



**TOWN OF HORIZON CITY
MEMORANDUM**

Date: July 08, 2025

To: Honorable Mayor and Members of City Council

From: Art Rubio, Chief Planner

SUBJECT: On the **Preliminary Subdivision Plat** application for **Rancho Desierto Bello Unit 19 (Case No. SDP25-0003)**, legally described as a Portion of Leigh Clark Survey No. 297, Town of Horizon City, El Paso County, Texas. Containing 16.576 acres \pm . Application submitted by Applicant/Representative: TRE & Associates.

On June 16, 2025, the Planning & Zoning Commission unanimously recommended approval of the Rancho Desierto Bello Unit 19 Preliminary Plat.

The application meets all minimum requirements of a preliminary subdivision plat and staff recommends approval of Rancho Desierto Bello Unit 19 Preliminary 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.: SDP25-0003 Rancho Desierto Bello Unit 19

Application Type: Preliminary Subdivision Plat Application
P&Z Hearing Date: June 16, 2025
Staff Contact: Art Rubio, Chief Planner
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

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

No comments

TxDOT Comments:

No comments

El Paso County:

~~Can you please clarify how the drainage is planned to be managed? It appears that runoff from Chia Sage Street is simply proposed to be discharged onto undeveloped land to the west. Is that a temporary condition until Unit 18 is constructed?~~

El Paso Electric Company:

~~Please change the R.A.E. easement to Utility Easement. We have an existing easement along Claret Cup Pl.~~

Texas Gas Service:

In reference to case Rancho Desierto Bello Unit 19 - Preliminary Plat, Texas Gas Service does not have any comments.

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 Independent School District:

~~Clint ISD takes no exception to the preliminary plat presented. Just a reminder to always ensure dust control barriers are utilized to protect our community.~~

EPCAD

There are no comments for Rancho Desierto Bello #19 from Central Appraisal.

HRMUD:

