



TOWN OF HORIZON CITY
MEMORANDUM

Date: November 12, 2025

To: Honorable Mayor and Members of City Council

From: Art Rubio, Planning Director

SUBJECT: On the **Final Subdivision Plat** application for **Rancho Desierto Bello Unit 16 (Case No. SUC25-0006)** to reaffirm approval and allow recording of the plat prior to the completion of all required improvements secured by sufficient bond. The subject property is legally described as a Portion of Leigh Clark Survey No. 297, Town of Horizon City, El Paso County, Texas. Containing 21.481 acres \pm . Application submitted by TRE & Associates, LLC.

On October 10, 2023, the City Council unanimously voted to recommend approval of the Preliminary Subdivision Plat (Case No. SDP23-0001). On April 09, 2024, the City Council unanimously voted to recommend approval of the Final Subdivision Plat (Case No. SDF24-0001)

The applicant request that City Council authorizes the issuance of conditional building permits for eleven (11) new residential structures (15% of 74 lots) for Rancho Desierto Bello Unit 16 Subdivision Plat after the subdivision plat approval has been reaffirmed but prior to the completion of all public subdivision improvements secured by sufficient bond and subject to conditions of development included on the Resolution.

Staff recommends approval of the issuance of conditional building permits for eleven (11) new residential structures as permitted by Horizon City Policy.

RESOLUTION
TOWN OF HORIZON CITY, TEXAS

WHEREAS, Texas Local Government Code Section 212.046 prohibits the issuance of building permits until a development plat is filed with and approved by the municipality;

WHEREAS, the Town of Horizon City has adopted Ordinance No. 0035, Regulations for Subdivisions, which require public subdivision improvements be completed prior to recordation of the subdivision plat, and the issuance of building permits usually occurs following the completion of the public improvements and recordation of the final plat;

WHEREAS, local developers have requested that the City allow certain permits to be issued for lots within subdivisions in which the construction of public subdivision improvements have begun following the approval of the final subdivision plat by the City but before such plat has been recorded and the subdivision improvements completed, inspected, recorded, dedicated and accepted for maintenance;

WHEREAS, City staff has worked with the Fire Marshal of the El Paso County Emergency Services District #1 to develop a policy whereby permits may be issued for a limited number of lots in a subdivision, provided that public subdivision improvements have been completed to ensure adequate access for emergency services to the permitted lots, including operational fire hydrants, access to nearest improved roadways, construction of a minimal level road improvements;

WHEREAS, said policy also requires the developer to provide a bond or other financial security to the City to guarantee available funds for the completion of all required public subdivision improvements;

WHEREAS, City staff recommends allowing applicant a limited number of permits in an approved subdivision be issued following approval of a final subdivision plat but prior to completion of the public subdivision improvements and recording of the subdivision plat and dedication of public improvements, provided that such construction permits will be for limited number of lots and subject to conditions to allow emergency services access and financial security to assure that the subdivision improvements to be dedicated for public use are completed; and

WHEREAS, the owner of **Rancho Desierto Bello Unit 16 Subdivision** located in the Town of Horizon City has requested approval of early start construction by the use of conditional building permits and has satisfied all the conditions of the City's policy

NOW, THEREFORE BE IT RESOLVED by the City Council of the Town of Horizon City as follows:

The City Council authorizes the issuance of conditional building permits for eleven (11) new residential structures (15% of 74 lots) for **Rancho Desierto Bello Unit 16 Subdivision Plat** after the subdivision plat approval has been reaffirmed but prior to the completion of all public subdivision improvements, subject to the following conditions:

- 1) Fire hydrant(s) must be installed within 500 feet of the subject lots. Such fire hydrants shall be flow tested and charged. Written confirmation from the Horizon Regional Municipal Utility District (HRMUD) stating that the testing and charging requirements have been met shall be provided prior to commencement of any construction.
- 2) The subject lots for which conditional permits will be issued shall be located along the street(s) within the subdivision that are closest to an improved public roadway.
- 3) The access roadways to the subject lots shall be constructed to the extent that curb and gutter have been completed and, at a minimum, be improved with tested and field-approved base course by the Town Engineer, or his designee.
- 4) Work done under any Conditional Building Permit cannot be concealed and shall remain open for inspection and can only proceed to the point where the next sequential inspection is required.
- 5) The application for approval of the Final Subdivision Plat and the financial security required by Section 4.10.3 of the Town's Subdivision Ordinance No. 0035 for the completion of all public improvements in the subdivision shall be submitted and approved prior to the commencement of construction under any conditional building permit.
- 6) Prior to the completion of the public improvements or any construction of the residential units on the lots, the final subdivision plat shall be recorded.

