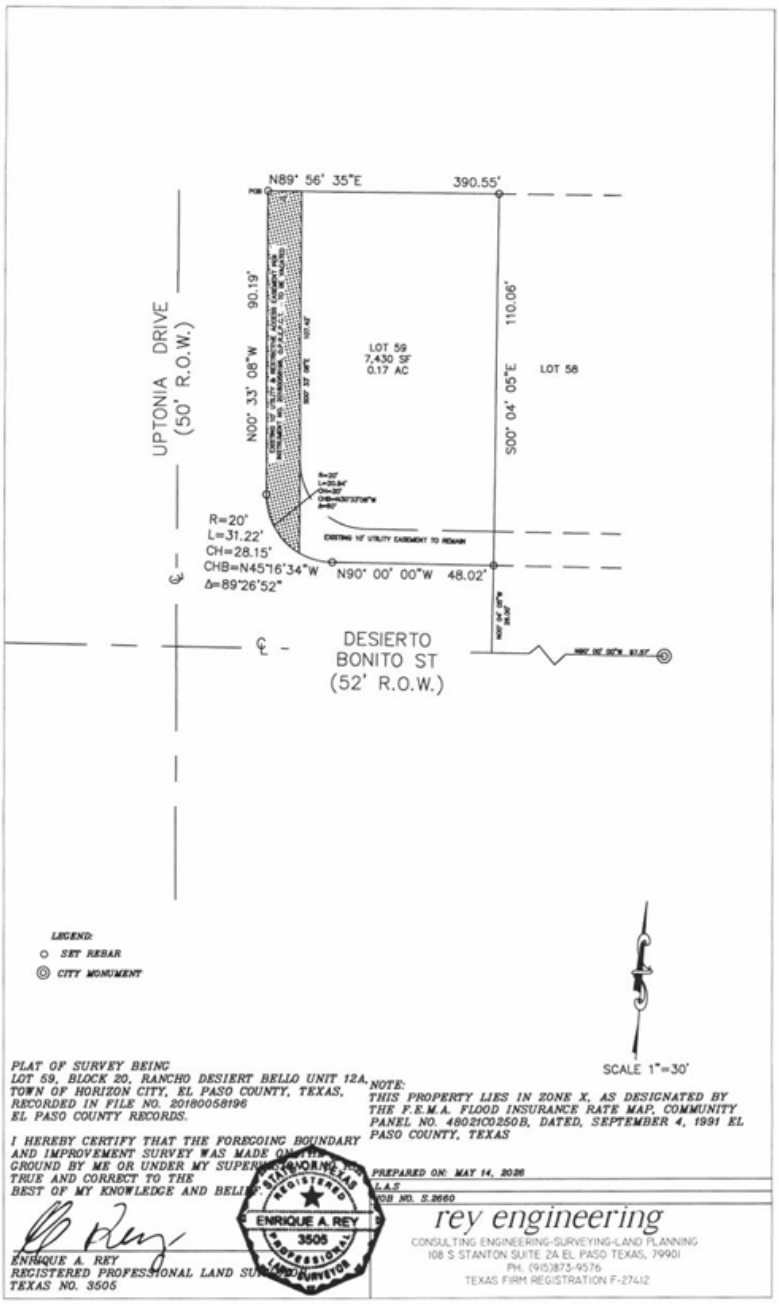
Attachment 1: Aerial Map



Attachment 2: Zoning Map



Attachment 3: Survey & M&B



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EXHIBIT A

METES AND BOUNDS

10′ Utility Easement and Restrictive Access Easement

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Job No. S.2660
Date: May 15, 2026

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Enrique A. Rey
Registered Professional Land Surveyor
Texas No. 3505

STATE OF TEXAS
ENRIQUE A. REY
35606
LICENSED
PROFESSIONAL ENGINEER

Attachment 4: Application

Case No. _____

Horizon City

VACATION OF PUBLIC EASEMENTS & RIGHTS-OF-WAY APPLICATION

Date: 04/25/2026

1. APPLICANT'S NAME Juan P. Ramos
ADDRESS 14207 Desierto Bonito ZIP CODE 79928 TELEPHONE 915 208 5033

2. PROPERTY OWNER Juan P. Ramos
ADDRESS 14207 Desierto Bonito ZIP CODE 79928 TELEPHONE _____

3. Request is hereby made to vacate the following: (check one) Street: ☐ Alley: ☐ Easement: ☒ Other: ☐
Street Name / Location: Desierto Bonito
Subdivision Name: _____

4. Reason for vacation request: Structure / Parking

5. Surface Improvements located in subject property to be vacated:
None ☐ Paving ☐ Curb & Gutter ☐ Power Lines/Poles ☐ Fences/Walls ☐ Structures ☒ Other ☐

6. Underground Improvements located in the existing rights-of-way:
None ☒ Telephone ☐ Electric ☐ Gas ☐ Water ☐ Sewer ☐ Storm Drain ☐ Other ☐

7. Future use of the vacated right-of-way:
Yards ☐ Parking ☒ Expand Building Area ☐ Replat with abutting Land ☐ Other ☐

8. Related applications which are pending (give name or file number): Zoning ☐ _____ Board of Adjustment ☐ _____
Subdivision ☐ _____ Building Permits ☒ _____ Other ☐ _____

9. Signatures: All owners of properties which abut the property to be vacated must appear below with an adequate legal description of the properties they own (use additional paper if necessary).

Signature	Legal Description	Telephone
Juan Ramos		

The undersigned Owner/Applicant/Agent understands that the processing of this Application will be handled in accordance with the procedure for Requesting Vacations and that no action on processing will be taken without payment of the non-refundable processing fee. It is further understood that acceptance of this application and fee in no way obligates the Town of Horizon City to grant the Vacation.

The undersigned acknowledges that he or she is authorized to do so, and upon the Town's request will provide evidence satisfactory to the Town's confirming these representations.

The granting of a vacation request shall not be construed to be a waiver of or an approval of any violation of any of the provisions of any applicable ordinances.

OWNER / APPLICANT SIGNATURE: Juan Ramos REPRESENTATIVE: _____

Easement Fee: $1500.00
Right-of-Way Fee: $1500.00

Note: Applicant is responsible for all expenses incurred by the City in connection with this request, including but not limited to attorney's fees, engineering fees, appraisals, and publication. Charges will be invoiced separately. Applicant's initials _____

Please see reverse side for a list of items required when submitting the Vacation application.

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

Page 1 of 2

Town of Horizon ★ 14999 Darrington Rd. ★ Horizon City, Texas 79928 ★ (915) 852-1046