



HORIZON CITY

Incorporated 1988

**AGENDA
PUBLIC MEETING
REGULAR CITY COUNCIL MEETING
THE TOWN OF HORIZON CITY, TEXAS
Tuesday, January 13, 2026, 6:00 PM**

Notice is hereby given that a Regular City Council Meeting of the Town of Horizon City, Texas will be held on **Tuesday, January 13, 2026 at 6:00 PM** at City Council Chambers Room, 15001 Darrington Road, Horizon City, TX 79928, at which time the following will be discussed and considered:

- 1. Call to order; Pledge of Allegiance; Establishment of Quorum**
- 2. Open Forum:**

CONSENT AGENDA

All matters listed under the CONSENT AGENDA are considered routine and will be enacted in one motion. There will be no separate discussion of these items unless a member(s) of the City Council requests one or more items be removed from the CONSENT AGENDA to the REGULAR AGENDA for separate discussion and action prior to the City Council's vote to adopt the CONSENT AGENDA.

- 3. Approval of Minutes from:** **4**

December 9, 2025, Regular City Council Meeting.

- 4. Discussion and Action:**

Mayor/EDC Executive Director

On the re-appointment of Walter Miller to the Horizon City Economic Development Corporation Board of Directors.

- 5. Discussion and Action:**

Mayor/EDC Executive Director

On the re-appointment of Jerry Garcia to the Horizon City Economic Development Corporation Board of Directors.

- 6. Discussion and Action:**

Mayor/EDC Executive Director

On the re-appointment of Taniesha Chalmers to the Horizon City Economic Development Corporation Board of Directors.

- 7. Request to Excuse Absent Council Members:**

- 8. Approval of Consent Agenda Items:**

REGULAR AGENDA

- 9. PRESENTATION:**

Mayor

On recognition of the El Paso Border Youth Little League baseball team.

- 10. PRESENTATION:** **10**

Mayor/Police Chief

Presentation of Certificates of Appreciation to Lt. Kaycee Valdez for 20 years of service and Cpl. Victor S.

Vasquez for 10 years of service to the Town of Horizon City as members of the Horizon City Police Department.

- 11. Discussion and Action:** **12**

Mayor/Police Chief

On a resolution authorizing Chief Marco Vargas to sign a Mutual Aid Agreement for Complex Emergency Response and Investigation Planning between the Texas Department of Public Safety, the El Paso County Sheriff's Department and the Town of Horizon City Police Department related to active attack incidents at the primary and secondary school facilities in El Paso County, Texas.

12. Discussion and Action: **16**

Mayor/Police Chief

On a Resolution to Review, approve and authorize the Chief of Police to submit the 2025 Horizon City Police Department Racial Profiling Report to the Office of the Attorney General of the State of Texas in accordance with Texas Code of Criminal Procedure Article 2B.0055 (Compilation and Analysis of Information Collected), Article 2B.0054 (Reports Required for Motor Vehicle Stops) and Article 2B.0053 (Law Enforcement Policy on Racial Profiling).

13. Discussion and Action: **34**

Mayor/Chief Vargas

Regarding a Resolution authorizing the creation of a Horizon City Police Department Reserve Officer Program.

14. Discussion and Action:

Mayor/Project Manager

On an update on the Capital Improvement Program.

15. Discussion: **37**

Mayor/Planning Director

1st Reading of Ordinance No. _____, An Ordinance Amending the Municipal Code of the Town of Horizon City, Texas, Chapter 14 (Zoning), Exhibit A (Zoning Ordinance), to revise and amend the Following: Chapter 10 (Sign Regulations), Section 1016 (Exemptions) to add an exemption for civic use signs on City Right-of-Way; Proper Notice; and Effective Date; the Penalty Being as Provided in Section 810 of the Zoning Ordinance (No. 0102) of the Town of Horizon City, Texas, Creating a Misdemeanor Punishable by a Fine not to Exceed \$2,000.

16. Discussion and Action: **42**

Mayor/Planning Director

On the acceptance of the roadway and drainage improvements as constructed with the Rancho Desierto Bello Unit 16 subdivision for maintenance and to accept the required maintenance bond and to release the performance bond.

17. Discussion and Action: **45**

Mayor/Planning Director

On the Final Subdivision Plat application for Rancho Desierto Bello Unit 19 (Case No. SDF25-0004) 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 16.576 acres ±. Application submitted by Applicant/Representative: TRE & Associates.

18. Discussion and Action:

Mayor/Deputy City Clerk

On a proposal to consider the closure of City Hall and Courts Administrative offices on December 21, 22 and 23, 2026.

19. Executive Session

The City Council of the Town of Horizon City reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices,) and 551.087 (Economic Development).

A. .

Deliberation regarding potential economic development incentives for Project Hornet, being considered for location within the municipal boundaries of the Town of Horizon City. 551.071 (Consultation with Attorney) and 551.087 (Economic Development).

Adjournment:

Motion to Adjournment: _____ 2nd _____

Dated this Wednesday January 7, 2026

By: _____
Elvia Schuller, City Clerk

I, the undersigned authority, hereby certify that the above notice of the Regular City Council Meeting of the Town of Horizon City, Texas is a correct copy of this notice, and that I posted this notice at least three (3) business days preceding the scheduled meeting at the City Hall Bulletin Boards of the Town of Horizon City, Texas on this Wednesday January 7, 2026 by 5:00 p.m.

Agenda Removed: _____ Time _____ By _____

In compliance with the Americans with Disabilities Act, the Town of Horizon City will provide for reasonable accommodations for persons attending meetings. Requests for auxiliary aids and services must be made 48 hours prior to this meeting by calling the City Clerk at (915) 852-1046.

**MINUTES
AGENDA
PUBLIC MEETING
REGULAR CITY COUNCIL MEETING
THE TOWN OF HORIZON CITY, TEXAS
Tuesday, December 9, 2025, 6:00 PM**

Notice is hereby given that a Regular City Council Meeting of the Town of Horizon City, Texas was held on Tuesday, December 9, 2025 at 6:00 PM, at City Council Chambers Room, 15001 Darrington Road, Horizon City, TX 79928, at which time the following was discussed and considered:

1. Call to order; Pledge of Allegiance; Establishment of Quorum

Meeting called to order at 6:00pm. All City Council Members present. Quorum established.

2. Open Forum:

No one signed up to speak.

CONSENT AGENDA

All matters listed under the CONSENT AGENDA are considered routine and will be enacted in one motion. There will be no separate discussion of these items unless a member(s) of the City Council requests one or more items be removed from the CONSENT AGENDA to the REGULAR AGENDA for separate discussion and action prior to the City Council's vote to adopt the CONSENT AGENDA.

3. Approval of Minutes from:

Mayor/City Clerk
November 12, 2025 Regular City Council Meeting.

4. Discussion and Action:

Mayor/Planning Director
On a Resolution designating Art Rubio as the Town of Horizon City's representative on the Board of Directors of EPATS, LGC.

5. Request to Excuse Absent Council Members:

6. Approval of Consent Agenda Items:

A motion was made by Council Member Mendoza and seconded by Council Member Gardea to approve the consent agenda. The City Clerk polled the council : G. Ortega - Aye, Quiroz – Aye, R. Ortega – Aye, Avila – Aye, Ames – Aye, Gardea – Aye, Mendoza - Aye. Motion Passed.

REGULAR AGENDA

7. PRESENTATION:

Mayor/Council Member Gardea
On the Recognition of Achievement for Ethan Martinez for his selection as a 2025 QuestBridge Scholar to Rice University.

Council Member Gardea and Mayor Renteria spoke regarding this item and presented Ethan Martinez with a Certificate of Achievement.

8. Discussion and Action:

Mayor/CIP Manager
On an update on the Capital Improvement Program.

CIP Manager, Terry Quezada spoke regarding this item.

A motion was made by Council Member Gardea and seconded by Council Member Mendoza to accept the report as presented. The City Clerk polled the council : G. Ortega - Aye, Quiroz – Aye, R. Ortega – Aye, Avila – Aye, Ames – Aye, Gardea – Aye, Mendoza - Aye. Motion Passed.

Prior to taking the next item, the Mayor and members of City Council thanked Terry Quezada for her hard work and contributions and presented Terry with a plaque from the Town of Horizon City.

9. Discussion and Action:

Mayor/Police Chief

On a Resolution authorizing the Mayor to sign the First Amendment to the Contract of Employment with Marco A. Vargas for the purpose of extending its term through December 31, 2029.

Police Chief, Marco Vargas spoke regarding this item. Mayor and members of City Council thanked the Chief for a job well done.

A motion was made by Council Member Mendoza and seconded by Council Member Avila to approve the resolution authorizing the Mayor to sign the First Amendment to the Contract of Employment with Marco A. Vargas for the purpose of extending its term through December 31, 2029. The City Clerk polled the council : G. Ortega - Aye, Quiroz – Aye, R. Ortega – Aye, Avila – Aye, Ames – Aye, Gardea – Aye, Mendoza - Aye. Motion Passed.

10. Discussion and Action:

Mayor/Police Chief

That the Mayor be authorized to sign an Third Amendment to a Lease Agreement covering the property located at 15001 Darrington Road, Horizon City, Texas between Clekids Property Holdings, LLC, successor in interest to KidsMar, LLC, ("Landlord") and the Town of Horizon City, Texas ("Tenant") dated November 30, 2017, and amended on June 9, 2020, and May 23, 2023, to extend the term of the Lease to December 31, 2029 and rescinding the Termination Letter dated October 15, 2025.

The Mayor requested this item be tabled until the next City Council meeting.

A motion was made by Council Member Gardea and seconded by Council Member Mendoza to table this item until the next city council meeting as requested by the Mayor. The City Clerk polled the council : G. Ortega - Aye, Quiroz – Aye, R. Ortega – Aye, Avila – Aye, Ames – Aye, Gardea – Aye, Mendoza - Aye. Motion Passed.

11. Discussion and Action:

Mayor/Police Chief

On the approval and acceptance of a \$1,500.00 donation from Summit Plastic Molding II, Inc., designated to support sponsorships for a driver's license program benefiting 12 senior students — six from Horizon High School and six from Eastlake High School, in collaboration with ANP Driving School through a community partnership initiative.

Police Chief, Marco Vargas spoke regarding this item.

A motion was made by Council Member Avila and seconded by Council Member Mendoza to approve and accept the \$1,500.00 donation from Summit Plastic Molding II, Inc., designated to support sponsorships for a driver's license program benefiting 12 senior students. The City Clerk polled the council : G. Ortega - Aye, Quiroz – Aye, R. Ortega – Aye, Avila – Aye, Ames – Aye, Gardea – Aye, Mendoza - Aye. Motion Passed.

12. Discussion and Action:

Mayor/Public Works Director

On the award of Solicitation No. 2026-102(Rebid) - Parks and Grounds Maintenance Contract, to Abescape Landscaping, LLC as the best value bidder in the amount of \$1,130,664.60, for the award of a three-year contract from January 1, 2026, through December 31, 2029, with two options to extend.

Public Works Director, Albert Valle and Abescape Estimator, David Lopez spoke regarding this item.

A motion was made by Council Member Quiroz and seconded by Council Member Mendoza to approve the award of Solicitation No. 2026-102(Rebid) - Parks and Grounds Maintenance Contract, to Abescape Landscaping, LLC as the best value bidder in the amount of \$1,130,664.60, for the award of a three-year contract from January 1, 2026, through December 31, 2029, with two options to extend. The City Clerk polled the council : G. Ortega - Aye, Quiroz – Aye, R. Ortega – Aye, Avila – Aye, Ames – Aye, Gardea – Aye, Mendoza - Aye. Motion Passed.

Item #13 was taken after Item #15.

13. Discussion and Action:

Mayor/Planning Director

On a Resolution ratifying the actions of Mayor Andres Renteria to sign and deliver a Water Services Easement to the HRMUD for the purpose of granting a perpetual easement for construction, installation, maintenance, repair, replacement, enlargement, removal, and operation of water service meters and all related appurtenances in connection with the Municipal Services Center Phase I.

Planning Director, Art Rubio spoke regarding this item.

A motion was made by Council Member Quiroz and seconded by Council Member Gardea to approve the resolution ratifying the actions of Mayor Andres Renteria to sign and deliver a Water Services Easement to the HRMUD for the purpose of granting a perpetual easement for construction, installation, maintenance, repair, replacement, enlargement, removal, and operation of water service meters and all related appurtenances in connection with the Municipal Services Center Phase I. The City Clerk polled the council : G. Ortega - Aye, Quiroz – Aye, R. Ortega – Aye, Avila – Aye, Ames – Aye, Gardea – Aye, Mendoza - Aye. Motion Passed.

14. Discussion and Action:

Mayor/Planning Director

On the submitted Replat application for Darrington Park Replat B (Case No. SUC25-0008), legally described as a portion of Lot 4, Block 3, Darrington Park, El Paso County, Texas. Located in the Horizon City Extra Territorial Jurisdiction (ETJ). Containing 10.034 acres ±. Application submitted by GECCA, LLC.

Planner, David Ruiz spoke regarding this item.

A motion was made by Council Member Avila and seconded by Council Member Mendoza to approve the submitted Replat application for Darrington Park Replat B (Case No. SUC25-0008). The City Clerk polled the council : G. Ortega - Aye, Quiroz – Aye, R. Ortega – Aye, Avila – Aye, Ames – Aye, Gardea – Aye, Mendoza - Aye. Motion Passed.

15. Discussion and Action:

Mayor/Planning Director

On the Final Subdivision Plat application for Verdancia Unit 2 (Case No. SDF25-0003), allowing recording of the final plat prior to the completion of all required improvements secured by sufficient bond and to authorize the Mayor to sign the recording plat, legally described as Being A Portion Of Section 32, Block 78, Township 3, Texas And Pacific Railway Company Surveys, El Paso County, Texas. Containing 69.31 acres ±. Application submitted by Applicant/Representative: CEA Group.

Planning Specialist, David Ruiz and CEA Group Engineer, Jorge Grajeda spoke regarding this item.

A motion was made by Council Member Quiroz and seconded by Council Member G. Ortega to approve the Final Subdivision Plat application for Verdancia Unit 2 (Case No. SDF25-0003), allowing recording of the final plat prior to the completion of all required improvements secured by sufficient bond and to authorize the Mayor to sign the recording plat. The City Clerk polled the council : G. Ortega - Aye, Quiroz – Aye, R. Ortega – Aye, Avila – Aye, Ames – Aye, Gardea – Aye, Mendoza - Aye. Motion Passed.

