



HORIZON CITY

Incorporated 1988

**AGENDA
PUBLIC MEETING
REGULAR PLANNING AND ZONING MEETING
THE TOWN OF HORIZON CITY, TEXAS
Monday, June 16, 2025, 6:00 PM**

Notice is hereby given that a Regular Planning and Zoning Meeting of the Town of Horizon City, Texas will be held on **Monday, June 16, 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. COMMISSION MEMBERS ATTENDANCE:

COMMISSIONERS EXCUSED AND UNEXCUSED:

3. OPEN FORUM: NOTE: The Planning & Zoning Commission encourages public comment on all matters of **4** interest listed on this agenda. Speakers from the audience will be given an opportunity to discuss each item in the order in which it appears on the agenda, prior to the Commission discussing the item unless otherwise approved by the Chairman. A "Speaker Request" form is available for those who wish to sign up on the day of the meeting. This form is also available in advance by downloading the attached form. Please submit the "Speaker Request" form completely filled out to the Board Secretary prior to the meeting. The Commission retains the option to set reasonable limits on the number, frequency, and length of presentations. Please contact the Board Secretary at (915) 852-1046 Ext. 404 with any additional questions.

4. PUBLIC HEARINGS

NOTICE TO THE PUBLIC AND APPLICANTS The staff report for an agenda item may include conditions, exceptions or modifications. The Commission's motion to approve an item in accordance with the staff report or with all staff comments means that any modification, waivers, exceptions requested by the applicant and recommended for approval by staff and any staff recommended conditions, have been approved, without necessitating that the Commission restate the modifications, exceptions, waivers, or conditions as part of the motion to approve and that any findings required to be made by the Commission, have been made. If the Commission does not wish to approve an exception or modification, or require a condition, then the Commission's motion will state which have not been approved, otherwise, the staff report, with all modifications, exceptions and conditions, is approved and the applicant shall comply with all provisions of the staff report.

A. DISCUSSION AND RECOMMENDATION:

Chief Planner

On the election of the Chair and Vice Chair of the Planning & Zoning Commission.

B. DISCUSSION AND RECOMMENDATION:

Chief Planner

On the resubmitted **Replat** application for **Horizon Manor, Unit Three Replat "A" (Case No. RP-002460-2020)**, legally described as a portion of Lot 19, Block 9, Horizon Manor Unit Three, Town of Horizon City, El Paso County, Texas. Containing 7.9365 acres ±. Application submitted by CAD Consulting Co. (**Postponed at the April 21, 2025 P&Z Meeting**)

C. DISCUSSION AND RECOMMENDATION: 5

Chief Planner

On the **Preliminary Subdivision Plat** applications 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.

D. DISCUSSION AND RECOMMENDATION: 15

Chief Planner

On the **Final Subdivision Plat** applications for **Rancho Desierto Bello Unit 18 (Case No. SDF25-0002)**, 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.

E. DISCUSSION AND RECOMMENDATION: 25

Able City

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.

5. OTHER BUSINESS

A. DISCUSSION AND ACTION: 37

On the Regular Planning and Zoning meeting minutes for the meeting held on April 21, 2025.

B. DISCUSSION AND ACTION: 41

On the Special Planning and Zoning meeting minutes for the meeting held on March 24, 2025.

C. DISCUSSION

6. ANNOUNCEMENTS

A. The next regular scheduled meeting: **Monday, July 21, 2025 at 6pm.**

Adjournment:

Motion to Adjournment: _____ 2nd _____

Dated this Friday, June 13, 2025

By: _____

Elvia Schuller, City Clerk

I, the undersigned authority, hereby certify that the above notice of the Regular Planning and Zoning 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, June 13, 2025 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.

SPEAKER REQUEST FORM

(for all persons who wish to address the Board or Commission)

Date of Meeting: _____

Your Name: _____

Residence Address: _____

City: _____ Contact Number: _____

IF SPEAKING FOR AN ORGANIZATION:

Name of Organization: _____

Speaker's Official Capacity: _____

Agenda Item No.: _____ Public Hearing Agenda Item No.: _____

For (if applicable) Against (if applicable)

OPEN FORUM:

To speak on an item not listed on the agenda, known as **OPEN FORUM**, please indicate area of interest:

Please remember to step to the podium as soon as you are recognized by the chair; state your name and address before beginning your presentation. If you have written notes you wish to present to the Chair and the Board/Commission, PLEASE FURNISH AN EXTRA COPY FOR THE BOARD/COMMISSION.

The Board/Commission will appreciate each speaker limiting an address on any one item to three minutes.

Thank you for your cooperation.

**PLEASE CARRY THIS FORM TO THE
BOARD SECRETARY AT THE DESK PRIOR
TO THE BEGINNING OF THE MEETING.**

RANCHO DESIERTO BELLO UNIT NINETEEN

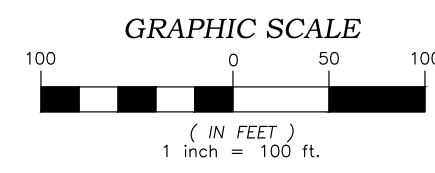
A PORTION OF LEIGH CLARK SURVEY No. 297,
TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS.
CONTAINING 16.576 ACRES ±