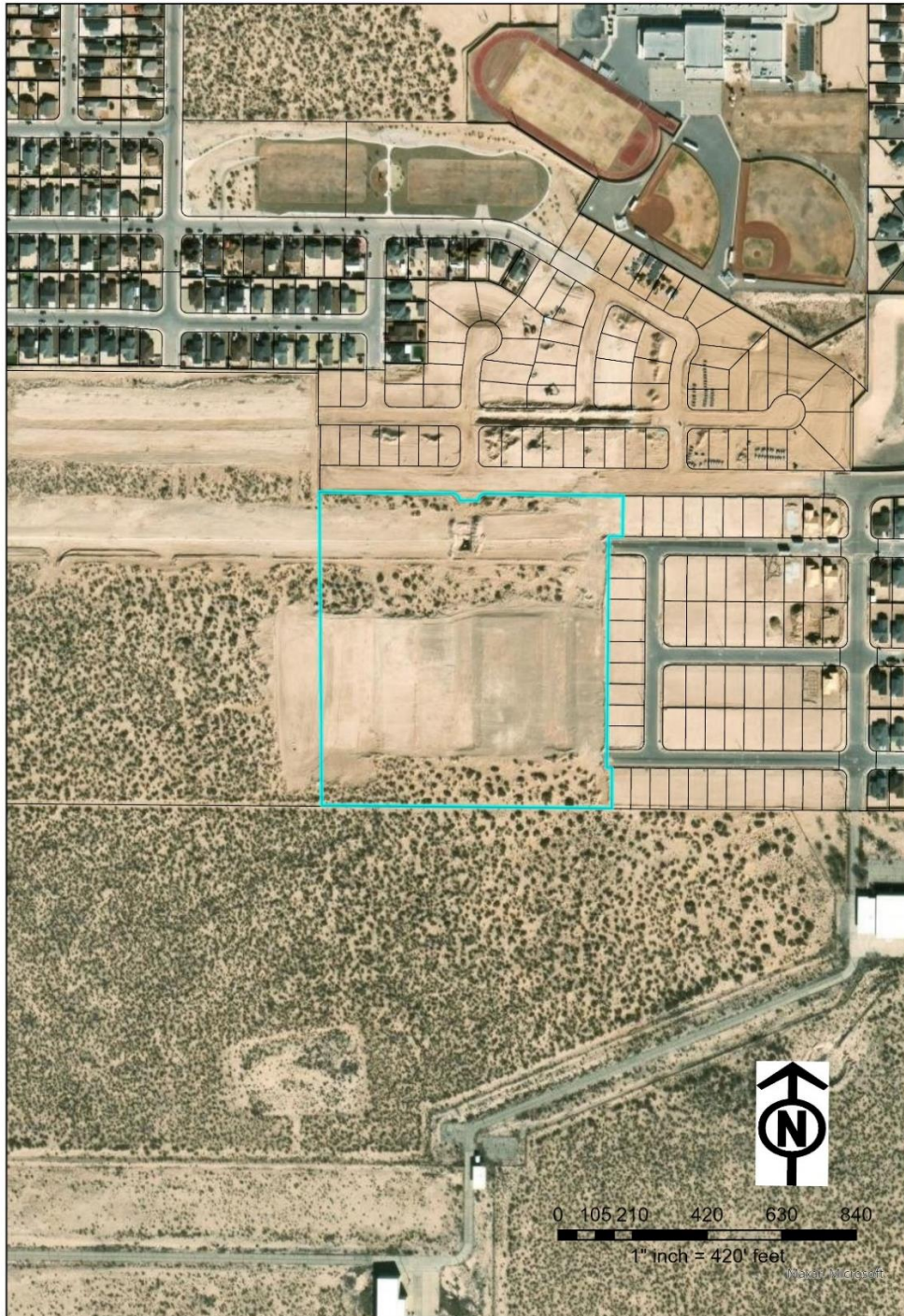
No comments

Attachments:

