



**HORIZON CITY**

**Incorporated 1988**

**AGENDA  
PUBLIC MEETING  
REGULAR CITY COUNCIL MEETING  
THE TOWN OF HORIZON CITY, TEXAS  
Tuesday, July 8, 2025, 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, July 8, 2025 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**

Mayor/City Clerk  
June 10, 2025 Regular City Council Meeting.

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

- 5. Approval of Consent Agenda Items:**

**REGULAR AGENDA**

- 6. Discussion and Action:**

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

- 7. Discussion and Action:** **10**

Mayor/CIP Manager  
Regarding a Resolution making findings required by Ordinance No. 00251 (EPEC Franchise) to require EPEC to relocate an underground electric line and other utility facilities at their expense to accommodate the N. Darrington Road Relocation Project.

- 8. Discussion and Action:** **16**

Mayor/CIP Manager  
Regarding a Resolution authorizing that the Mayor be authorized to approve, in consultation with the City Attorney and the Chief Financial Officer, minor amendments to the Professional Services Agreement (AIA Document B101-2007) between the Town of Horizon City and EXIGO Architecture, L.L.C. dated February 18, 2020; provided each such amendment shall not exceed the amount of \$10,000.00 and the total amount of such amendments shall not exceed \$50,000.00.

- 9. Discussion and Action:** **18**

Mayor/CIP Manager  
Regarding a Resolution authorizing the Mayor to sign a new Interlocal Cooperation Agreement with Texas Transportation Institute to replace the one signed on September 10, 2024, for the purpose of allowing the use of Task Orders and to extend the term to June 14, 2029.

- 10. Discussion and Action:** **19**

Mayor/Finance Director

On setting the dates for the budget workshop, hearings on the City budget and tax rate and authorizing the Mayor to publish the proposed tax rate based on the filed budget. The recommended date for the budget workshop is August 5, 2025. The date for the Budget Hearing is August 26, 2025 and the Tax Rate Public Hearing is September 9, 2025. All budget related meetings are scheduled to be held at 6:00 pm.

**11. Discussion:**

Mayor/Finance Director

**1st Reading of Ordinance No. 0313 Amendment No. 03**, An ordinance amending Ordinance No. 0313 of the Town of Horizon City, adopting the municipal budget for the 2024-2025 fiscal year, to allow for the transfer of funds in the 2025 Storm Water and Streets Department Budget; and providing for repealer and severability clauses.

**12. Discussion and Action:**

20

Mayor/Chief Planner

**This item was postponed at the 6/10/25 Regular City Council Meeting.** On the **Final Subdivision Plat** application for **Rancho Desierto Bello Unit 16 (Case No. SDO25-0001)** to reaffirm approval and to allow recording of the plat prior to the completion of all required improvements secured by sufficient bond. The subject property is legally described as a Portion of Leigh Clark Survey No. 297, Town of Horizon City, El Paso County, Texas. Containing 21.481 acres ±. Application submitted by TRE & Associates, LLC.

**13. Discussion and Action:**

22

Mayor/Chief Planner

**This item was postponed at the 6/10/25 Regular City Council Meeting.** On a **Resolution for Rancho Desierto Bello Unit 16 Subdivision Plat** to authorize the issuance of conditional building permits for eleven (11) new residential structures.

**14. Discussion:**

30

Mayor/Chief Planner

**1st Reading of Ordinance No. \_\_\_\_\_**, An Ordinance adopting a Zoning change within the municipal limits of the Town of Horizon City, Texas; rezoning 66.86 acres. Lots 1 through 11, Blocks 7 and 8, Horizon Country Club Estates Unit One, from R-4 (Single/Two Family Dwelling) and R-2 (Single-Family Dwelling), to Ponding area. Lots 1 through 23, Blocks 8 through 10 and Block 9, Horizon Country Club Estates Unit One, from R-4 (Single/Two Family Dwelling) to T3 (Suburban). Lots 1 through 27, Blocks 4, 5, 6, 11 through 14, and Block 12, Horizon Country Club Estates Unit One, from R-4 (Single/Two Family Dwelling) to T4 (Urban). Lots 1 through 30, Blocks 1 through 3 and Blocks 17 through 22, Horizon Country Club Estates Unit One, Two, and Three, from R-4 (Single/Two Family Dwelling) and C-1 Commercial, to T5 (Mixed-Use). Lots 1 through 10, Block 16, Horizon Country Club Estates Unit Two, from R-4 (Single/Two Family Dwelling), to be Rezoned to Civic. Authorizing the notation of the change on the official zoning map of the Town; providing for the following: findings of fact; repealer; severability; and proper notice and hearing.

**15. Discussion and Action:**

44

Mayor/Chief Planner

On the Preliminary Subdivision Plat application for Rancho Desierto Bello Unit 19 (Case No. SDP25-0003), 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.

**16. Discussion and Action:**

55

Mayor/Chief Planner

On the Final Subdivision Plat application for Rancho Desierto Bello Unit 18 (Case No. SDF25-0002), and to authorize the Mayor to sign the recording plat, legally described as a Portion of Leigh Clark Survey No. 297, Town of Horizon City, El Paso County, Texas. Containing 17.354 acres ±. Application submitted by Applicant/Representative: TRE & Associates.

**17. Discussion and Action:**

Mayor/EDC Executive Director

That the Mayor of Horizon City be authorized to sign a Resolution authorizing and approving the Chapter 380 Economic Incentive Agreement with Kenazo Partners, LLC, regarding the construction of new office facilities within Horizon City, Texas.

**18. Discussion and Action:**

Mayor/EDC Executive Director

That the Mayor of Horizon City be authorized to sign a Resolution of the Horizon City Council authorizing and approving the Performance Agreement with Kenazo Partners, LLC, regarding the construction of new office facilities within Horizon City, Texas.

**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).

Adjournment:

Motion to Adjournment: \_\_\_\_\_ 2nd \_\_\_\_\_

Dated this Friday, 7/4/25

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 seventy-two (72) hours preceding the scheduled meeting at the City Hall Bulletin Boards of the Town of Horizon City, Texas on this Friday, 7/4/25 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, June 10, 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, June 10, 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 6:00 pm. City Council Member Mendoza was absent. Quorum Established.

**2. Open Forum:**

Horizon City resident, Carol Hambric spoke regarding issues residents living along the Golf Course area are having the stray golf balls. Horizon City resident, Samuel Scott, spoke regarding issues residents living along the Golf Course area are having the stray golf balls. Horizon City resident, Hector Reyes spoke regarding a code enforcement issue he is having regarding his rockwall and his neighbor's pergola.

**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:**

5/12/25 Special City Council Meeting and 5/13/25 Regular City Council Meeting.

**4. Discussion and Action:**

Mayor/Chief Planner

On the appointment of Rafael Padilla by Alderman Guillermo Ortega (Place 1) to the Planning and Zoning Commission.

**5. Discussion and Action:**

Mayor/Chief Planner

On the appointment of Jennifer Parker by Alderman Matthew Gardea (Place 6) to the Planning and Zoning Commission.

**6. Discussion and Action:**

Mayor/Chief Planner

On the appointment of Alex Barrios by Alderman Ruben Mendoza (Place 7) to the Planning and Zoning Commission.

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

**8. Approval of Consent Agenda Items:**

A motion was made by Council Member Gardea and seconded by Council Member Avila to approve the consent agenda with a correction to the May 12, 2025 Special Council Meeting Minutes (Item #3) adding language to Item #9 that reflects the 2<sup>nd</sup> motion made by City Council Member Rosie Ortega nominating City Council Member Gardea as Mayor Pro Tem. The CITY CLERK polled the Council: G. ORTEGA – Aye; QUIROZ – Aye; R. ORTEGA – Aye; AVILA – Aye; AMES - Aye; GARDEA – Aye; MENDOZA – Absent. Motion passed.

A 2<sup>nd</sup> motion was made by Council Member Gardea and seconded by Council Member Avila to delete Item #6 and excuse City Council Member Mendoza's absence. The CITY CLERK polled the Council: G. ORTEGA – Aye; QUIROZ – Aye; R. ORTEGA – Aye; AVILA – Aye; AMES - Aye; GARDEA – Aye; MENDOZA – Absent. Motion passed.

A 3<sup>rd</sup> motion was made by Council Member Gardea and seconded by Council Member Avila to pull item #5 from consent and heard under the regular agenda. The CITY CLERK polled the Council: G. ORTEGA – Aye; QUIROZ – Aye; R. ORTEGA – Aye; AVILA – Aye; AMES - Aye; GARDEA – Aye; MENDOZA – Absent. Motion passed.

## REGULAR AGENDA

5. **Discussion and Action:**

Mayor/Chief Planner

On the appointment of Jennifer Parker by Alderman Matthew Gardea (Place 6) to the Planning and Zoning Commission.

City Council Member Gardea spoke regarding this item.

A motion was made by Council Member Gardea and seconded by Council Member Quiroz to approve the appointment of Jennifer Parker by Alderman Matthew Gardea (Place 6) to the Planning and Zoning Commission. The CITY CLERK polled the Council: G. ORTEGA – Aye; QUIROZ – Aye; R. ORTEGA – Aye; AVILA – Aye; AMES - Aye; GARDEA – Aye; MENDOZA – Absent. Motion passed.

9. **PRESENTATION:**

Mayor/Council Member Avila

Presentation by Xavi Perez of Borderland Community Adventures, a non-profit organization, on the benefits of cycling.

Xavi Perez and Monica Lozoya of Borderland Community Adventures spoke regarding this item.

10. **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 G. Ortega and seconded by Council Member Gardea 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 – Absent. Motion passed.

11. **Discussion and Action:**

Mayor/CIP Manager

On the approval of Change Order No. 7 to Dantex General Contractors for an amount not to exceed \$13,528.42 for the Municipal Facilities Phase 1 Project (Solicitation 23-101).

CIP Manager, Terry Quezada spoke regarding this item.

A motion was made by Council Member Quiroz and seconded by Council Member G. Ortega to approve Change Order No. 7 to Dantex General Contractors for an amount not to exceed \$13,528.42 for the Municipal Facilities Phase 1 Project (Solicitation 23-101). The CITY CLERK polled the Council: G. ORTEGA – Aye; QUIROZ – Aye; R. ORTEGA – Aye; AVILA – Aye; AMES - Aye; GARDEA – Aye; MENDOZA – Absent. Motion passed.

12. **PUBLIC HEARING:**

Mayor/Finance Director

**2nd Reading of Ordinance No. 0313 Amendment No. 02**, An ordinance amending Ordinance No. 0313 of the Town of Horizon City, adopting the municipal budget for the 2024-2025 fiscal year, to allow for the transfer of funds in the 2025 Planning Department Budget; and providing for repealer and severability clauses.

Finance Director, Lily Gaytan spoke regarding this item. No one from the public spoke.

13. **Discussion and Action:**

Mayor/Finance Director

**2nd Reading of Ordinance No. 0313 Amendment No. 02**, An ordinance amending Ordinance No. 0313 of the Town of Horizon City, adopting the municipal budget for the 2024-2025 fiscal year, to allow for the transfer of funds in the 2025 Planning Department Budget; and providing for repealer and severability clauses.

Finance Director, Lily Gaytain spoke and answered Council questions.

A motion was made by Council Member Gardea and seconded by Council Member Quiroz to approve the ordinance amending Ordinance No. 0313 of the Town of Horizon City, adopting the municipal budget for the 2024-2025 fiscal year, to allow for the transfer of funds in the 2025 Planning Department Budget. The CITY CLERK polled the Council: G. ORTEGA – Aye; QUIROZ – Aye; R. ORTEGA – Aye; AVILA – Aye; AMES - Aye; GARDEA – Aye; MENDOZA – Absent. Motion passed.

***Items #14 and #15 were taken together.***

14. **Discussion and Action:**

Mayor/EDC Executive Director

That the Mayor or his designee be authorized to negotiate and the Mayor be authorized to sign a Chapter 380 Economic Development Performance Agreement between the Town of Horizon City (the "City") and Kenazo Partners, LLC. (the "Applicant"), regarding Applicant's construction of commercial office facilities at Horizon City, Texas. Pursuant to the Agreement, Applicant will invest a minimum of \$6.7 million dollars to construct a 36,000 square-foot office development. In exchange, the City will provide incentives not to exceed \$74,614.00 paid over 5 years.

15. **Discussion and Action:**

Mayor/EDC Executive Director

That the President of the Horizon Economic Development Corporation's Board of Directors be allowed to sign a Resolution of the Board of Directors of the Town of Horizon City Type 4B Economic Development Corporation, Texas non-profit corporation, and a Type B Economic Development Corporation, authorizing and approving the Performance Agreement with Kenazo Partners, LLC, regarding the construction of new office facilities within Horizon City, Texas; and providing for an immediate effective date.

City Clerk, Elvia Schuller informed City Council that staff requested deletion on Items #14 and #15.

A motion was made by Council Member Gardea and seconded by Council Member Quiroz to delete Items #14 and #15 as requested by staff. The CITY CLERK polled the Council: G. ORTEGA – Aye; QUIROZ – Aye; R. ORTEGA – Aye; AVILA – Aye; AMES - Aye; GARDEA – Aye; MENDOZA – Absent. Motion passed.

16. **Discussion and Action:**

Mayor/Chief Vargas

Approve and authorize the mayor to sign a proposed Licensing Data Migration Pricing agreement from Granicus (SmartGov) for services and support, totaling \$12,593.14 for one year.

IT Specialist, Josue Mendoza spoke regarding this item.

A motion was made by Council Member G. Ortega and seconded by Council Member R. Ortega approve and authorize the mayor to sign a proposed Licensing Data Migration Pricing agreement from Granicus (SmartGov) for services and support, totaling \$12,593.14 for one year. The CITY CLERK polled the Council: G. ORTEGA – Aye; QUIROZ – Aye; R. ORTEGA – Aye; AVILA – Aye; AMES - Aye; GARDEA – Aye; MENDOZA – Absent. Motion passed.

17. **PUBLIC HEARING:**

Mayor/Chief Planner

**2nd Reading of Ordinance** \_\_\_\_\_, 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.

Chief Planner, Art Rubio and Able City Rep, Carlos Gallinar spoke regarding this item. Horizon City Resident, Isela Aguirre spoke regarding this item.

18. **Discussion and Action:**

Mayor/Chief Planner

**2nd Reading of Ordinance** \_\_\_\_\_, 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.

Able City Rep, Carlos Gallinar spoke regarding this item and answered Council questions.

A motion was made by Council Member Avila and seconded by Council Member Quiroz approve the 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. The CITY CLERK polled the Council: G. ORTEGA – Aye; QUIROZ – Aye; R. ORTEGA – Aye; AVILA – Aye; AMES - Aye; GARDEA – Aye; MENDOZA – Absent. Motion passed.

19. **Discussion and Action:**

Mayor/Chief Planner

On a Resolution authorizing the Mayor or his designee to negotiate and the Mayor to sign a Park Developer Participation Agreement between the Town of Horizon City and Viva Land Ventures, LP to accept parkland improvements to Sabio and Claret Cup Parks in lieu of dedication or fees to satisfy parkland requirements for Rancho Desierto Bello Units 18 to 21. Park improvements total cost estimate is \$845,000.00, with a contribution of \$597,000.00 from Viva Land Ventures and \$248,000.00 from the Town of Horizon City.

Chief Planner, Art Rubio spoke regarding this item.

A motion was made by Council Member Avila and seconded by Council Member Gardea approve the resolution authorizing the Mayor or his designee to negotiate and the Mayor to sign a Park Developer Participation Agreement between the Town of Horizon City and Viva Land Ventures, LP to accept parkland improvements to Sabio and Claret Cup Parks in lieu of dedication or fees to satisfy parkland requirements for Rancho Desierto Bello Units 18 to 21. Park improvements total cost estimate is \$845,000.00, with a contribution of \$597,000.00 from Viva Land Ventures and \$248,000.00 from the Town of Horizon City. The CITY CLERK polled the Council: G. ORTEGA – Aye; QUIROZ – Aye; R. ORTEGA – Aye; AVILA – Aye; AMES - Aye; GARDEA – Aye; MENDOZA – Absent. Motion passed.

***Council Member Gardea requested this item be brought back for discussion and reconsideration after Item #23 was taken.***

A motion was made by Council Member Gardea and seconded by Council Member Avila to revisit item #19 after Item #23 for further discussion and reconsideration. The CITY CLERK polled the Council: G. ORTEGA – Aye; QUIROZ – Aye; R. ORTEGA – Aye; AVILA – Aye; AMES - Nay; GARDEA – Aye; MENDOZA – Absent. Motion passed.

After the City Clerk, Elvia Schuller, read the item language for the record, Chief Planner, Art Rubio spoke and answered Council questions.

A motion was made by Council Member Gardea and seconded by Council Member Avila approve the resolution authorizing the Mayor or his designee to negotiate and the Mayor to sign a Park Developer Participation Agreement between the Town of Horizon City and Viva Land Ventures, LP to accept parkland improvements to Sabio and Claret Cup Parks in lieu of dedication or fees to satisfy parkland requirements for Rancho Desierto Bello Units 18 to 21. Park improvements total cost estimate is \$845,000.00, with a contribution of \$597,000.00 from Viva Land Ventures and \$248,000.00 from the Town of Horizon City. The CITY CLERK polled the Council: G. ORTEGA – Aye; QUIROZ – Aye; R. ORTEGA – Aye; AVILA – Aye; AMES - Aye; GARDEA – Aye; MENDOZA – Absent. Motion passed.

**20. Discussion and Action:**

Mayor/Chief Planner

***This item was postponed at the 4/8/25 and 5/13/25 Regular City Council Meetings.***

On the **Preliminary Subdivision Plat** applications for **Rancho Desierto Bello Unit 18 (Case No. SDP25-0001)**, legally described as a Portion of Leigh Clark Survey No. 297, Town of Horizon City, El Paso County, Texas. Containing 17.354 acres ±. Application submitted by Applicant/Representative: TRE & Associates.

Chief Planner, Art Rubio spoke regarding this item.

A motion was made by Council Member Quiroz and seconded by Council Member Gardea approve the Preliminary Subdivision Plat applications for Rancho Desierto Bello Unit 18 (Case No. SDP25-0001). The CITY CLERK polled the Council: G. ORTEGA – Aye; QUIROZ – Aye; R. ORTEGA – Aye; AVILA – Aye; AMES - Aye; GARDEA – Aye; MENDOZA – Absent. Motion passed.

***Items #21 and #22 were taken together.***

**21. Discussion and Action:**

Mayor/Chief Planner

On the **Final Subdivision Plat** application for **Rancho Desierto Bello Unit 16 (Case No. SDO25-0001)** to reaffirm approval and to allow recording of the plat prior to the completion of all required improvements secured by sufficient bond. The subject property is legally described as a Portion of Leigh Clark Survey No. 297, Town of Horizon City, El Paso County, Texas. Containing 21.481 acres ±. Application submitted by TRE & Associates, LLC.

22. **Discussion and Action:**

Mayor/Chief Planner

On a **Resolution for Rancho Desierto Bello Unit 16 Subdivision Plat** to authorize the issuance of conditional building permits for eleven (11) new residential structures.

City Clerk, Elvia Schuller informed Council that the applicant requested postponement of items #21 and #22 until the next Regular City Council meeting.

A motion was made by Council Member Gardea and seconded by Council Member R. Ortega to postpone items #21 and #21 until the next Regular City Council meeting as requested by the applicant. The CITY CLERK polled the Council: G. ORTEGA – Aye; QUIROZ – Aye; R. ORTEGA – Aye; AVILA – Aye; AMES - Aye; GARDEA – Aye; MENDOZA – Absent. Motion passed.

23. **Discussion and Action:**

Mayor/Chief Planner

On the **acceptance** of the substantial completion of **Rodman St Roadway Improvements** as constructed with the Kenazo Estates Unit Two for maintenance and to accept the required maintenance bond and to release the performance bond.

Chief Planner, Art Rubio spoke regarding this item.

A motion was made by Council Member Avila and seconded by Council Member Ames to approve the **acceptance** of the substantial completion of **Rodman St Roadway Improvements** as constructed with the Kenazo Estates Unit Two for maintenance and to accept the required maintenance bond and to release the performance bond. The CITY CLERK polled the Council: G. ORTEGA – Aye; QUIROZ – Aye; R. ORTEGA – Aye; AVILA – Aye; AMES - Aye; GARDEA – Aye; MENDOZA – Absent. Motion passed.

24. **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).