16. **Discussion and Action:**

Mayor/Planning Director

On the Preliminary Subdivision Plat application for Verdancia Unit 3 (Case No. SDP25-0005), legally described as Being A Portion Of Section 30, Block 78, Township 3, Texas And Pacific Railway Company Surveys, El Paso County, Texas. Containing 45.399 acres ±. Application submitted by Applicant/Representative: CEA Group.

Planner, David Ruiz and Planning Director, Art Rubio spoke regarding this item.

A motion was made by Council Member Quiroz and seconded by Council Member Mendoza to approve the Preliminary Subdivision Plat application for Verdancia Unit 3 (Case No. SDP25-0005). The City Clerk polled the council : G. Ortega - Aye, Quiroz – Aye, R. Ortega – Aye, Avila – Aye, Ames – Aye, Gardea – Aye, Mendoza - Aye. Motion Passed.

17. **Discussion and Action:**

Mayor/Planning Director

On a resolution authorizing the Mayor to sign the first Amendment to the Interlocal Agreement between the Horizon Regional Municipal Utility District ("HRMUD") and the Town of Horizon City ("City") for reimbursement of actual design expenses in connection with the construction of a sewer service line to be installed and for reimbursement of Project Management, Construction Oversight, and survey services for the construction of the water tie in as part of the City’s Municipal Facilities Phase I Project.

Planning Director, Art Rubio spoke regarding this item.

A motion was made by Council Member Gardea and seconded by Council Member G. Ortega to approve the resolution authorizing the Mayor to sign the first Amendment to the Interlocal Agreement between the Horizon Regional Municipal Utility District ("HRMUD") and the Town of Horizon City ("City") for reimbursement of actual design expenses in connection with the construction of a sewer service line to be installed and for reimbursement of Project Management, Construction Oversight, and survey services for the construction of the water tie in as part of the City’s Municipal Facilities Phase I Project. The City Clerk polled the council : G. Ortega - Aye, Quiroz – Aye, R. Ortega – Aye, Avila – Aye, Ames – Aye, Gardea – Aye, Mendoza - Aye. Motion Passed.

18. **Discussion and Action:**

Mayor/Planning Director

On a Resolution ratifying a Standard Utility Reimbursement Agreement ("Agreement") by and between the Town of Horizon City ("Town") and Texas Gas Service, a division of One Gas, Inc. ("Utility"), both acting by and through, their duly authorized representatives, shall be effective on the day of execution by and behalf of the Town.

Planning Director, Art Rubio spoke regarding this item.

A motion was made by Council Member Gardea and seconded by Council Member Mendoza to approve the resolution ratifying a Standard Utility Reimbursement Agreement ("Agreement") by and between the Town of Horizon City ("Town") and Texas Gas Service, a division of One Gas, Inc. ("Utility"), both acting by and through, their duly authorized representatives, shall be effective on the day of execution by and behalf of the Town. The City Clerk polled the council : G. Ortega - Aye, Quiroz – Aye, R. Ortega – Aye, Avila – Aye, Ames – Aye, Gardea – Aye, Mendoza - Aye. Motion Passed.

Item #19 was taken in Executive Session.

19. **Discussion and Action:**

Mayor/Planning Director

On a Resolution authorizing the Mayor to sign the Interlocal Agreement Project Development Agreement between the Town of Horizon City, Texas and the Camino Real Regional Mobility Authority in an amount not to exceed \$276,038.75 for the following services: appraisal, appraisal review, title, right of way project management, survey (metes and bounds) and negotiation services for the Horizon City Transit Center acquisition of seven (7) parcels and other types of right of way review services for the Town of Horizon City Delake ROW Project.

20. Discussion and Action:

Mayor/EDC Executive Director

On a Motion to authorize the expenditure of \$42,500.00 by the EDC to engage Pettit & Ayala Consulting to assist in the creation of a Tax Increment Reinvestment Zone.

EDC Executive Director, Eddie Garcia spoke regarding this item.

A motion was made by Council Member Mendoza and seconded by Council Member Gardea to authorize the expenditure of \$42,500.00 by the EDC to engage Pettit & Ayala Consulting to assist in the creation of a Tax Increment Reinvestment Zone. The City Clerk polled the council : G. Ortega - Aye, Quiroz – Aye, R. Ortega – Aye, Avila – Aye, Ames – Aye, Gardea – Aye, Mendoza - Aye. Motion Passed.

The Mayor called for a 5 minute recess at 8:02 pm at the request of Council Member Gardea.

The Mayor and City Council adjourned to go into Executive Session at 8:10 pm.

21. Executive Session

The City Council of the Town of Horizon City reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices.) and 551.087 (Economic Development).

19. Discussion and Action:

Mayor/Planning Director

On a Resolution authorizing the Mayor to sign the Interlocal Agreement Project Development Agreement between the Town of Horizon City, Texas and the Camino Real Regional Mobility Authority in an amount not to exceed \$276,038.75 for the following services: appraisal, appraisal review, title, right of way project management, survey (metes and bounds) and negotiation services for the Horizon City Transit Center acquisition of seven (7) parcels and other types of right of way review services for the Town of Horizon City Delake ROW Project.

21A. Discussion and Action:

Mayor/EDC Executive Director

That the Mayor be authorized to sign the First Amendment to the Chapter 380 performance agreement between the Town of Horizon City and Kenazo Partners LLC for the construction of a 36,000 sq. ft. medical office center. As part of this agreement, the builder will be required to invest a minimum of \$6,700,000 and comply with the noted design requirements. The total grant amount shall not exceed \$74,614.

The Mayor and Council Reconvened into Open Session at 8:47 PM.

19. Discussion and Action:

Mayor/Planning Director

On a Resolution authorizing the Mayor to sign the Interlocal Agreement Project Development Agreement between the Town of Horizon City, Texas and the Camino Real Regional Mobility Authority in an amount not to exceed \$276,038.75 for the following services: appraisal, appraisal review, title, right of way project management, survey (metes and bounds) and negotiation services for the Horizon City Transit Center acquisition of seven (7) parcels and other types of right of way review services for the Town of Horizon City Delake ROW Project.

A motion was made by Council Member Avila and seconded by Council Member Mendoza to approve the resolution authorizing the Mayor to sign the Interlocal Agreement Project Development Agreement between the Town of Horizon City, Texas and the Camino Real Regional Mobility Authority in a floor amendment corrected amount not to exceed \$278,538.75 for the following services: appraisal, appraisal review, title, right of way project management, survey (metes and bounds) and negotiation services for the Horizon City Transit Center acquisition of seven (7) parcels and other types of right of way review services for the Town of Horizon City Delake ROW Project. The City Clerk polled the council : G. Ortega - Aye, Quiroz – Aye, R. Ortega – Aye, Avila – Aye, Ames – Aye, Gardea – Aye, Mendoza - Aye. Motion Passed.

21A. Discussion and Action:

Mayor/EDC Executive Director

That the Mayor be authorized to sign the First Amendment to the Chapter 380 performance agreement between the Town of Horizon City and Kenazo Partners LLC for the construction of a 36,000 sq. ft. medical office center. As part of this agreement, the builder will be required to invest a minimum of \$6,700,000 and comply with the noted design requirements. The total grant amount shall not exceed \$74,614.

A motion was made by Council Member Gardea and seconded by Council Member Avila to authorize the Mayor to sign the First Amendment to the Chapter 380 performance agreement between the Town of Horizon City and Kenazo Partners LLC for the construction of a 36,000 sq. ft. medical office center. As part of this agreement, the builder will be required to invest a minimum of \$6,700,000 and comply with the noted design requirements. The total grant amount shall not exceed \$74,614. The City Clerk polled the council : G. Ortega - Aye, Quiroz – Aye, R. Ortega – Aye, Avila – Aye, Ames – Aye, Gardea – Aye, Mendoza - Aye. Motion Passed.

Before adjourning, the Mayor announced dates, times and locations for the upcoming Christmas Tree Lighting Event and Christmas Parade.

ADJOURNMENT

A motion was made by Council Member Gardea and seconded by Council Member Avila to adjourn at 8:51 PM.

Approved this _____ day of _____, 20__.

Attest:

Elvia Schuller, City Clerk

Andres Renteria, Mayor



Town of Horizon City

Certificate of Appreciation

For

20 Years of Service

Presented to

Kaycee Valdez

*In recognition of your dedicated service to the Town of Horizon City
Awarded this 6th day of December 2025*

A handwritten signature in black ink, appearing to read "Andres Renteria", written over a horizontal line.

Mayor Andres Renteria





Town of Horizon City

Certificate of Appreciation

For

10 Years of Service

Presented to

Victor S. Vasquez

*In recognition of your dedicated service to the Town of Horizon City
Awarded this 6th day of December 2025*

Mayor Andres Renteria



RESOLUTION

Chief Marco Vargas is authorized to sign a **Mutual Aid Agreement for Complex Emergency Response and Investigation Planning** between the Texas Department of Public Safety, the El Paso County Sheriff's Department and the Town of Horizon City Police Department related to active attack incidents at the primary and secondary school facilities in El Paso County, Texas.

PASSED AND ADOPTED the ____ day of _____, 2026

THE TOWN OF HORIZON CITY

By: _____
Andres Renteria, Mayor

ATTEST:

By: _____
Elvia Schuller, TRMC
City Clerk

APPROVED AS TO FORM:

By: _____
Sylvia Borunda Firth
City Attorney

APPROVED AS TO CONTENT:

By: _____
Marco Vargas, Police Chief

MUTUAL AID AGREEMENT FOR COMPLEX EMERGENCY RESPONSE AND INVESTIGATION PLANNING

I. PARTIES

This Mutual Aid Agreement (Agreement) is between the Department of Public Safety (DPS), the _____ (Sheriff's Office), and the _____ (____) for Complex Emergency Response and Investigation Planning related to active attack incidents at primary and secondary school facilities in _____ County (County).

II. DEFINITIONS

- A. For purposes of this Agreement, governmental entities that employ first responders include the following:
1. A peace officer described by Texas Code of Criminal Procedure Article 2A.001;
 2. An individual included as a fire protection personnel in Texas Government Code Section 419.021; and
 3. An individual included as emergency medical services personnel in Health and Safety Code Section 773.003.

III. BACKGROUND AND PURPOSE

House Bill (H.B.) 33 of the 89th Texas Regular Legislative Session, codified into Texas Government Code Section 772.013, mandates that DPS and certain local governmental entities employing first responders in each County, as identified by the County Sheriff's Office, enter into an agreement that establishes the procedures for the provision of resources, personnel, facilities, equipment, and supplies necessary to respond to active attack incidents at primary and secondary school facilities in the County in a vertically integrated manner.

This Agreement establishes the overall framework for collaboration by the parties and each party's respective duties to carry out the mandates of HB 33. The parties will separately enter into a working protocols agreement that will establish the specific procedures that the parties will follow to ensure the provision of comprehensive resources, personnel, facilities, equipment and supplies necessary for responding to and investigating active attack incidents at primary and secondary school facilities in the County.

IV. STATEMENT OF DUTIES TO BE PERFORMED

A. DPS RESPONSIBILITIES

1. Consult with the County Sheriff's Office to determine which governmental entities employing first responders are reasonably likely to respond to an active attack incident at the primary and secondary school facilities in the County.
2. Invite any appropriate federal agencies, as determined by DPS, to participate in the multiagency tabletop exercises and in-person drills.
3. Invite any appropriate federal agencies, as determined by DPS, to enter into this Agreement as a Party.

B. COUNTY SHERIFF'S OFFICE RESPONSIBILITIES

Provide input to DPS on all the local governmental entities employing first responders that are reasonably likely, in the Sheriff's opinion, to respond to an active attack incident at the primary and secondary school facilities in the County. If the County has more than one school district, the County shall identify, as needed, the different governmental entities likely to respond to the different districts in the County.

C. MUTUAL RESPONSIBILITIES

DPS, the County Sheriff's Office and the signatories to this MOU understand and agree to the following:

1. To participate in a multiagency tabletop exercise at least once each odd-numbered year. The parties will collaboratively determine how often the tabletop exercise will be conducted in each odd-numbered year and the date(s) of the exercise.
2. To participate in an in-person drill at least once each even-numbered year. The parties will collaboratively determine how often the in-person drill will be conducted in each even-numbered year and the date(s) of the exercise.
3. To collaboratively establish procedures in a separate working protocols agreement, incorporated by this reference as an exhibit to this Agreement, for the provision of resources, personnel, facilities, equipment, and supplies in responses to critical active attack incidents at primary and secondary school facilities in the County in a vertically integrated fashion. DPS and the County will determine if more than one working protocols agreement is required if the County has more than one school district.
4. When establishing the procedures, DPS and local law enforcement agencies will:
 - a. give priority to establishing the interoperability of communications equipment among the parties to this Agreement;
 - b. establish procedures for interagency coordination in activities arising from critical active attack incidents, including evidence collection;
 - c. set jurisdictional boundaries; and
 - d. determine the capabilities, processes, and expectations among the parties to this Agreement.

V. TERM OF CONTRACT AND AMENDMENTS

This Agreement is effective on the date of the last party to sign. The parties will review the Agreement each year from the date of execution to determine if any amendments need to be made. This Agreement may only be amended by mutual written agreement of the parties.

VI. NO LIABILITY; NO APPARENT AGENCY AUTHORITY

The parties are associated with each other only for the purposes and to the extent set forth in this Agreement.

The parties agree that they shall have no liability for the actions or omissions of the other parties and are solely responsible for their own actions or omissions; however, only to the extent required by Texas law.

The parties do not have authority for or on behalf of the other parties except as provided in this Agreement. No other authority, power, partnership, or rights are granted or implied.

VII. NOTICE

The respective party will provide any required notice as noted in this section. Either party may change its information by giving the other party written notice and the effective date of the change.

If to DPS: TBD; name, title, address, email address, phone, fax

If to County Sheriff’s Office: TBD; name, title, address, email address, phone, fax

If to Local Governmental Entity: TBD; name, title, address, email address, phone, fax

If to Federal Agency: TBD; name, title, address, email address, phone, fax

The undersigned signatories have full authority to enter into this Agreement on behalf of the respective Parties.