PROPOSED LAND USE
RESIDENTIAL
RESIDENTIAL LOTS = 85

SCHOOL DISTRICT
CLINT INDEPENDENT SCHOOL
DISTRICT



NORTH



LEGEND

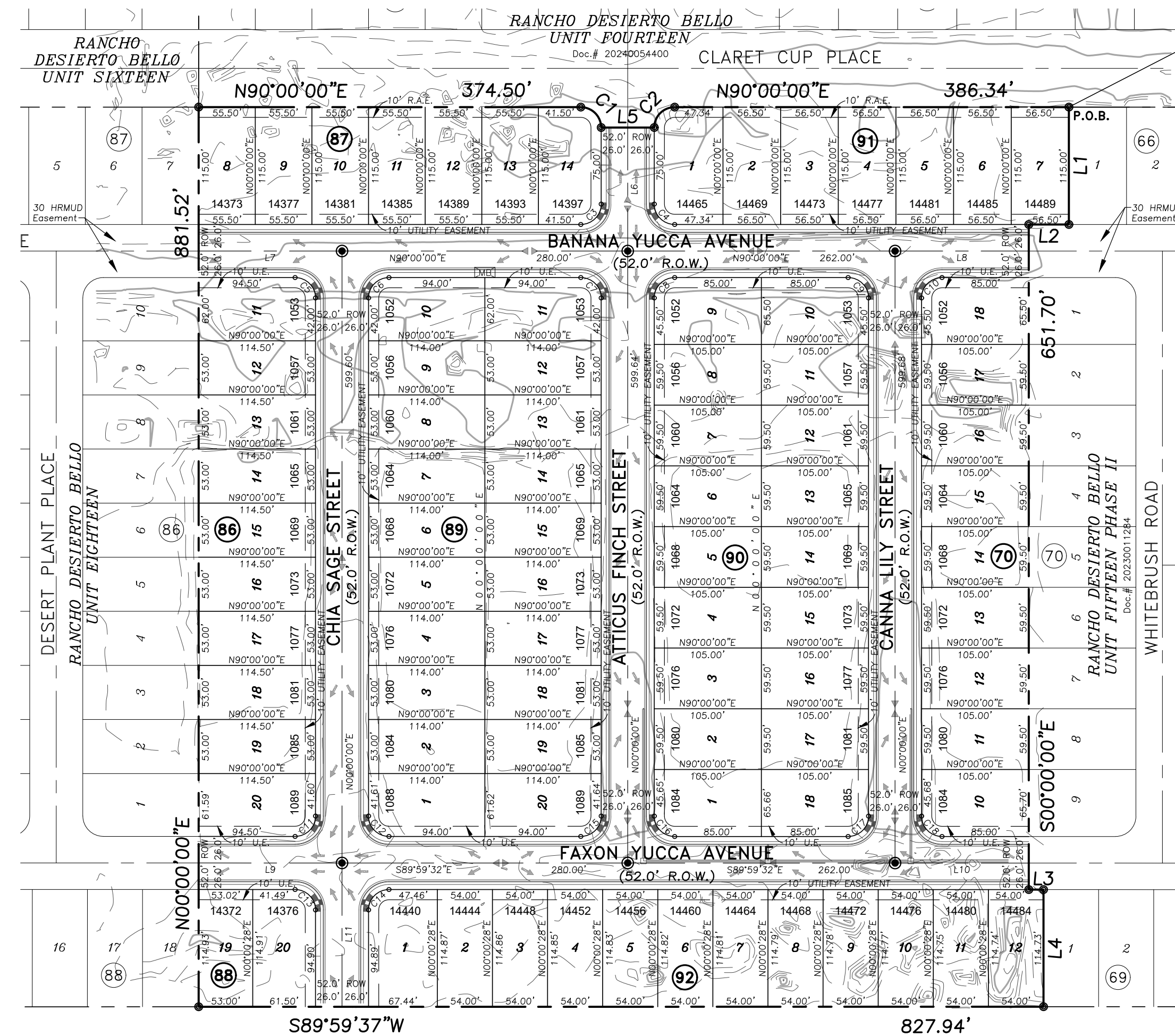
- SUBDIVISION BOUNDARY LINE
- STREET RIGHT OF WAY
- STREET CENTERLINE
- EASEMENT LINE
- U.S. POSTAL SERVICE COLLECTION BOX UNITS
- 12 BLOCK NUMBER
- 14333 LOT NUMBER
- EXISTING GROUND CONTOUR LINES
CONTOUR INTERVAL = 1.0 FOOT
- PROPOSED CITY MONUMENT
- R.A.E. RESTRICTIVE ACCESS EASEMENT
- U.E. UTILITY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

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

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

LEIGH CLARK SURVEY
No. 297

562°44'20"W
2265.03'



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

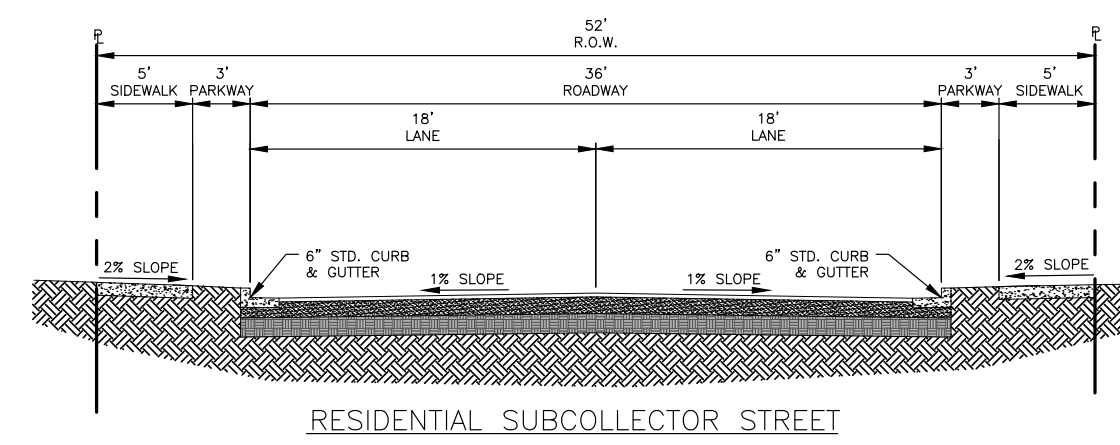
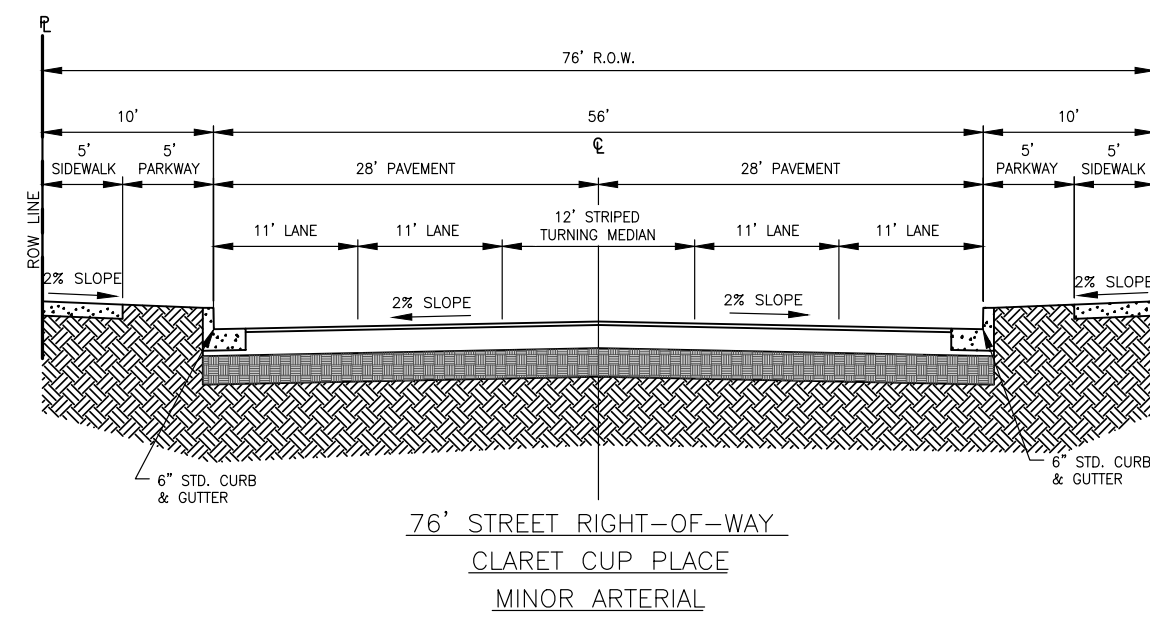


