



TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.: SDF25-0004 Rancho Desierto Bello Unit 19

Application Type: Final Subdivision Plat Application
P&Z Hearing Date: December 15, 2025
Staff Contact: Art Rubio, Planning Director
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 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:

The 9-1-1 District has no comments/concerns regarding this subdivision.

TxDOT Comments:

No comments

El Paso Electric Company:

We have no comments for Rancho Desierto Bello Unit 19.

Texas Gas Service:

Texas Gas Service has no comments.

El Paso Natural Gas / Kinder Morgan:

No comments

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**

Attachment 1: Aerial Map

**Planning & Zoning Commission
Rancho Desierto Bello Unit 19
Case No. SDF25-0004**

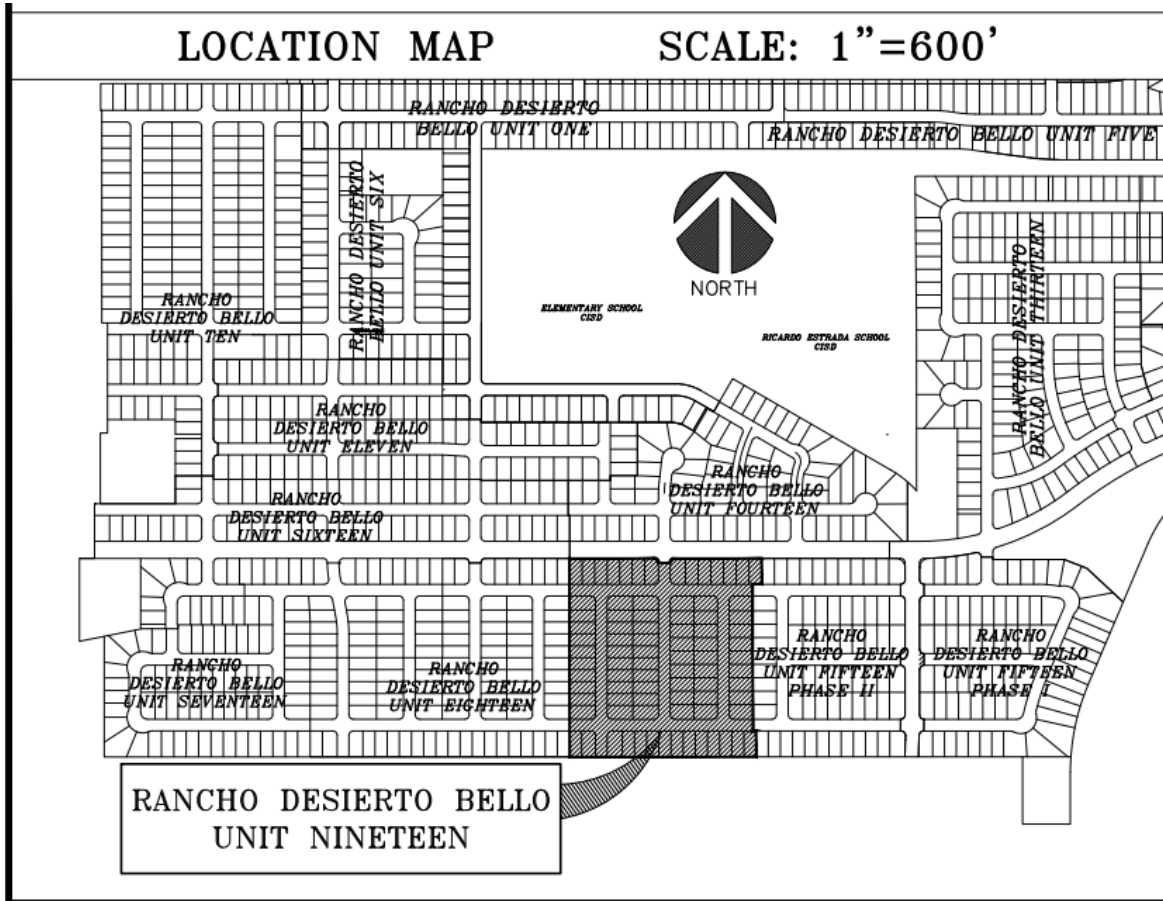


Attachment 2: Zoning Designation Map

**Planning & Zoning Commission
Rancho Desierto Bello Unit 19
Case No. SDF25-0004**



Attachment 3: Location Map



**RANCHO DESIERTO BELLO
UNIT NINETEEN**
A. PORTION OF LEIGH CLARK SURVEY No. 297,
TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS,
CONTAINING 16.576 ACRES ±

PROPOSED LAND USE
RESIDENTIAL
RECREATION, LOT 1 - 60
SCHOOL DISTRICT
CARL ROUSSEAU SCHOOL

[illegible]

We certify that all activities have been or will be conducted in accordance to requirements by the local utility companies and the Town of Hudson City.

We affirm that the materials assembled in this plan are true and complete.

Witness my signature this _____ day of _____

Greg Johnson, President
 ONE LAND VENTURES, LP

[illegible]

Military Public is not for El Paso County, Texas

TOWN OF HORIZON CITY TOWN COUNCIL

This address is hereby approved as to the zoning and as to the conditions of the subdivision in accordance with Chapter 212 of the Local Government Code of Texas. We, _____ Mayor of _____, 2023.

Attested and adopted by the City Council of Town of Horizon City this _____ day of _____, 2023.

Eusebio Salazar, City Clerk

Andrew Rodriguez, Mayor

Approved for Filing this _____ day of _____, 2005.