**ADJOURNMENT**

A motion was made by Council Member Avila and seconded by Councilman Gardea to adjourn at 8:19 PM.

Approved this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**Attest:**

\_\_\_\_\_  
Elvia Schuller, City Clerk

\_\_\_\_\_  
Andres Renteria, Mayor

## **RESOLUTION**

### **TOWN OF HORIZON CITY, TEXAS**

**WHEREAS**, on April 9, 2019, the City Council of the Town of Horizon City (“City”) approved Ordinance No. 00251 granting El Paso Electric Company (“EPEC”) a franchise to operate its electric utility business with the Town of Horizon City;

**WHEREAS**, Ordinance No. 00251 (“Franchise”) provides that the City shall have the power at any time to require EPEC to change the route and position of its transmission or distribution facilities such as poles, lines, conduits or other related construction located within the City limits pursuant to the terms of Section 2(d) captioned “ Police Power”;

**WHEREAS**, the City has entered into an agreement with the Texas Department of Transportation (“TxDOT”) for a roadway project known as The Town of Horizon N. Darrington Reconstruction (“Project”);

**WHEREAS**, pursuant to the Funding Agreement signed between the City and TxDOT the City is responsible for the relocation of an underground electric line and other existing utility facilities necessitated by the Project;

**WHEREAS**, the City has requested that EPEC relocate an underground utility line and other existing utility facilities to accommodate the Project as required by the Franchise; and

**WHEREAS**, EPEC has requested the City approve a resolution making the findings necessary to require EPEC to bear the expense of the utility relocation.

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

1. The North Darrington Reconstruction Project (CJS 0924-06-587) is a joint project of the Town and Horizon City and the Texas Department of Transportation pursuant to the terms of Advance Funding Agreement signed on \_\_\_\_\_ and ratified on March \_\_\_\_ 2023 to correct a clerical error.
2. Pursuant to the terms of the Advance Funding Agreement the City is responsible for the relocation of utilities necessitated by the Project.
3. The City has determined it is necessary to relocate the underground electric line and other EPEC facilities in order to properly construct and relocate N. Darrington Road which is a major roadway in the City.

4. EPEC is not entitled to reimbursement for the expenses necessary to relocate the underground electric line and other utility facilities because:
  - a. The expense is **not** reimbursable or payable to EPEC or to the City by the State of Texas, the United States, or any agency or subdivision of either, or by any party, whether directly or indirectly; and
  - b. The move is **not** for the benefit and convenience of or at the request of a third party, including a private developer or development, except any third-party public entity as may be required by applicable law.
5. The City shall not be liable to EPEC for any damages to poles, lines, conduits or other construction occurring in the change of the grade of streets, alleys or public places after notice to EPEC has been provided.
6. City staff and consultants will consult and confer with EPEC regarding the relocation needed and provide the written instructions requested by EPEC.

**SIGNED AND APPROVED** the \_\_\_\_ day of July \_\_\_\_, 2025.

**TOWN OF HORIZON CITY**

By: \_\_\_\_\_  
**Andres Renteria, Mayor**

**ATTEST:**

By: \_\_\_\_\_  
**Elvia Schuller, City Clerk**

**APPROVED AS TO FORM:**

By: \_\_\_\_\_  
**Sylvia Borund Firth, City Attorney**



El Paso Electric Company  
P.O. Box 982  
El Paso, Texas 79960

June 17, 2025

Mr. Joshua Tavaréz

**Subject: Town of Horizon N. Darrington Reconstruction Project**  
**Darrington Rd (From Horizon Blvd to Eastlake Blvd)**

Dear Mr. Tavaréz,

This letter is in response to your request regarding proposed improvements at **Town of Horizon N. Darrington Reconstruction Project** by the Town of Horizon. As we have discussed, the Town of Horizon is proposing to install **utilities and perform roadway construction in the area**. El Paso Electric Company (EPE) has **an underground electric line within the project area**.

As per the Franchise Agreement between the Town of Horizon and El Paso Electric Company, please provide EPE with a letter from the Town of Horizon where the City council shall find by resolution that EPE must make changes to its existing electrical facilities that are in conflict with the City's proposed project and please detail the changes needed. The letter from the City also needs to include information regarding whether or not this proposed project is receiving funds from any other sources described as follows: EPE shall be entitled to be paid for its costs and expenses of any relocation, raising or lowering of its wires or cables required by the

Town if such expenses or costs are reimbursable or payable to the Company or to the Town by the State of Texas, the United States, or any agency or subdivision of either, or by any other party, whether directly or indirectly, or such move is at the request of a third party.

Please do not hesitate to call me at (915) 251-5001 if you have any questions.

Sincerely,

Ryeon Natividad  
Project Manager - Distribution  
El Paso Electric Co.



**TOWN OF HORIZON CITY  
MEMORANDUM**

**Date:** July 3, 2025  
**To:** Honorable Mayor and Members of City Council  
**From:** Teresa Quezada, CIP Manager *TQ*  
**SUBJECT:** **Regarding a Resolution making findings required by Ordinance No. 00251 (EPEC Franchise) to require EPEC to relocate an underground electric line and other utility facilities at their expense to accommodate the N. Darrington Road Relocation Project.**

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**Background**

During construction of N. Darrington Rd., the contractor identified an existing El Paso Electric conduit line that conflicts with the proposed storm drain near 19023 N. Darrington Rd.. Since portions of the storm sewer have been installed on both sides of the conflict, adjustments to the flow line are not feasible. Horizon City, through TXDOT, advised El Paso Electric Company, that per the franchise agreement, any utility relocations for City projects must be completed at El Paso Electric Company's cost.

Per Ordinance No 00251, which grants El Paso Electric a franchise agreement within Horizon City, the City can require utility relocations after the City Council finds, "by resolution, that such change is necessary in the closing, opening, or relocating of streets or alleys, or water or sewer lines, to the extent that they are a part of a city project" (Section 2, paragraph d) when these costs are not reimbursable by another entity.

In the attached letter from El Paso Electric, the utility requests Council's resolution to begin construction. The utility has completed the design to make the necessary adjustments.

**Item Description**

This resolution articulates the findings as required by the ordinance to require the utility's relocation of their facilities for the N. Darrington Rd. reconstruction project and will be used to support the City's request to El Paso Electric.

**Requested Action**

Staff recommends approval of the resolution.

**Fiscal Impact**

This resolution does not affect the City's cost for the project. However, absent the resolution, and the enforcement of the franchise agreement, the City could be required to pay the utility's costs for relocating their facilities.

Attachments: Resolution, Letter from El Paso Electric

**RESOLUTION**

That the Mayor is authorized to approve, in consultation with the City Attorney and the Chief Financial Officer, minor Amendments to the Professional Services Agreement (AIA Document B101-2007) between the Town of Horizon City and EXIGO Architecture, L.L.C. dated February 18, 2020; provided each such amendment shall not exceed the amount of \$10,000.00 and the total amount of such amendments shall not exceed \$50,000.00.

**PASSED AND APPROVED THE \_\_\_\_\_ DAY OF JULY 2025.**

**TOWN OF HORIZON CITY**

**By: \_\_\_\_\_  
Andres Renteria, Mayor**

**ATTEST:**

**By: \_\_\_\_\_  
Elvia Schuller, City Clerk**

**APPROVED AS TO FORM:**

**By: \_\_\_\_\_  
Sylvia Borunda Firth  
City Attorney**



**TOWN OF HORIZON CITY  
MEMORANDUM**

**Date:** July 3, 2025

**To:** Honorable Mayor and Members of City Council

**From:** Teresa Quezada, CIP Manager *TQ*

**SUBJECT:** **Regarding a Resolution authorizing that the Mayor be authorized to approve, in consultation with the City Attorney and the Chief Financial Officer, minor amendments to the Professional Services Agreement (AIA Document B101-2007) between the Town of Horizon City and EXIGO Architecture, L.L.C. dated February 18, 2020; provided each such amendment shall not exceed the amount of \$10,000.00 and the total amount of such amendments shall not exceed \$50,000.00.**

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**Background**

City Council approved an agreement with Exigo Architecture, LLC on February 18, 2020. This agreement was in AIA document B101-2007 format to comply with federal requirements because, at the time of the agreement, the City anticipated using federal funds for the design and construction of the Municipal Facilities buildings.

Since the agreement followed a different format than the usual design services agreements, the agreement did not include a provision to authorize the Mayor to approve minor amendments to the agreement to allow the intent of the design and project to continue. Language such as this is customary in most of the City's agreements since it facilitates progress on projects.

**Item Description**

This resolution authorizes the Mayor, in consultation with the City Attorney and Chief Financial Officer, to approve minor amendments to the design agreement with Exigo for the Municipal Facilities project. Each amendment must be \$10,000 or less and the total amount of the minor amendments shall not exceed \$50,000.

**Requested Action**

Staff recommends approval of this resolution.

**Fiscal Impact**

This resolution does not have a fiscal impact on its own, however, the individual approvals will increase the cost of the project based on the individual amendment amounts. The maximum fiscal impact based on the authority granted to the Mayor is \$50,000. Amendments approved by the Mayor would be funded through the Municipal Facilities project.

Attachments: Resolution

**RESOLUTION**

**TOWN OF HORIZON CITY, TEXAS**

**WHEREAS**, on September 10, 2024, the Town of Horizon City (“City”) entered into an Interlocal Cooperation Agreement between the City and the Texas A&M Transportation Institute ("TTI") by which TTI will provide the City with various transportation studies, research, evaluations and other transportation services as needed;

**WHEREAS**, TTI desires to replace the Interlocal Cooperation Agreement with a new form that will require the use of Task Orders when the City requests services from TTI and changes the term of the Interlocal Cooperation Agreement; and

**WHEREAS**, the City desires to continue the working relationship with TTI and agrees that the use of Task Orders and the change in the term of the International Cooperation Agreement is beneficial to the City.

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

That the Mayor is authorized to sign a new Interlocal Cooperation Agreement with TTI to replace the one signed on September 10, 2024, to allow for the use of Task Orders and to extend the term to June 14, 2029.

**SIGNED AND APPROVED** the \_\_\_\_ day of July \_\_\_\_, 2025.

**TOWN OF HORIZON CITY**

**By:** \_\_\_\_\_  
**Andres Renteria, Mayor**

**ATTEST:**

**By:** \_\_\_\_\_  
**Elvia Schuller, City Clerk**

**APPROVED AS TO FORM:**

**By:** \_\_\_\_\_  
**Sylvia Borund Firth, City Attorney**

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## MEMORANDUM

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**TO:** Honorable Mayor and Council

**FROM:** Lily Gaytan, Finance Director

**CC:** File

**DATE:** July 8, 2025

**RE: BUDGET CALENDAR FY2026**

The Fiscal Year 2026 Budget Calendar Dates are as follows:

- August 5, 2025 - Budget Workshop
- August 26, 2025 - Public Hearing on Budget
- September 9, 2025 - Public Hearing on Property Tax Rate
- September 9, 2025 – Final Vote to Adopt the Budget

# RANCHO DESIERTO BELLO UNIT SIXTEEN

A PORTION OF LEIGH CLARK SURVEY No. 297,  
TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS.  
CONTAINING 21.481 ACRES ±

**PROPOSED LAND USE**  
RESIDENTIAL

RESIDENTIAL LOTS = 74  
POND LOTS = 1

**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 Floyd Johnson, 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 TRE & Associates, LLC

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 Surveying Professional  
and Technical Standards.

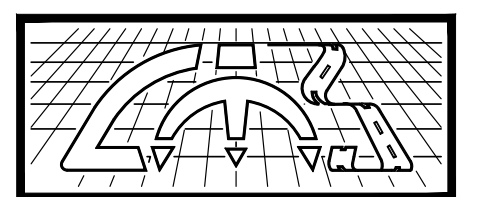
ROBERTO S. ROMERO, P.E.  
Licensed Professional Engineer  
Texas License No. 114517

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

ENGINEER  
**TRE & ASSOCIATES**

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

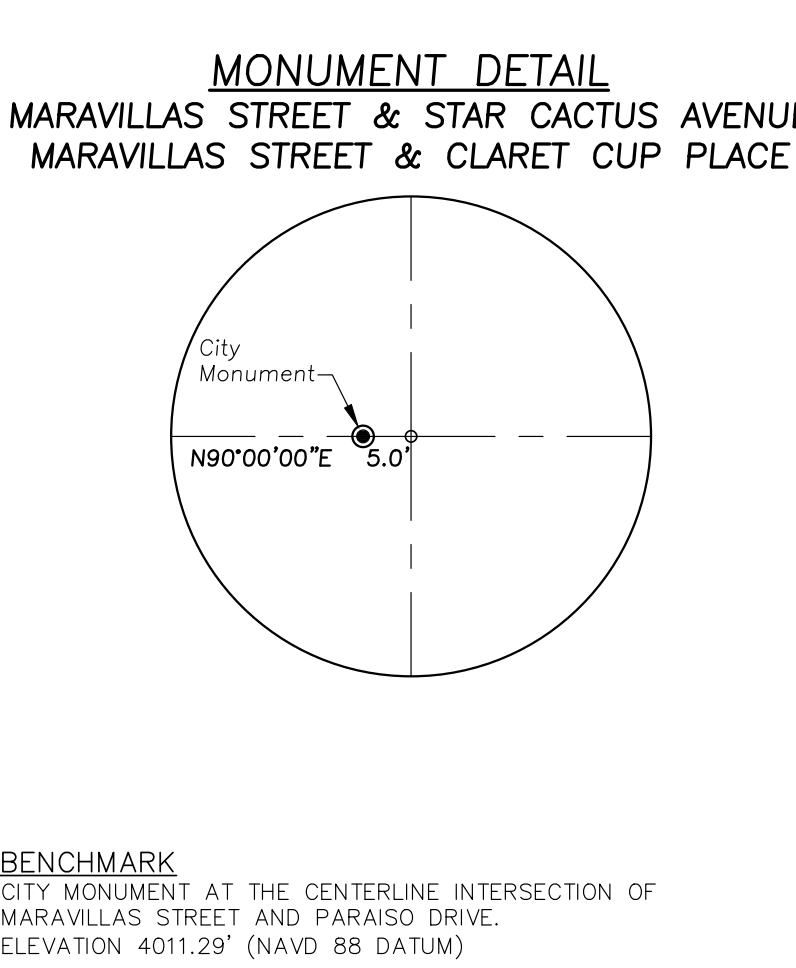
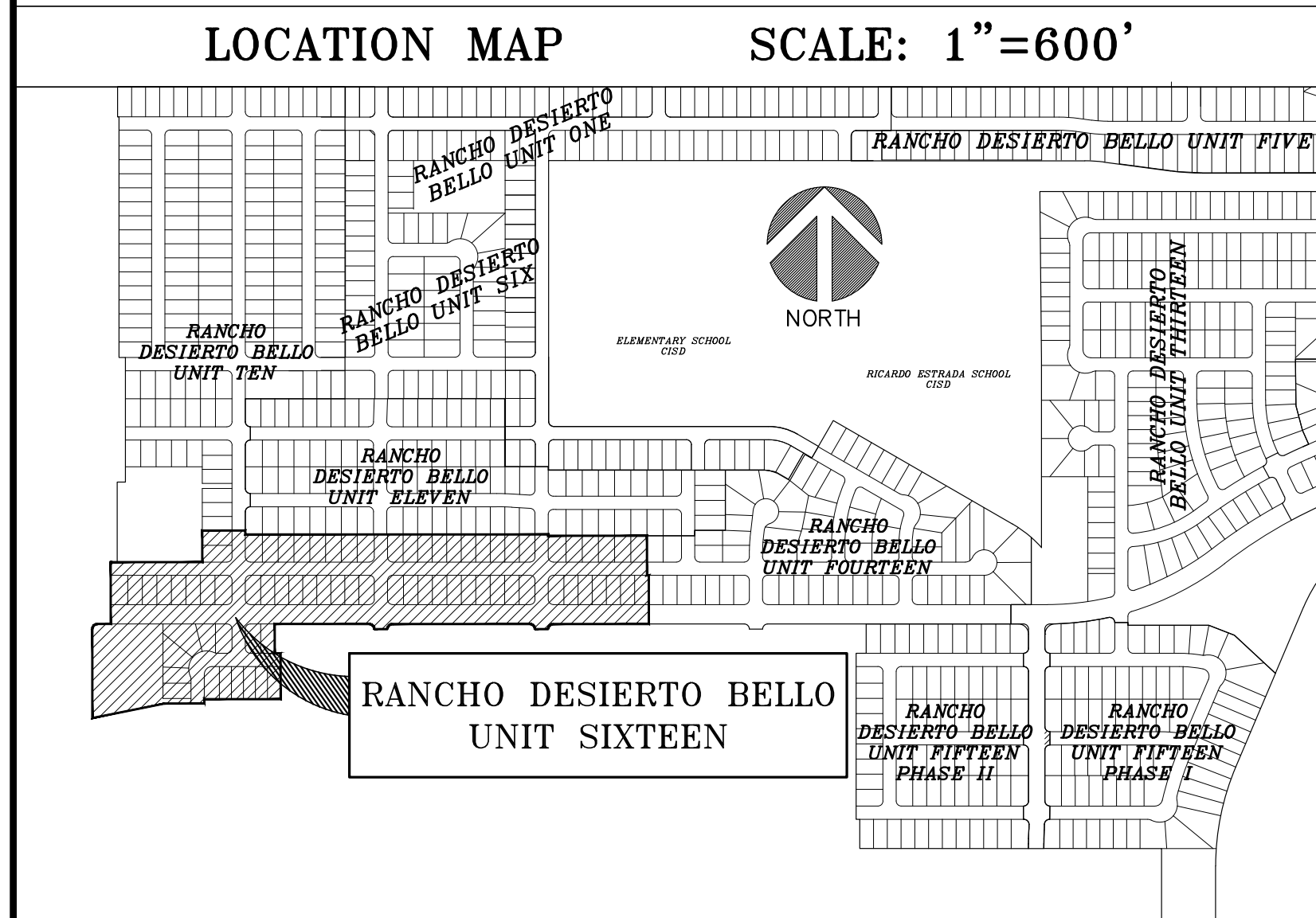
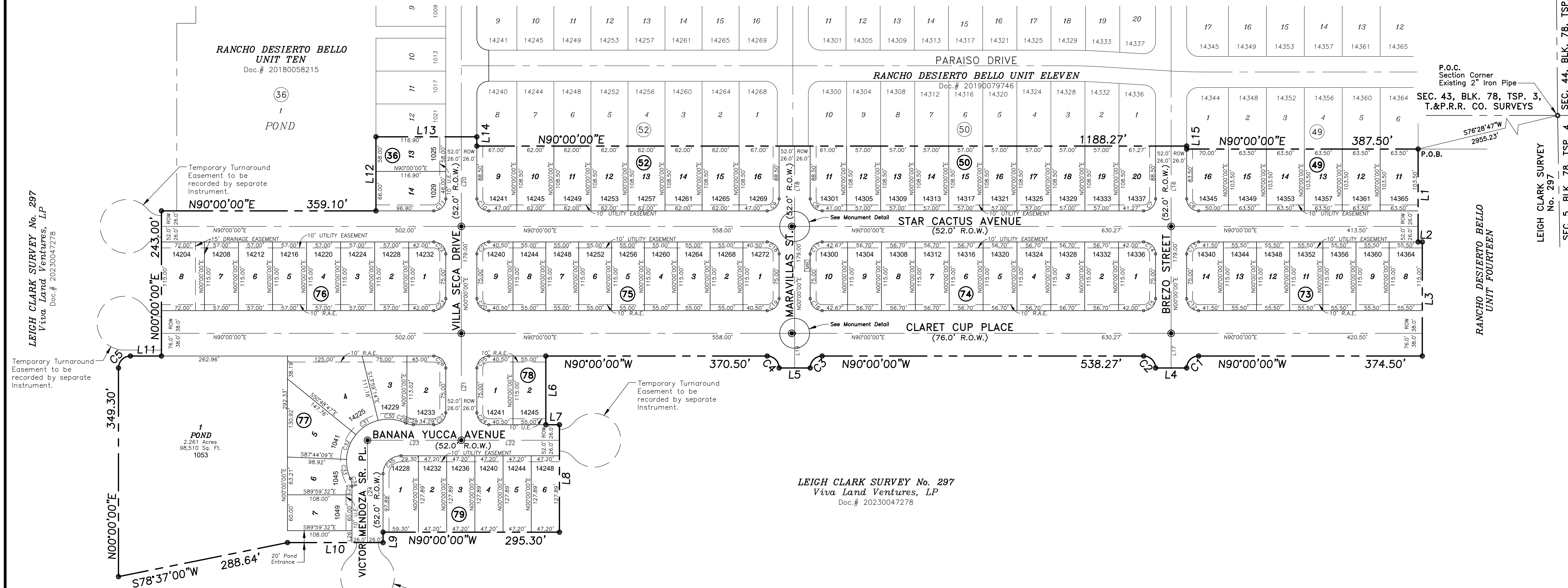
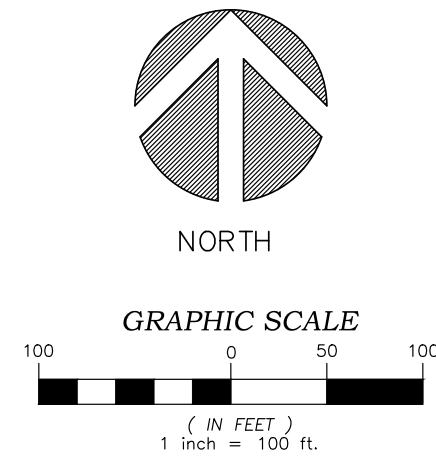
SURVEYOR



**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 6101 W. Courtyard Dr., Bldg. 1, Suite 100  
El Paso, Texas 79912 Austin, Texas 78728  
Office: (915) 852-6003 Office: (512) 358-4049  
Fax: (915) 629-8506 Fax: (512) 368-6374

- LEGEND**
- SUBDIVISION BOUNDARY LINE
  - STREET RIGHT OF WAY
  - STREET CENTERLINE
  - EASEMENT LINE
  - U.S. POSTAL SERVICE COLLECTION BOX UNITS
  - ⑦ BLOCK NUMBER
  - 12 LOT NUMBER
  - 14572 ADDRESS
  - PROPOSED CITY MONUMENT
  - R.A.E.
  - U.E.