RANCHO DESIERTO BELLO UNIT NINETEEN

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	6,042	0.139
Block 89, Lot 19	6,792	0.156
Block 89, Lot 20	6,940	0.159
Block 90, Lot 01	6,808	0.156
Block 90, Lot 02	6,248	0.143
Block 90, Lot 03	6,248	0.143
Block 90, Lot 04	6,248	0.143
Block 90, Lot 05	6,248	0.143
Block 90, Lot 06	6,248	0.143
Block 90, Lot 07	6,248	0.143
Block 90, Lot 08	6,248	0.143
Block 90, Lot 09	6,792	0.156
Block 90, Lot 10	6,792	0.156
Block 90, Lot 11	6,248	0.143
Block 90, Lot 12	6,248	0.143
Block 90, Lot 13	6,248	0.143
Block 90, Lot 14	6,248	0.143
Block 90, Lot 15	6,248	0.143
Block 90, Lot 16	6,248	0.143
Block 90, Lot 17	6,248	0.143
Block 90, Lot 18	6,809	0.156

PLAT NOTES AND RESTRICTIONS

- BEARINGS ARE BASED ON UNDERLYING DEEDS.
- = THIS SYMBOL REPRESENTS ALL PROPOSED STREET MONUMENTS LOCATIONS.
- ☐ = THIS SYMBOL REPRESENTS U.S. POSTAL SERVICE COLLECTION BOX UNITS. POSTAL SERVICE WITHIN THE SUBDIVISION WILL BE PROVIDED USING NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
- ACCORDING TO THE FEDERAL EMERGENCY MAPPING AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 480212 0250B, DATED SEPTEMBER 4, 1991, THIS PROPERTY APPEARS TO LIE WITHIN ZONE "X" WHICH BY 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
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-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
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

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

Application Description:

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:

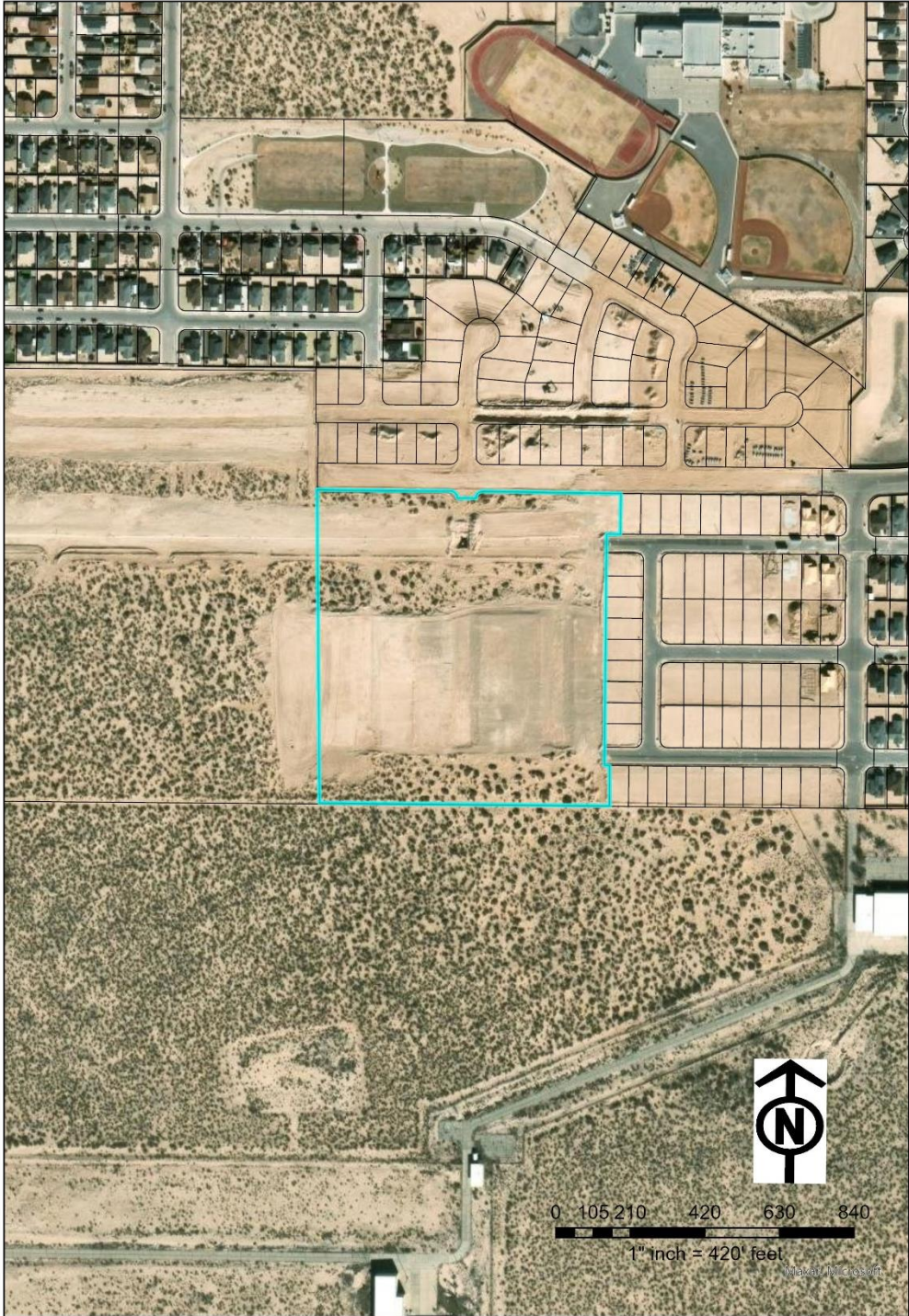
No comments

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**

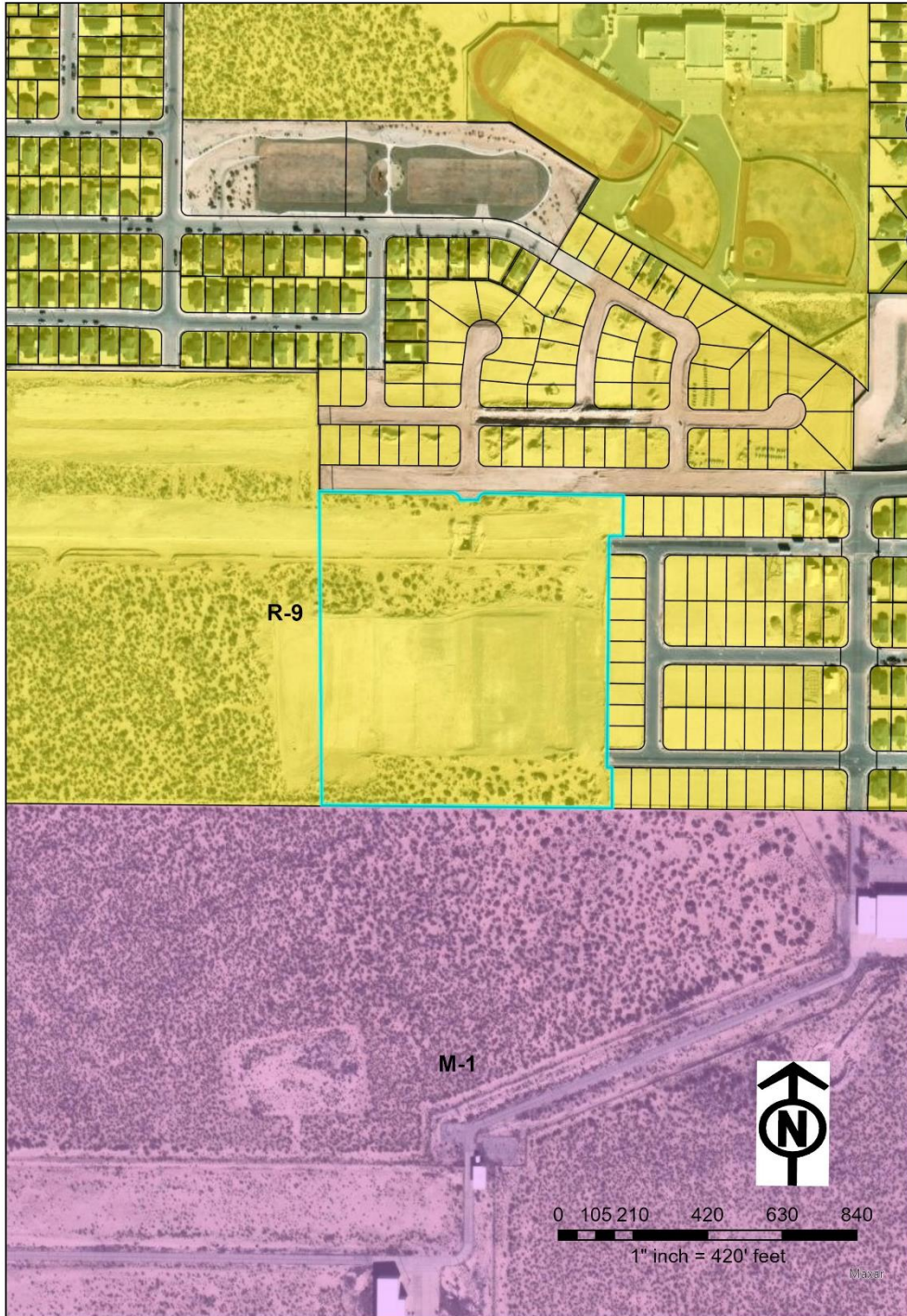
Attachment 1: Aerial Map

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