Signature	Printed Name	Title/Agency	Date
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Signature	Printed Name	Title/Agency	Date
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Signature	Printed Name	Title/Agency	Date
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Signature	Printed Name	Title/Agency	Date
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Signature	Printed Name	Title/Agency	Date
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Signature	Printed Name	Title/Agency	Date
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Horizon City Police Department

2025 Annual Racial Profiling Report



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Horizon City Police Department

14999 Darrington Road, Horizon City, TX 79928 - 915-852-1047

www.horizoncitypd.com

Chief of Police, Marco A. Vargas. MPS, MS FBI NA 244



February 6, 2026

Dear Distinguished Mayor and Members of City Council,

In 2001, the Texas Legislature enacted the Racial Profiling Law (S.B. 1074) aimed at addressing issues which arose from perceived racial profiling by police officers to certain members of the general public. In the interest of a sound and biased free public service, the Horizon Police Department has been and will continue to be dedicated to not only ensuring compliance with SB 1074 but engaging in objective policing.

Throughout the year, the Horizon City Police Department collects contact data on every traffic stop and general contact they make. They do this through a systematic method incorporated in our handheld ticket writers. The information is collected and transposed into an analytical report breaking down the specific percentages of traffic contacts by gender and race. This process is in place to assure the community the Horizon City Police Department does not engage in biased based policing.

In this report, you will find information on citation-based contact data along with other documentation that aimed at supporting the fact that the Horizon City Police Department complies with The Texas Racial Profiling Law. Included in this report is the report submitted to the State of Texas as required by law. It furthermore illustrates the specific analysis of breakdown of contacts as compared to the actual racial breakdown of Horizon City as per the most current census. It also includes our policy, and the training material used to ensure our police department does not engage in racial profiling.

The data and supporting documentation presented in this report clearly indicate that the Horizon City Police Department does not engage in racial profiling. Our police department will continue to strive to ensure we do not engage in racial profiling.

Sincerely,

Chief Marco A. Vargas

Report & Analysis

Article 2.132 of the Texas Code of Criminal Procedure requires that each law enforcement agency have a detailed written policy in regard to the topic of racial profiling. That policy must define racial profiling, prohibit the act of racial profiling, implement a complaint process, provide for public education, require corrective action if racial profiling occurs, require collection of data, and require the submission of an annual report.

The policy issued by the Horizon City Police Department in May 2016, fully complies with Article 2.132. The policy is set forth below in its entirety.

I. POLICY

We are committed to a respect for constitutional rights in the performance of our duties. Our success is based on the respect we give to our communities, and the respect members of the community observe toward law enforcement. To this end, we shall exercise our sworn duties, responsibilities, and obligations in a manner that does not discriminate on the basis of race, sex, gender, sexual orientation, national origin, ethnicity, age, or religion. Respect for diversity and equitable enforcement of the law are essential to our mission.

All enforcement actions shall be based on the standards of reasonable suspicion or probable cause as required by the Fourth Amendment to the U. S. Constitution and by statutory authority. In all enforcement decisions, officers shall be able to articulate specific facts, circumstances, and conclusions that support probable cause or reasonable suspicion for arrests, searches, seizures, and stops of individuals. Officers shall not stop, detain, arrest, search, or attempt to search anyone based solely upon the person's race, ethnic background, gender, sexual orientation, religion, economic status, age, cultural group, or any other identifiable group.

All departmental orders are informed and guided by this directive. Nothing in this order limits non-enforcement contacts between officers and the public.

II. PURPOSE

The purpose of this order is to provide general guidance on reducing the presence of bias in law enforcement actions, to identify key contexts in which bias may influence these actions, and emphasize the importance of the constitutional guidelines within which we operate.

III. DEFINITIONS

Most of the following terms appear in this policy statement. In any case, these terms appear in the larger public discourse about alleged biased enforcement behavior and in other orders. These definitions are intended to facilitate on-going discussion and analysis of our enforcement practices.

- A. Bias: Prejudice or partiality based on preconceived ideas, a person's upbringing, culture, experience, or education.
- B. Biased policing: Stopping, detaining, searching, or attempting to search, or using force against a person based upon his or her race, ethnic background, gender, sexual orientation, religion, economic status, age, cultural group, or any other identifiable group.
- C. Ethnicity: A cluster of characteristics that may include race but also cultural characteristics or traits that are shared by a group with a common experience or history.
- D. Gender: Unlike sex, a psychological classification based on cultural characteristics or traits.
- E. Probable cause: Facts or apparent facts and circumstances within an officer's knowledge and of which the officer had reasonable, trustworthy information to lead a reasonable person to believe that an offense has been or is being committed, and that the suspect has committed it.
- F. Race: A category of people of a particular decent, including Caucasian, African, Hispanic, Asian, Middle Eastern, or Native American descent. As distinct from ethnicity, race refers only to physical characteristics sufficiently distinctive to group people under a classification.
- G. Racial profiling: A law-enforcement initiated action based on an individual's race, ethnicity, or national origin rather than on the individual's behavior or on information identifying the individual as having engaged in criminal activity.
- H. Reasonable suspicion: Articulate, objective facts that lead an experienced officer to suspect that a person has committed, is committing, or may be about to commit a crime. A well-founded suspicion is based on the totality of the circumstances and does not exist unless it can be articulated. Reasonable suspicion supports a stop of a person. Courts require that stops based on reasonable suspicion be "objectively reasonable."
- I. Sex: A biological classification, male or female, based on physical and genetic characteristics.
- J. Stop: An investigative detention. The detention of a subject for a brief period of time, based on reasonable suspicion.

IV. PROCEDURES

A. General responsibilities

1. Officers are prohibited from engaging in bias-based profiling or stopping, detaining, searching, arresting, or taking any enforcement action including seizure or forfeiture activities, against any person based solely on the person's race, ethnic background, gender, sexual orientation, religion, economic status, age, cultural group, or any other identifiable group. These characteristics, however, may form part of reasonable suspicion or probable cause when officers are seeking a suspect with one or more of these attributes. (TBP: 2.01)
2. Investigative detentions, traffic stops, arrests, searches, and property seizures by officers will be based on a standard of reasonable suspicion or probable cause in accordance with the Fourth Amendment of the U.S. Constitution. Officers must be able to articulate specific facts and circumstances that support reasonable suspicion or probable cause for investigative detentions, traffic stops, subject stops, arrests, nonconsensual searches, and property seizures. Except as provided in number 3 below, officers shall not consider race/ethnicity in establishing either reasonable suspicion or probable cause. Similarly, except as provided below, officers shall not consider race/ethnicity in deciding to initiate even those nonconsensual encounters that do not amount to legal detentions or to request consent to search.
3. Officers may take into account the reported race or ethnicity of a specific suspect or suspects based on trustworthy, locally relevant information that links a person or persons of a specific race/ethnicity to a particular unlawful incident(s). Race/ethnicity can never be used as the sole basis for probable cause or reasonable suspicion. Except as provided above, race/ethnicity Reasonable suspicion or probable cause shall form the basis for any enforcement actions or decisions. Individuals shall be subjected to stops, seizures, or detentions only upon reasonable suspicion that they have committed, are committing, or are about to commit an offense. Officers shall document the elements of reasonable suspicion and probable cause in appropriate reports.
4. Officers shall observe all constitutional safeguards and shall respect the constitutional rights of all persons.

- a. As traffic stops furnish a primary source of bias-related complaints, officers shall have a firm understanding of the warrantless searches allowed by law, particularly the use of consent. How the officer disengages from a traffic stop may be crucial to a person's perception of fairness or discrimination.
 - b. Officers shall not use the refusal or lack of cooperation to justify a search of the person or vehicle or a prolonged detention once reasonable suspicion has been dispelled.
2. All personnel shall treat everyone with the same courtesy and respect that they would have others observe to department personnel. To this end, personnel are reminded that the exercise of courtesy and respect engenders a future willingness to cooperate with law enforcement.
 - a. Personnel shall facilitate an individual's access to other governmental services whenever possible, and shall actively provide referrals to other appropriate agencies.
 - b. All personnel shall courteously accept, document, and forward to the Chief of Police any complaints made by an individual against the department. Further, officers shall provide information on the complaint's process and shall give copies of "How to Make a Complaint" when appropriate.
3. When feasible, personnel shall offer explanations of the reasons for enforcement actions or other decisions that bear on the individual's well-being unless the explanation would undermine an investigation or jeopardize an officer's safety.
4. When concluding an encounter, personnel shall thank him or her for cooperating.
5. When feasible, all personnel shall identify themselves by name. When a person requests the information, personnel shall give their departmental identification number, name of the immediate supervisor, or any other reasonable information.
6. All personnel are accountable for their actions. Personnel shall justify their actions when required.

B. Supervisory responsibilities

1. Supervisors shall be held accountable for the observance of constitutional safeguards during the performance of their duties. Supervisors shall identify and correct instances of bias in the work of their subordinates.

2. Supervisors shall use the disciplinary mechanisms of the department to ensure compliance with this order and the constitutional requirements of law enforcement.
3. Supervisors shall be mindful that in accounting for the actions and performance of subordinates, supervisors are key to maintaining community trust in law enforcement. Supervisors shall continually reinforce the ethic of impartial enforcement of the laws, and shall ensure that personnel, by their actions, maintain the community's trust in law enforcement.
4. Supervisors are reminded that biased enforcement of the laws engenders not only mistrust of law enforcement, but increases safety risks to personnel. Lack of control over bias also exposes the department to liability consequences.
5. Supervisors shall be held accountable for repeated instances of biased enforcement of their subordinates.
6. Supervisors shall ensure that all enforcement actions are duly documented per departmental policy. Supervisors shall ensure that all reports show adequate documentation of reasonable suspicion and probable cause, if applicable.
7. Supervisors shall facilitate the filing of any complaints about law-enforcement service.

C. Disciplinary consequences

Actions prohibited by this order shall be cause for disciplinary action, up to and including dismissal.

D. Training (TBP: 2.01)

Officers shall complete all training required by state law regarding bias-based profiling.

V. COMPLAINTS

- E. The department shall publish "How to Make a Complaint" folders and make them available at all city facilities and other public locations throughout the city. The department's complaint process and its bias-based profiling policy will be posted on the department's website. Whenever possible, the media will be used to inform the public of the department's policy and complaint process.
- F. Complaints alleging incidents of bias-based profiling will be fully investigated as described under Policy 2.4.
- G. Complainants will be notified of the results of the investigations when the investigation is completed.

VI. RECORD KEEPING

- H. The department will maintain all required records on traffic stops where a citation is issued or where an arrest is made subsequent to a traffic stop pursuant to state law.
- I. The information collected above will be reported to the city council annually.
- J. The information will also be reported to TCOLE in the required format.



Introduction and Interpretation of Data

In 2001 the Texas government set into law Senate Bill 1074 which related to the prevention of racial profiling by certain peace officers. It further mandated law enforcement agencies in the State of Texas comply with the provisions set forth in Articles 2.132, 2.133 and 2.134 of the Texas Code of Criminal Procedure.

In ensuring the fulfillment of Senate Bill 1074. The Horizon Police Department adopted a policy and implemented procedures to collect the data necessary to show our agency was in compliance with the factors relevant to the prevention of racial profiling. This data is electronically collected through the current ticket system we have in place. The company which serves as the custodian and collects this information ensures that the information is collected and transposed into a template which meets the necessary requirements stipulated by law.

As the graphs below will show, the Horizon City Police Department is in line with the expectations of the state as the percentages of contacts coincides with the breakdown of our population according to the census report. Preliminarily, the below chart illustrates the specific breakdown of contacts by race as compared to census numbers.

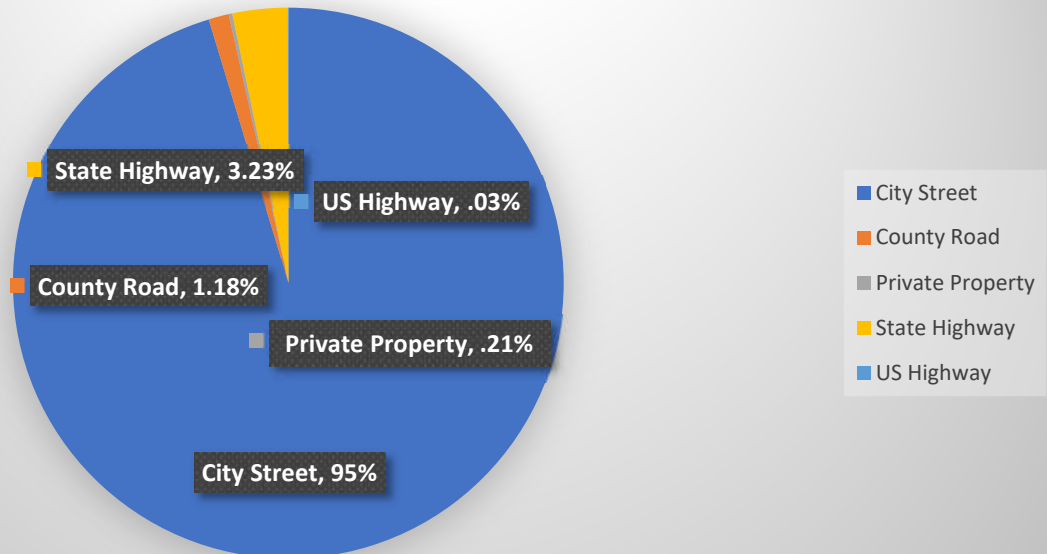
Race or Ethnicity	Racial Profiling Report Analysis numbers	Racial Profiling Report Analysis Percentages	Census Numbers
American Indian	5	.07%	1.0%
Asian/Pacific Islander	5	.07%	.5%
Black	124	1.63%	1.5%
Hispanic/Latino	4670	61.48%	88.7%
White	2792	36.75%	8.3%

2025 Racial Profiling Report & Analysis

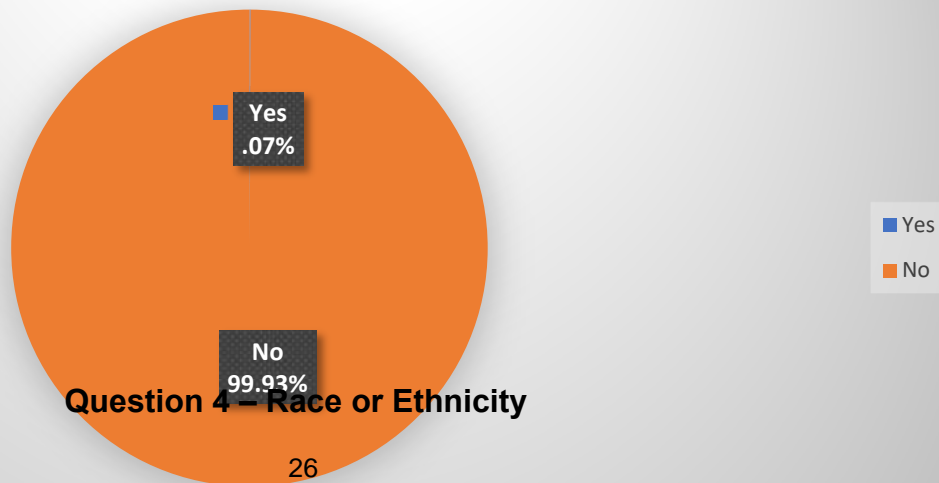
In 2025, our officers did 7,596 traffic contacts. The racial profiling requires we report 13 specific areas of data we must collect and examine. The following charts indicate a comparison between actual traffic stops and the most recent comparable census data.

