



**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  $\pm$ . Application submitted by Applicant/Representative: TRE & Associates.

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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:** Final 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:**

*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

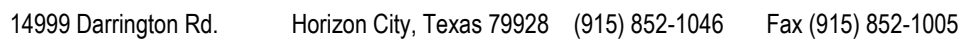
**HRMUD:**

No comments

**Attachments:**

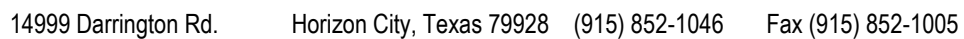
- 1 - Aerial
- 2 - Zoning Designation Map
- 3 - Location Map
- 4 - Final Plat
- 5 - Existing Right-of-Way Cross Sections
- 6 - Final Online Application

**Planning & Zoning Commission  
Rancho Desierto Bello Unit 18  
Case No. SDP25-0001**

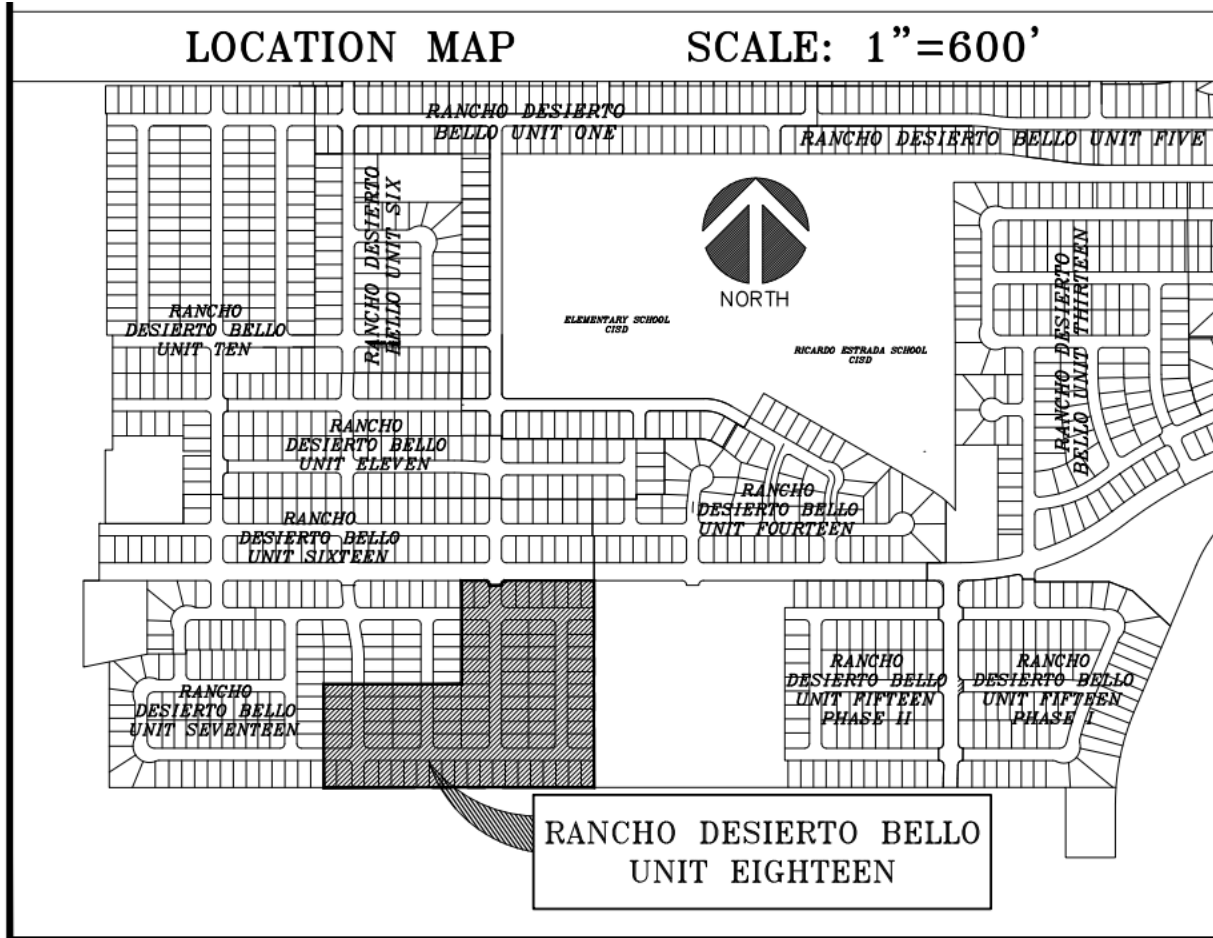




**Planning & Zoning Commission  
Rancho Desierto Bello Unit 18  
Case No. SDP25-0001**

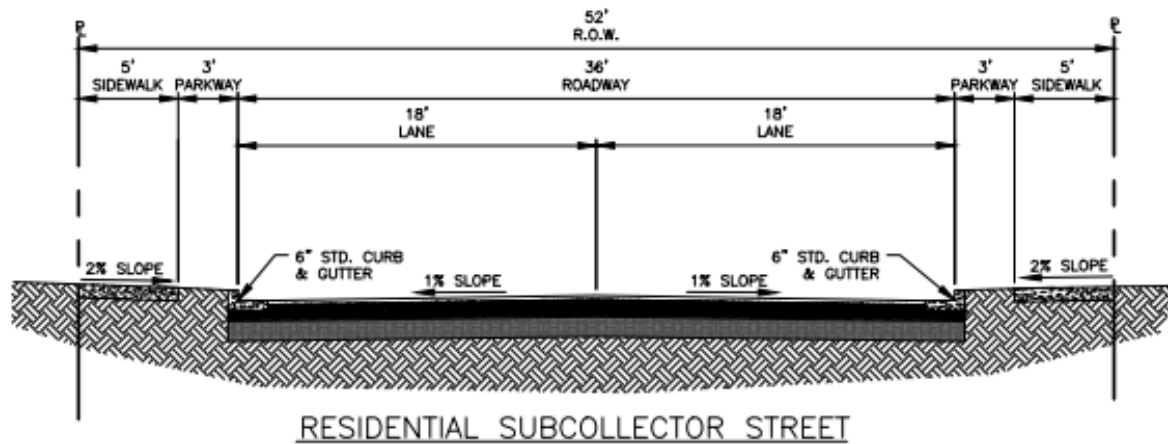
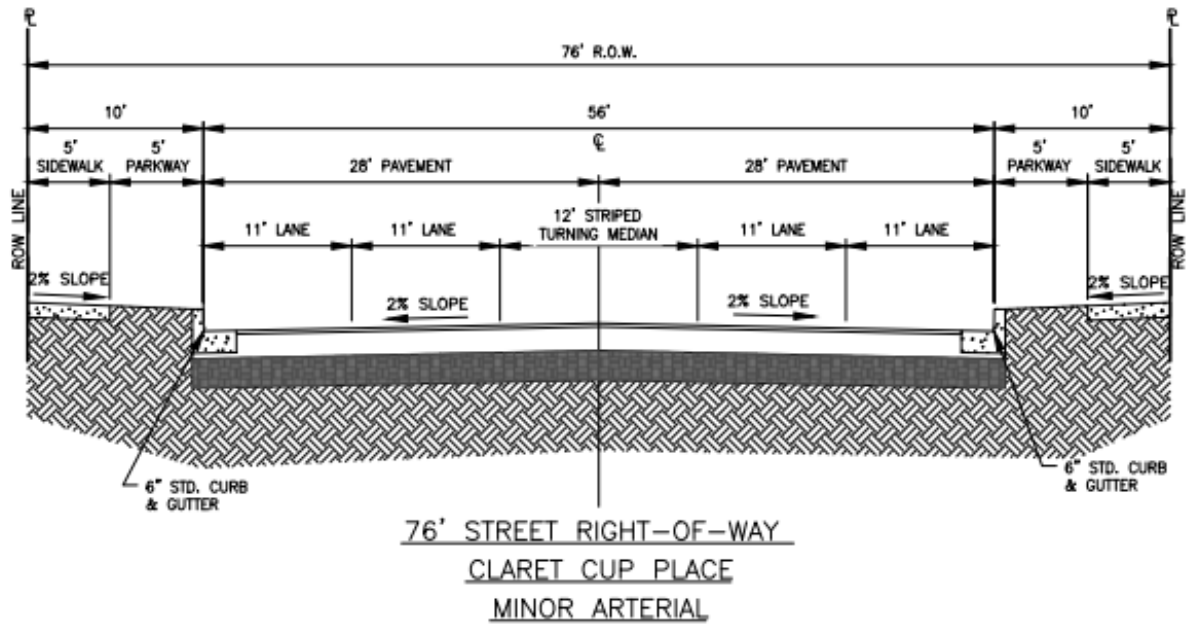


Attachment 3: Location Map



[illegible]

## Attachment 5 – Existing Right-of-Way Cross Section





## Attachment 6: Final Online Application



**TOWN OF HORIZON CITY**  
14999 Darrington Road  
Horizon City, Texas 79928  
Phone 915-852-1046 Fax 915-852-1005

### MAJOR SUBDIVISION FINAL PLAT APPLICATION

SUBDIVISION PROPOSED NAME: Rancho Desierto Bello Unit 18 SUBMITTAL DATE: May 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 17.354 Acres +/-
2. PROPERTY LAND USES:
- |                   | ACRES  | SITES |                       | ACRES  | SITES |