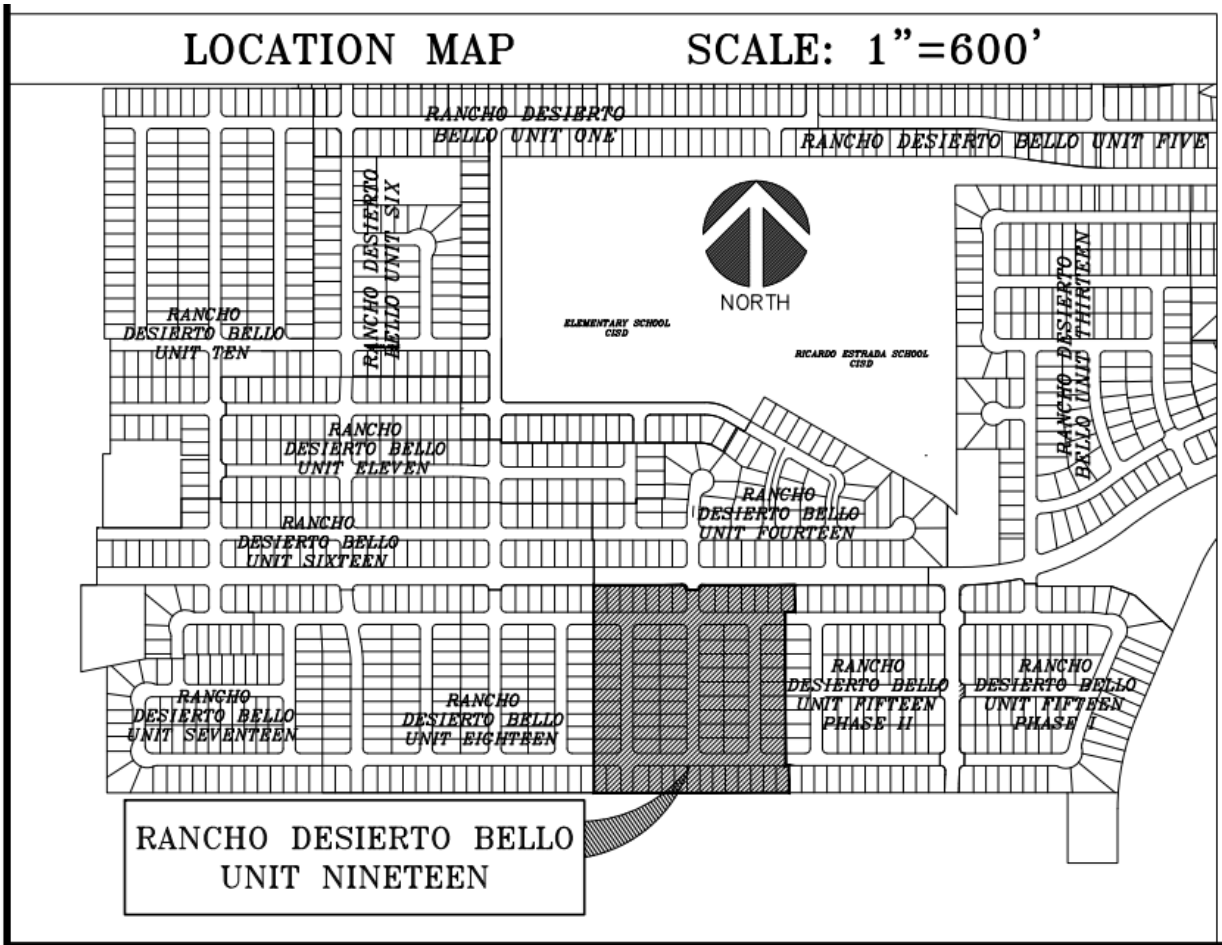


Attachment 2: Zoning Designation Map

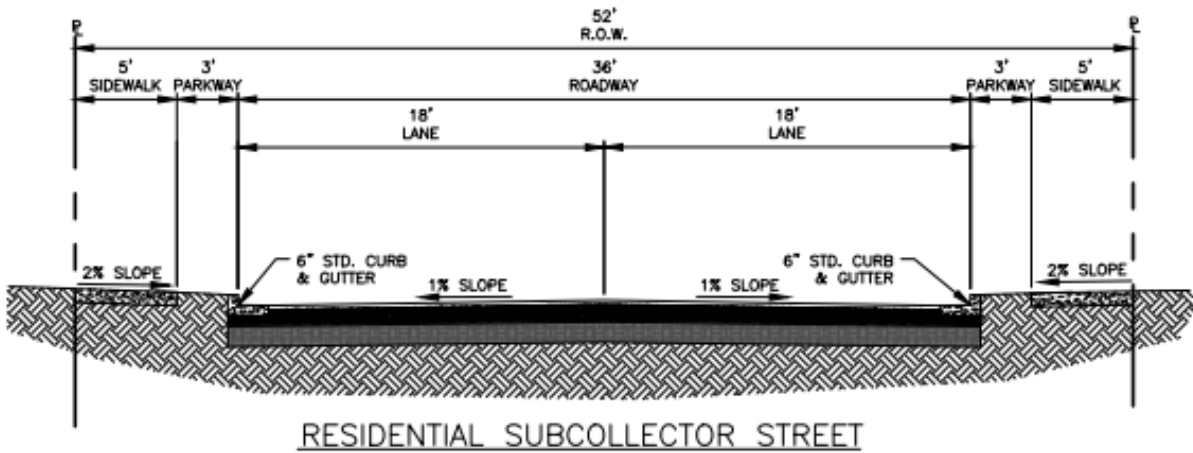
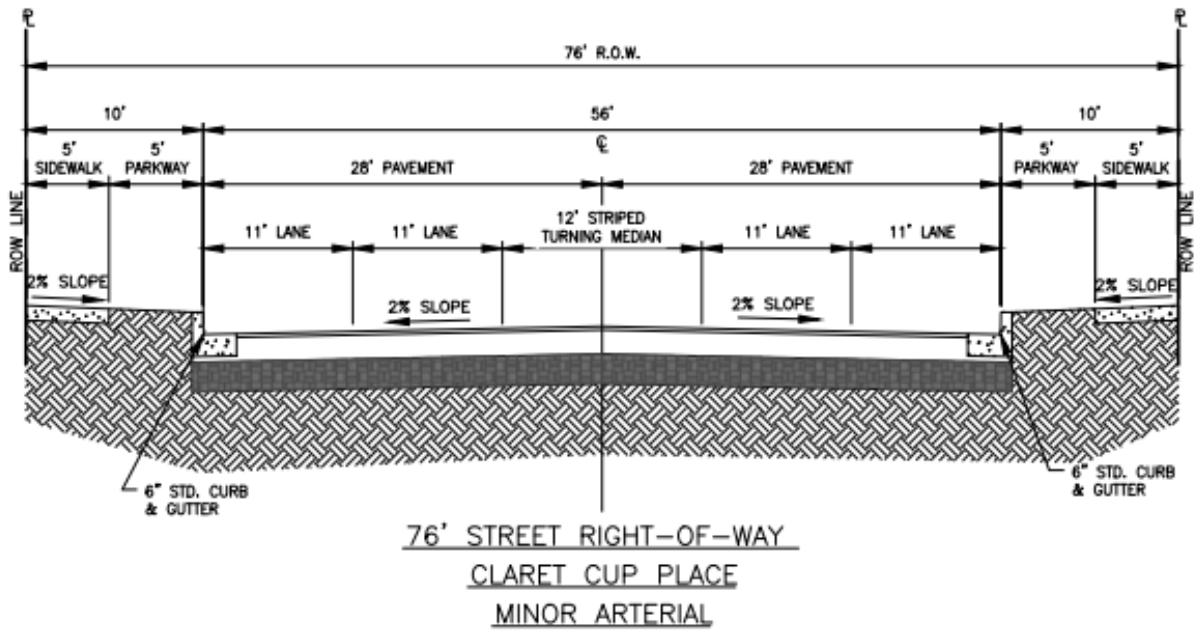
**Planning & Zoning Commission
Rancho Desierto Bello Unit 19
Case No. SDP25-0003**