# RANCHO DESIERTO BELLO UNIT SIXTEEN

A PORTION OF LEIGH CLARK SURVEY No. 297,  
TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS.  
CONTAINING 21.481 ACRES ±

## METES & BOUNDS DESCRIPTION

COMMENCING, for reference, at an existing 2-inch iron pipe located at the common east corner of Section 43, Block 76, Township 3, Texas and Pacific Railroad Company Surveys and Leigh Clark Survey No. 297; THENCE, South 76°26'47" West, a distance of 295.23 feet to a point lying in the southerly boundary line of Rancho Desierto Bello Unit Eleven, for a corner of this parcel and the POINT OF BEGINNING of this parcel description;

THENCE, South 00°00'00" East, departing said boundary line of Rancho Desierto Bello Unit Eleven, a distance of 155.50 feet to a point, for a corner of this parcel;

THENCE, North 90°00'00" East, a distance of 7.00 feet to a point, for a corner of this parcel;

THENCE, South 00°00'00" East, a distance of 191.00 feet to a point, for a corner of this parcel;

THENCE, North 90°00'00" West, a distance of 374.50 feet to a point, for a corner of this parcel;

THENCE, Southwesterly with the arc of a curve to the left, 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" West, a distance of 28.28 feet;

THENCE, North 90°00'00" West, a distance of 52.00 feet to a point, for a corner of this parcel;

THENCE, Northwesterly with the arc of a curve to the left, 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" West, a distance of 28.28 feet;

THENCE, North 90°00'00" West, a distance of 538.27 feet to a point, for a corner of this parcel;

THENCE, Southwesterly with the arc of a curve to the left, 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" West, a distance of 28.28 feet;

THENCE, North 90°00'00" West, a distance of 52.00 feet to a point, for a corner of this parcel;

THENCE, Northwesterly with the arc of a curve to the left, 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" West, a distance of 28.28 feet;

THENCE, North 90°00'00" West, a distance of 370.50 feet to a point, for a corner of this parcel;

THENCE, South 00°00'00" East, a distance of 115.00 feet to a point, for a corner of this parcel;

THENCE, North 90°00'00" East, a distance of 22.80 feet to a point, for a corner of this parcel;

THENCE, South 00°00'00" East, a distance of 179.89 feet to a point, for a corner of this parcel;

THENCE, North 90°00'00" West, a distance of 295.30 feet to a point, for a corner of this parcel;

THENCE, South 00°00'00" East, a distance of 17.44 feet to a point, for a corner of this parcel;

THENCE, North 90°00'00" West, a distance of 160.00 feet to a point, for a corner of this parcel;

THENCE, South 78°37'00" West, a distance of 288.64 feet to a point, for a corner of this parcel;

THENCE, North 00°00'00" East, a distance of 349.30 feet to a point, for a corner of this parcel;

THENCE, Northwesterly with the arc of a curve to the right, 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, a distance of 51.96 feet to a point, for a corner of this parcel;

THENCE, North 00°00'00" East, a distance of 243.00 feet to a point, for a corner of this parcel;

THENCE, North 90°00'00" East, with the southerly boundary line of Rancho Desierto Bello Unit Ten, a distance of 359.10 feet to a point, for a corner of this parcel;

THENCE, North 00°00'00" West, continuing with said boundary line of Rancho Desierto Bello Unit Ten, a distance of 124.00 feet to a point, for a corner of this parcel;

THENCE, North 90°00'00" East, continuing with said boundary line of Rancho Desierto Bello Unit Ten, a distance of 168.30 feet to a point in the westerly boundary line of Rancho Desierto Bello Unit Eleven, for a corner of this parcel;

THENCE, South 00°00'00" East, with said boundary line of Rancho Desierto Bello Unit Eleven, a distance of 15.50 feet to a point of the southwesterly corner of said Rancho Desierto Bello Unit Eleven, for a corner of this parcel;

THENCE, North 90°00'00" East, with said southerly boundary line of Rancho Desierto Bello Unit Eleven, a distance of 1188.27 feet to a point, for a corner of this parcel;

THENCE, South 00°00'00" East, continuing with said southerly boundary line of Rancho Desierto Bello Unit Eleven, a distance of 5.00 feet to a point, for a corner of this parcel;

THENCE, North 90°00'00" East, continuing with said southerly boundary line of Rancho Desierto Bello Unit Eleven, a distance of 387.50 feet to the POINT OF BEGINNING.

Said parcel contains 21.481 Acres (935,730 Square feet) more or less.

LINE	BEARING	LENGTH
L1	S00°00'00"E	155.50'
L2	N90°00'00"E	7.00'
L3	S00°00'00"E	191.00'
L4	N90°00'00"W	52.00'
L5	N90°00'00"W	52.00'
L6	S00°00'00"E	115.00'
L7	N90°00'00"E	22.80'
L8	S00°00'00"E	179.89'
L9	S00°00'00"E	17.44'
L10	N90°00'00"W	160.00'
L11	N90°00'00"E	51.96'
L12	N00°00'00"W	124.00'
L13	N90°00'00"E	168.90'
L14	S00°00'00"E	15.50'
L15	S00°00'00"E	5.00'
L16	N00°00'00"E	134.50'
L17	N00°00'00"E	58.00'
L18	N00°00'00"E	134.50'
L19	N00°00'00"E	58.00'
L20	N00°00'00"E	150.00'
L21	N00°00'00"E	179.00'
L22	N90°00'00"E	164.30'
L23	N90°00'00"E	157.00'
L24	N00°00'00"E	171.33'
L25	S00°00'00"E	14.62'
L26	S00°00'00"E	20.00'

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	20.00'	31.42'	28.28'	S45°00'00"W	90°00'00"
C2	20.00'	31.42'	28.28'	N45°00'00"W	90°00'00"
C3	20.00'	31.42'	28.28'	S45°00'00"W	90°00'00"
C4	20.00'	31.42'	28.28'	N45°00'00"W	90°00'00"
C5	20.00'	31.42'	28.28'	S45°00'00"W	90°00'00"
C6	20.00'	31.42'	28.28'	S45°00'00"E	90°00'00"
C7	20.00'	31.42'	28.28'	N45°00'00"E	90°00'00"
C8	20.00'	31.42'	28.28'	S45°00'00"E	90°00'00"
C9	20.00'	31.42'	28.28'	N45°00'00"E	90°00'00"
C10	20.00'	31.42'	28.28'	S45°00'00"E	90°00'00"
C11	20.00'	31.42'	28.28'	N45°00'00"E	90°00'00"
C12	20.00'	31.42'	28.28'	S45°00'00"E	90°00'00"
C13	20.00'	31.42'	28.28'	S45°00'00"W	90°00'00"
C14	20.00'	31.42'	28.28'	N45°00'00"W	90°00'00"
C15	20.00'	31.42'	28.28'	N45°00'00"E	90°00'00"
C16	20.00'	31.42'	28.28'	S45°00'00"E	90°00'00"
C17	20.00'	31.42'	28.28'	S45°00'00"W	90°00'00"
C18	20.00'	31.42'	28.28'	N45°00'00"W	90°00'00"
C19	20.00'	31.42'	28.28'	N45°00'00"E	90°00'00"
C20	20.00'	31.42'	28.28'	S45°00'00"E	90°00'00"
C21	20.00'	31.42'	28.28'	S45°00'00"W	90°00'00"
C22	20.00'	31.42'	28.28'	N45°00'00"W	90°00'00"
C23	20.00'	31.42'	28.28'	N45°00'00"E	90°00'00"
C24	20.00'	31.42'	28.28'	S45°00'00"E	90°00'00"
C25	20.00'	31.42'	28.28'	S45°00'00"W	90°00'00"
C26	20.00'	31.42'	28.28'	N45°00'00"W	90°00'00"
C27	20.00'	31.42'	28.28'	N45°00'00"E	90°00'00"
C28	30.00'	10.95'	10.89'	S79°32'22"E	20°55'16"
C29	30.00'	2.02'	2.02'	S67°08'44"E	3°52'00"
C30	70.00'	47.37'	46.47'	N84°35'59"W	38°46'29"
C31	70.00'	44.99'	44.22'	S57°36'00"W	36°49'33"
C32	70.00'	45.11'	44.33'	S20°43'32"W	36°55'22"
C33	70.00'	33.05'	32.74'	S11°15'42"E	27°03'06"
C34	30.00'	12.98'	12.88'	N12°23'38"W	24°47'15"
C35	30.00'	47.12'	42.43'	S45°00'00"W	90°00'00"

BLOCK & LOT #	SQ. FT.	ACRES
Block 36, Lot 13	6,780	0.156
Block 36, Lot 14	7,630	0.175
Block 49, Lot 11	6,572	0.151
Block 49, Lot 12	6,572	0.151
Block 49, Lot 13	6,572	0.151
Block 49, Lot 14	6,572	0.151
Block 49, Lot 15	6,572	0.151
Block 49, Lot 16	7,159	0.164
Block 50, Lot 11	6,533	0.150
Block 50, Lot 12	6,184	0.142
Block 50, Lot 13	6,184	0.142
Block 50, Lot 14	6,184	0.142
Block 50, Lot 15	6,185	0.142
Block 50, Lot 16	6,185	0.142
Block 50, Lot 17	6,185	0.142
Block 50, Lot 18	6,185	0.142
Block 50, Lot 19	6,184	0.142
Block 50, Lot 20	6,562	0.151
Block 52, Lot 09	7,184	0.165
Block 52, Lot 10	6,727	0.154
Block 52, Lot 11	6,727	0.154
Block 52, Lot 12	6,727	0.154
Block 52, Lot 13	6,727	0.154
Block 52, Lot 14	6,727	0.154
Block 52, Lot 15	6,727	0.154
Block 52, Lot 16	7,184	0.165
Block 73, Lot 08	6,383	0.147
Block 73, Lot 09	6,383	0.147
Block 73, Lot 10	6,383	0.147
Block 73, Lot 11	6,383	0.147
Block 73, Lot 12	6,383	0.147
Block 73, Lot 13	6,383	0.147
Block 73, Lot 14	6,901	0.158
Block 74, Lot 01	6,958	0.160
Block 74, Lot 02	6,521	0.150
Block 74, Lot 03	6,521	0.150
Block 74, Lot 04	6,521	0.150
Block 74, Lot 05	6,521	0.150

BLOCK & LOT #	SQ. FT.	ACRES
Block 74, Lot 06	6,521	0.150
Block 74, Lot 07	6,521	0.150
Block 74, Lot 08	6,521	0.150
Block 74, Lot 09	6,521	0.150
Block 74, Lot 10	7,035	0.162
Block 75, Lot 01	6,786	0.156
Block 75, Lot 02	6,325	0.145
Block 75, Lot 03	6,325	0.145
Block 75, Lot 04	6,325	0.145
Block 75, Lot 05	6,325	0.145
Block 75, Lot 06	6,325	0.145
Block 75, Lot 07	6,325	0.145
Block 75, Lot 08	6,325	0.145
Block 75, Lot 09	6,786	0.156
Block 76, Lot 01	6,958	0.160
Block 76, Lot 02	6,555	0.150
Block 76, Lot 03	6,555	0.150
Block 76, Lot 04	6,555	0.150
Block 76, Lot 05	6,555	0.150
Block 76, Lot 06	6,555	0.150
Block 76, Lot 07	6,555	0.150
Block 76, Lot 08	8,280	0.190
Block 77, Lot 01 (Pond)	98,510	2.261
Block 77, Lot 02	7,296	0.168
Block 77, Lot 03	6,627	0.152
Block 77, Lot 04	12,635	0.290
Block 77, Lot 05	9,470	0.217
Block 77, Lot 06	6,354	0.146
Block 77, Lot 07	6,479	0.149
Block 78, Lot 01	6,786	0.156
Block 78, Lot 02	6,325	0.145
Block 79, Lot 01	7,389	0.170
Block 79, Lot 02	6,035	0.139
Block 79, Lot 03	6,035	0.139
Block 79, Lot 04	6,036	0.139
Block 79, Lot 05	6,036	0.139
Block 79, Lot 06	6,036	0.139

## PLAT NOTES AND RESTRICTIONS

- BEARINGS ARE BASED ON UNDERLYING DEED, DOC.# 20230047278.
- = 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 SIXTEEN 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 73, LOTS 1-10, BLOCK 74, LOTS 1-9, BLOCK 75, LOTS 1-8, BLOCK 76, LOTS 1 & 2, BLOCK 78, LOTS 2-4, BLOCK 77, ABUTTING CLARET CUP PLACE, SHALL BE FROM OTHER DEDICATED STREETS ONLY.

DESCRIPTION	ACRES	SQ. FT.
RESIDENTIAL	11.364	495,035
RIGHT-OF-WAY	7.856	342,185
POND	2.261	98,510
TOTAL	21.481	935,729

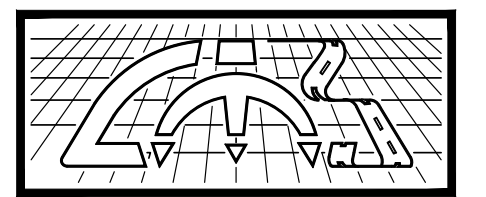
STREET TABLE			
NORTH - SOUTH	LENGTH	EAST - WEST	LENGTH
VILLA SECA DRIVE	508.00'	CLARET CUP PLACE	210.77'
MARAVILLAS STREET	371.50'	STAR CACTUS AVENUE	2103.77'
BREZO STREET	371.50'	BANANA YUCCA AVENUE	321.30'
VICTOR MENDOZA SR. PLACE	171.33'		

ENGINEER



110 Mesa Park Drive, Suite 200 El Paso, Texas 79912 Office (915) 852-6003 Fax (915) 629-8506

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"

OWNER

VIVA LAND VENTURES, LP.  
11427 ROJAS DRIVE  
EL PASO, TEXAS 79936  
(915)859-8900

CONTACT: GREG DIDONNA



**TOWN OF HORIZON CITY**  
**MEMORANDUM**

**Date:** June 10, 2025

**To:** Honorable Mayor and Members of City Council

**From:** Art Rubio, Chief Planner

**SUBJECT:** On the **Final Subdivision Plat** application for **Rancho Desierto Bello Unit 16 (Case No. SDO25-0001)** to reaffirm approval and allow recording of the plat prior to the completion of all required improvements secured by sufficient bond. The subject property is legally described as a Portion of Leigh Clark Survey No. 297, Town of Horizon City, El Paso County, Texas. Containing 21.481 acres ±. Application submitted by TRE & Associates, LLC.

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

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

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

**RESOLUTION**  
**TOWN OF HORIZON CITY, TEXAS**

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

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

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

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

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

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

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

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

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

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

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

**Passed and approved** the \_\_\_\_\_ day of April 2025.

**TOWN OF HORIZON CITY, TEXAS**

**By:** \_\_\_\_\_  
**Andres Renteria, Mayor**

**ATTEST:**

**By:** \_\_\_\_\_  
**Elvia Schuller, City Clerk**

**APPROVED AS TO FORM:**

**By:** \_\_\_\_\_  
**Sylvia Borunda Firth, City Attorney**

**DEVELOPER CERTIFICATION**  
**Conditional Building Permit (for Early Start Construction)**

Developer/Owner Name: SDC Development LLC  
Subdivision: Rancho Desierto Bello 16  
Subdivision Address: See Plat  
Preliminary Plat Approval Date: October 10, 2023  
Conditional Permit Requested for Number of Lots: 11  
Identify Lots/Addresses: 14344, 14348, 14352, 14356, 14360, 14364, 14349, 14353, 14357, 14361 and 14365 Star Cactus Ave.  
Description of Work: Home Construction  
Permit No. \_\_\_\_\_

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

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

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

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

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

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

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

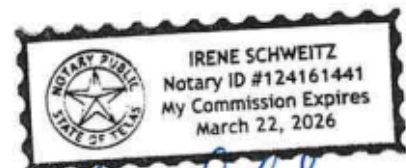
All contractors must be registered with the Town of Horizon City.

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

Victor Mendoza  
Owner's Name (Print)

5/20/25  
Date

[Signature]  
Signature



[Signature]

Developer Certification – Early Start







**TOWN OF HORIZON CITY  
MEMORANDUM**

**Date:** July 08, 2025

**To:** Honorable Mayor and Members of City Council

**From:** Art Rubio, Chief Planner

**SUBJECT:** An **Ordinance** adopting a **Zoning** change within the municipal limits of the Town of Horizon City, Texas; rezoning 66.86 acres. Lots 1 through 11, Blocks 7 and 8, Horizon Country Club Estates Unit One, from R-4 (Single/Two Family Dwelling) and R-2 (Single-Family Dwelling), to Ponding area. Lots 1 through 23, Blocks 8 through 10 and Block 9, Horizon Country Club Estates Unit One, from R-4 (Single/Two Family Dwelling) to T3 (Suburban). Lots 1 through 27, Blocks 4, 5, 6, 11 through 14, and Block 12, Horizon Country Club Estates Unit One, from R-4 (Single/Two Family Dwelling) to T4 (Urban). Lots 1 through 30, Blocks 1 through 3 and Blocks 17 through 22, Horizon Country Club Estates Unit One, Two, and Three, from R-4 (Single/Two Family Dwelling) and C-1 Commercial, to T5 (Mixed-Use). Lots 1 through 10, Block 16, Horizon Country Club Estates Unit Two, from R-4 (Single/Two Family Dwelling), to be Rezoned to Civic. Authorizing the notation of the change on the official zoning map of the Town; providing for the following: findings of fact; repealer; severability; and proper notice and hearing.

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On June 16, 2025, the Planning & Zoning Commission unanimously recommended approval of the Transit Oriented Development Rezone.

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.:** ZRZ25-0001  
*Transit Oriented Development*

**Application Type:** **Rezoning**

**P&Z Hearing Date:** June 16, 2025

**Staff Contact:** Art Rubio  
 915-852-1046 Ext. 407; [arubio@horizoncity.org](mailto:arubio@horizoncity.org)

**Address/Location:** Properties between Darrington Rd and Rodman St

**Nearest Park:** Desmond Corcoran Park

**Nearest School:** Horizon Middle School

**Legal Description:** Blocks 1 through 15, Horizon Country Club Estates Unit One; Blocks 16 through 19 and a portion of Block 20, Horizon Country Club Estates Unit Two; and Block 22, Horizon Country Club Estates Unit Three, Town of Horizon City, El Paso County, Texas.

