



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

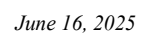
HRMUD:

No comments

Attachments:

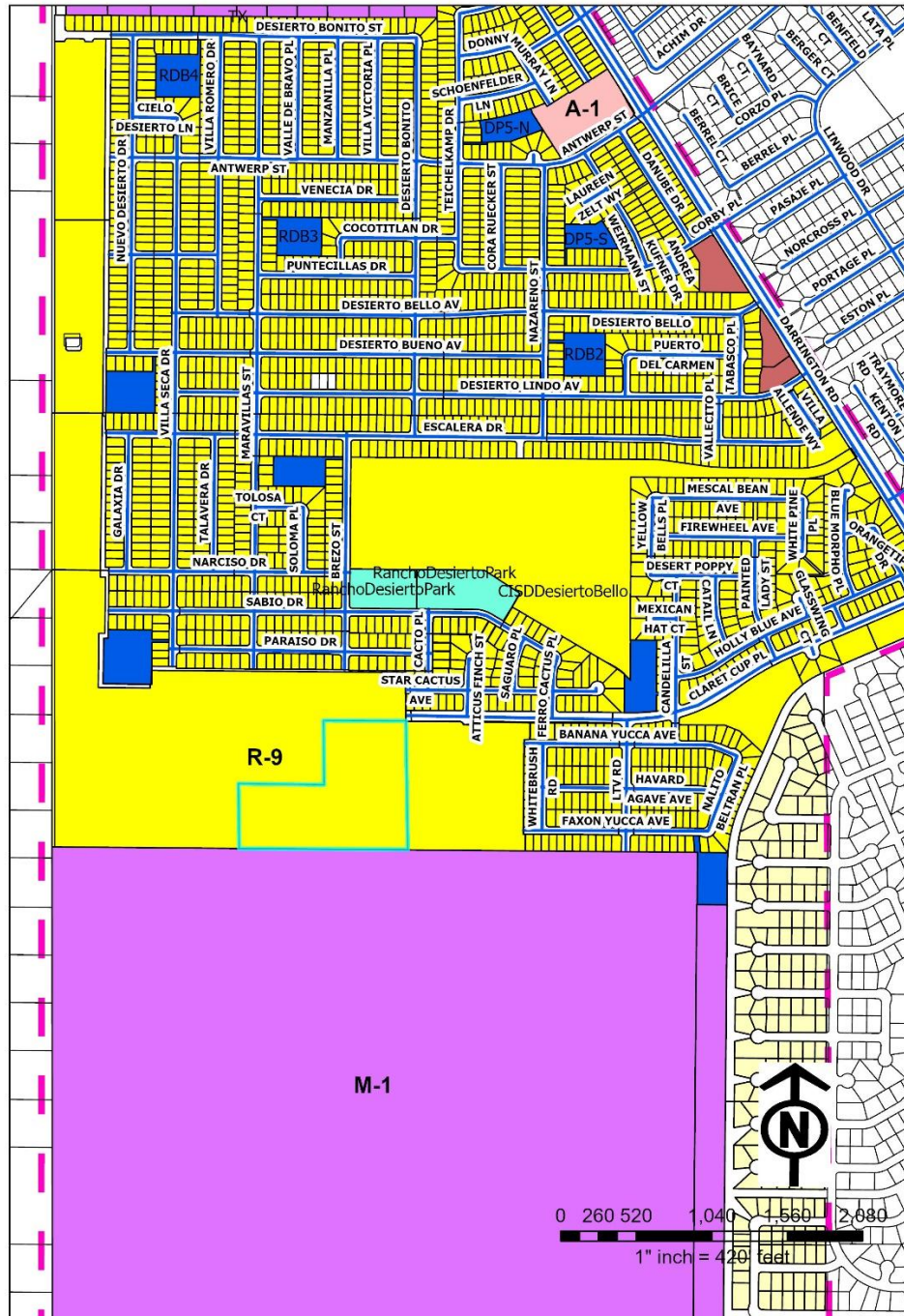
- 1 - Aerial
- 2 - Zoning Designation Map
- 3 - Location Map
- 4 - Final Plat
- 5 - Existing Right-of-Way Cross Sections
- 6 - Final Online Application