Attachment 3: Location Map



Attachment 5 – Existing Right-of-Way Cross Section



Attachment 6: Preliminary Online Application



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

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	_____	_____		_____	_____
COMMERCIAL	_____	_____	TOTAL NO. SITES	<u>85</u>	_____
INDUSTRIAL	_____	_____	TOTAL (GROSS) ACREAGE	<u>16.576</u>	_____

3. WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? N/A PROPOSED ZONING N/A

4. WILL THE RESIDENTIAL SITES, AS PROPOSED, PERMIT DEVELOPMENT IN FULL COMPLIANCE WITH ALL ZONING REQUIREMENTS OF THE EXISTING RESIDENTIAL ZONE(S)? YES NO

5. WHAT TYPE OF UTILITY EASEMENTS ARE PROPOSED? UNDERGROUND OVERHEAD COMBINATION

6. WHAT TYPE OF DRAINAGE IS PROPOSED? (IF APPLICABLE LIST MORE THAN ONE) Underground storm sewer system to existing retention pond.

7. IF SINGLE-FAMILY OR DUPLEX DEVELOPMENT IS PROPOSED: AVERAGE FLOOR AREA OF HOUSES N/A

8. ARE SPECIAL IMPROVEMENTS PROPOSED IN CONNECTION WITH THE DEVELOPMENT? YES NO

9. IS A MODIFICATION OF ANY PORTION OF THE SUBDIVISION ORDINANCE PROPOSED? YES NO
 IF 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)

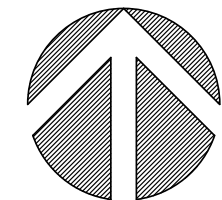
17. APPLICANT TRE & Associates, LLC 110 Mesa Park Dr. Ste. 200 El Paso, TX 79912 DHernandez@tr-eng.com (915) 852-9093
(NAME & ADDRESS) (EMAIL) (PHONE)