Question 1 – Total Traffic Stops

2. Location of Stop

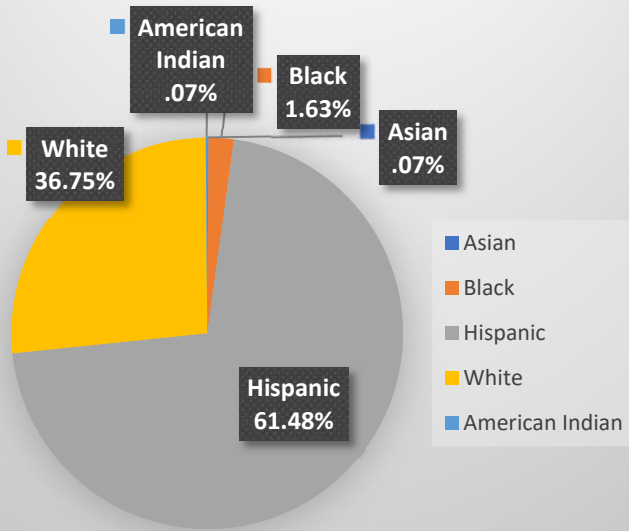


3. Knew Race/Ethnicity Prior to Stop

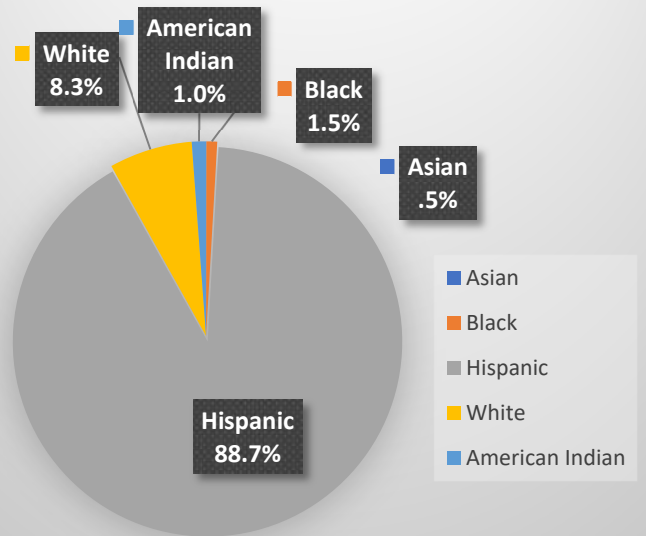


Question 4 – Race or Ethnicity

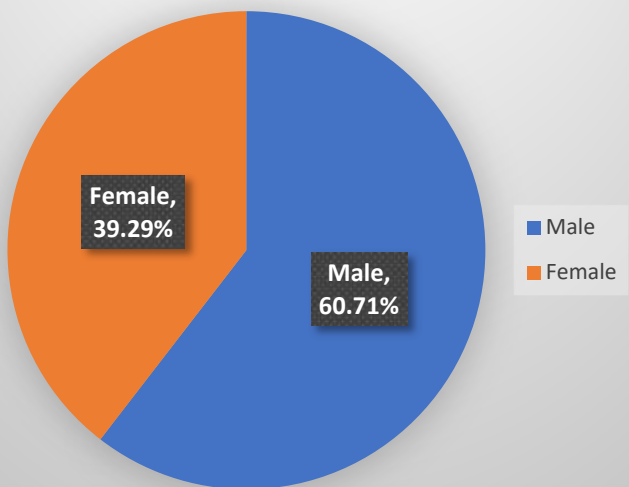
4. Ethnicity by Traffic Stops



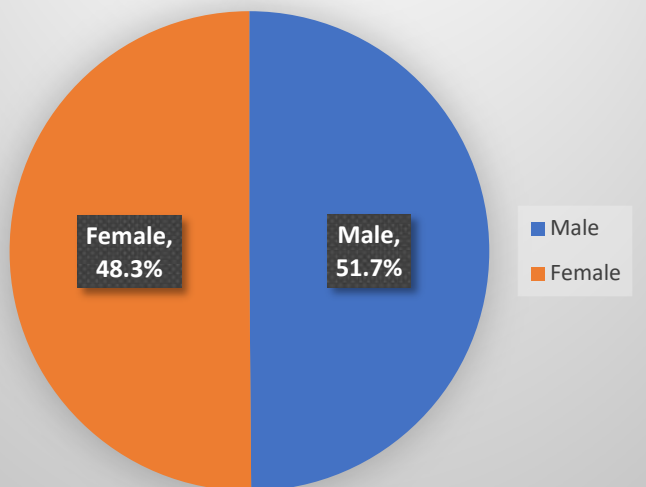
Ethnicity by Census



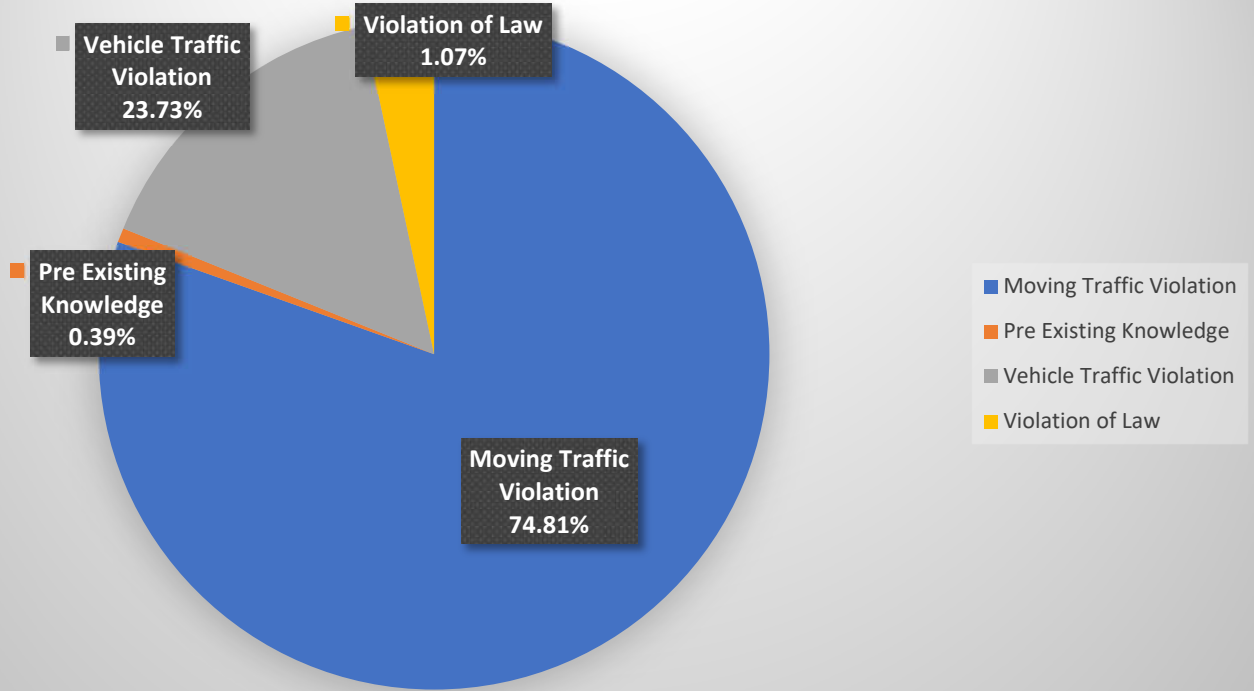
5. Gender by Traffic Stops



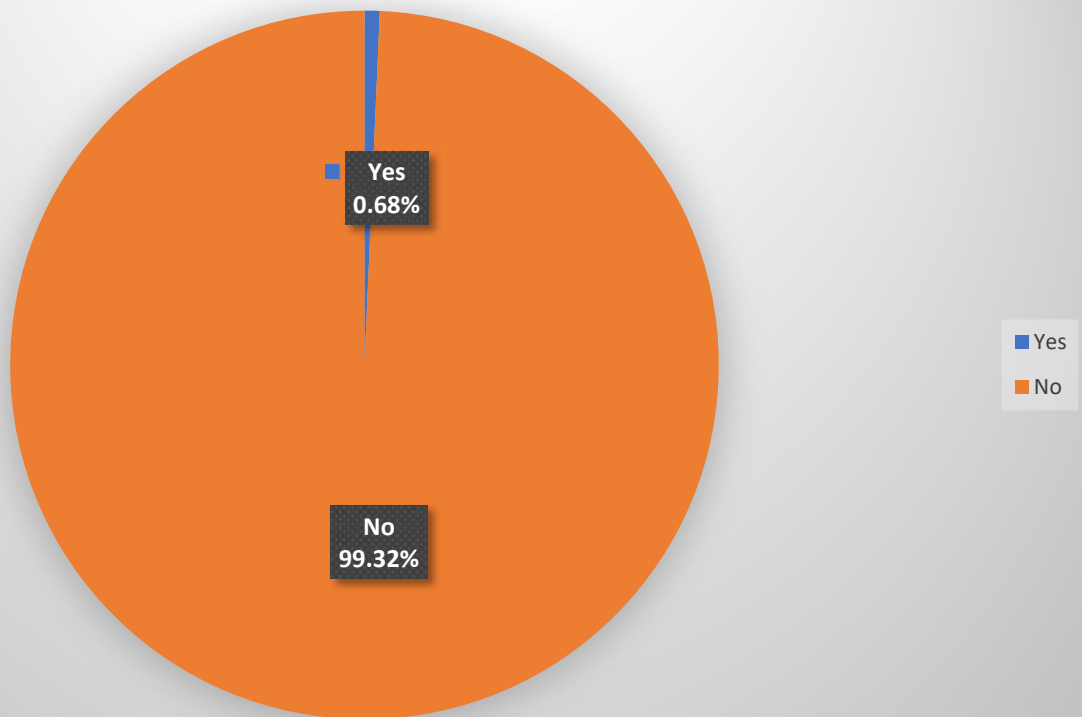
Gender by Census



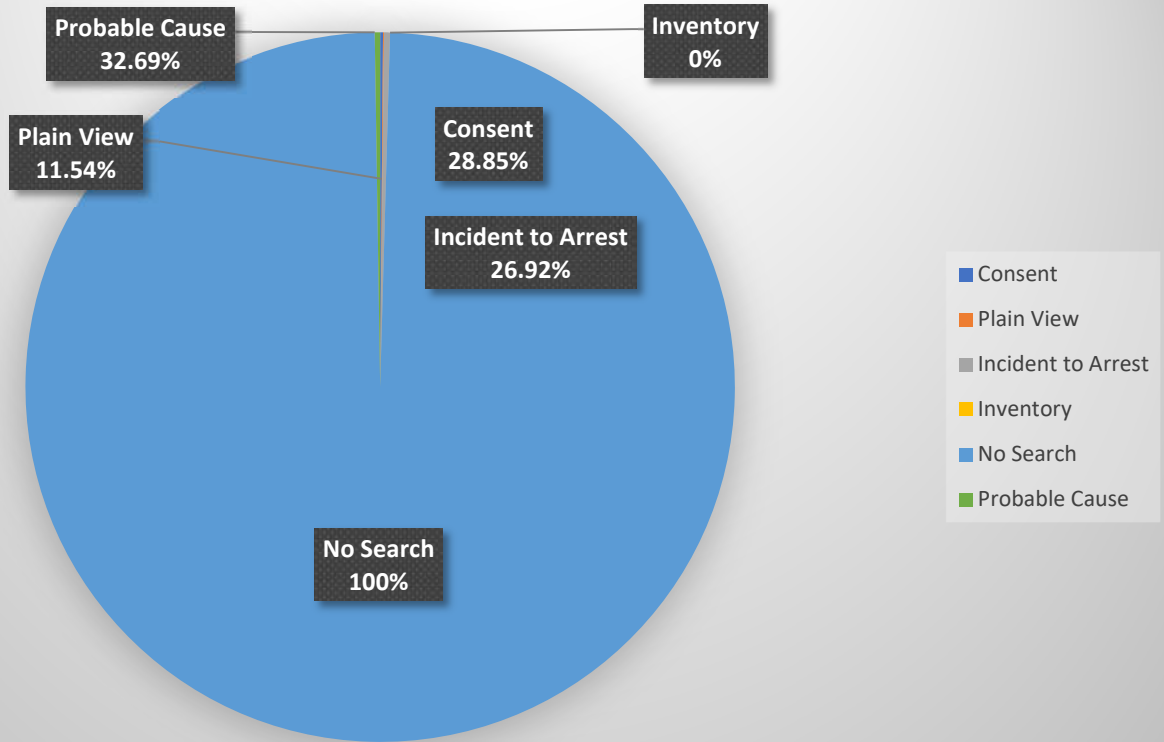
6. Reason for the Stop



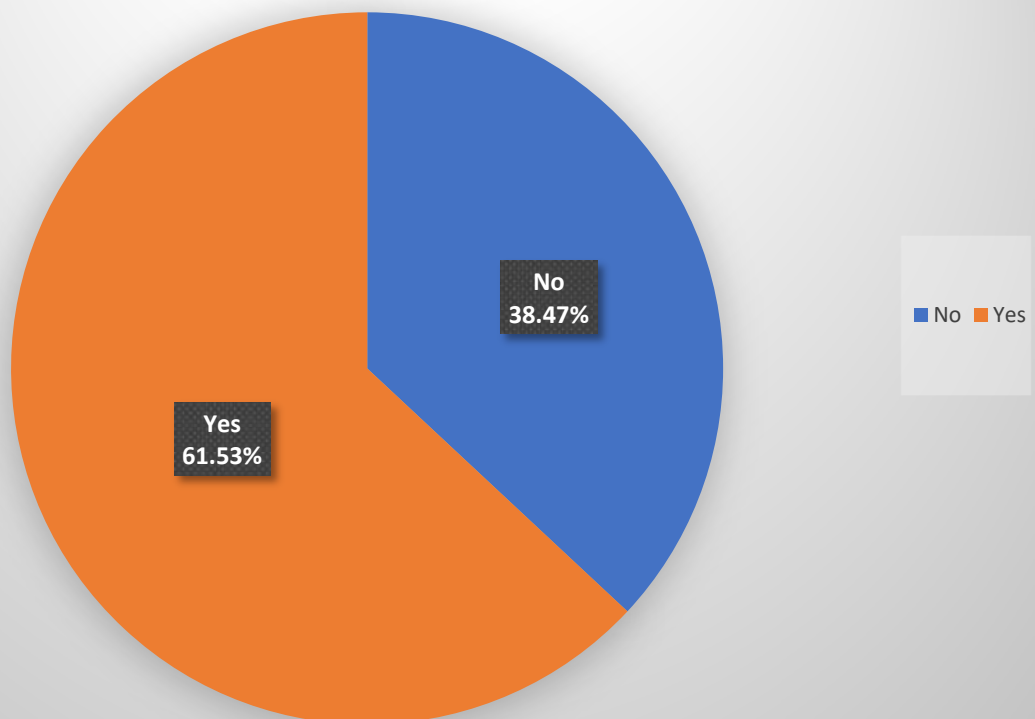
7. Was a Search Conducted?