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

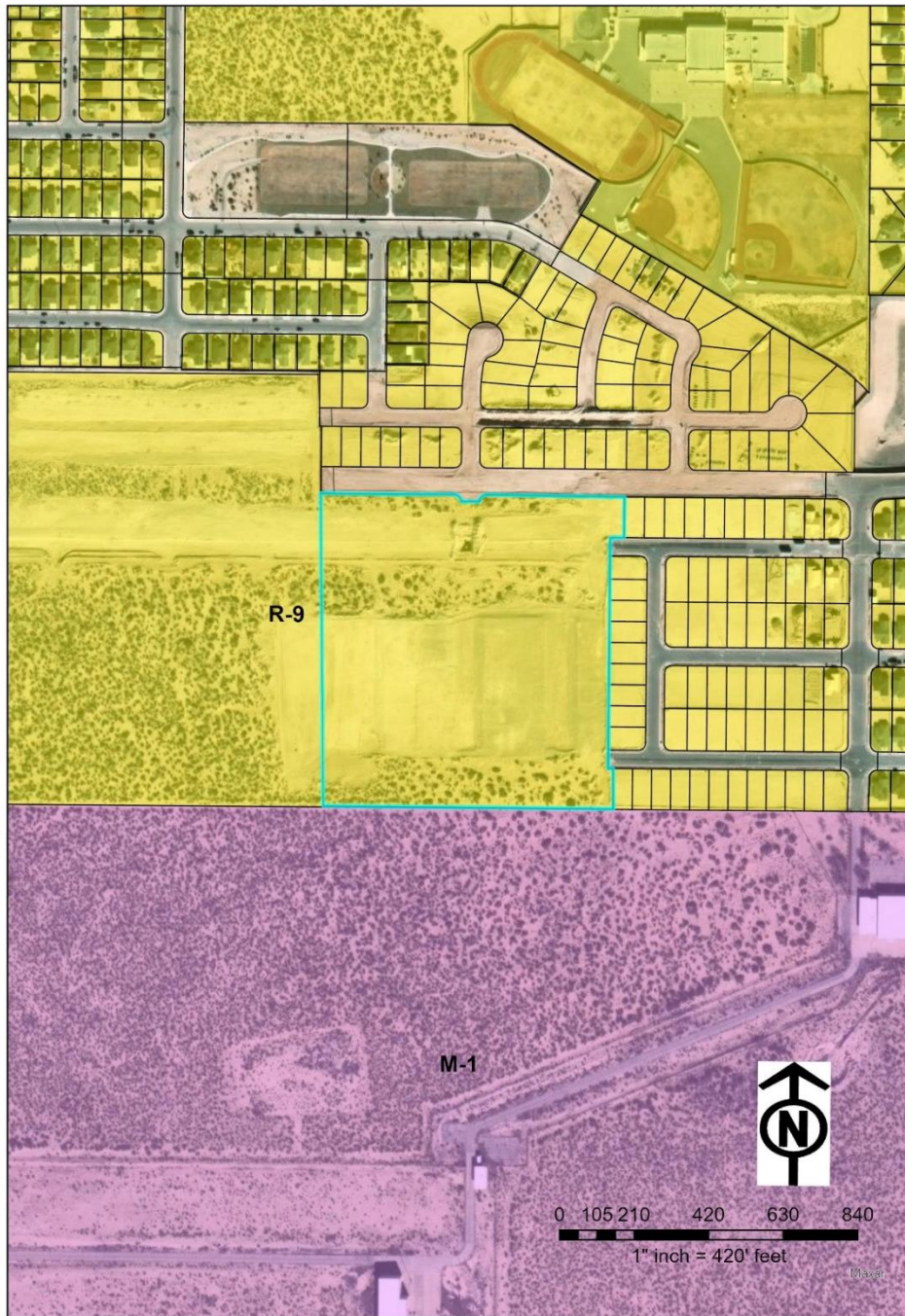
Attachment 1: Aerial Map

**Planning & Zoning Commission
Rancho Desierto Bello Unit 19
Case No. SDP25-0003**

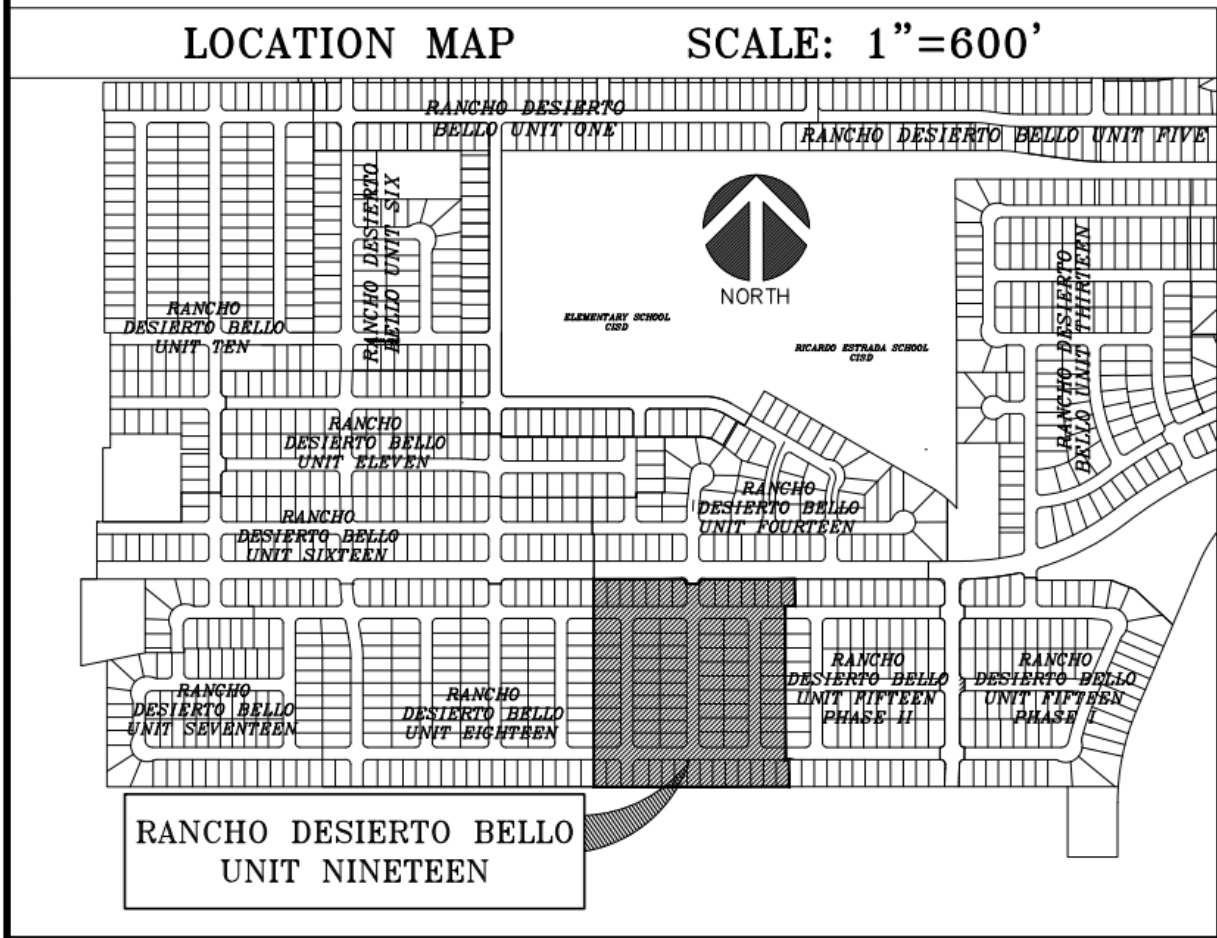


Attachment 2: Zoning Designation Map

**Planning & Zoning Commission
Rancho Desierto Bello Unit 19
Case No. SDP25-0003**

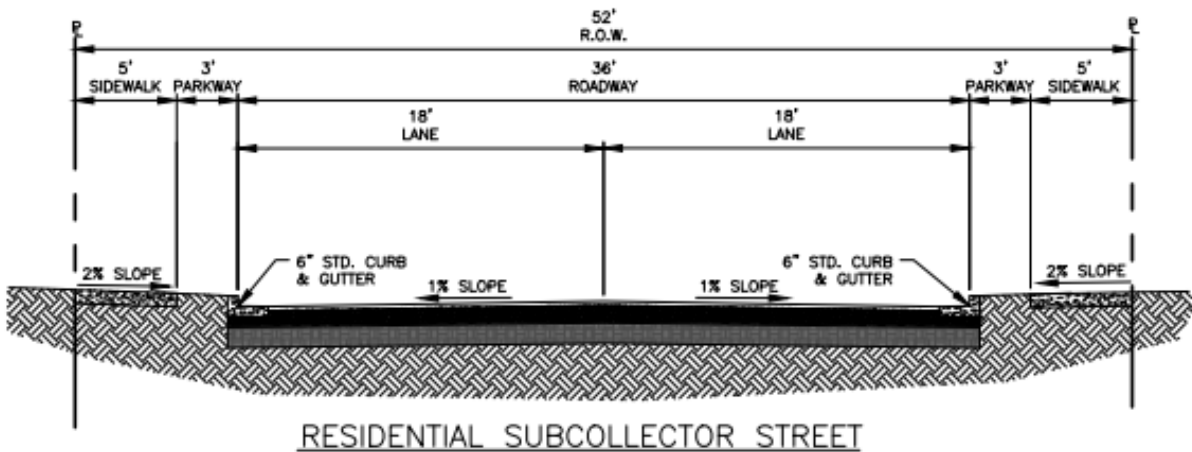
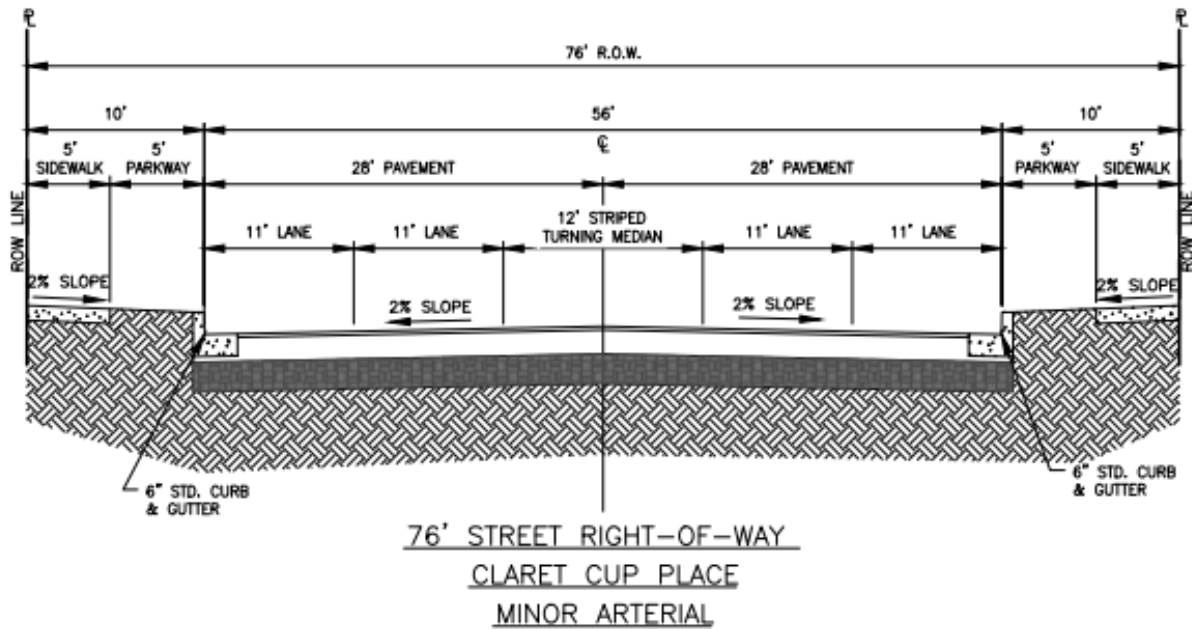


Attachment 3: Location Map



(SHEET 1 OF 2)

Attachment 5 – Existing Right-of-Way Cross Section



Attachment 6: Preliminary Online 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 Bello Unit 19

SUBMITTAL DATE: April 22, 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 16.576 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)			<u>R.O.W.</u>	<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 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 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 Preliminary Plat approval request, including but not limited to attorney's fees, engineering fees and publication. Charges exceeding deposit will be invoiced separately. Initials D.H.

Applicant Signature

Denise Hernandez

EMAIL

DHernandez@tr-eng.com