	Current Land Use	Proposed Changes
1	Vacant	Lots 1 through 11, Blocks 7 and 8, Horizon Country Club Estates Unit One, currently zoned R-4 and R-2 Residential, are proposed to be rezoned to <b>Ponding</b> .
2	Vacant	Lots located in Blocks 8 through 10 and Block 9, Horizon Country Club Estates Unit One, including but not limited to Lots 1 through 23, currently zoned R-4 Residential, are proposed to be rezoned to <b>T3: Suburban</b> .
3	Vacant	Lots located in Blocks 4, 5, 6, 11 through 14, and Block 12, Horizon Country Club Estates Unit One, including but not limited to Lots 1 through 27, currently zoned R-4 Residential, are proposed to be rezoned to <b>T4: Urban</b> .
4	Vacant	Lots located in Blocks 1 through 3 and Blocks 17 through 22, Horizon Country Club Estates Units One, Two, and Three, including but not limited to Lots 1 through 30, currently zoned R-4 Residential and C-1 Commercial, are proposed to be rezoned to <b>T5: Mixed-Use</b> .
5	Vacant	Lots 1 through 10, Block 16, Horizon Country Club Estates Unit Two, currently zoned R-4 Residential, are proposed to be rezoned to <b>Civic</b> .

**Application Description:**

On a **Rezoning** application request (**Case No. ZRZ25-0001**) to approve a change affecting approximately 66.86 acres within the Horizon Country Club Estates. The purpose of the rezoning is to reclassify the area into a series of Transect Zones consistent with the Town's Transit-Oriented Development (TOD) plans. Application submitted by Applicant/Representative Able City.

**Notice:**

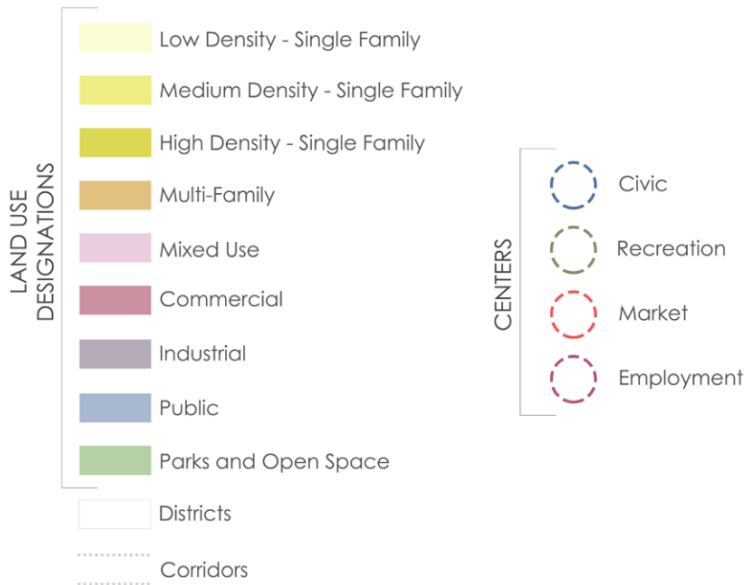
In accordance with Section 211.007 of the Texas Local Government Code, notices of the June 16, 2025, public hearing were sent to the school district of jurisdiction and to those property owners within 200 feet of the subject property on May 29, 2025, and posted in the El Paso Times on May 31, 2025. In addition, the applicant is required to erect signs notifying the public of the proposed rezoning on the site proposed for rezoning fifteen (15) days prior to the Planning and Zoning Commission public hearing. This requirement has been met on May 30, 2025.

**Vision 2020 – Future Land Use Map Designation:**

Horizon City Vision 2020 Strategic Master Plan designates this area for the following uses: low-, medium-, and high-density single family residential; multi-family residential; commercial; public; and parks and open space in accordance with the map and legend below. The developer is proposing a land use plan that includes commercial and single-family residential.



### LEGEND



**Staff Recommendation:**

Staff recommends **approval** of the request to rezone 66.86 acres.

**Planning Division Comments:**

This development proposes R-3 (Single-Family Dwelling) development throughout with pockets of commercial at major intersections. The proposed R-3 zone will allow for minimum lot sizes of 5,500 square feet, where the predominant and compatible zone in the area is R-3 with commercial zoning in the area adjacent to Eastlake Blvd. The City's Comprehensive Plan calls for low-, medium-, and high-density single family residential in this area. The rezoning will support the proposed subdivisions coming to the area.

The future land use plan designates this area to provide a variety of housing types, to include single and multi-family residential. Approving this development's land use plan and rezoning request will increase the variety in the type of residential dwellings offered.

**Planning Comments:**

No comments

**Town Engineer Comments:**

No comments

**El Paso County 9-1-1 District:**

The 9-1-1 District has no comments or concerns regarding this rezoning.

**TxDOT Comments:**

No comments

**El Paso Electric Company:**

We have no comments for rezoning request.

**Texas Gas Service:**

In reference to rezoning of TOD Area, Texas Gas Service has two mains (a High Pressure & a Medium Pressure mains) along Delake Dr between Darrington Rd and Rossman Dr. (see image below as reference).

Disclaimer: Texas Gas Service does not allow permanent structures nor trees to be installed on top of TGS gas mains or service lines. If a conflict is anticipated, the developer, contractors or owner representative should contact TGS to relocate the gas main and/or service at the developer's expense.

**El Paso Natural Gas / Kinder Morgan:**

No comments

**Clint ISD:**

No comments

**El Paso Central Appraisal District (EPCAD):**

No comments

**HRMUD**

No comments

**Options available to the Planning and Zoning Commission:**

The Planning and Zoning Commission may consider the following options and additional requirements that it identifies when reviewing this Rezoning application:

1. Recommend approval of the request for a rezoning of TOD area.
2. Recommend approval of the request for rezoning as stated, including any modifications to bring the rezoning into conformance with the Zoning Ordinance and the Vision 2030: Comprehensive and Strategic Plan.
3. Recommend denial of the Applicant's request for rezoning finding that it is not in conformance with the Zoning Ordinance and/or the Vision 2030: Comprehensive and Strategic Plan.
4. Recommend a set postponement should the Commission determine it is not prepared to make a final recommendation, the applicant requests a postponement or if the Commission needs additional information to make a final recommendation.

**Attachments:**

**1 – Current Zoning Designation**

**2 – Aerial**

**3 – Proposed Rezoning Map**

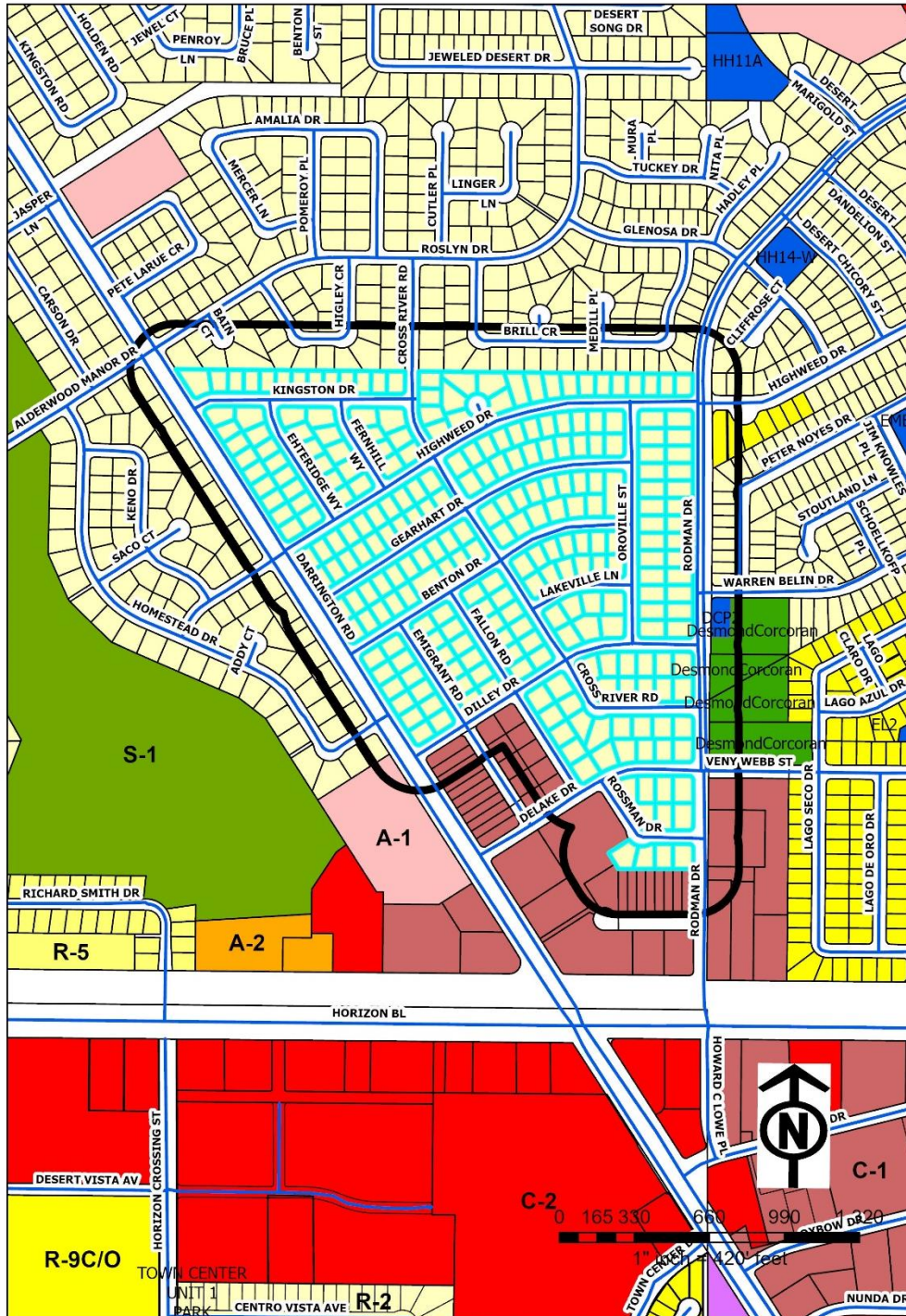
**4 - Future Land Use Map (Comp Plan)**

**5 – Survey Maps**

**6 – Conceptual Plan**

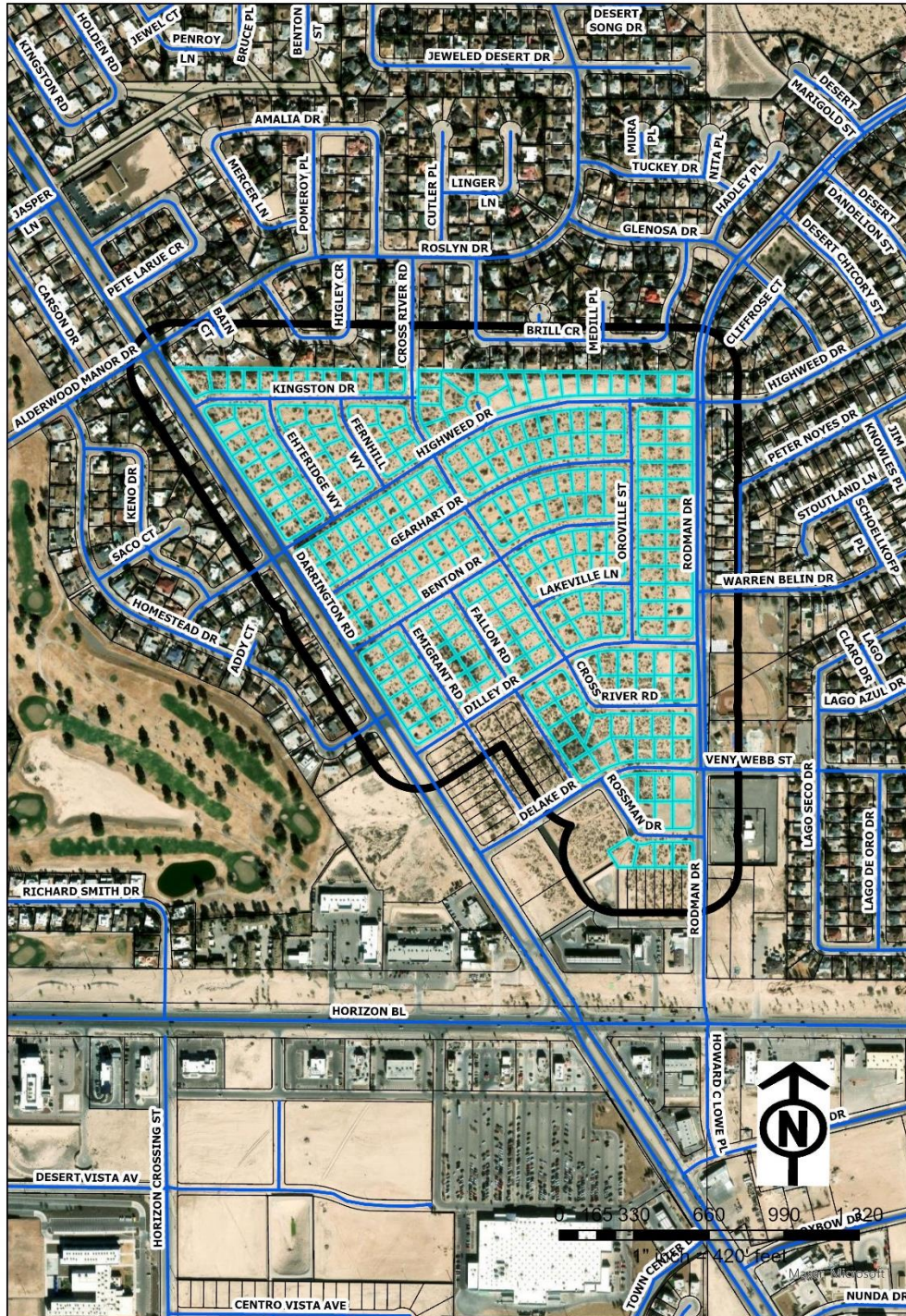
Attachment 1: Current Zoning Designation

Planning & Zoning Commission  
City Initiative Rezoning of TOD Area  
Case No. ZRZ25-0001

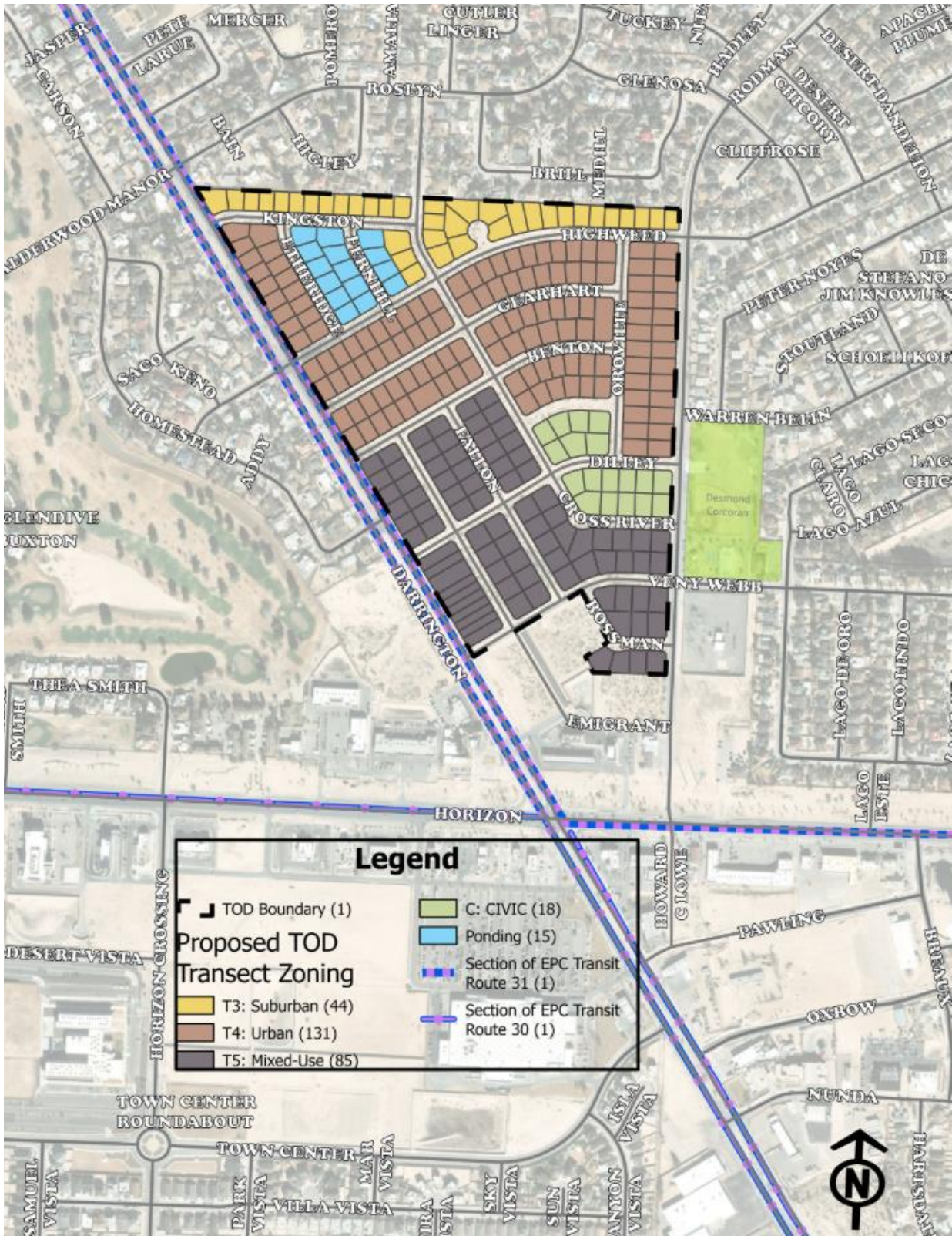


Attachment 2: Aerial

Planning & Zoning Commission  
City Initiative Rezoning of TOD Area  
Case No. ZRZ25-0001



