

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 Final Subdivision Plat application for Rancho Desierto Bello Unit 18 (Case No. SDF25-0002), 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 17.354 acres ±. Application submitted by Applicant/Representative: TRE & Associates.

On June 16, 2025, the Planning & Zoning Commission unanimously recommended approval of the Rancho Desierto Bello Unit 18 Final Plat.

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.: SDF25-0002 Rancho Desierto Bello Unit 18

Application Type: P&Z Hearing Date: Staff Contact:	Final Subdivision Plat Application June 16, 2025 Art Rubio, Chief Planner 915-852-1046, Ext. 407; arubio@horizoncity.org
Address/Location: Property ID Nos.: Legal Description:	West of Darrington Rd and South of Claret Cup Pl X2970000000080 A portion of Leigh Clark Survey No. 297, Town of Horizon City, El Paso County, Texas
Property Owner: Applicant/Rep.: Nearest Park: Nearest School:	Viva Land Ventures, LP. TRE & Associates LTV Park Ricardo Estrada Middle School

SURROUNDING PROPERTIES: Land Use Zoning R-9 (Single-Family Residential) Residential Ν Е R-9 (Single-Family Residential) Residential S M-1 Vacant R-9 (Single-Family Residential) W Residential LAND USE AND ZONING: Existing Proposed **Residential Subdivision** Land Use Vacant Zoning **R-9** Residential **R-9** Residential

Application Description:

Final Subdivision:

The proposed final residential subdivision includes 89 lots for single-family residential development, the smallest lot measuring approximately 6,016 sq. ft. and the largest lot measuring approximately 7,497 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:

- 1. Replace Town Engineer name in signature block to now be Floyd Johnson, P.E.
- 2. Revise sheet designation on sheet 1 to read "Sheet 1 of 2"

El Paso 9-1-1 District Comments:

No comments

TxDOT Comments:

El Paso Electric Company:

Please change the RAE Easement to UE Easement, we have an existing line along Claret Cup Pl.

Texas Gas Service:

In reference to case Rancho Desierto Bello Unit 18, 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:

No comments

EPCAD

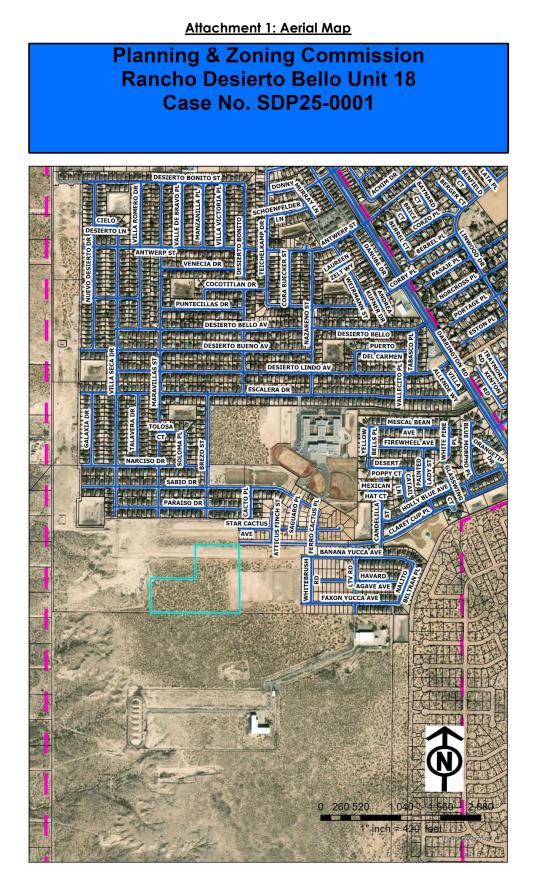
No comments

HRMUD:

No comments

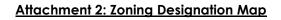
Attachments:

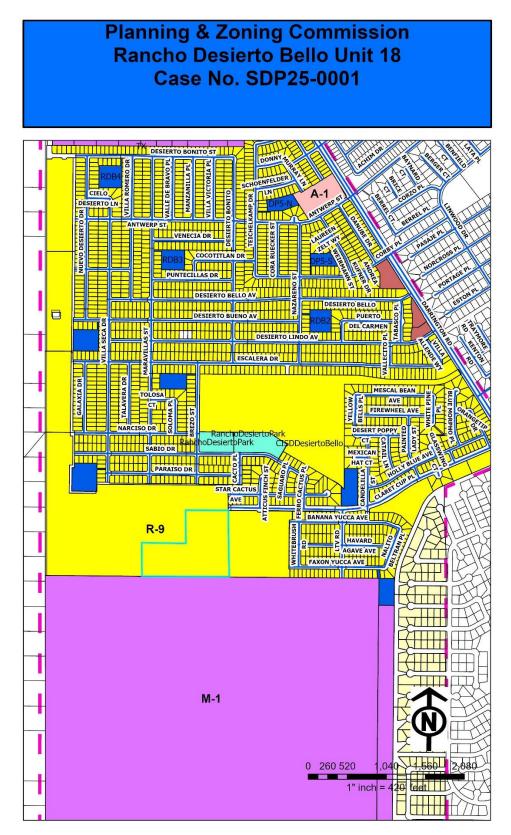
- 1 Aerial
- 2 Zoning Designation Map
- 3 Location Map
- 4 Final Plat
- 5 Existing Right-of-Way Cross Sections
- 6 Final Online Application