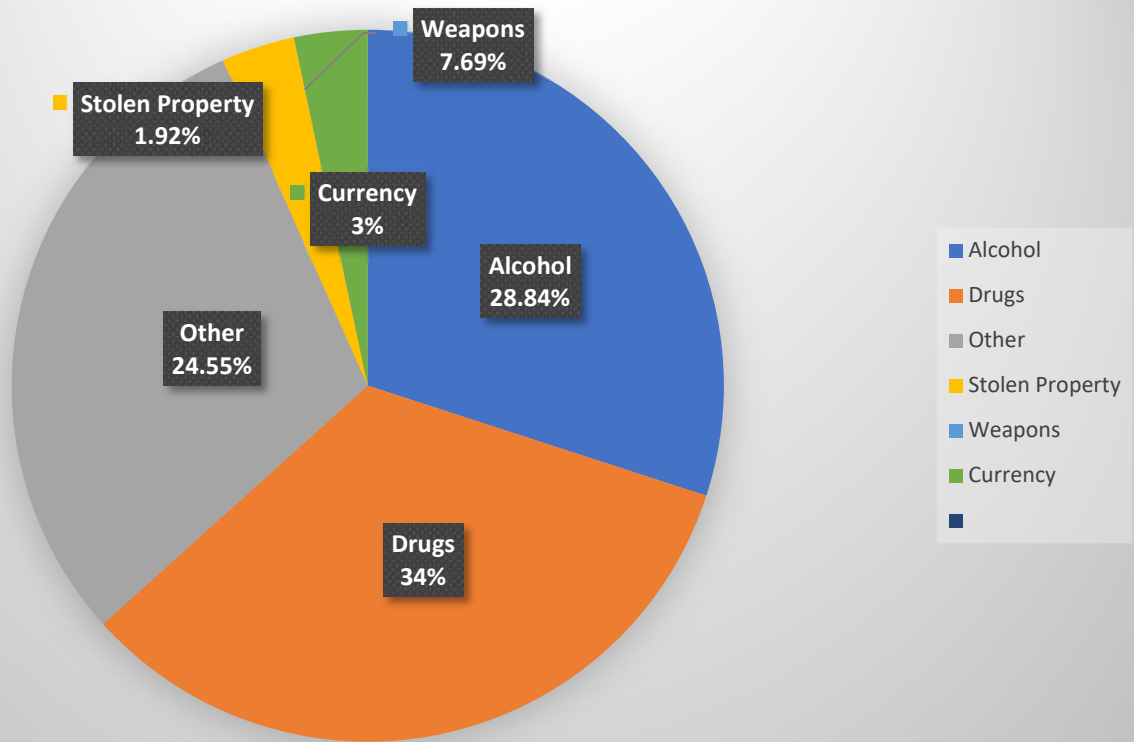
8. Reason for the Search?



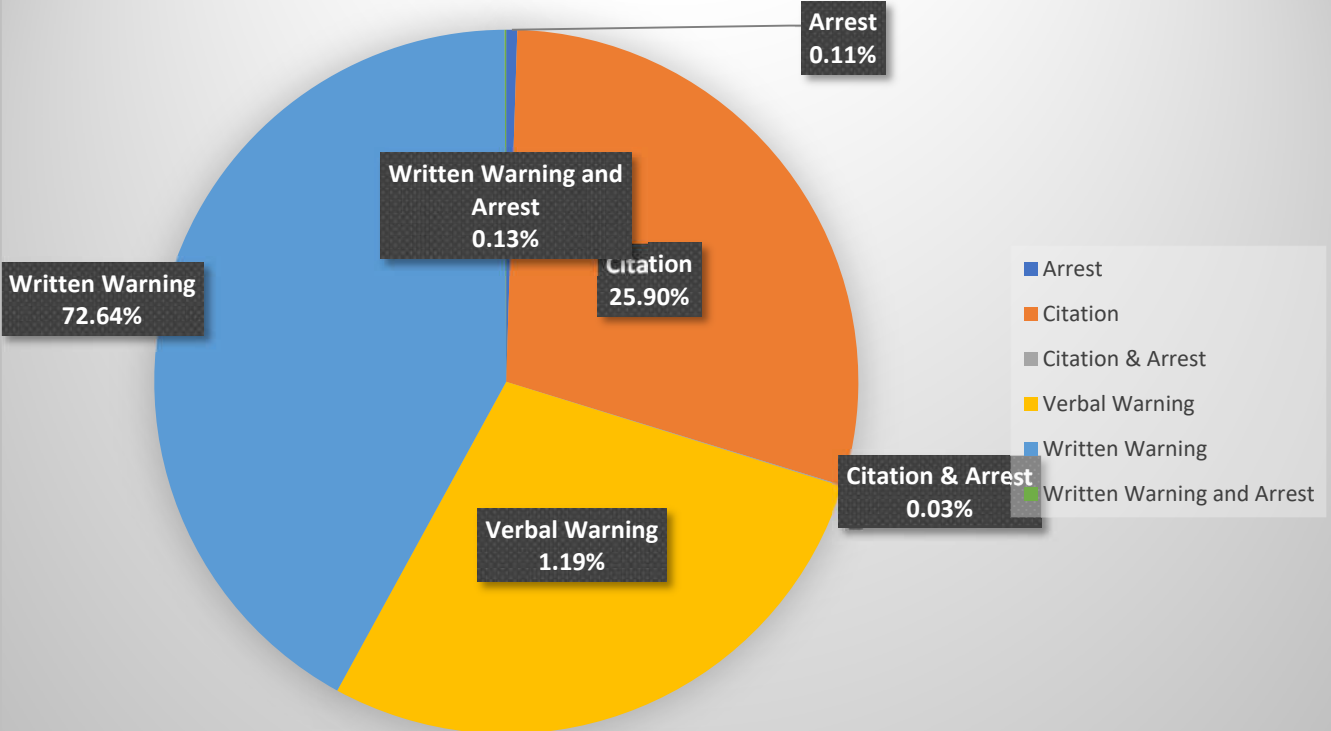
9. Was contraband discovered?



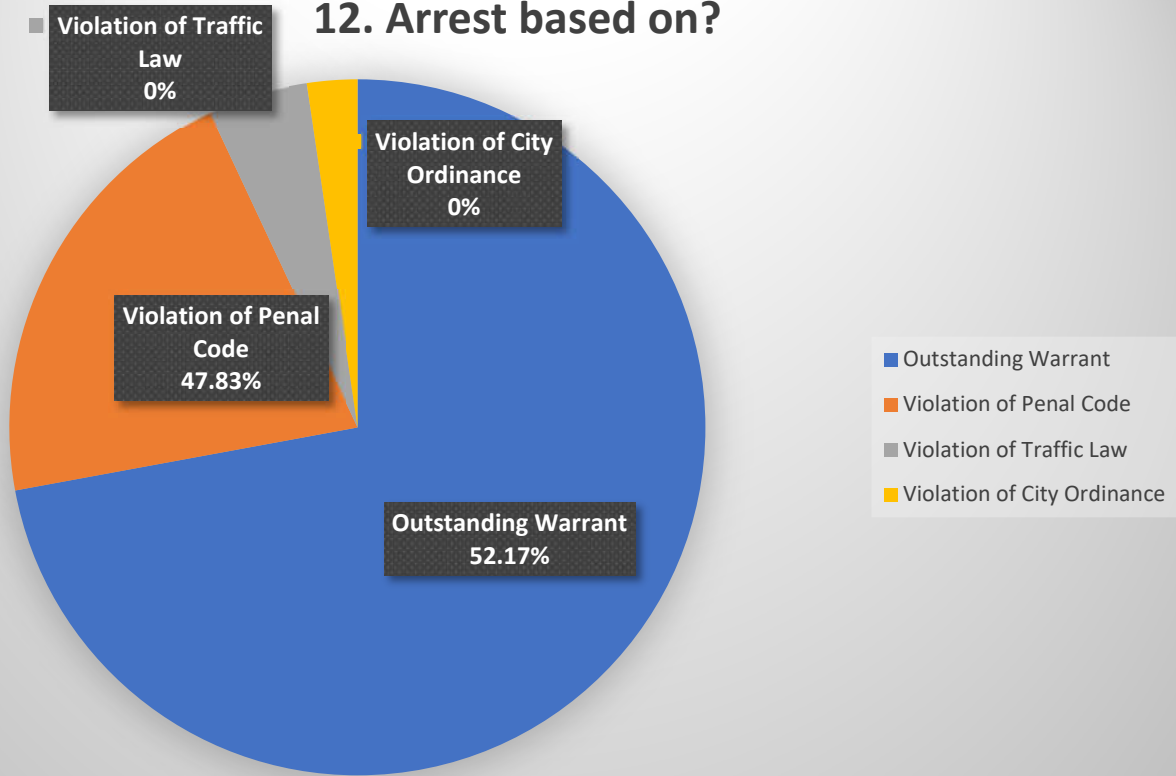
10. Description of contraband?



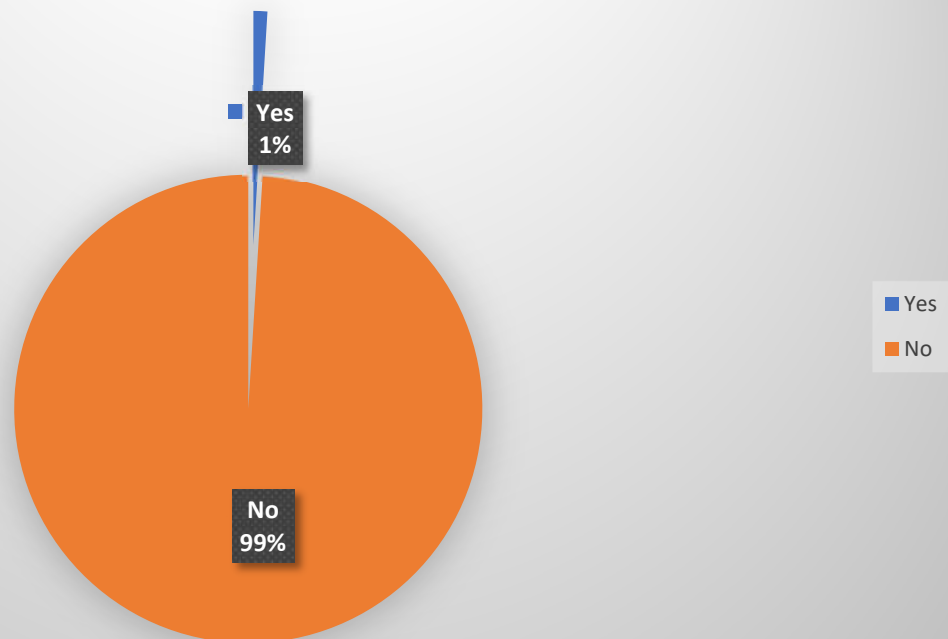
11. Result of the stop?



12. Arrest based on?



13. Was physical force used resulting in bodily injury used during the stop?



Racial Profiling Complaints

The following table contains data regarding officers who have been the subject of a racial profiling complaint during the time period of January 1, 2025, to December 31, 2025, based on allegations related to possible violations of the Texas Racial Profiling Law. The final disposition of the case is also included.

A check above indicates that the Horizon City Police Department has not received any complaints, as outlined in the law, on any members of its police force, for having violated the Texas Racial Profiling Law during the time period of January 1, 2025, to December 31, 2025.

Complaints Filed for Possible Violations of The Texas Racial Profiling Law.