|-------------------|--------|-------|-----------------------|--------|-------|
| SINGLE-FAMILY     | 13.060 | 89    | OFFICE                |        |       |
| DUPLEX            |        |       | STREET & ALLEY        |        |       |
| APARTMENT         |        |       | PONDING & DRAINAGE    | 2.261  | 1     |
| MOBILE HOME       |        |       | INSTITUTIONAL         |        |       |
| P.U.D.            |        |       | OTHER                 |        |       |
| PARK (Min 1 Acre) |        |       | R.O.W.                | 4.293  |       |
| SCHOOL            |        |       |                       |        |       |
| COMMERCIAL        |        |       | TOTAL NO. SITES       | 89     |       |
| INDUSTRIAL        |        |       | TOTAL (GROSS) ACREAGE | 17.353 |       |
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 "YES", PLEASE LIST SECTION & EXPLAIN THE NATURE OF THE MODIFICATION
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 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 jdurand@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 Final plat approval request, including but not limited to attorney's fees, engineering fees and publication. Charges exceeding deposit will be invoiced separately. Initials DH

Applicant Signature

Denise Hernandez

EMAIL

dhernandez@tr-eng.com

**APPLICATION MUST BE COMPLETE & VALIDATED PRIOR TO SUBDIVISION PROCESSING**

Acceptance of fee does not grant acceptance of application.

Non Refundable Deposit \$800.00 | Application Fee: \$1600.00