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

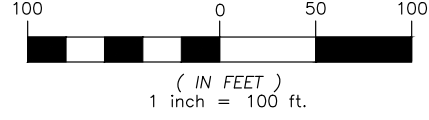
RANCHO DESIERTO BELLO UNIT EIGHTEEN

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



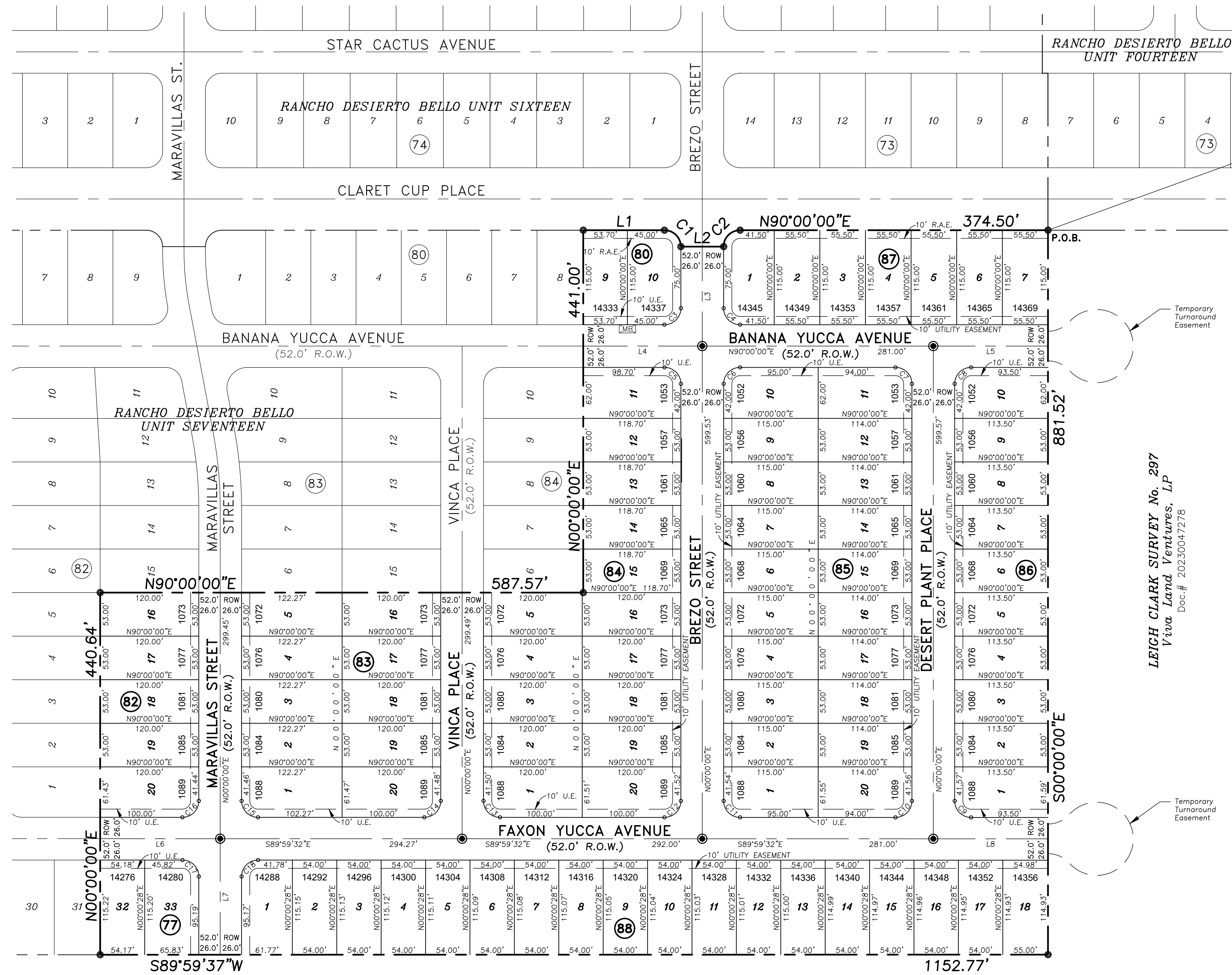
NORTH

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

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

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

LEIGH CLARK SURVEY
No. 297

57°06'13"W
3048.39'

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 Isabel Vasquez, P.E.,
Vice President

FILING

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

County Clerk

by Deputy

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

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

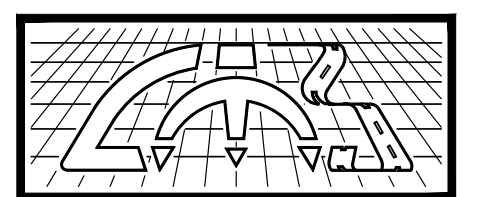
LARRY L. DREWES, R.P.L.S.
Registered Professional Land Surveyor
Texas License No. 4869

ENGINEER



Engineering Solutions
TYPE FIRM No. 15867

SURVEYOR



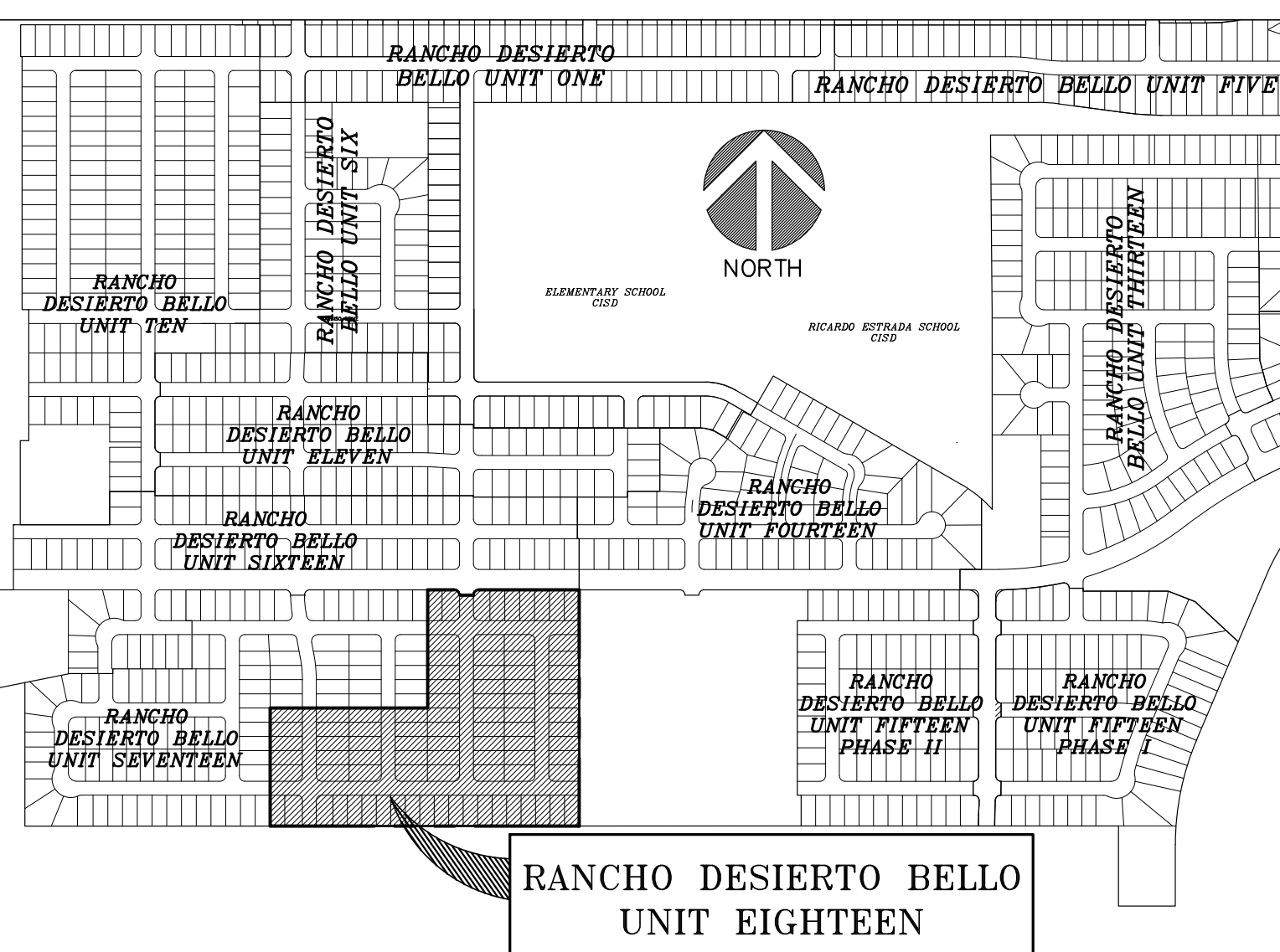
Land-Mark Professional
Surveying, Inc.
1420 Bessemer Drive, Suite 'A'
El Paso, Texas 79936
(915) 598-1300
Texas Licensed Surveying Firm
Registration Number: 10125900
email: Lory@land-marksurvey.com
"Serving Texas, New Mexico
and Arizona"