Complaint No.	Alleged Violation	Disposition of the Case

Additional Comments:

SB 1074 Summary Checklist

The following requirements **were** met by the Horizon City Police Department in accordance with Senate Bill 1074:

- Clearly defined act or actions that constitute racial profiling
- Statement indicating prohibition of any peace officer employed by the Horizon City Police Department from engaging in racial profiling
- Implement a process by which an individual may file a complaint regarding racial profiling violations
- Provide public education related to the complaint process
- Implement disciplinary guidelines for officer found in violation of the Texas Racial Profiling Law
- Collect data that includes information on
 - a) Race and ethnicity of individual detained
 - b) Whether a search was conducted
 - c) If there was a search, whether it was a consent search or a probable cause search
 - d) Whether a custody arrest took place
- Indicate total number of officers who knew and did not know, the race/ethnicity of individuals before being detained.
- Produce an annual report on police contacts and present this to local governing body and TCOLE by March 1, 2026.
- Adopt a policy, if video/audio equipment is installed, on standards for reviewing video and audio documentation

Contact Information

For additional questions regarding the information presented in this report, please contact:

**Horizon City Police Department
14999 Darrington Road
Horizon City, Texas 79928
(915) 852-1047
Chief of Police
Marco A. Vargas**

RESOLUTION

Town of Horizon City, Texas

WHEREAS, the Town of Horizon City, Texas is dully formed home-rule municipality in the State of Texas;

WHEREAS, pursuant to Section 341.012 of the Texas Local Government Code the Town of Horizon City is authorized to establish a volunteer police reserve force; and

WHEREAS, the City Council of the Town of Horizon City has determined that the community would be well-served by having additional peace officers in reserve to preserve the peace and enforce the law within the City limits, will strengthen the ties with the community and improve public safety responsiveness.

NOW, THEREFORE BE IT RESOLVED BY THE TOWN OF HORIZON CITY COUNCIL AS FOLLOWS:

- 1. ESTABLISHMENT OF RESERVE POLICE FORCE.** The City Council hereby authorizes the creation of a volunteer Horizon City Reserve Police Force.
- 2. FUNDING.** The Chief of Police and the Chief Financial Officer has provided the necessary funding to operate the Horizon City Reserve Police Force in the FY 2025-2026 Budget.
- 3. APPOINTMENT AND NUMBER OF RESERVE OFFICERS.** The Chief of Police may appoint the members of the reserve force, and they will serve at the Chief's discretion. The number of members of the Horizon City Reserve Police Force shall be limited to ten (10) officers.

A person appointed to the Horizon City Reserve Police Force must be approved by the Town of Horizon City Council before that person may carry a weapon or otherwise act as a Peace Officer.

- 4. QUALIFICATIONS AND CERTIFICATION:** Reserve Officers shall serve in a supplemental capacity to the regular police force and may not assume the full-time duties of regular police officers without complying with all the requirements for the hiring of regular Town of Horizon City Police Officers. Reserve Officers must:

- Licensed by the Texas Commission on Law Enforcement (TCOLE) as Peace Officers in accordance with Article 2A.001 of the Texas Code of Criminal Procedure.
- Meet the same minimum standards for age, education, experience and background as regular full-time Town of Horizon City police officers.

5. OPERATIONS AND LIMITATIONS. The Reserve Officers will operate as part of the Patrol Division, under a supervisor appointed by the Chief of Police. Reserve Officers may act as Peace Officers only:

- During the actual discharge of official duties; and
- When Expressly authorized by the Chief of Police or his designee.

Reserve Officers are not eligible for financial employment benefits or participation in pension, or other employment benefits provided to regular full-time Town of Horizon City Police Officers.

6. TRAINING AND PERFORMANCE REQUIREMENTS. To remain a member of the Horizon City Reserve Police Force, each reserve officer must:

- Provide a minimum of 24 service hours per calendar month, unless leave is granted by the Chief of Police.
- Complete all in-service training required of regular officers, including firearms, baton, and legal update training.
- Be subject to all departmental rules, regulations and codes of conduct applicable to the Town of Horizon City Police Department.
- Comply with all continuing education requirements to maintain TCOLE licensure, including but not limited to training in civil rights, racial sensitivity, and cultural diversity at least once every 48 months.

7. COMMUNITY ENGAGEMENT AND SUPPORT FUNCTIONS. The reserve officers will support the HCPD by:

- Supplementing patrol operations;
- Assisting during special events and emergencies;
- Promoting community engagement and visibility; and
- Participating in parades, civic events, and other functions approved by the Chief of Police.

PASSED APPROVED AND EFFECTIVE the ____ day of January, 2026.

(Signatures on next page)

TOWN OF HORIZON CITY

By: _____
Andres Renteria, Mayor

ATTEST:

By: _____
Elvia Schuller, City Clerk

APPROVED AS TO CONTENT:

By: _____
Marco Vargas, Chief of Police

APPROVED AS TO FORM:

By: _____
Sylvia Borunda Firth
City Attorney



TOWN OF HORIZON CITY MEMORANDUM

Date: January 13, 2026
To: Honorable Mayor and Members of City Council
From: Art Rubio, Planning Director
SUBJECT: **1st Reading of Ordinance No. _____**, An Ordinance Amending the Municipal Code of the Town of Horizon City, Texas, Chapter 14 (Zoning), Exhibit A (Zoning Ordinance), to revise and amend the Following: Chapter 10 (Sign Regulations), Section 1016 (Exemptions) to add an exemption for civic use signs on City Right-of-Way; Proper Notice; and Effective Date; the Penalty Being as Provided in Section 810 of the Zoning Ordinance (No. 0102) of the Town of Horizon City, Texas, Creating a Misdemeanor Punishable by a Fine not to Exceed \$2,000.

This is a fast-tracked City initiated amendment being introduced today. The item will be presented to the Planning & Zoning Commission on January 19, 2026. The amendment's goals are to Amend Chapter 14 – Zoning Regulations, Chapter 10 Sign Regulations to clarify and consolidate provisions related to civic use signage. Ensure consistency between municipal sign practices and zoning code. Exempt specific civic and municipal signs from standard sign regulations while maintaining safety standards. Chapter 14 – Zoning Amendment:

Chapter 14 – Zoning Amendment:

- Establishes Civic Use Signs as an exempt category
- Expands exemption to include signage on:
 - City of Horizon property
 - Economic Development Corporation property
 - Other civic use properties
 - City right-of-way

Public Benefit & Rationale:

- Improves efficiency for municipal operations
- Allows timely installation of public safety and wayfinding signs
- Eliminates unnecessary regulatory barriers for civic signage
- Supports economic development, public safety, and navigation
- Maintains visibility standards to protect traffic and pedestrian safety

Draft Ordinance is attached.

TOWN OF HORIZON CITY, TEXAS

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE MUNICIPAL CODE OF ORDINANCES OF THE TOWN OF HORIZON CITY, TEXAS, CHAPTER 14 (ZONING), ESTABLISHING CHAPTER 14B -TRANSIT ORIENTED DEVELOPMENT (“TOD”) DISTRICT ZONING REGULATIONS; PROVIDING FOR SPECIAL ZONING DISTRICT REGULATIONS; PROVIDING FOR A MIX OF LAND USES WITHIN THE TOD DISTRICTS; PROVIDING FOR THE STANDARDS AND REQUIREMENTS AND REGULATING THE ERECTION, CONSTRUCTION, RECONSTRUCTION, ALTERATION, REPAIR OR USE OF BUILDINGS, STRUCTURES OR LAND WITHIN THE DESIGNATED TOD DISTRICTS; PROVIDING FOR FINDINGS OF FACT; REPEALER; SEVERABILITY; PROPER NOTICE AND HEARING; ESTABLISHING A PENALTY OF A FINE NOT TO EXCEED \$2,000.00 FOR VIOLATIONS OF THE ESTABLISHED REGULATIONS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 211 of the Texas Local Government Code and section 2.01 of the City Charter empowers the City Council to enact zoning regulations and provide for the administration, enforcement, and amendment of its zoning regulations; and

WHEREAS, City staff, in consultation with the City’s Professional Land Use Planning Consultant, has developed special zoning regulations, designated as the Transit Oriented Development (“TOD”) Zoning Ordinance, establishing regulations that are intended to promote and encourage the development and revitalization of the designated districts in a manner consistent with the Town’s comprehensive plan; and

WHEREAS, the proposed regulations were considered by the Town of Horizon City Planning and Zoning Commission to amend Chapter 14 of the Municipal Code by establishing Chapter 14B - Transit Oriented Development Zoning Ordinance; and

WHEREAS, the Planning and Zoning Commission considered the proposed regulations at its March 24, 2025, meeting and recommended approval of the amendment to the City’s code; and

WHEREAS, the City Council, after proper notice and public hearing, determined that the proposed Transit Oriented Development Zoning Ordinance and regulations

provided for therein are reasonable and necessary to provide for the orderly development of property within the Town and provide for the health, safety and welfare of the Town.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE TOWN OF HORIZON CITY, TEXAS:

I. FINDINGS OF FACT

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

II. ENACTMENT

The Town of Horizon City Code of Ordinances, Chapter 14 Zoning, is amended by the establishment of Chapter 14B - Transit Oriented Development Zoning Ordinance, attached hereto as Attachment – Chapter 14B and incorporated for all purposes.

III. REPEALER

All ordinances, resolutions, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the effect of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein. In the event of any such conflict, the designated city staff may determine which regulation shall apply and are authorized to apply the more stringent regulation, if appropriate.

IV. SEVERABILITY

Should any of the clauses, sentences, paragraphs, sections or parts of this ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

V. EFFECTIVE DATE

This ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect upon the date of its final passage and adoption.

VI. PROPER NOTICE AND MEETING

It is officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also

provided as required by Chapter 52, Texas Local Government Code and the Charter of the Town of Horizon City, Texas.

PASSED AND APPROVED this the ___ day of _____, 2025, by a vote of ___ (ayes) to ___ (nays) to ___ (abstentions) of the Town of Horizon City Council.

TOWN OF HORIZON CITY

By: _____
Andres Renteria, Mayor

ATTEST:

By: _____
Elvia Schuller, City Clerk

APPROVED AS TO FORM:

By: _____
Sylvia Borunda Firth, City Attorney

First Reading May 13, 2025
Second Reading June 10, 2025

ATTACHMENT

CHAPTER 14B - TRANSIT ORIENTED DEVELOPMENT ZONING ORDINANCE

{Note for Codification Service Provider – the regulations provide for herein are designated as a subchapter to the existing zoning regulations in the Town’s Code of Ordinances.}

DRAFT

January 13, 2026

Honorable Mayor Andres Renteria
Town of Horizon City
14999 Darrington Road
Horizon City, Texas 79928

Re: Subdivision Acceptance—Rancho Desierto Bello, Unit 16

Dear Mayor Renteria,

As of January 13, 2026, the improvements for the subdivision referenced above have been completed. As Town Engineer, Huitt-Zollars recommends the final acceptance of the subdivision and the public improvement.

Please do not hesitate to call us at (915) 587-4339, if we can be of further assistance.

Sincerely,

HUITT-ZOLLARS, INC.



Floyd Johnson, PE
Project Manager

CC: Arturo Rubio—Chief Planner, Town of Horizon City
Albert Valle, CFM—Public Works Director, Town of Horizon City

BOND NUMBER: 108353584

MAINTENANCE BOND

KNOW ALL MEN BY THESE PRESENTS, That we **SDC Development, LLC** as Principal, and **Travelers Casualty and Surety Company**, as Surety, are held firmly bound unto **Town of Horizon City**, as Obligee, the penal sum of **Two Hundred Five Thousand Six Hundred and 60/100 Dollars (\$205,600.60)** to which payment well and truly to be made we do bind ourselves, our and each of our heirs, executors, administrators, successors and assigns jointly and severally, firmly by these presents.

WHEREAS, the said Principal entered into a contract with the **Town of Horizon City** dated **13th of January, 2026** for **Rancho Desierto Bello Unit 16 Street, Grading, Drainage, and Intersection Improvements**.

WHEREAS, said contract provides that the Principle will furnish a bond conditioned to guarantee for the period of **One** year(s) after the Notice of Acceptance is issued by the Obligee for an individual unit or from and after SUBSTANTIAL COMPLETION, whichever is less, by the owner, against all defects in workmanship and materials which may become apparent during said period, and

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH THAT, if the Principal shall indemnify the Obligee for all loss that Obligee may sustain by reason of any defect in equipment, material or workmanship which may be discovered during the period of 1 (one) years from and after the Notice of Acceptance is issued by the Obligee for an individual unit or from and after SUBSTANTIAL COMPLETION, whichever is less, but in no event less than 1 (one) years, then this obligation shall be void, otherwise to remain in full force and effect. Provided however the surety and principal acknowledge the units to be covered under the bond are referenced under Attachment "A".

SIGNED, SEALED and DATED

January 6, 2026

Principal: SDC Development, LLC

BY: 

Alex Emerson, Chief Financial Officer

Surety: Travelers Casualty and Surety Company

BY: 

William Scott Trethewey, Attorney-In-Fact



Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company

POWER OF ATTORNEY


Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and the Companies do hereby make, constitute and appoint **William Scott Trethewey** of **FT LAUDERDALE** **Florida**, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **16th** day of **February, 2024**.



State of Connecticut

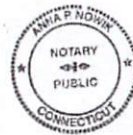
City of Hartford ss.

By: 
 Bryce Grissom, Senior Vice President

On this the **16th** day of **February, 2024**, before me personally appeared **Bryce Grissom**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June, 2026**




 Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

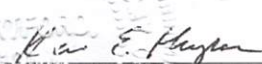
FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this **6th** day of **January**, **2026**




 Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880. Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.



**TOWN OF HORIZON CITY
MEMORANDUM**

Date: January 13, 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 19 (Case No. SDF25-0004)** 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 16.576 acres ±. Application submitted by Applicant/Representative: TRE & Associates.

On December 15, 2025, the Planning & Zoning Commission did not meet quorum; therefore, the Rancho Desierto Bello Unit 19 Final Plat was tabled and will be presented to City Council on January 13, 2026.