- 7) No final Inspection will be carried out, nor will any Certificates of Occupancy be issued by the Building Official until all of the public improvements have been completed, inspected, dedicated and accepted by the Town for maintenance.

Passed and approved the _____ day of November 2025.

TOWN OF HORIZON CITY, TEXAS

By: _____
Andres Renteria, Mayor

ATTEST:

By: _____
Elvia Schuller, City Clerk

APPROVED AS TO FORM:

By: _____
Sylvia Borunda Firth, City Attorney

DEVELOPER CERTIFICATION
Conditional Building Permit (for Early Start Construction)

Developer/Owner Name: SDC Development LLC

Subdivision: Rancho Desierto Bello 16

Subdivision Address: See Plat

Preliminary Plat Approval Date: October 10, 2023

Conditional Permit Requested for Number of Lots: 11

Identify Lots/Addresses: 14344, 14348, 14352, 14356, 14360, 14364, 14349, 14353,
14357, 14361 and 14365 Star Cactus Ave.

Description of Work: Home Construction

Permit No. _____

I certify that I am the owner of the property and I have received approval of a Final Subdivision Plat for the above-referenced subdivision and such plat has been recorded and filed of record with the County of El Paso Clerk's Office. I have requested that the Town of Horizon City issue a Conditional Building Permit for a portion of the lots in the subdivision which does not exceed 15% of the total number of lots or the maximum number of 20 lots, whichever is less, as further identified above, prior to the acceptance of the public subdivision improvements.

I assume all risk and responsibility due to the construction of the work included in any Conditional Building Permit, and will strictly adhere to all code requirements. In the event that I cannot obtain final inspection, approval and acceptance for the subdivision improvements, it will be my responsibility to return the subject site to its condition prior to commencement of construction.

I acknowledge that in order to expedite the issuance of the Conditional Building Permit, the Town of Horizon City has imposed certain conditions and that I am responsible for satisfying those conditions as they apply to work included in any Conditional Building Permit, as follows:

- 1) The total number of Conditional Building Permits may not exceed 15% of the total number of lots in the subject subdivision and, in any event, shall not exceed a maximum number of 20 Conditional Building Permits in any subdivision.
- 2) Fire hydrant(s) must be installed within 500 feet of the subject lots. Such fire hydrants shall be flow tested and charged. Written confirmation from the Horizon Regional Municipal Utility District (HRMUD) stating that the testing and charging requirements have been met shall be provided prior to commencement of any construction.
- 3) The subject lots shall be along the street(s) within the subdivision that are closest to the nearest improved public roadway.

- 4) The access roadways to the subject lots shall be constructed to the extent that curb and gutter have been completed and, at a minimum, be improved with tested and field-approved base course by the Town Engineer, or such other person as designated.
- 5) Work done under any Conditional Building Permit cannot be concealed and shall remain open for inspection and can only proceed to the point when the next sequential inspection is required.
- 6) The application for approval of the Final Subdivision Plat and the financial security required by Section 4.10.3 of the Town's Subdivision Ordinance No. 0035 for the completion of all public improvements in the subdivision shall be submitted and approved prior to the commencement of construction under any Conditional Building Permit.
- 7) Prior to the completion of the public improvements or any construction of the residential units on the lots, the Final Subdivision Plat shall be recorded.
- 8) No Final Inspection will be performed nor will any Certificates of Occupancy be issued by the Building Official until all of the public subdivision improvements have been completed, inspected, dedicated and accepted by the Town for maintenance.

I understand that I am responsible for notifying the Building Official in writing of the completion of these conditions and that failure to comply will result in a stop work order at the project and no work shall be proceed until these conditions are met.

I AGREE TO INDEMNIFY THE TOWN OF HORIZON CITY, ITS EMPLOYEES, REPRESENTATIVES AND AGENTS (INDEMNIFIED PARTIES) AND HOLD THE INDEMNIFIED PARTIES HARMLESS FROM ANY AND ALL LIABILITY, LOSS OR EXPENDITURE OF ANY KIND OR NATURE WHICH MAY BE SUSTAINED AS A RESULT OF THE CONSTRUCTION UNDER ANY CONDITIONAL BUILDING PERMIT ISSUED.