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

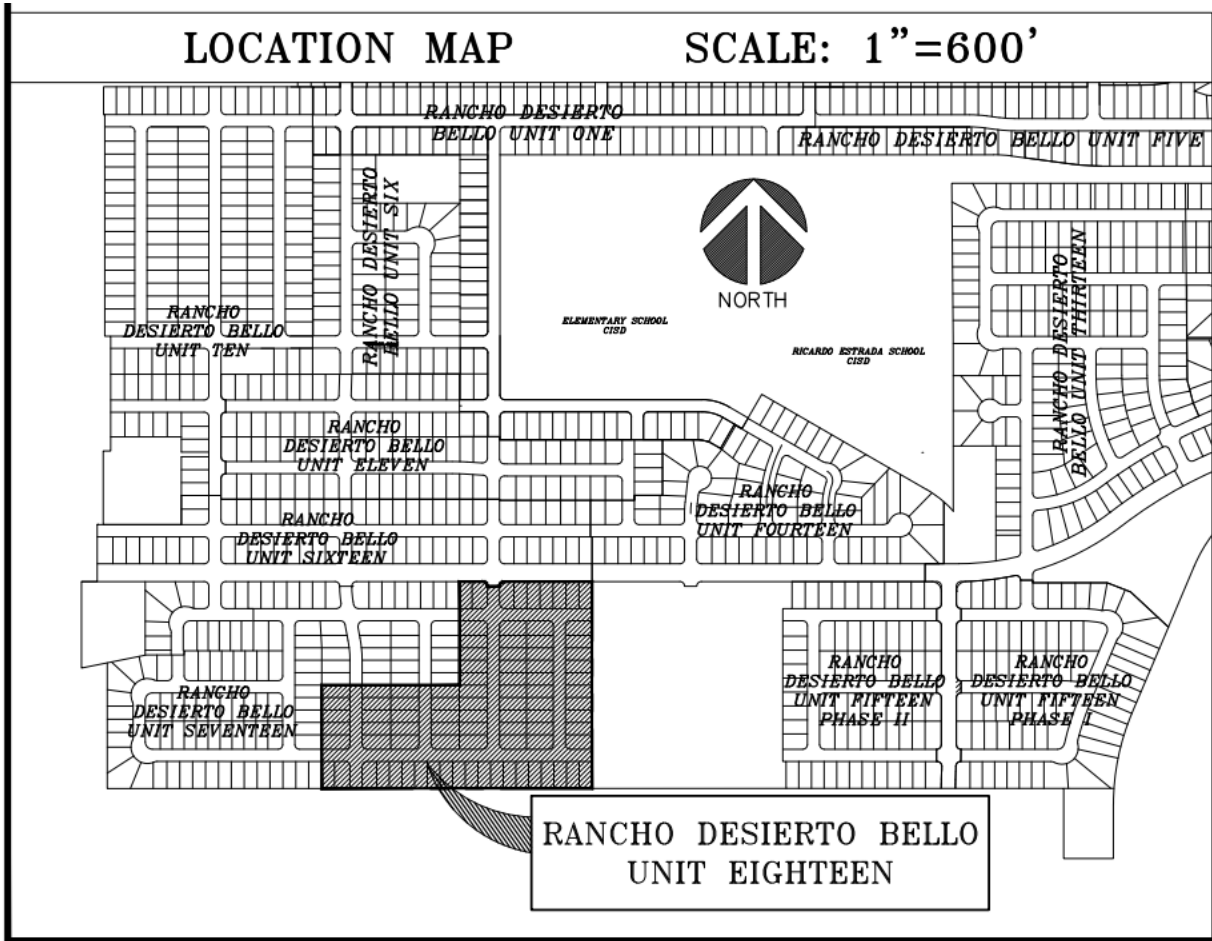


Attachment 2: Zoning Designation Map

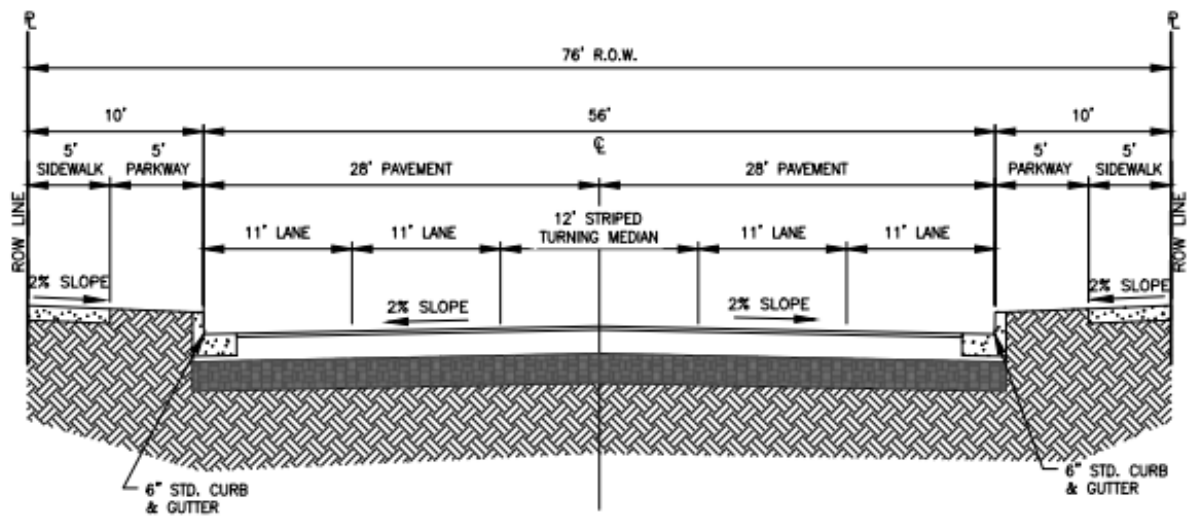
**Planning & Zoning Commission
Rancho Desierto Bello Unit 18
Case No. SDP25-0001**



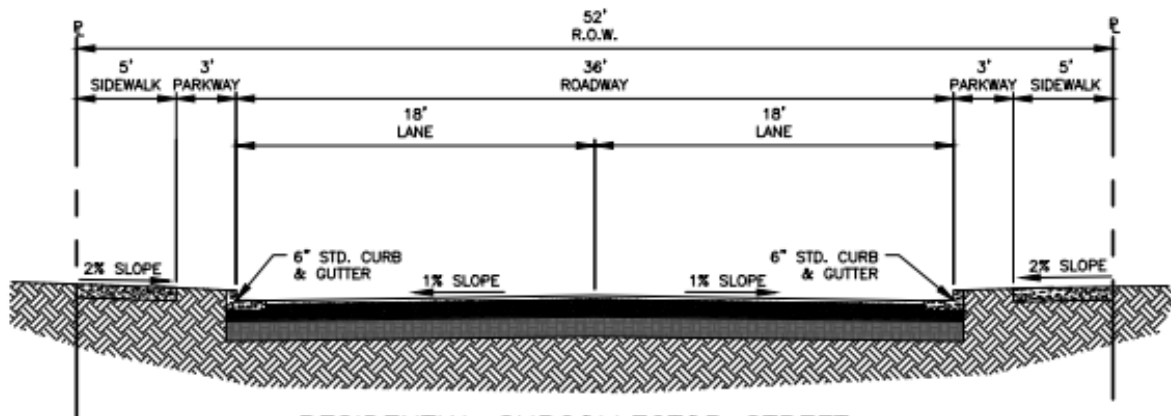
Attachment 3: Location Map



Attachment 5 – Existing Right-of-Way Cross Section



76' STREET RIGHT-OF-WAY
CLARET CUP PLACE
MINOR ARTERIAL



RESIDENTIAL SUBCOLLECTOR STREET

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 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 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

Dmuse

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 \$900.00 | Application Fee: \$1600.00