**Attachment 3: Proposed Rezoning**



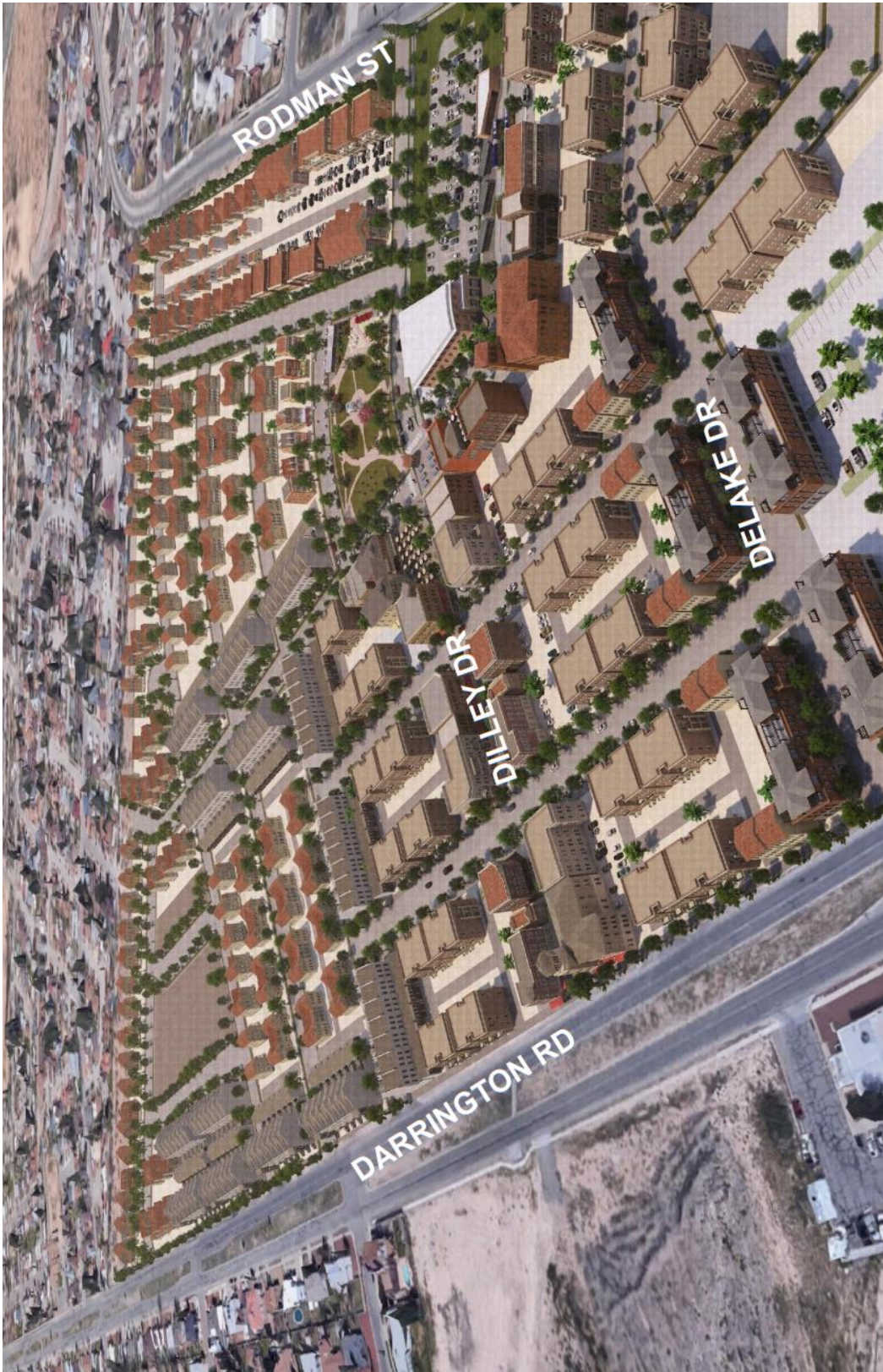
**Attachment 4: Future Land Use Map**

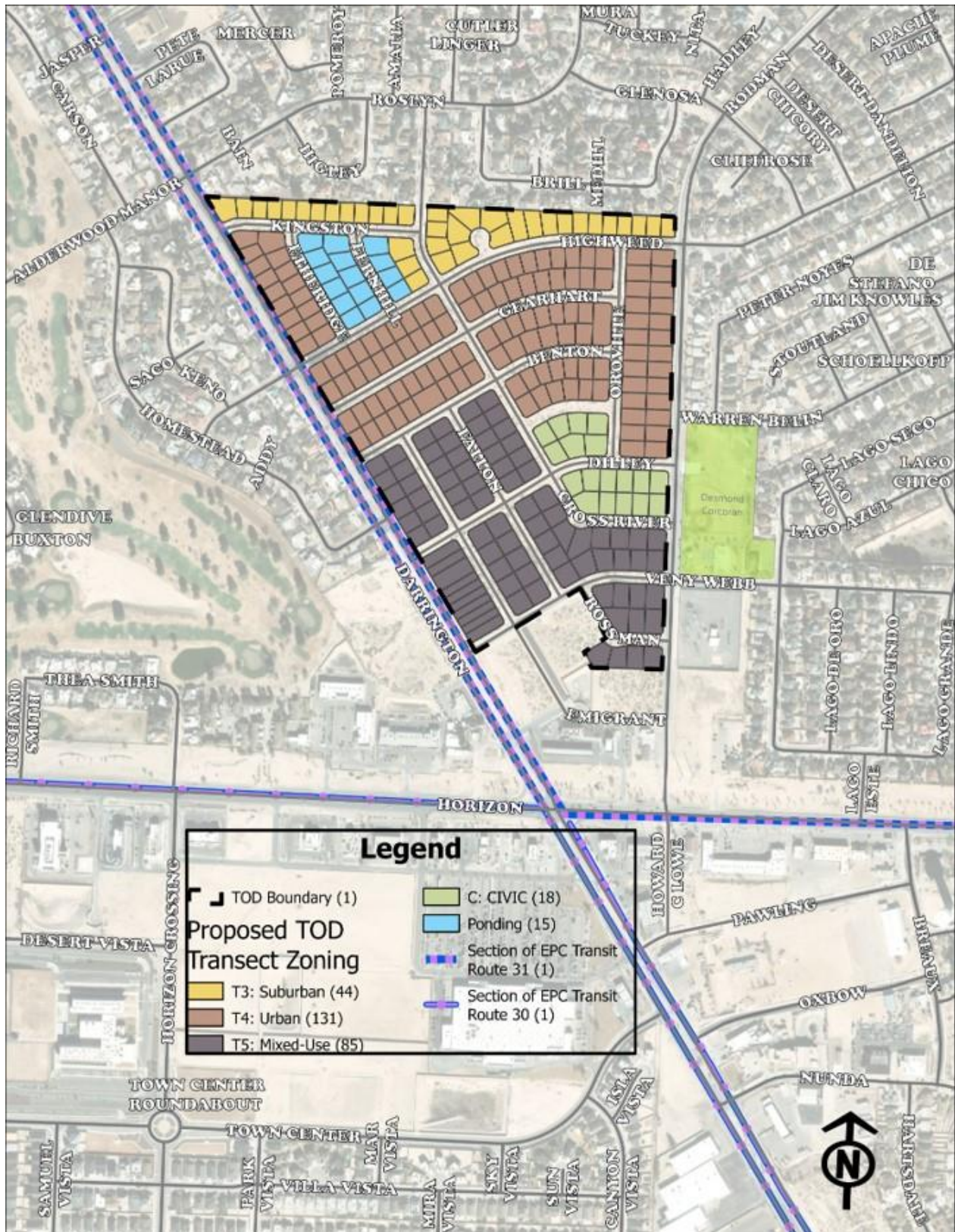






**Attachment 6: Conceptual Plan**







**TOWN OF HORIZON CITY  
MEMORANDUM**

**Date:** July 08, 2025

**To:** Honorable Mayor and Members of City Council

**From:** Art Rubio, Chief Planner

**SUBJECT:** On the **Preliminary Subdivision Plat** application for **Rancho Desierto Bello Unit 19 (Case No. SDP25-0003)**, 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.

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On June 16, 2025, the Planning & Zoning Commission unanimously recommended approval of the Rancho Desierto Bello Unit 19 Preliminary Plat.

The application meets all minimum requirements of a preliminary subdivision plat and staff recommends approval of Rancho Desierto Bello Unit 19 Preliminary 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.:** SDP25-0003 Rancho Desierto Bello Unit 19

**Application Type:** Preliminary Subdivision Plat Application  
**P&Z Hearing Date:** June 16, 2025  
**Staff Contact:** Art Rubio, Chief Planner  
 915-852-1046, Ext. 407; arubio@horizoncity.org

**Address/Location:** West of Darrington Rd and South of Claret Cup Pl  
**Property ID Nos.:** X29700000000080  
**Legal Description:** A portion of Leigh Clark Survey No. 297, Town of Horizon City, El Paso County, Texas

**Property Owner:** Viva Land Ventures, LP  
**Applicant/Rep.:** TRE & Associates  
**Nearest Park:** LTV Park  
**Nearest School:** Ricardo Estrada Middle School

<b>SURROUNDING PROPERTIES:</b>		
	<b>Zoning</b>	<b>Land Use</b>
<b>N</b>	R-9 (Single-Family Residential)	Residential
<b>E</b>	R-9 (Single-Family Residential)	Residential
<b>S</b>	M-1	Vacant
<b>W</b>	R-9 (Single-Family Residential)	Residential
<b>LAND USE AND ZONING:</b>		
	<b>Existing</b>	<b>Proposed</b>
<b>Land Use</b>	Vacant	Residential Subdivision
<b>Zoning</b>	R-9 Residential	R-9 Residential

**Application Description:**

*Preliminary 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:**

No comments

**TxDOT Comments:**

No comments

**El Paso County:**

~~Can you please clarify how the drainage is planned to be managed? It appears that runoff from Chia Sage Street is simply proposed to be discharged onto undeveloped land to the west. Is that a temporary condition until Unit 18 is constructed?~~

**El Paso Electric Company:**

~~Please change the R.A.E. easement to Utility Easement. We have an existing easement along Claret Cup Pl.~~

**Texas Gas Service:**

In reference to case Rancho Desierto Bello Unit 19 - Preliminary Plat, Texas Gas Service does not have any comments.

**El Paso Natural Gas / Kinder Morgan:**

This project area is clear of El Paso Natural Gas a Company of Kinder Morgans Pipelines and Facilities.

**Clint Independent School District:**

~~Clint ISD takes no exception to the preliminary plat presented. Just a reminder to always ensure dust control barriers are utilized to protect our community.~~

**EPCAD**

There are no comments for Rancho Desierto Bello #19 from Central Appraisal.