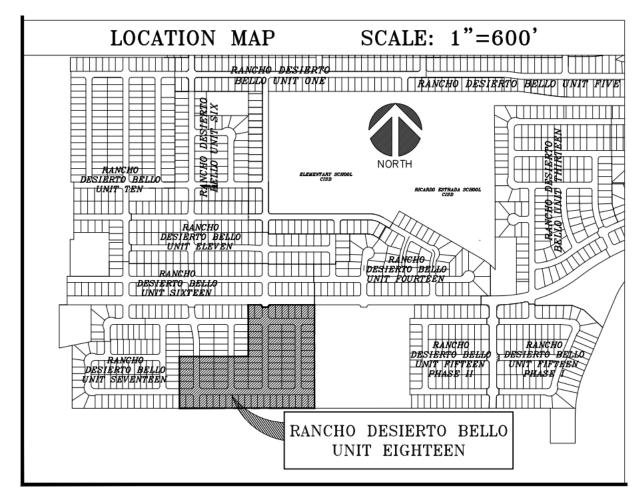
Fax (915) 852-1005

14999 Darrington Rd.

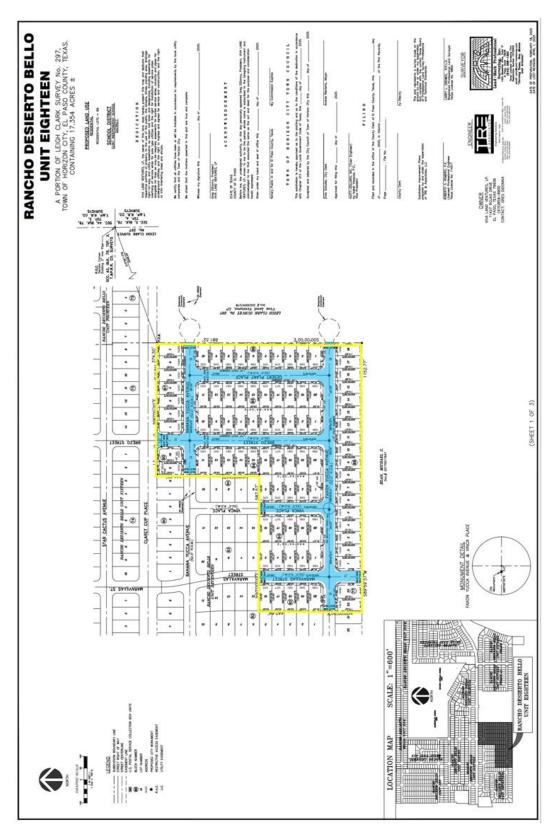


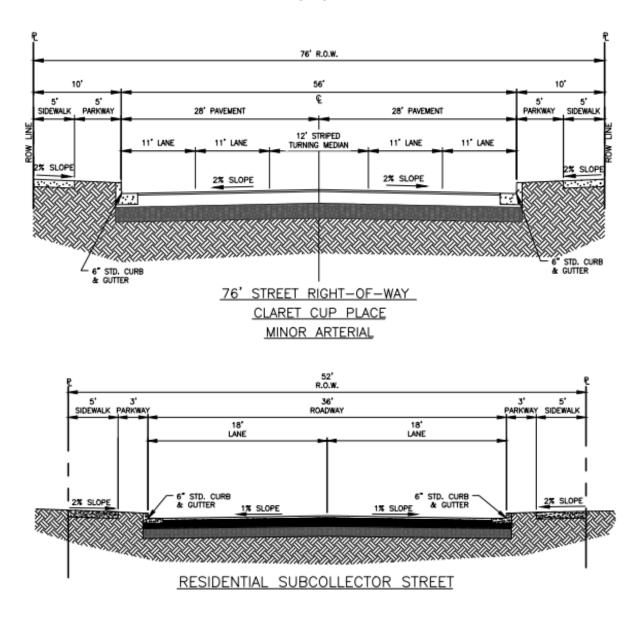


Attachment 3: Location Map



Attachment 4: Final Subdivision Plat





Attachment 5 – Existing Right-of-Way Cross Section

Attachment 6: Final Online Application

Prone 915-852-1046 Fax 915-852-1005 SUBDIVISION PROPOSED NAME: Rancho Desierto Bello Unit 18 LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, A portion of Leigh Clark Survey No. 297, Town of Horizon City, El Paso County, Texas PROPERTY LAND USES: ACRES SINGLE-FAMILY 13.060 89 OFFICE DUPLEX STREET & ALLEY APARTMENT PONDING & DRAINA MOBILE HOME INSTITUTIONAL P.U.D. OTHER PARK (Min 1 Acre) R.O.W. SCHOOL TOTAL NO. SITES INDUSTRIAL TOTAL NO. SITES INDUSTRIAL TOTAL NO. SITES INDUSTRIAL TOTAL NO. SITES WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? N/A WILL THE RESIDENTIAL SITES, AS PROPOSED, PERMIT DEVELOPMENT IN FULL COMPLIX EXISTING RESIDENTIAL ZONE(S)? YES IN O WHAT TYPE OF UTILITY EASEMENTS ARE PROPOSED? UNDERGROUND OVERHEA/ WHAT TYPE OF DRAINAGE IS PROPOSED IN CONNECTION WITH THE DEVELOPMENT? IS A MODIFICATION OF ANY PORTION OF THE SUBDIVISION ORDINANCE PROPOSED? YE IF YES?, PLEASE LIST SECTION & EXPLAIN THE NATURE OF THE MODIFICATION IF SINGLE-FAMILY OR DUPLEX DEVELOPMENT IS PROPOSED?	ACRES	
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REP/POINT OF CONTACT Denise Hernandez - TRE & Associates, LLC 110 Mesa Park Dr., Ste 200, EI Pa (NAME & ADDRESS) (EMAIL)	TX 79912 Dhernandez@tr-eng.com 9 (PHO	
NOTE: Applicant is responsible for all expenses insurand by the City in connection with the Final	(110	not limited to
NOTE: Applicant is responsible for all expenses incurred by the City in connection with the Final attorney's fees, engineering fees and publication. Charges exceeding deposit will be invoiced se		not minited to
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APPLICATION MUST BE COMPLETE & VALIDATED PRIOR TO SU	at approval request, including but	ng.com
Acceptance of fee does not grant acceptance of Non Refundable Deposit <u>\$800.00</u> Application F	at approval request, including but rately. Initials	ng.com
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