14270 • JOURNAL OF CLIMATE, 1995, 8, 1426-1427
By James Wapner, J. G. L.
Vice President

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this _____ day of _____, 2015, in Volume _____ of the First Records.

Page _____ : File No. _____

Classify Cases	by Severity
<p>This grid represents a scoring model as the provided by the an underlying suggestion.</p>	

© 1997 by S. Munksgaard, P.E.
 and companies with the current health care
 industry's most comprehensive way of performing
 and technique strategies.

Licensed Professional Engineer
 Survey License No. 114517




TRE
 ASSOCIATES, LP
 10055 DOW
 DALLAS, TEXAS 75243
 (214) 399-9600
 • 8900

Land-Mark Professional
 Surveying, Inc.
 10055 DOW
 DALLAS, TEXAS 75243
 (214) 399-9600
 • 8900

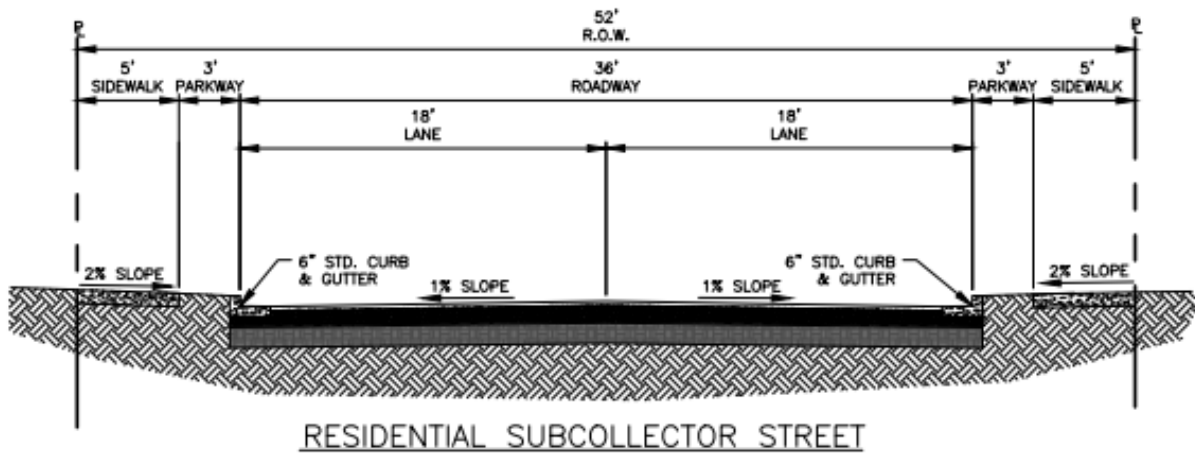
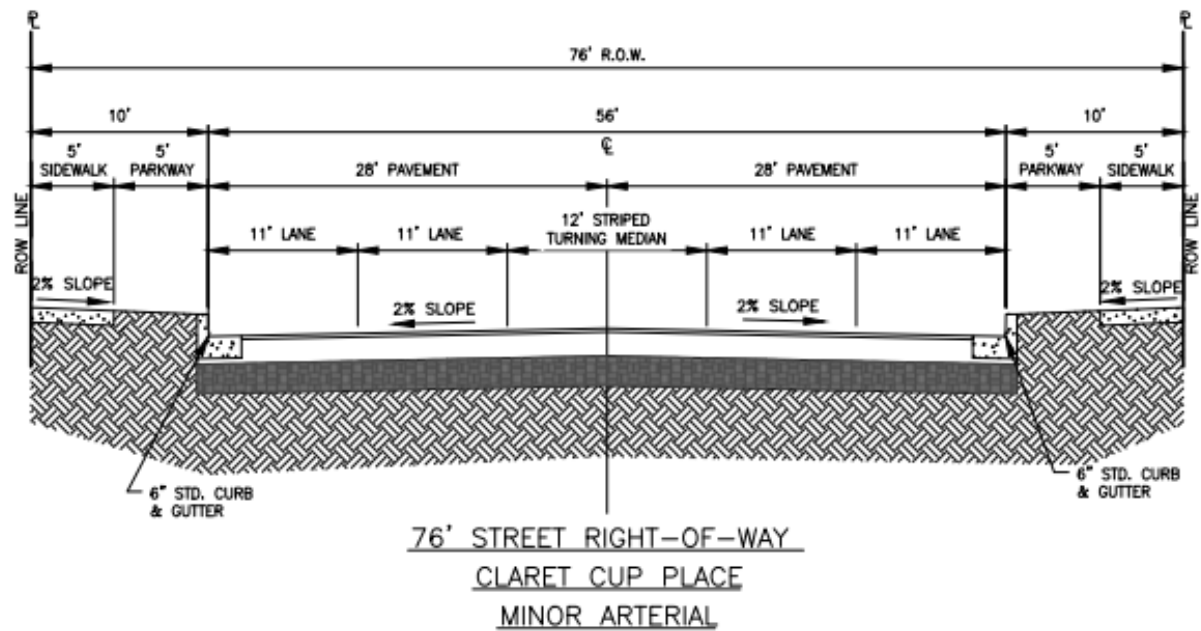
REG. 00000000

DATE OF PUBLICATION: March 24,
DATE OF LAST REVISION: May 13,



(SHEET 1 OF 3)

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 19

SUBMITTAL DATE: November 7, 2025

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)
A PORTION OF LEIGH CLARK SURVEY NO. 287, TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS, CONTAINING 17.354 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) | _____ | _____ | R.O.W. | <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 "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 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 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 Hdez 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