**HRMUD:**

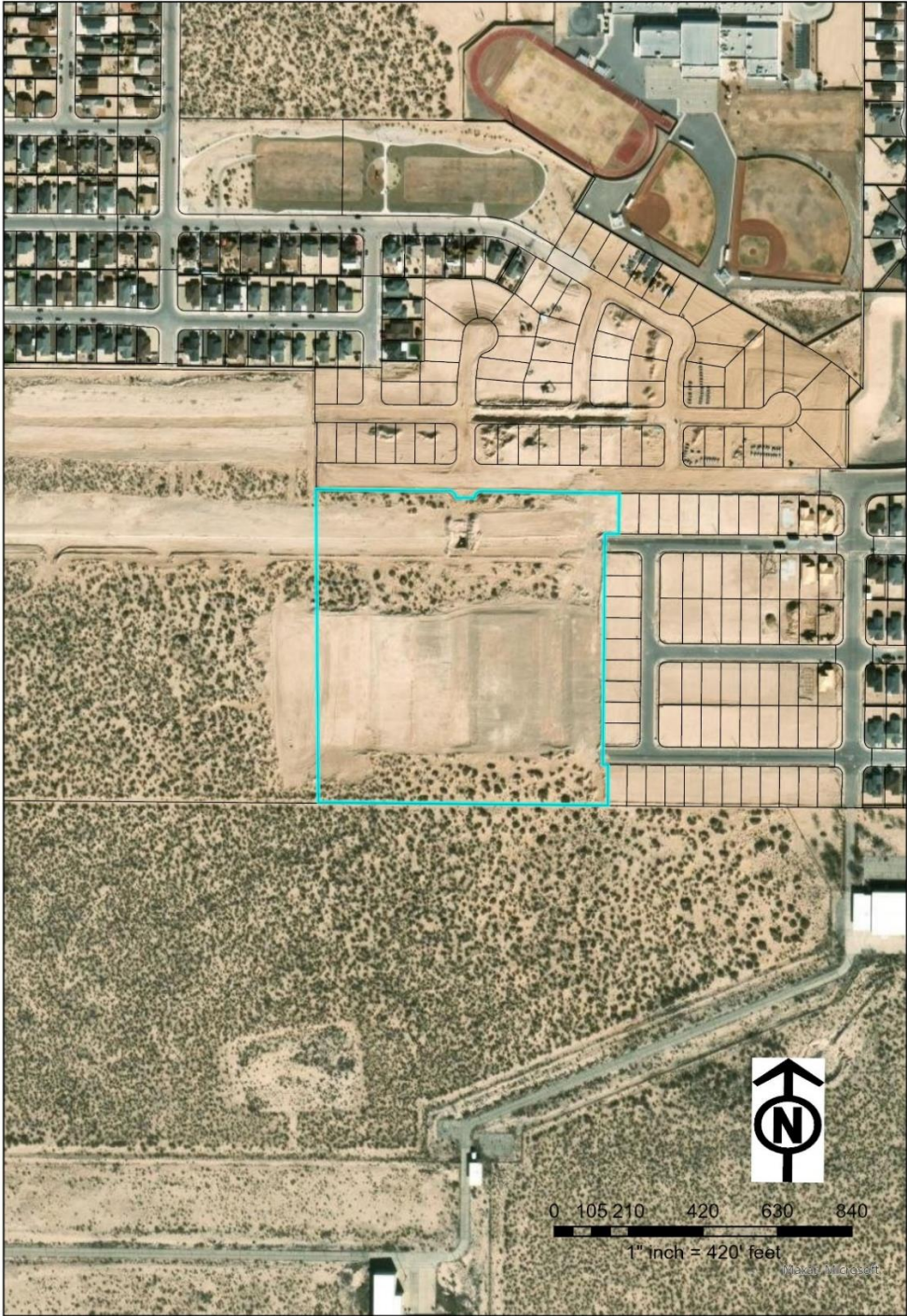
No comments

**Attachments:**

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

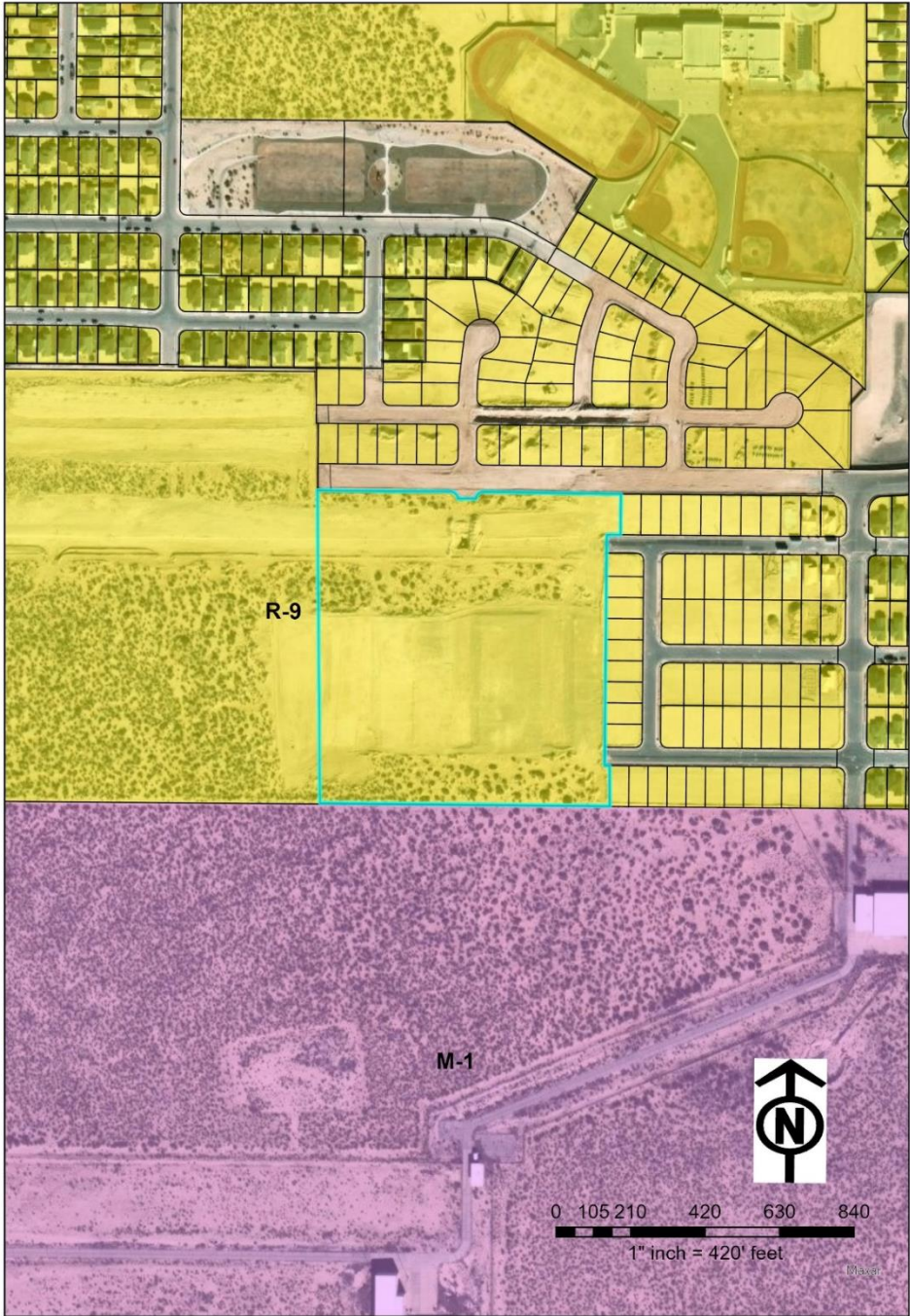
Attachment 1: Aerial Map

**Planning & Zoning Commission  
Rancho Desierto Bello Unit 19  
Case No. SDP25-0003**

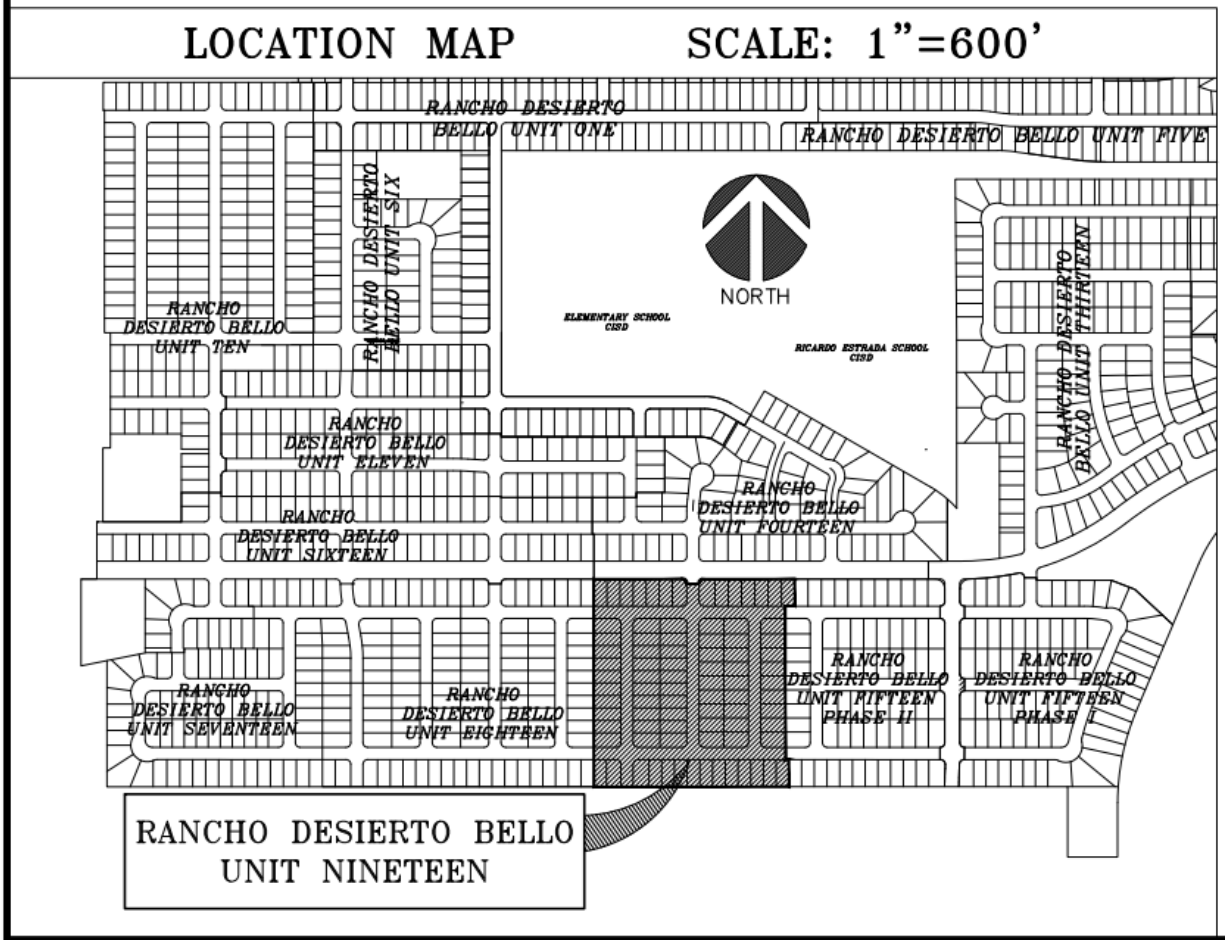


Attachment 2: Zoning Designation Map

**Planning & Zoning Commission  
Rancho Desierto Bello Unit 19  
Case No. SDP25-0003**

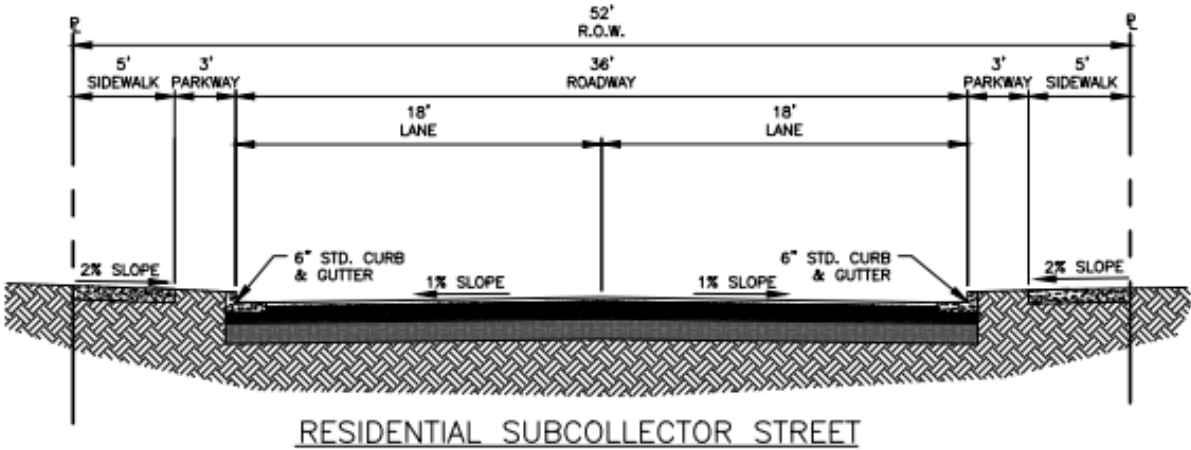
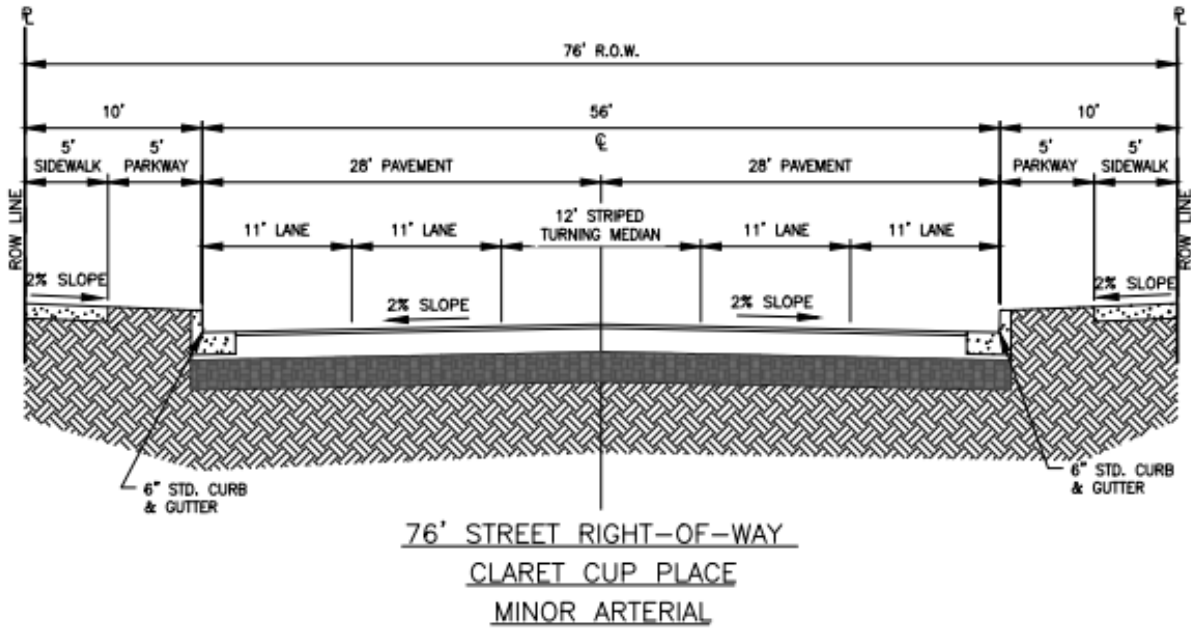


Attachment 3: Location Map





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



**Attachment 6: Preliminary Online Application**



**MAJOR SUBDIVISION  
PRELIMINARY APPLICATION**

SUBDIVISION PROPOSED NAME: Rancho Desierto Bello Unit 19 SUBMITTAL DATE: April 22, 2025

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)  
 A PORTION OF LEIGH CLARK SURVEY NO. 297, TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS. CONTAINING 16.576 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	_____	_____	TOTAL NO. SITES	<u>85</u>	_____
COMMERCIAL	_____	_____	TOTAL (GROSS) ACREAGE	<u>16.576</u>	_____
INDUSTRIAL	_____	_____			

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 ANSWER IS "YES", PLEASE EXPLAIN THE NATURE OF THE MODIFICATION N/A
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 Preliminary Plat approval request, including but not limited to attorney's fees, engineering fees and publication. Charges exceeding deposit will be invoiced separately. Initials D.H.

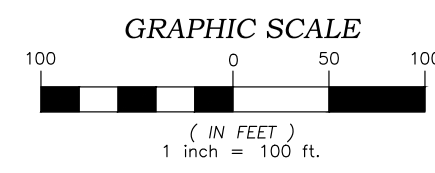
Applicant Signature Denise Hernandez EMAIL DHernandez@tr-eng.com

# RANCHO DESIERTO BELLO UNIT NINETEEN

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

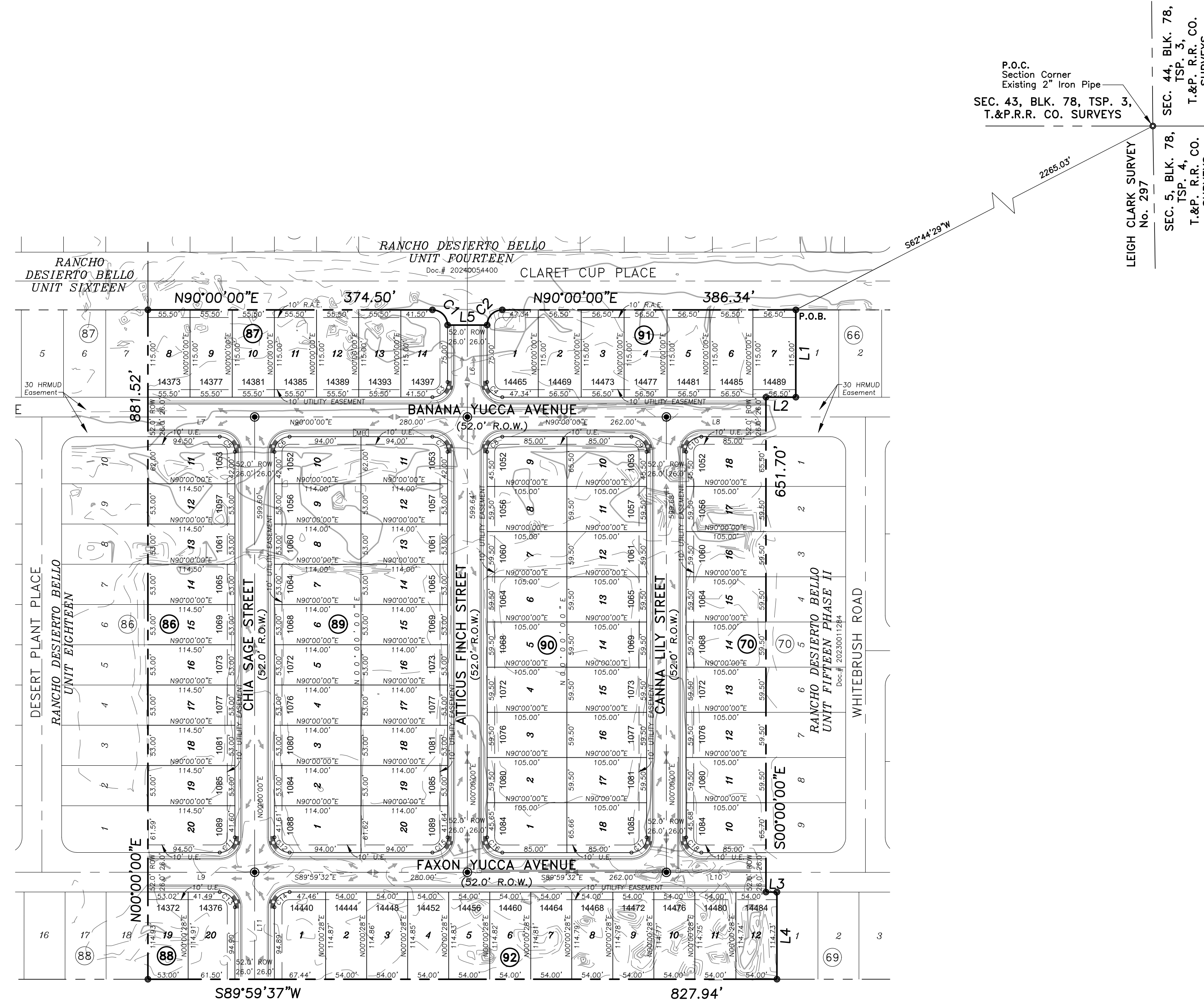
**PROPOSED LAND USE**  
RESIDENTIAL  
RESIDENTIAL LOTS = 85

**SCHOOL DISTRICT**  
CLINT INDEPENDENT SCHOOL  
DISTRICT



### LEGEND

- SUBDIVISION BOUNDARY LINE
- STREET RIGHT OF WAY
- STREET CENTERLINE
- EASEMENT LINE
- U.S. POSTAL SERVICE COLLECTION BOX UNITS
- Ⓢ BLOCK NUMBER
- 12 LOT NUMBER
- 14333 ADDRESS
- EXISTING GROUND CONTOUR LINES  
CONTOUR INTERVAL = 1.0 FOOT
- PROPOSED CITY MONUMENT
- R.A.E. RESTRICTIVE ACCESS EASEMENT
- U.E. UTILITY EASEMENT
- DRAINAGE FLOW ARROW



EGAN, MICHAEL S.  
Doc. # 20170017647

### LOCATION MAP

SCALE: 1"=600'



## PRELIMINARY

TO BE CONSIDERED BY THE  
CITY PLAN COMMISSION  
RECOMMENDATIONS CONCERNING  
THIS PLAT MUST BE FILED BY:

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

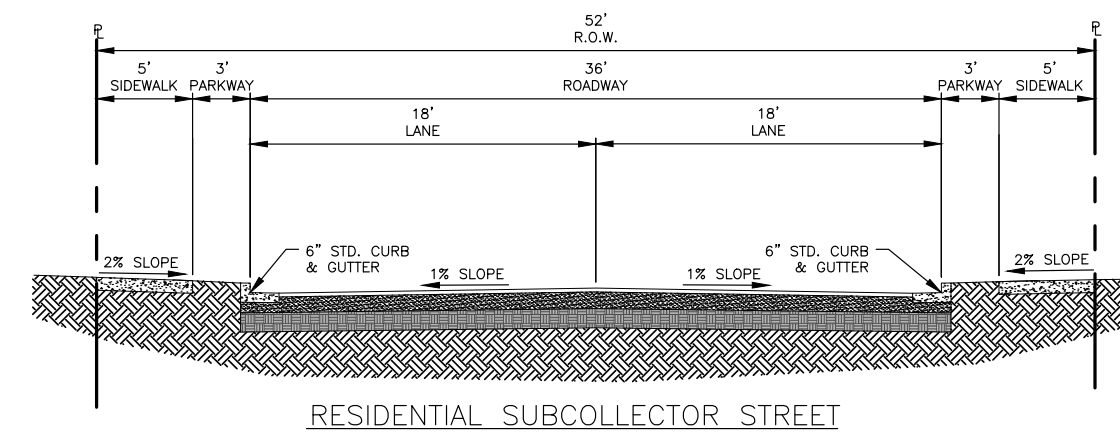
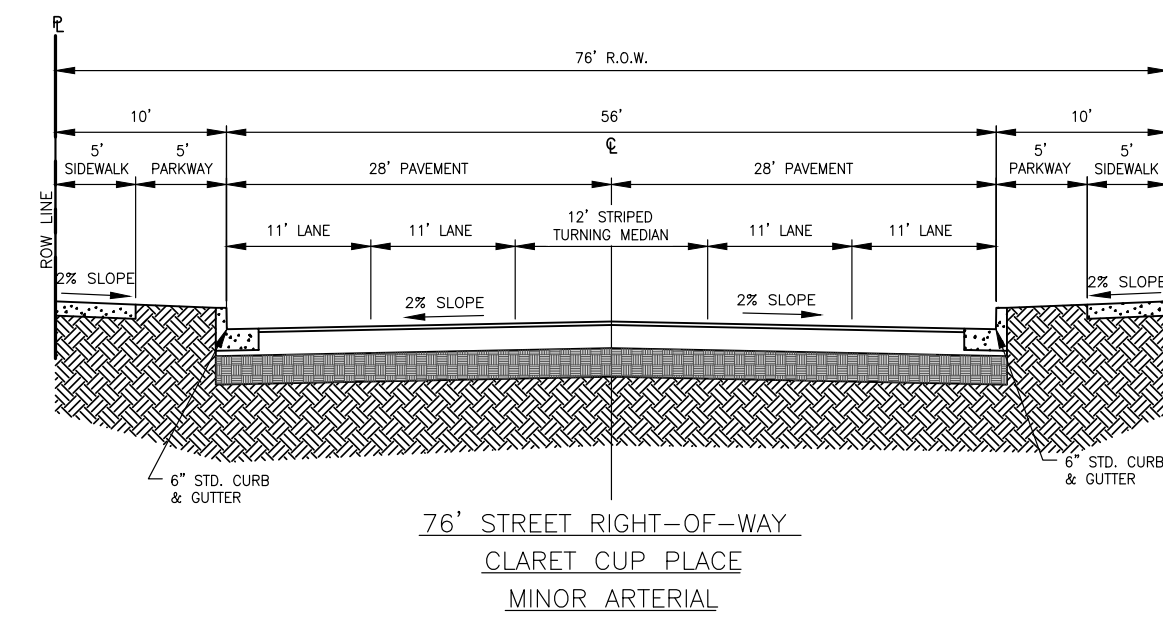


### SURVEYOR



# 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 881.52 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	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	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"

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

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

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	6,248	0.143
Block 89, 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 DEFINITION 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)

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  
**TRE**  
& ASSOCIATES  
Engineering Solutions  
TBE FIRM No. 13987  
110 Mesa Park Drive, Suite 200 El Paso, Texas 79912  
Office: (915) 852-9003 Fax: (915) 629-8006  
6101 W. Courtyard Dr. Bldg. 1, Suite 100 Austin, Texas 78738  
Office: (512) 358-4049 Fax: (512) 368-5374

SURVEYOR  
**Land-Mark Professional Surveying, Inc.**  
1420 Bessmer Drive, Suite "A", El Paso, Texas 79935  
(915) 598-1300  
email: Larry@land-mark-survey.com  
"Serving Texas, New Mexico and Arizona"

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

DATE OF PREPARATION: MARCH 21, 2025  
DATE OF LAST REVISION: MARCH 25, 2025



**TOWN OF HORIZON CITY  
MEMORANDUM**

**Date:** July 08, 2025

**To:** Honorable Mayor and Members of City Council

**From:** Art Rubio, Chief Planner

**SUBJECT:** On the **Final Subdivision Plat** application for **Rancho Desierto Bello Unit 18 (Case No. SDF25-0002)**, and to authorize the Mayor to sign the recording plat, legally described as a Portion of Leigh Clark Survey No. 297, Town of Horizon City, El Paso County, Texas. Containing 17.354 acres ±. Application submitted by Applicant/Representative: TRE & Associates.

---

On June 16, 2025, the Planning & Zoning Commission unanimously recommended approval of the Rancho Desierto Bello Unit 18 Final Plat.

The application meets all minimum requirements of a final subdivision plat and staff recommends approval of Rancho Desierto Bello Unit 18 Final Plat.

Attached for your review is the staff report that was prepared for the Planning and Zoning Commission.



**TOWN OF HORIZON CITY  
Planning and Zoning Commission Staff Report**

**Case No.:** SDF25-0002 Rancho Desierto Bello Unit 18

**Application Type:** Final Subdivision Plat Application  
**P&Z Hearing Date:** June 16, 2025  
**Staff Contact:** Art Rubio, Chief Planner  
 915-852-1046, Ext. 407; arubio@horizoncity.org

**Address/Location:** West of Darrington Rd and South of Claret Cup Pl  
**Property ID Nos.:** X29700000000080  
**Legal Description:** A portion of Leigh Clark Survey No. 297, Town of Horizon City, El Paso County, Texas

**Property Owner:** Viva Land Ventures, LP.  
**Applicant/Rep.:** TRE & Associates  
**Nearest Park:** LTV Park  
**Nearest School:** Ricardo Estrada Middle School

<b>SURROUNDING PROPERTIES:</b>		
	<b>Zoning</b>	<b>Land Use</b>
<b>N</b>	R-9 (Single-Family Residential)	Residential
<b>E</b>	R-9 (Single-Family Residential)	Residential
<b>S</b>	M-1	Vacant
<b>W</b>	R-9 (Single-Family Residential)	Residential
<b>LAND USE AND ZONING:</b>		
	<b>Existing</b>	<b>Proposed</b>
<b>Land Use</b>	Vacant	Residential Subdivision
<b>Zoning</b>	R-9 Residential	R-9 Residential

**Application Description:**

*Final Subdivision:*

The proposed final residential subdivision includes 89 lots for single-family residential development, the smallest lot measuring approximately 6,016 sq. ft. and the largest lot measuring approximately 7,497 sq. ft. A 52 ft. residential street is proposed within the subdivision connecting to Claret Cup Place and ultimately to Darrington Rd.

**Cumulative Parkland Dedication:**

Parkland and fees has been satisfied through a Parkland Developer's Participation Agreement Approved by City Council.

**Staff Recommendation:**

Staff recommends approval subject to addressing all pending comments prior to City Council Meeting.

**Planning Division Comments:**

No comments

**Town Engineer Comments:**

1. ~~Replace Town Engineer name in signature block to now be Floyd Johnson, P.E.~~
2. ~~Revise sheet designation on sheet 1 to read "Sheet 1 of 2"~~

**El Paso 9-1-1 District Comments:**

No comments

**TxDOT Comments:**

**El Paso Electric Company:**

~~Please change the RAE Easement to UE Easement, we have an existing line along Claret Cup Pl.~~

**Texas Gas Service:**

In reference to case Rancho Desierto Bello Unit 18, Texas Gas Service does not have any comments.

**El Paso Natural Gas / Kinder Morgan:**

This project area is clear of El Paso Natural Gas a company of Kinder Morgans Pipelines and facilities.