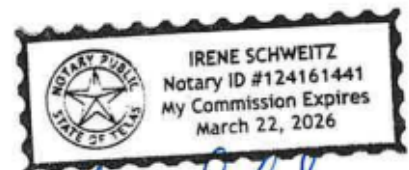
All contractors must be registered with the Town of Horizon City.

I HEREBY CERTIFY THAT THE INFORMATION PROVIDED HEREIN TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Victor Mendoza
Owner's Name (Print)

[Signature]
Signature

5/20/25
Date



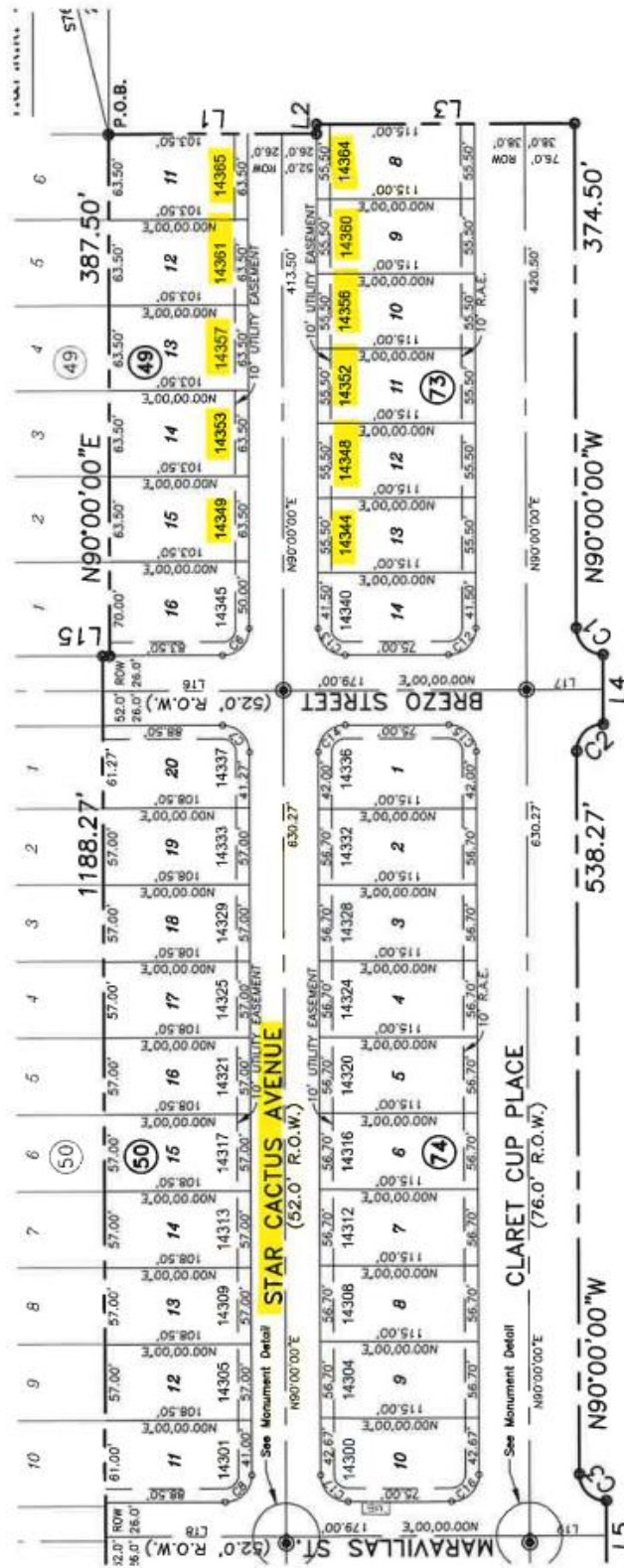
[Signature]

Developer Certification – Early Start

Good afternoon Irene,

Can you please help us with the attached developer certification for RDB 16? I've also attached the one that you sent me for RDB 14 for reference.

The image below is for the RDB 16 early start also for application reference.



Thank you,

TRE Associates
Engineering Solutions
Karen Barraza | Project Manager
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El Paso, Texas 79912