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.: SDF25-0004 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**

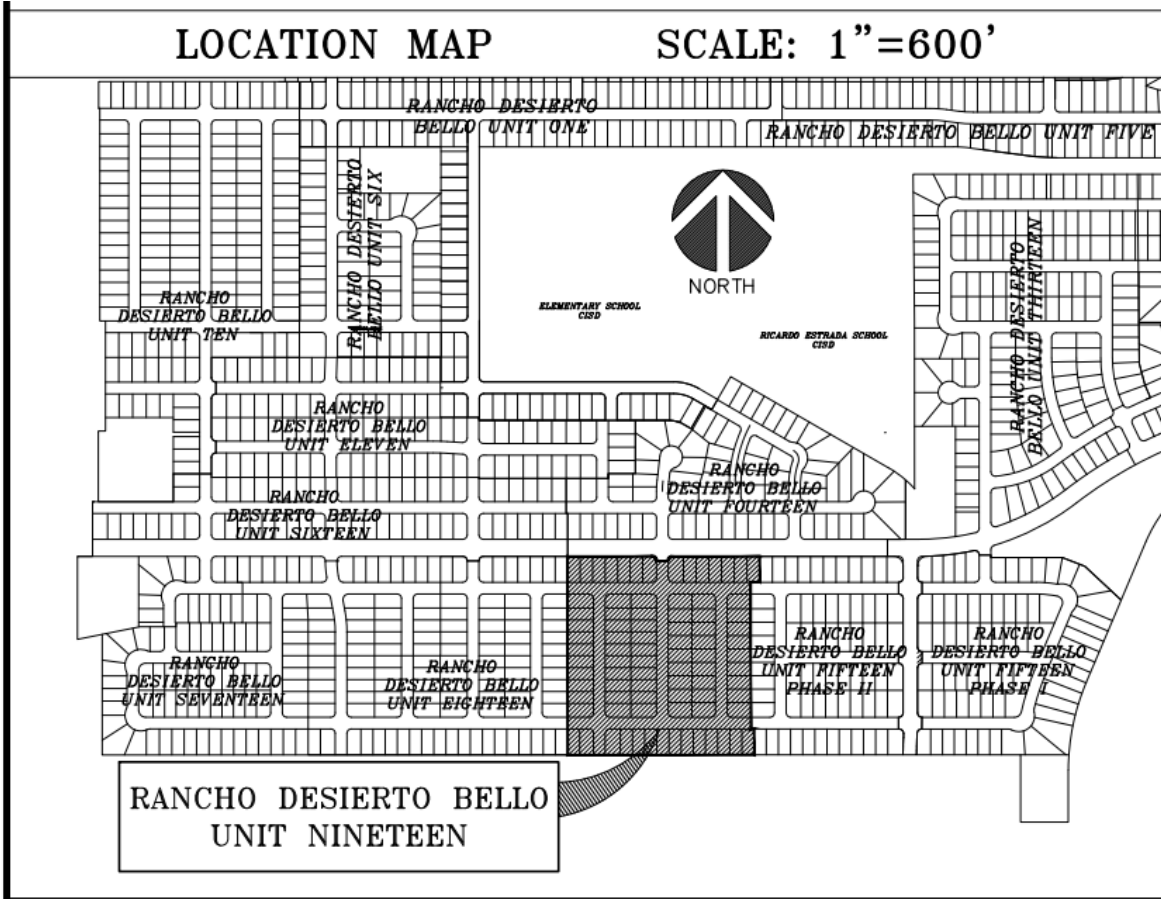


Attachment 2: Zoning Designation Map

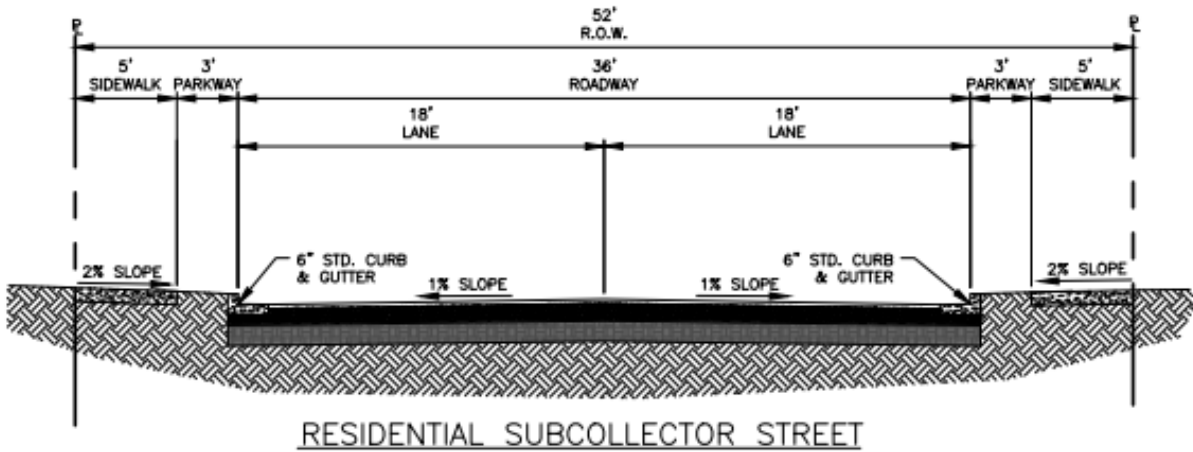
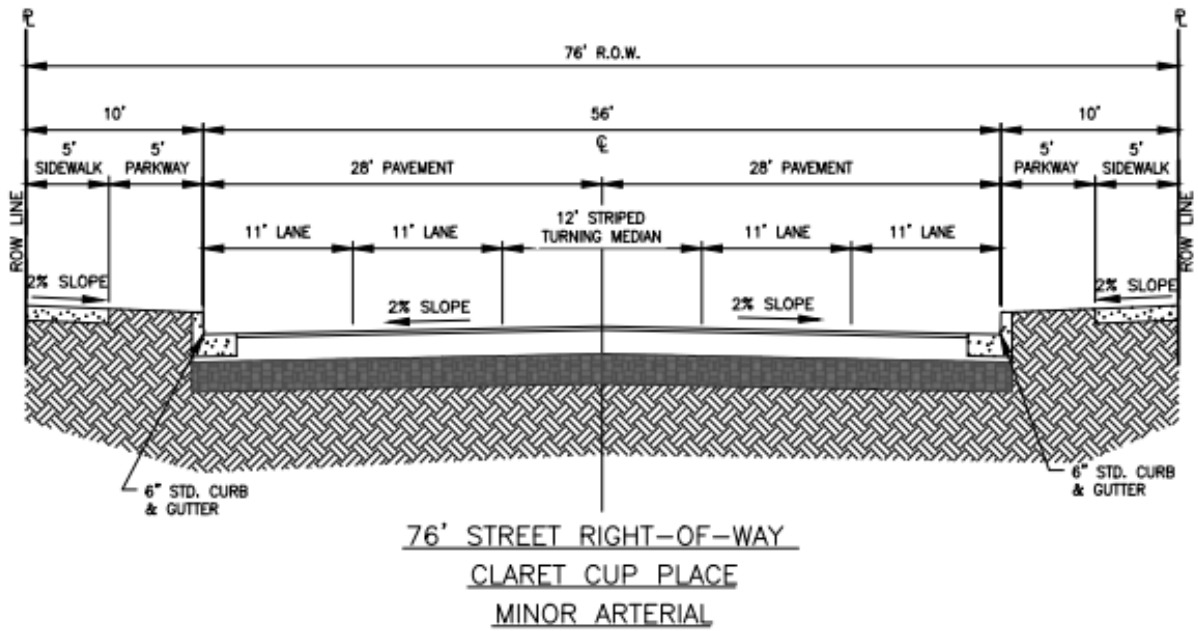
**Planning & Zoning Commission
Rancho Desierto Bello Unit 19
Case No. SDF25-0004**



Attachment 3: Location Map



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)

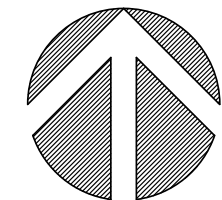
NOTE: Applicant is responsible for all expenses incurred by the City in connection with the Final plat approval request, including but not limited to attorney's fees, engineering fees and publication. Charges exceeding deposit will be invoiced separately. Initials DH.

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

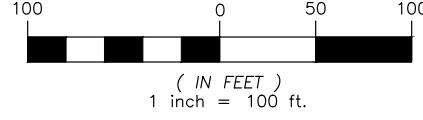
RANCHO DESIERTO BELLO UNIT NINETEEN

A PORTION OF LEIGH CLARK SURVEY No. 297,
TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS.
CONTAINING 16.576 ACRES ±



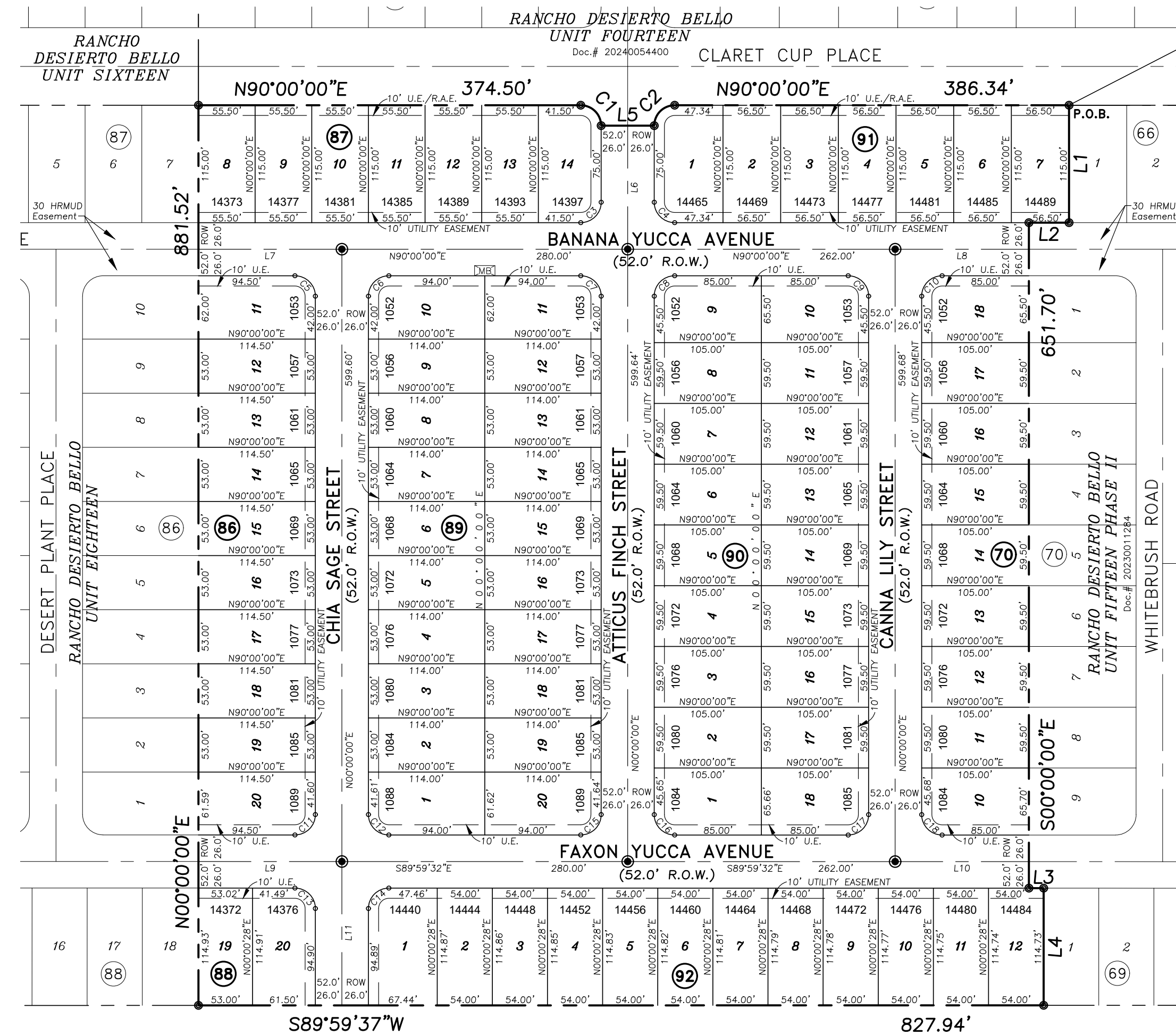
NORTH

GRAPHIC SCALE



LEGEND

- SUBDIVISION BOUNDARY LINE
- STREET RIGHT OF WAY
- STREET CENTERLINE
- EASEMENT LINE
- U.S. POSTAL SERVICE COLLECTION BOX UNITS
- ⑧ BLOCK NUMBER
- 12 LOT NUMBER
- 14373 ADDRESS
- PROPOSED CITY MONUMENT
- R.A.E. RESTRICTIVE ACCESS EASEMENT
- U.E. UTILITY EASEMENT



P.O.C.
Section Corner
Existing 2" Iron Pipe
SEC. 43, BLK. 78, TSP. 3,
T.&P.R.R. CO. SURVEYS

SEC. 44, BLK. 78,
TSP. 3,
T.&P. R.R. CO.
SURVEYS

SEC. 5, BLK. 78,
TSP. 4,
T.&P. R.R. CO.
SURVEYS

LEIGH CLARK SURVEY
No. 297

27265.03'

58744.29'W

PROPOSED LAND USE
RESIDENTIAL

RESIDENTIAL LOTS = 85

SCHOOL DISTRICT
CLINT INDEPENDENT SCHOOL
DISTRICT

DEDICATION

VIVA LAND VENTURES, LP, the owner of this land, does hereby present this map and dedicate their respective portions of property to the use of the public, the streets, drives, ponding area, drainage right-of-way, and utility easements as hereon laid out and designated, including easements for overhang of service wires for pole type utilities and the right for installation of service poles alongside lot lines as may be required, easements for buried service wires, conduits and pipes for underground utilities, and the right to ingress and egress for service and construction, and the right to trim interfering trees and shrubs.

We certify that all utilities have been or will be installed in accordance to requirements by the local utility companies and the Town of Horizon City.

We attest that the matters asserted in this plat are true and complete.

Witness my signature this _____ day of _____ 2025.

Greg DiDonna, President
VIVA LAND VENTURES, LP

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Greg DiDonna, President, VIVA LAND VENTURES, LP, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed for the purpose and consideration herein expressed.

Given under my hand and seal of office this _____ day of _____ 2025.

Notary Public in and for El Paso County, Texas My Commission Expires _____

TOWN OF HORIZON CITY TOWN COUNCIL

This subdivision is hereby approved as to the platting and as to the conditions of the dedication in accordance with Chapter 212 of the Local Government Code of Texas, this _____ day of _____ 2025.

Accepted and adopted by the City Council of Town of Horizon City this _____ day of _____ 2025.

Elvia Schuller, City Clerk Andres Renteria, Mayor

Approved for filing this _____ day of _____ 2025.

HUITT-ZOLLARS, INC. (Town Engineer)
by Isabel Vasquez, P.E.,
Vice President

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this _____ day of _____ 2025, in Volume _____ of the Plat Records,
Page _____, File No. _____

County Clerk _____ by Deputy _____

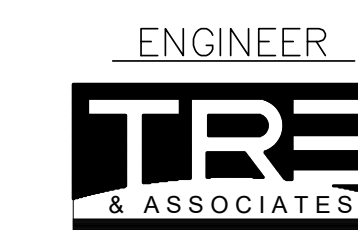
Subdivision Improvement Plans
prepared by and under the supervision
of Professional Land Surveyor and
Technical Standards.