**Clint Independent School District:**

No comments

**EPCAD**

No comments

**HRMUD:**

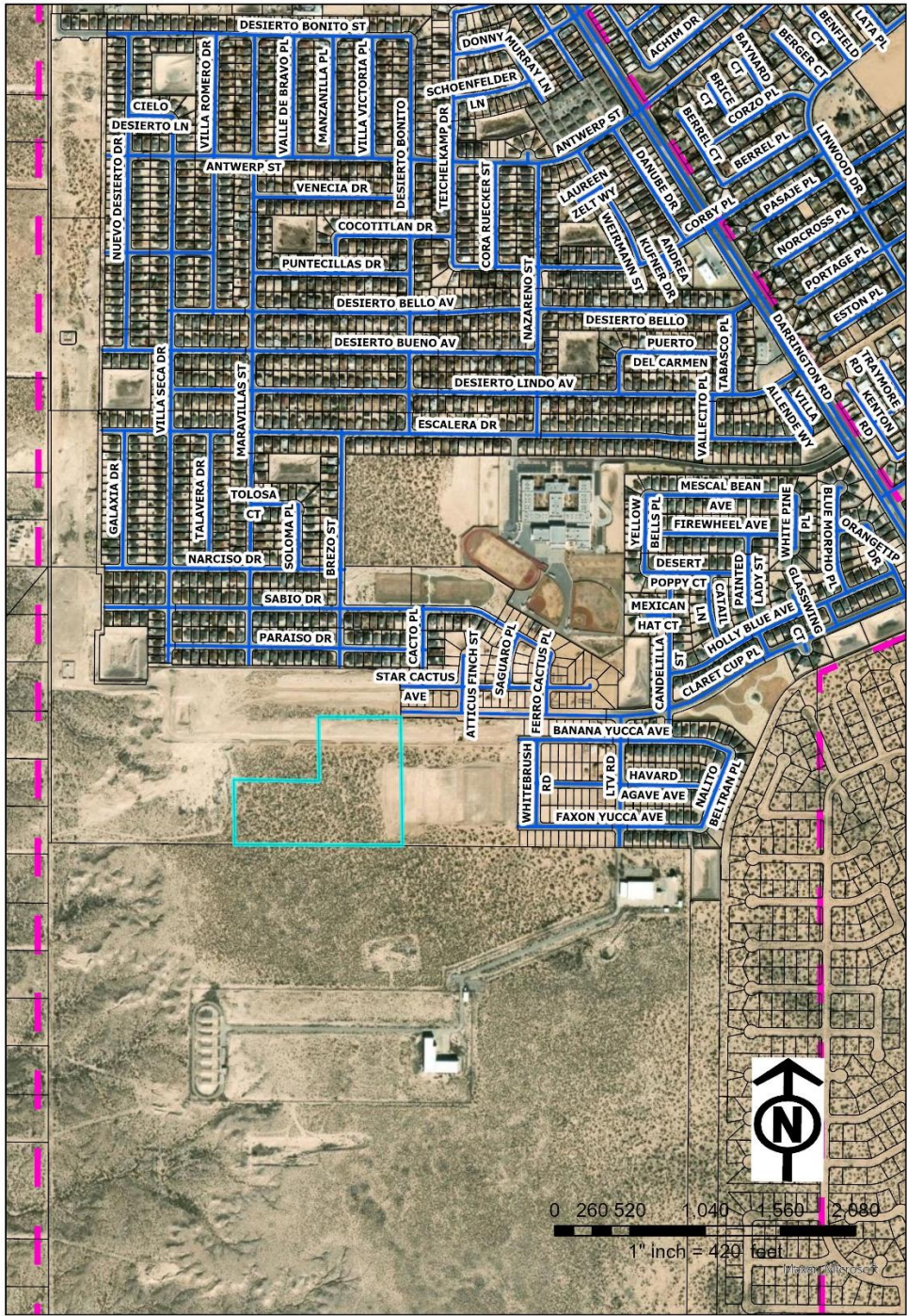
No comments

**Attachments:**

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

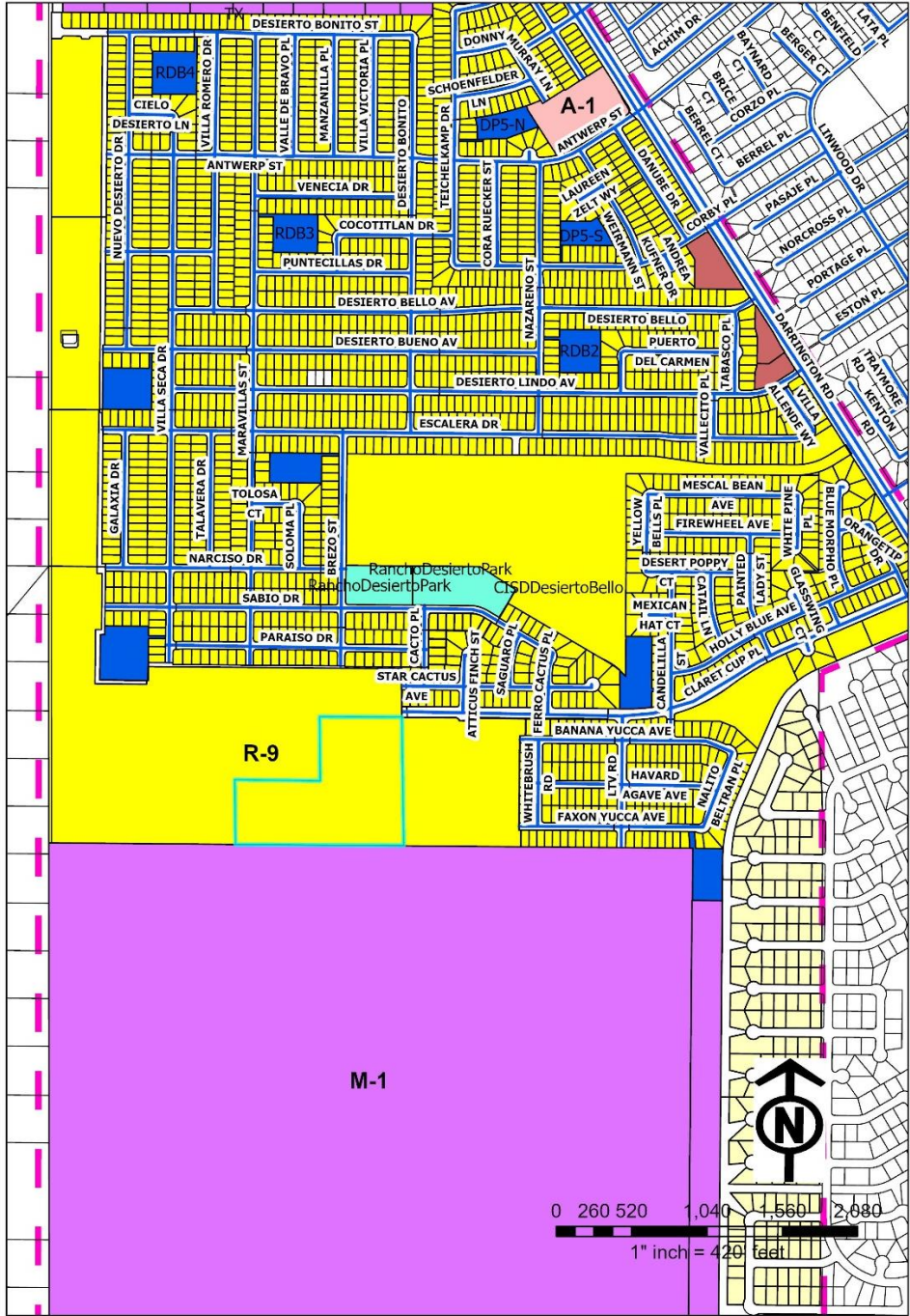
Attachment 1: Aerial Map

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

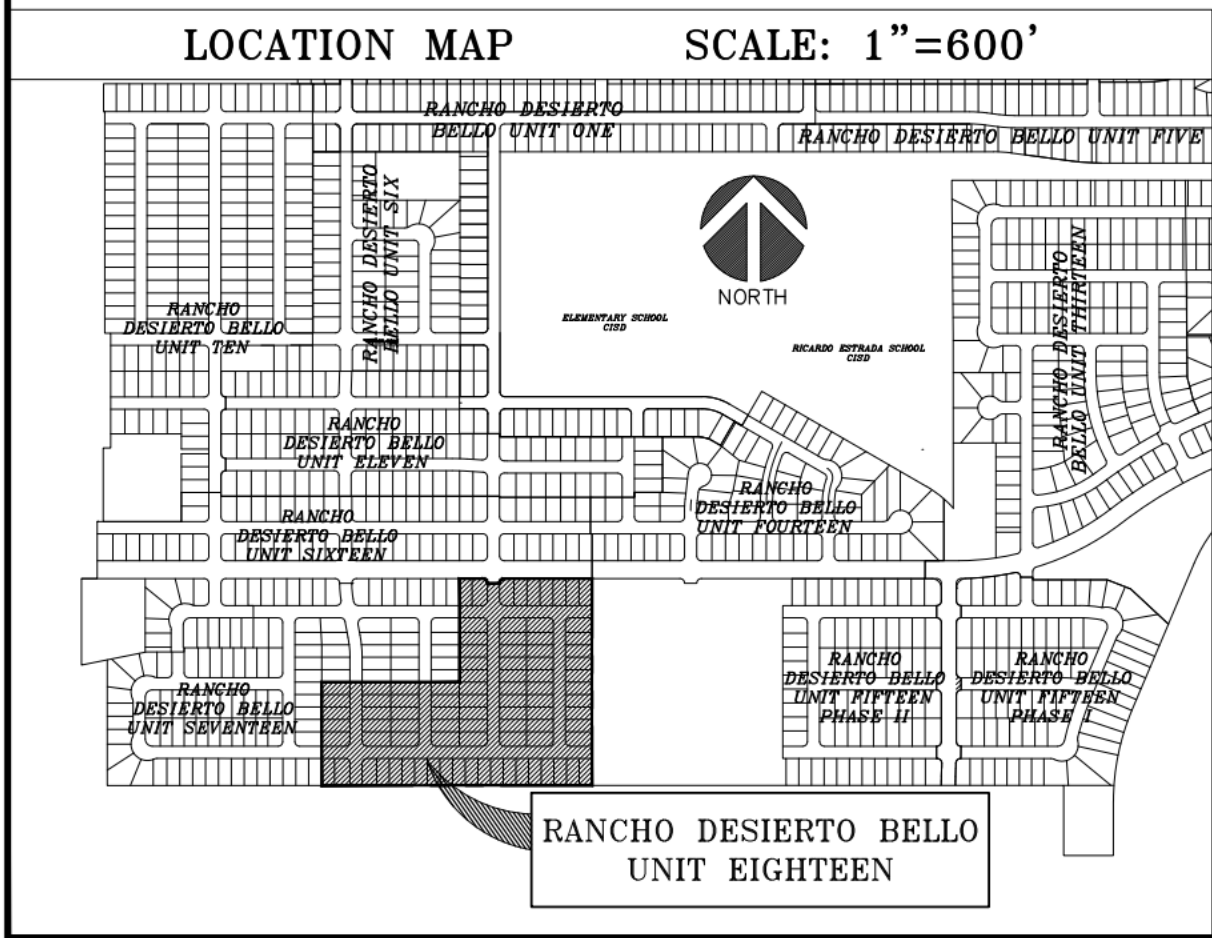


Attachment 2: Zoning Designation Map

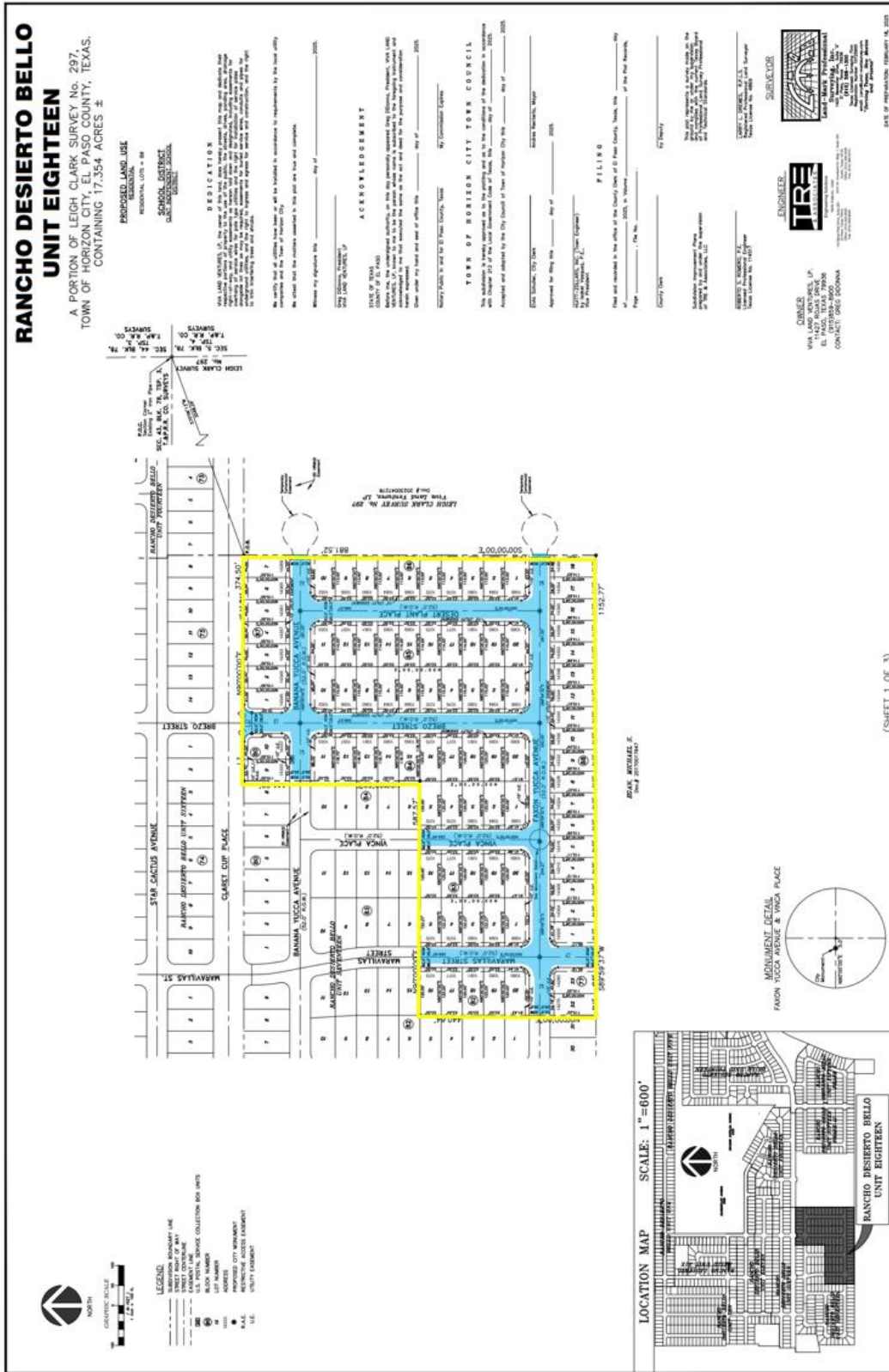
**Planning & Zoning Commission  
 Rancho Desierto Bello Unit 18  
 Case No. SDP25-0001**



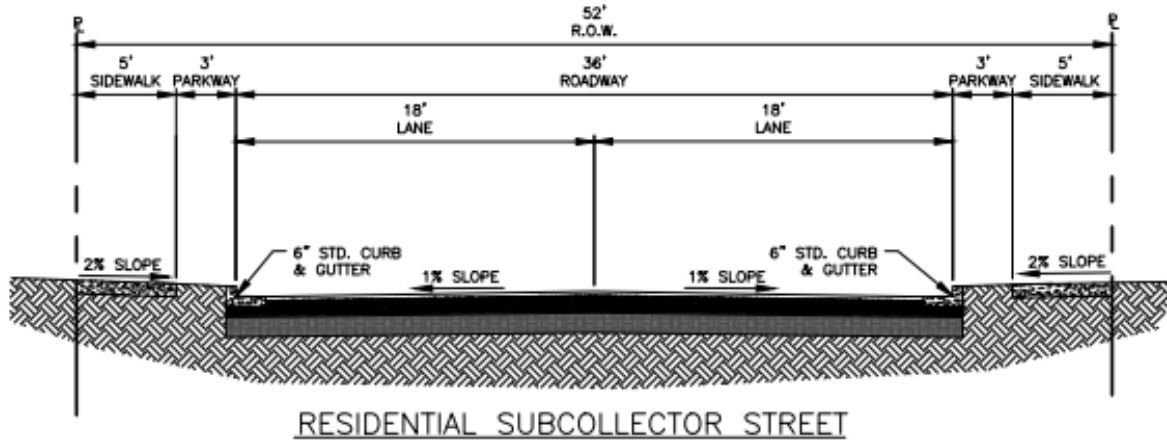
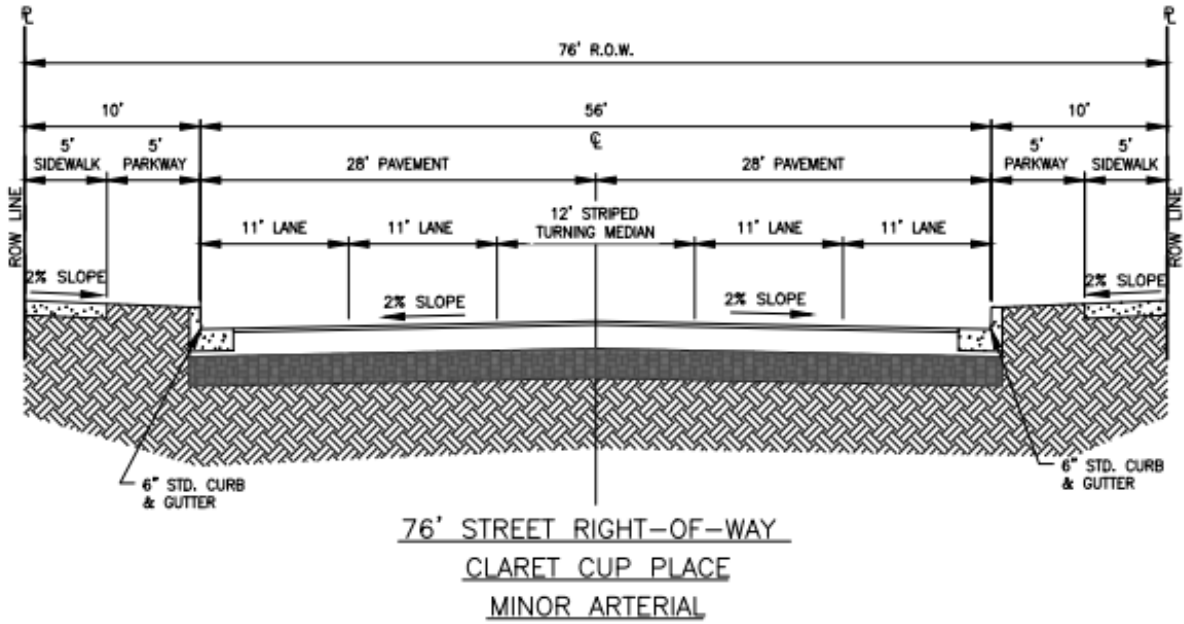
**Attachment 3: Location Map**



# Attachment 4: Final Subdivision Plat



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



**Attachment 6: Final Online Application**



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

**MAJOR SUBDIVISION  
 FINAL PLAT APPLICATION**

SUBDIVISION PROPOSED NAME: Rancho Desierto Bello Unit 18 SUBMITTAL DATE: May 22, 2025

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)  
A portion of Leigh Clark Survey No. 297, Town of Horizon City, El Paso County, Texas Containing 17.354 Acres +/-

2. PROPERTY LAND USES:

	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	<u>13.060</u>	<u>89</u>	OFFICE	_____	_____
DUPLEX	_____	_____	STREET & ALLEY	_____	_____
APARTMENT	_____	_____	PONDING & DRAINAGE	<u>2.261</u>	<u>1</u>
MOBILE HOME	_____	_____	INSTITUTIONAL	_____	_____
P.U.D.	_____	_____	OTHER	_____	_____
PARK (Min 1 Acre)	_____	_____	R.O.W.	<u>4.293</u>	_____
SCHOOL	_____	_____	_____	_____	_____
COMMERCIAL	_____	_____	TOTAL NO. SITES	<u>89</u>	_____
INDUSTRIAL	_____	_____	TOTAL (GROSS) ACREAGE	<u>17.353</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 El Paso, TX 79936 greg@vivacf.net 915-859-8900  
 (NAME & ADDRESS) (EMAIL) (PHONE)

15. DEVELOPER SDC Development, LTD 7910 Gateway Blvd. East, Ste. 102, El Paso, TX 79915 jdurand@desertviewhomes.com 915-591-5319  
 (NAME & ADDRESS) (EMAIL) (PHONE)

16. ENGINEER TRE & Associates, LLC 110 Mesa Park Dr., Ste 200, El Paso, TX 79912 Dhernandez@tr-eng.com 915-852-9093  
 (NAME & ADDRESS) (EMAIL) (PHONE)

17. APPLICANT TRE & Associates, LLC 110 Mesa Park Dr., Ste 200, El Paso, TX 79912 Dhernandez@tr-eng.com 915-852-9093  
 (NAME & ADDRESS) (EMAIL) (PHONE)

18. REP/POINT OF CONTACT Denise Hernandez - TRE & Associates, LLC 110 Mesa Park Dr., Ste 200, El Paso, TX 79912 Dhernandez@tr-eng.com 915-852-9093  
 (NAME & ADDRESS) (EMAIL) (PHONE)

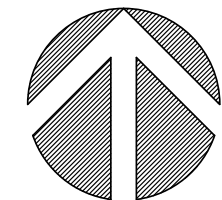
**NOTE:** Applicant is responsible for all expenses incurred by the City in connection with the Final plat approval request, including but not limited to attorney's fees, engineering fees and publication. Charges exceeding deposit will be invoiced separately. Initials DH

Applicant Signature *Denise Hernandez* EMAIL dhernandez@tr-eng.com

**APPLICATION MUST BE COMPLETE & VALIDATED PRIOR TO SUBDIVISION PROCESSING**  
 Acceptance of fee does not grant acceptance of application.  
 Non Refundable Deposit \$800.00 | Application Fee: \$1600.00

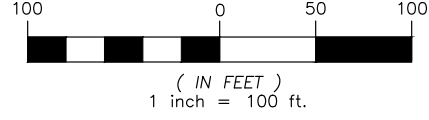
# RANCHO DESIERTO BELLO UNIT EIGHTEEN

A PORTION OF LEIGH CLARK SURVEY No. 297,  
TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS.  
CONTAINING 17.354 ACRES ±



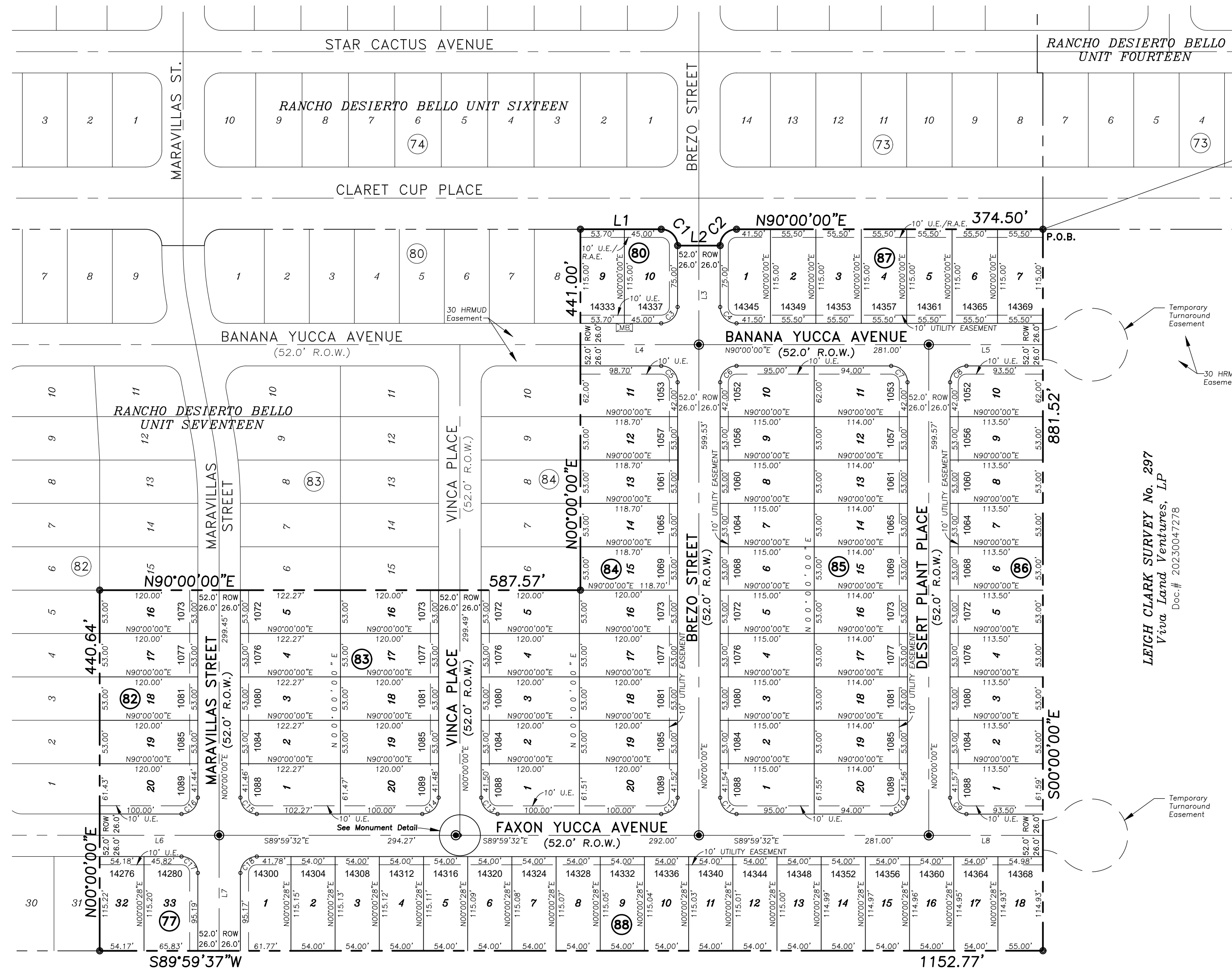
NORTH

GRAPHIC SCALE



### LEGEND

- SUBDIVISION BOUNDARY LINE
- STREET RIGHT OF WAY
- STREET CENTERLINE
- EASEMENT LINE
- U.S. POSTAL SERVICE COLLECTION BOX UNITS
- BLOCK NUMBER
- 12 LOT NUMBER
- 14333 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

57°05'02"W  
3051.89'

LEIGH CLARK SURVEY No. 297

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

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

### PROPOSED LAND USE

RESIDENTIAL

RESIDENTIAL LOTS = 89

### 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 down and designated, including easements for overhead 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.

HUITZ-ZOLLARS, INC. (Town Engineer)  
by Floyd Johnson, 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 TRE & Associates, LLC

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 Surveying and Technical Standards.

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

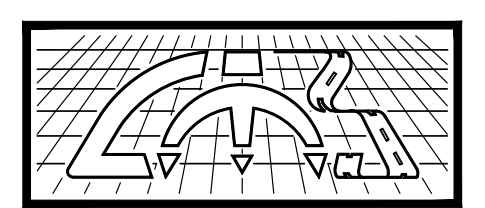
LARRY L. DREWES, R.P.L.S.  
Registered Professional Land Surveyor  
Texas License No. 4869

### ENGINEER



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

### SURVEYOR



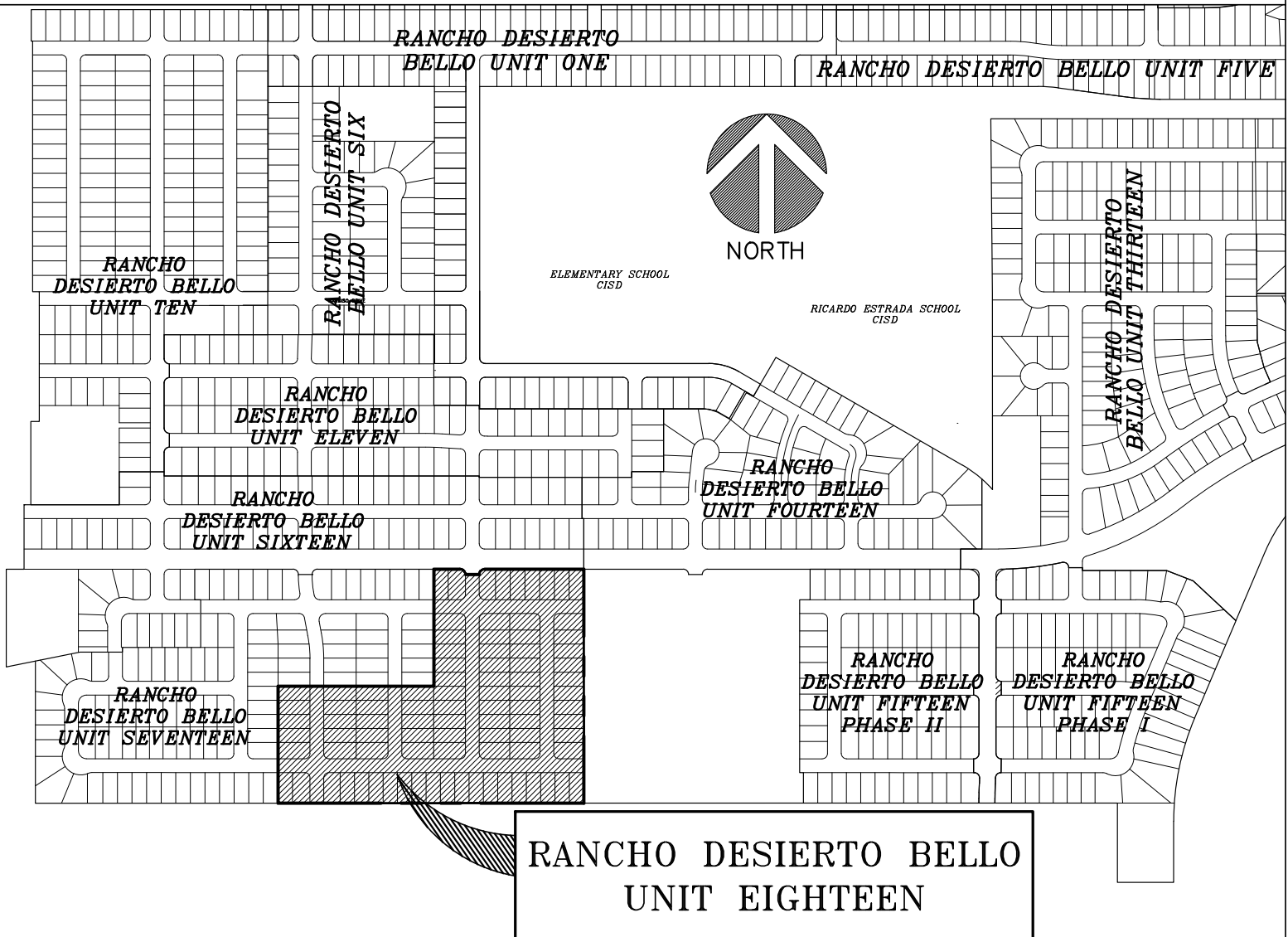
Land-Mark Professional Surveying, Inc.  
1420 Bessemer Drive, Suite "A"  
El Paso, Texas 79936  
(915) 598-1300  
Texas Licensed Surveying Firm  
Registration Number: 10125900  
email: Lory@land-marksurvey.com  
"Serving Texas, New Mexico and Arizona"

110 Mesa Park Drive, Suite 200 El Paso, Texas 79912  
Office (915) 852-6003 Fax (915) 629-8506

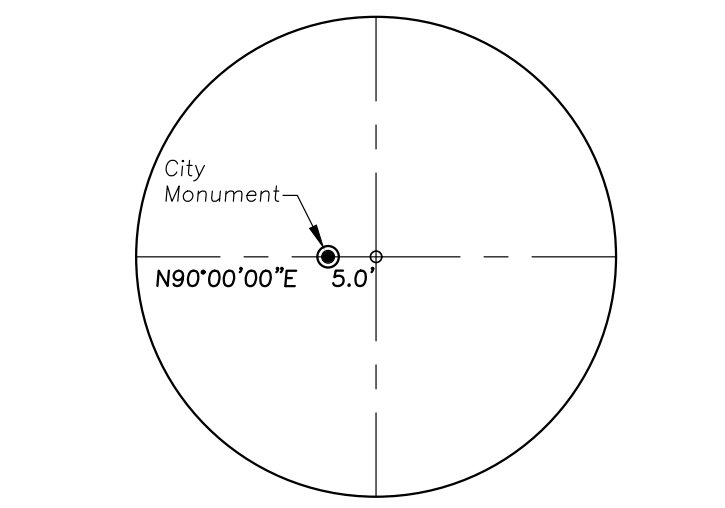
6101 W. Courtyard Dr. Bldg. 1, Suite 100 Austin, Texas 78728  
Office (512) 358-4049 Fax (512) 368-6374

EGAN, MICHAEL S.  
Doc.# 20170017647

### LOCATION MAP SCALE: 1"=600'



### MONUMENT DETAIL



# RANCHO DESIERTO BELLO UNIT EIGHTEEN

A PORTION OF LEIGH CLARK SURVEY No. 297,  
TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS.  
CONTAINING 17.354 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 70°05'02" West, a distance of 3051.89 feet to a point lying at the common southerly boundary corner of Rancho Desierto Bello Unit Fourteen and Rancho Desierto Bello Unit Sixteen, for a corner of this parcel and the POINT OF BEGINNING of this parcel description;  
THENCE, South 00°00'00" East, departing said southerly boundary line, a distance of 881.52 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 1152.77 feet to a point lying in the easterly boundary line of Rancho Desierto Bello Unit Seventeen, for a corner of this parcel;  
THENCE, North 00°00'00" East, departing said northerly boundary line and with said easterly boundary line of Rancho Desierto Bello Unit Seventeen, a distance of 440.64 feet to a point, for a corner of this parcel;  
THENCE, North 90°00'00" East, with said easterly boundary line a distance of 587.57 feet to a point, for a corner of this parcel;  
THENCE, North 00°00'00" East, continuing with said easterly boundary line, a distance of 441.00 feet to a point lying in said southerly boundary line of Rancho Desierto Bello Unit Sixteen, for a corner of this parcel;  
THENCE, North 90°00'00" East, with said southerly boundary line, a distance of 98.70 feet to a point, for a corner of this parcel;  
THENCE, Southeasterly with the arc of a curve to the right, and continuing with said southerly boundary line, 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 90°00'00" East, continuing with said southerly boundary line, a distance of 52.00 feet to a point, for a corner of this parcel;  
THENCE, Northeasterly with the arc of a curve to the right, and continuing with said southerly boundary line, 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 boundary line, a distance of 374.50 feet to the POINT OF BEGINNING.  
Said parcel contains 17.354 Acres (755,929 Square feet) more or less.

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'	31.41'	28.28'	S44°59'46"E	89°59'32"
C10	20.00'	31.42'	28.29'	N45°00'14"E	90°00'28"
C11	20.00'	31.41'	28.28'	S44°59'46"E	89°59'32"
C12	20.00'	31.42'	28.29'	N45°00'14"E	90°00'28"
C13	20.00'	31.41'	28.28'	S44°59'46"E	89°59'32"
C14	20.00'	31.42'	28.29'	N45°00'14"E	90°00'28"
C15	20.00'	31.41'	28.28'	S44°59'46"E	89°59'32"
C16	20.00'	31.42'	28.29'	N45°00'14"E	90°00'28"
C17	20.00'	31.41'	28.28'	N44°59'46"W	89°59'32"
C18	20.00'	31.42'	28.29'	S45°00'14"W	90°00'28"

LINE TABLE		
LINE	BEARING	LENGTH
L1	N90°00'00"E	98.70'
L2	N90°00'00"E	52.00'
L3	N00°00'00"E	121.00'
L4	N90°00'00"E	144.70'
L5	N90°00'00"E	139.50'
L6	S89°59'32"E	146.00'
L7	N00°00'00"E	141.18'
L8	S89°59'32"E	139.50'

LOT AREA TABLE			
BLOCK & LOT #	SQ. FT.	ACRES	
Block 77, Lot 32	6,242	0.143	
Block 77, Lot 33	7,497	0.172	
Block 80, Lot 09	6,176	0.142	
Block 80, Lot 10	7,303	0.168	
Block 82, Lot 16	6,360	0.146	
Block 82, Lot 17	6,360	0.146	
Block 82, Lot 18	6,360	0.146	
Block 82, Lot 19	6,360	0.146	
Block 82, Lot 20	7,287	0.167	
Block 83, Lot 01	7,429	0.171	
Block 83, Lot 02	6,480	0.149	
Block 83, Lot 03	6,480	0.149	
Block 83, Lot 04	6,480	0.149	
Block 83, Lot 05	6,480	0.149	
Block 83, Lot 16	6,360	0.146	
Block 83, Lot 17	6,360	0.146	
Block 83, Lot 18	6,360	0.146	
Block 83, Lot 19	6,360	0.146	
Block 83, Lot 20	7,291	0.167	
Block 84, Lot 01	7,294	0.167	
Block 84, Lot 02	6,360	0.146	
Block 84, Lot 03	6,360	0.146	
Block 84, Lot 04	6,360	0.146	
Block 84, Lot 05	6,360	0.146	
Block 84, Lot 11	7,274	0.167	
Block 84, Lot 12	6,291	0.144	
Block 84, Lot 13	6,291	0.144	
Block 84, Lot 14	6,291	0.144	
Block 84, Lot 15	6,291	0.144	
Block 84, Lot 16	6,360	0.146	

LOT AREA TABLE		
BLOCK & LOT #	SQ. FT.	ACRES
Block 84, Lot 17	6,360	0.146
Block 84, Lot 18	6,360	0.146
Block 84, Lot 19	6,360	0.146
Block 84, Lot 20	7,296	0.167
Block 85, Lot 01	6,991	0.160
Block 85, Lot 02	6,095	0.140
Block 85, Lot 03	6,095	0.140
Block 85, Lot 04	6,095	0.140
Block 85, Lot 05	6,095	0.140
Block 85, Lot 06	6,095	0.140
Block 85, Lot 07	6,095	0.140
Block 85, Lot 08	6,095	0.140
Block 85, Lot 09	6,095	0.140
Block 85, Lot 10	7,044	0.162
Block 85, Lot 11	6,982	0.160
Block 85, Lot 12	6,042	0.139
Block 85, Lot 13	6,042	0.139
Block 85, Lot 14	6,042	0.139
Block 85, Lot 15	6,042	0.139
Block 85, Lot 16	6,042	0.139
Block 85, Lot 17	6,042	0.139
Block 85, Lot 18	6,042	0.139
Block 85, Lot 19	6,042	0.139
Block 85, Lot 20	6,931	0.159
Block 86, Lot 01	6,903	0.158
Block 86, Lot 02	6,016	0.138
Block 86, Lot 03	6,016	0.138
Block 86, Lot 04	6,016	0.138
Block 86, Lot 05	6,016	0.138
Block 86, Lot 06	6,016	0.138

LOT AREA TABLE		
BLOCK & LOT #	SQ. FT.	ACRES
Block 86, Lot 07	6,016	0.138
Block 86, Lot 08	6,016	0.138
Block 86, Lot 09	6,016	0.138
Block 86, Lot 10	6,951	0.160
Block 87, Lot 01	6,901	0.158
Block 87, Lot 02	6,382	0.147
Block 87, Lot 03	6,382	0.147
Block 87, Lot 04	6,382	0.147
Block 87, Lot 05	6,382	0.147
Block 87, Lot 06	6,382	0.147
Block 87, Lot 07	6,382	0.147
Block 88, Lot 01	7,029	0.161
Block 88, Lot 02	6,218	0.143
Block 88, Lot 03	6,217	0.143
Block 88, Lot 04	6,216	0.143
Block 88, Lot 05	6,215	0.143
Block 88, Lot 06	6,215	0.143
Block 88, Lot 07	6,214	0.143
Block 88, Lot 08	6,213	0.143
Block 88, Lot 09	6,213	0.143
Block 88, Lot 10	6,212	0.143
Block 88, Lot 11	6,211	0.143
Block 88, Lot 12	6,210	0.143
Block 88, Lot 13	6,210	0.143
Block 88, Lot 14	6,209	0.143
Block 88, Lot 15	6,208	0.143
Block 88, Lot 16	6,208	0.143
Block 88, Lot 17	6,207	0.142
Block 88, Lot 18	6,320	0.145

### 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 EIGHTEEN 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 9 AND 10, BLOCK 80, AND LOTS 1-7, BLOCK 87, ABUTTING CLARET CUP PLACE, SHALL BE FROM OTHER DEDICATED STREETS ONLY.

### BENCHMARK

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

AREA TABLE		
DESCRIPTION	ACRES	SQ. FT.
RESIDENTIAL	13.060	568,907
RIGHT-OF-WAY	4.293	187,022
TOTAL	17.354	755,929

STREET TABLE			
NORTH - SOUTH	LENGTH	EAST - WEST	LENGTH
MARAVILLAS STREET	440.63'	BANANA YUCCA AVENUE	565.20'
VINCA PLACE	299.49'	FAXON YUCCA AVENUE	1152.77'
BREZO STREET	720.53'		
DESERT PLANT PLACE	599.57'		

(SHEET 2 OF 2)

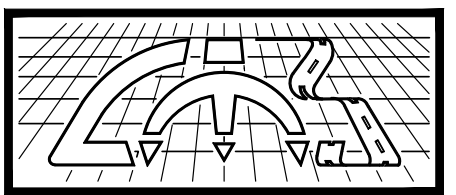
OWNER  
VIVA LAND VENTURES, LP  
11427 ROJAS DRIVE  
EL PASO, TEXAS 79936  
(915)859-8900  
CONTACT: GREG DIDONNA

ENGINEER



Engineering Solutions  
TBPE FIRM No. 13987  
110 Mesa Park Drive, Suite 200 El Paso, Texas 79912  
Office: (915) 852-9003 Fax: (915) 629-8006  
6101 W. Courtyard Dr. Bldg. 1, Suite 100 Austin, Texas 78738  
Office: (512) 358-4049 Fax: (512) 368-5374

SURVEYOR



Land-Mark Professional Surveying, Inc.  
1420 Bessmer Drive, Suite 'A', El Paso, Texas 79935  
(915) 598-1300  
email: Larry@land-marksurvey.com

"Serving Texas, New Mexico and Arizona"

DATE OF PREPARATION: FEBRUARY 18, 2025  
DATE OF LAST REVISION: JUNE 17, 2025