This plat represents a survey made on the
ground by me or under my supervision
and complies with the current Texas Board
of Professional Land Survey Professional
and Technical Standards.

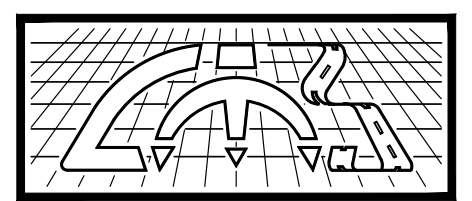
ROBERTO S. ROMERO, P.E.
Licensed Professional Engineer
Texas License No. 114517

LARRY L. DREWES, R.P.L.S.
Registered Professional Land Surveyor
Texas License No. 4869

OWNER
VIVA LAND VENTURES, LP,
11427 ROJAS DRIVE
EL PASO, TEXAS 79936
(915)859-8900
CONTACT: GREG DIDONNA



SURVEYOR



Land-Mark Professional
Surveying, Inc.
1420 Bessemer Drive, Suite "A"
El Paso, Texas 79936
(915) 598-1300
Texas Licensed Surveying Firm
Registration Number: 10125900
email: Lorry@Land-marksurvey.com
"Serving Texas, New Mexico
and Arizona"

110 Mesa Park Drive, Suite 200 El Paso, Texas 79913
Office: (915) 852-6003 Fax: (915) 629-8506

6101 W. Courtyard Dr., Bldg. 1, Suite 100
Austin, Texas 78728
Office: (512) 358-4049 Fax: (512) 368-6374

LOCATION MAP SCALE: 1"=600'



ECAN, MICHAEL S.
Doc.# 20170017647

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 ±

METES & BOUNDS DESCRIPTION

COMMENCING, for reference, at an existing 2-inch iron pipe located at the common east corner of Section 43, Block 78, Township 3, Texas and Pacific Railroad Company Surveys and Leigh Clark Survey No. 297;
THENCE, South 62°44'29" West, a distance of 2265.03 feet to a point lying at the northwesterly boundary corner of Rancho Desierto Bello Unit Fifteen Phase II and in the southerly right-of-way line of Claret Cup Place, for a corner of this parcel and the POINT OF BEGINNING of this parcel description;
THENCE, South 00°00'00" East, departing said southerly right-of-way line of Claret Cup Place and with the westerly boundary line of said Rancho Desierto Bello Unit Fifteen Phase II, a distance of 115.00 feet to a point, for a corner of this parcel;
THENCE, North 90°00'00" West, continuing with said boundary line of Rancho Desierto Bello Unit Fifteen Phase II, a distance of 39.34 feet to a point, for a corner of this parcel;
THENCE, South 00°00'00" East, continuing with said boundary line of Rancho Desierto Bello Unit Fifteen Phase II, a distance of 651.70 feet to a point, for a corner of this parcel;
THENCE, South 89°59'32" East, continuing with said boundary line of Rancho Desierto Bello Unit Fifteen Phase II, a distance of 14.46 feet to a point, for a corner of this parcel;
THENCE, South 00°00'28" West, continuing with said boundary line of Rancho Desierto Bello Unit Fifteen Phase II, a distance of 114.73 feet to a point lying in the northerly boundary line of a parcel of land recorded in Document No. 20170017647, Official Records of El Paso County, Texas; for a corner of this parcel;
THENCE, South 89°59'37" West, with said northerly boundary line, a distance of 827.94 feet to a point lying at the southeast boundary corner of Rancho Desierto Bello Unit Eighteen, for a corner of this parcel;
THENCE, North 00°00'00" East, with the easterly boundary line of said Rancho Desierto Bello Unit Eighteen, a distance of 281.52 feet to a point lying in said southerly right-of-way line of Claret Cup Place, for a corner of this parcel;
THENCE, North 90°00'00" East, with said southerly right-of-way line of Claret Cup Place, a distance of 374.50 feet to a point, for a corner of this parcel;
THENCE, southeasterly with the arc of a curve to the right and continuing with the said southerly right-of-way line of Claret Cup Place, a distance of 31.42 feet to a point, for a corner of this parcel; Said curve having a radius of 20.00 feet, a central angle of 90°00'00", and a chord which bears South 45°00'00" East, a distance of 28.28 feet;
THENCE, North 00°00'00" East, a distance of 52.00 feet to a point lying in said southerly right-of-way line of Claret Cup Place, for a corner of this parcel;
THENCE, northeasterly with the arc of a curve to the right and continuing with said southerly right-of-way line of Claret Cup Place, a distance of 31.42 feet to a point, for a corner of this parcel; Said curve having a radius of 20.00 feet, a central angle of 90°00'00", and a chord which bears North 45°00'00" East, a distance of 28.28 feet;
THENCE, North 90°00'00" East, continuing with said southerly right-of-way line of Claret Cup Place, a distance of 386.34 feet to the POINT OF BEGINNING.

Said parcel contains 16.576 Acres (722,047 Square feet) more or less.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°00'00"E	115.00'
L2	N90°00'00"W	39.34'
L3	S89°59'32"E	14.46'
L4	S00°00'28"W	114.73'
L5	N90°00'00"E	52.00'
L6	N00°00'00"E	121.00'
L7	N90°00'00"E	140.50'
L8	N90°00'00"E	131.00'
L9	S89°59'32"E	140.50'
L10	S89°59'32"E	131.00'
L11	N00°00'00"E	140.41'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	20.00'	31.42'	28.28'	S45°00'00"E	90°00'00"
C2	20.00'	31.42'	28.28'	N45°00'00"E	90°00'00"
C3	20.00'	31.42'	28.28'	N45°00'00"E	90°00'00"
C4	20.00'	31.42'	28.28'	S45°00'00"E	90°00'00"
C5	20.00'	31.42'	28.28'	N45°00'00"W	90°00'00"
C6	20.00'	31.42'	28.28'	S45°00'00"W	90°00'00"
C7	20.00'	31.42'	28.28'	N45°00'00"W	90°00'00"
C8	20.00'	31.42'	28.28'	S45°00'00"W	90°00'00"
C9	20.00'	31.42'	28.28'	N45°00'00"W	90°00'00"
C10	20.00'	31.42'	28.28'	S45°00'00"W	90°00'00"
C11	20.00'	31.42'	28.29'	N45°00'14"E	90°00'28"
C12	20.00'	31.41'	28.28'	S44°59'46"E	89°59'32"
C13	20.00'	31.41'	28.28'	N44°59'46"W	89°59'32"
C14	20.00'	31.42'	28.29'	S45°00'14"W	90°00'28"
C15	20.00'	31.42'	28.29'	N45°00'14"E	90°00'28"
C16	20.00'	31.41'	28.28'	S44°59'46"E	89°59'32"
C17	20.00'	31.42'	28.29'	N45°00'14"E	90°00'28"
C18	20.00'	31.41'	28.28'	S44°59'46"E	89°59'32"

LOT AREA TABLE		
BLOCK & LOT #	SQ. FT.	ACRES
Block 66, Lot 12	7,573	0.174
Block 66, Lot 13	6,498	0.149
Block 66, Lot 14	6,498	0.149
Block 66, Lot 15	6,498	0.149
Block 66, Lot 16	6,498	0.149
Block 66, Lot 17	6,498	0.149
Block 66, Lot 18	6,498	0.149
Block 69, Lot 13	7,663	0.176
Block 69, Lot 14	6,203	0.142
Block 69, Lot 15	6,202	0.142
Block 69, Lot 16	6,201	0.142
Block 69, Lot 17	6,201	0.142
Block 69, Lot 18	6,200	0.142
Block 69, Lot 19	6,199	0.142
Block 69, Lot 20	6,198	0.142
Block 69, Lot 21	6,198	0.142
Block 69, Lot 22	6,197	0.142
Block 69, Lot 23	6,196	0.142
Block 69, Lot 24	6,196	0.142
Block 70, Lot 10	6,812	0.156
Block 70, Lot 11	6,248	0.143
Block 70, Lot 12	6,248	0.143
Block 70, Lot 13	6,248	0.143
Block 70, Lot 14	6,248	0.143
Block 70, Lot 15	6,248	0.143
Block 70, Lot 16	6,248	0.143
Block 70, Lot 17	6,248	0.143
Block 70, Lot 18	6,792	0.156
Block 86, Lot 11	7,013	0.161

LOT AREA TABLE		
BLOCK & LOT #	SQ. FT.	ACRES
Block 86, Lot 12	6,068	0.139
Block 86, Lot 13	6,068	0.139
Block 86, Lot 14	6,068	0.139
Block 86, Lot 15	6,068	0.139
Block 86, Lot 16	6,068	0.139
Block 86, Lot 17	6,068	0.139
Block 86, Lot 18	6,068	0.139
Block 86, Lot 19	6,068	0.139
Block 86, Lot 20	6,967	0.160
Block 87, Lot 08	6,382	0.147
Block 87, Lot 09	6,382	0.147
Block 87, Lot 10	6,382	0.147
Block 87, Lot 11	6,382	0.147
Block 87, Lot 12	6,382	0.147
Block 87, Lot 13	6,382	0.147
Block 87, Lot 14	6,901	0.158
Block 88, Lot 19	6,092	0.140
Block 88, Lot 20	6,980	0.160
Block 89, Lot 01	6,938	0.159
Block 89, Lot 02	6,042	0.139
Block 89, Lot 03	6,042	0.139
Block 89, Lot 04	6,042	0.139
Block 89, Lot 05	6,042	0.139
Block 89, Lot 06	6,042	0.139
Block 89, Lot 07	6,042	0.139
Block 89, Lot 08	6,042	0.139
Block 89, Lot 09	6,042	0.139
Block 89, Lot 10	6,982	0.160
Block 89, Lot 11	6,982	0.160

LOT AREA TABLE		
BLOCK & LOT #	SQ. FT.	ACRES
Block 89, Lot 12	6,042	0.139
Block 89, Lot 13	6,042	0.139
Block 89, Lot 14	6,042	0.139
Block 89, Lot 15	6,042	0.139
Block 89, Lot 16	6,042	0.139
Block 89, Lot 17	6,042	0.139
Block 89, Lot 18	6,042	0.139
Block 89, Lot 19	6,042	0.139
Block 89, Lot 20	6,940	0.159
Block 90, Lot 01	6,808	0.156
Block 90, Lot 02	6,248	0.143
Block 90, Lot 03	6,248	0.143
Block 90, Lot 04	6,248	0.143
Block 90, Lot 05	6,248	0.143
Block 90, Lot 06	6,248	0.143
Block 90, Lot 07	6,248	0.143
Block 90, Lot 08	6,248	0.143
Block 90, Lot 09	6,792	0.156
Block 90, Lot 10	6,792	0.156
Block 90, Lot 11	6,248	0.143
Block 90, Lot 12	6,248	0.143
Block 90, Lot 13	6,248	0.143
Block 90, Lot 14	6,248	0.143
Block 90, Lot 15	6,248	0.143
Block 90, Lot 16	6,248	0.143
Block 90, Lot 17	6,248	0.143
Block 90, Lot 18	6,809	0.156

PLAT NOTES AND RESTRICTIONS

- BEARINGS ARE BASED ON UNDERLYING DEEDS.
- = THIS SYMBOL REPRESENTS ALL PROPOSED STREET MONUMENTS LOCATIONS.
- ☐ = THIS SYMBOL REPRESENTS U.S. POSTAL SERVICE COLLECTION BOX UNITS. POSTAL SERVICE WITHIN THE SUBDIVISION WILL BE PROVIDED USING NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
- ACCORDING TO THE FEDERAL EMERGENCY MAPPING AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 480212 0250B, DATED SEPTEMBER 4, 1991, THIS PROPERTY APPEARS TO LIE WITHIN ZONE "X" WHICH BY DEFINITIONS IS NOT A SPECIAL FLOOD HAZARD ZONE.
- ALL UTILITY EASEMENTS ARE 10 FEET WIDE UNLESS OTHERWISE SPECIFIED.
- SET 5/8" REBAR WITH CAP STAMPED "LAND-MARK TX 4869 NM11402" AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
- TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT NO. _____ INSTRUMENT NO. _____
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT NO. _____
- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO RANCHO DESIERTO BELLO UNIT NINETEEN BY THE HORIZON REGIONAL MUNICIPAL UTILITY DISTRICT IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE. WATER AND SEWER SERVICES WILL BE EXTENDED TO THE SUBDIVISION FROM EXISTING FACILITIES AND WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION WITHIN ONE YEAR OF THE DATE OF FILING THE FINAL SUBDIVISION PLAT.
- ACCESS TO LOTS 8-14, BLOCK 87 AND LOTS 12-18, BLOCK 66, ABUTTING CLARET CUP PLACE, SHALL BE FROM OTHER DEDICATED STREETS ONLY.

BENCHMARK

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF ESCALERA DRIVE AND VALLECITO PLACE.
ELEVATION 4016.99' (NAVD 88 DATUM)

AREA TABLE		
DESCRIPTION	ACRES	SQ. FT.
RESIDENTIAL	12.390	539,723
RIGHT-OF-WAY	4.186	182,324
TOTAL	16.576	722,047

STREET TABLE			
NORTH - SOUTH	LENGTH	EAST - WEST	LENGTH
CHIA SAGE STREET	740.02'	BANANA YUCCA AVENUE	813.50'
ATTICUS FINCH STREET	720.64'	FAXON YUCCA AVENUE	813.50'
CANNA LILY STREET	599.68'		

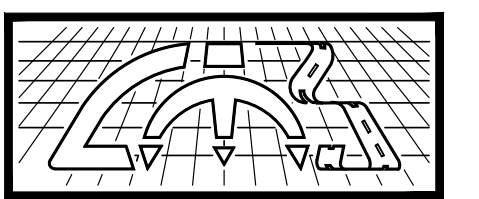
(SHEET 2 OF 2)

ENGINEER



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SURVEYOR



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"Serving Texas, New Mexico and Arizona"

OWNER
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DATE OF PREPARATION: MARCH 24, 2025
DATE OF LAST REVISION: JULY 8, 2025