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

EGAN, MICHAEL S.
Doc.# 20170017647

LOCATION MAP

SCALE: 1"=600'



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°06'13" West, a distance of 3048.29 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)

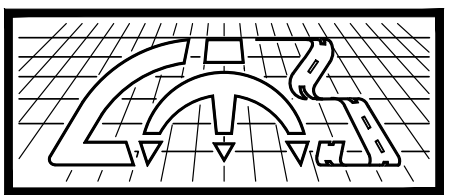
OWNER
VIVA LAND VENTURES, LP
11427 ROJAS DRIVE
EL PASO, TEXAS 79936
(915)859-8900
CONTACT: GREG DIDONNA

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



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

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

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

Address/Location: West of Darrington Rd and South of Claret Cup Pl
Property ID Nos.: X29700000000080
Legal Description: A portion of Leigh Clark Survey No. 297, Town of Horizon City, El Paso County, Texas
Property Owner: Viva Land Ventures, LP.
Applicant/Rep.: TRE & Associates
Nearest Park: LTV Park
Nearest School: Ricardo Estrada Middle School

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

Application Description:

Final Subdivision:

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

Cumulative Parkland Dedication:

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

Staff Recommendation:

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

Planning Division Comments:

No comments

Town Engineer Comments:

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

El Paso 9-1-1 District Comments:

No comments

TxDOT Comments:

El Paso Electric Company:

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

Texas Gas Service:

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

El Paso Natural Gas / Kinder Morgan:

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

Clint Independent School District:

No comments

EPCAD

No comments

HRMUD:

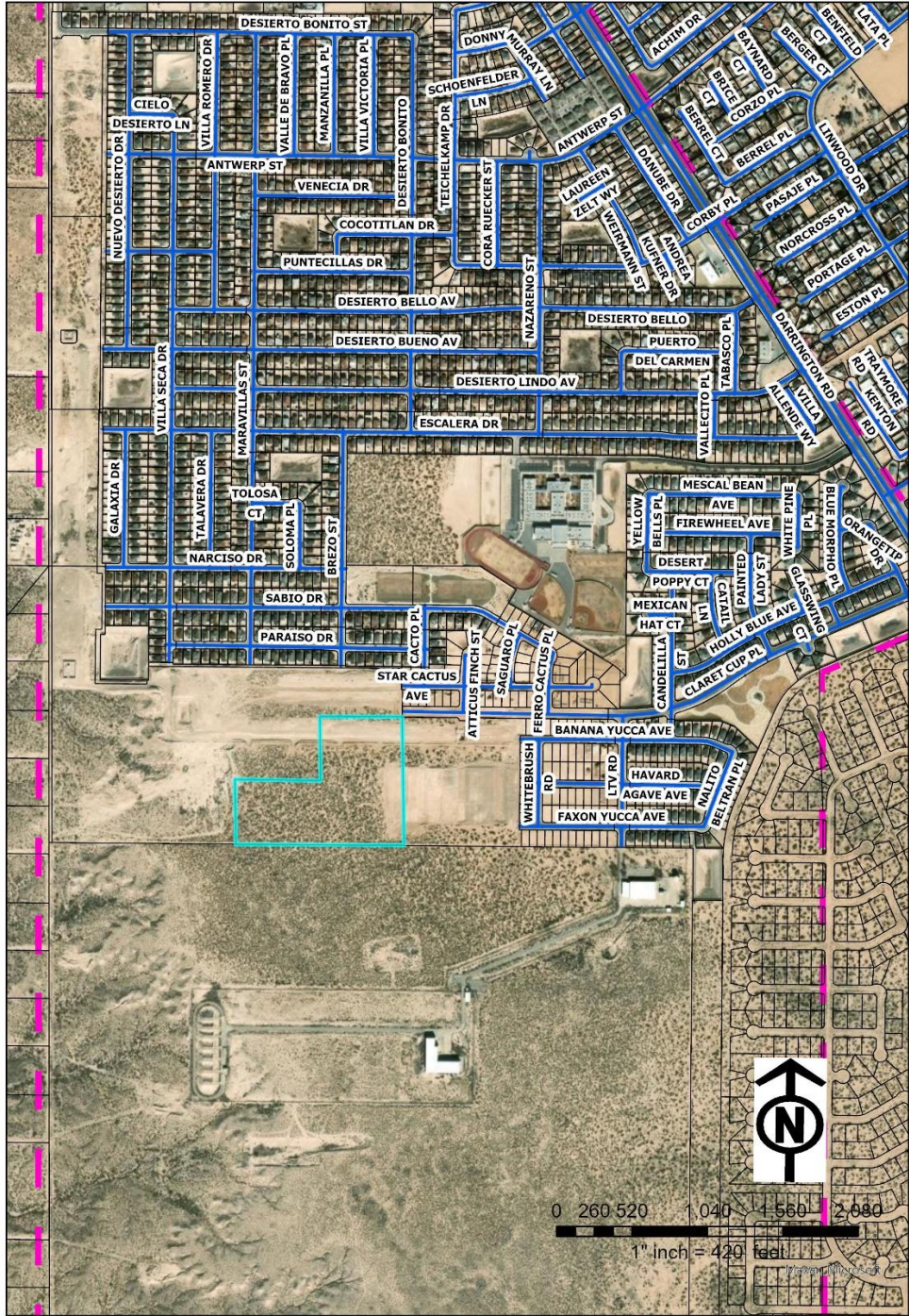
No comments

Attachments:

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

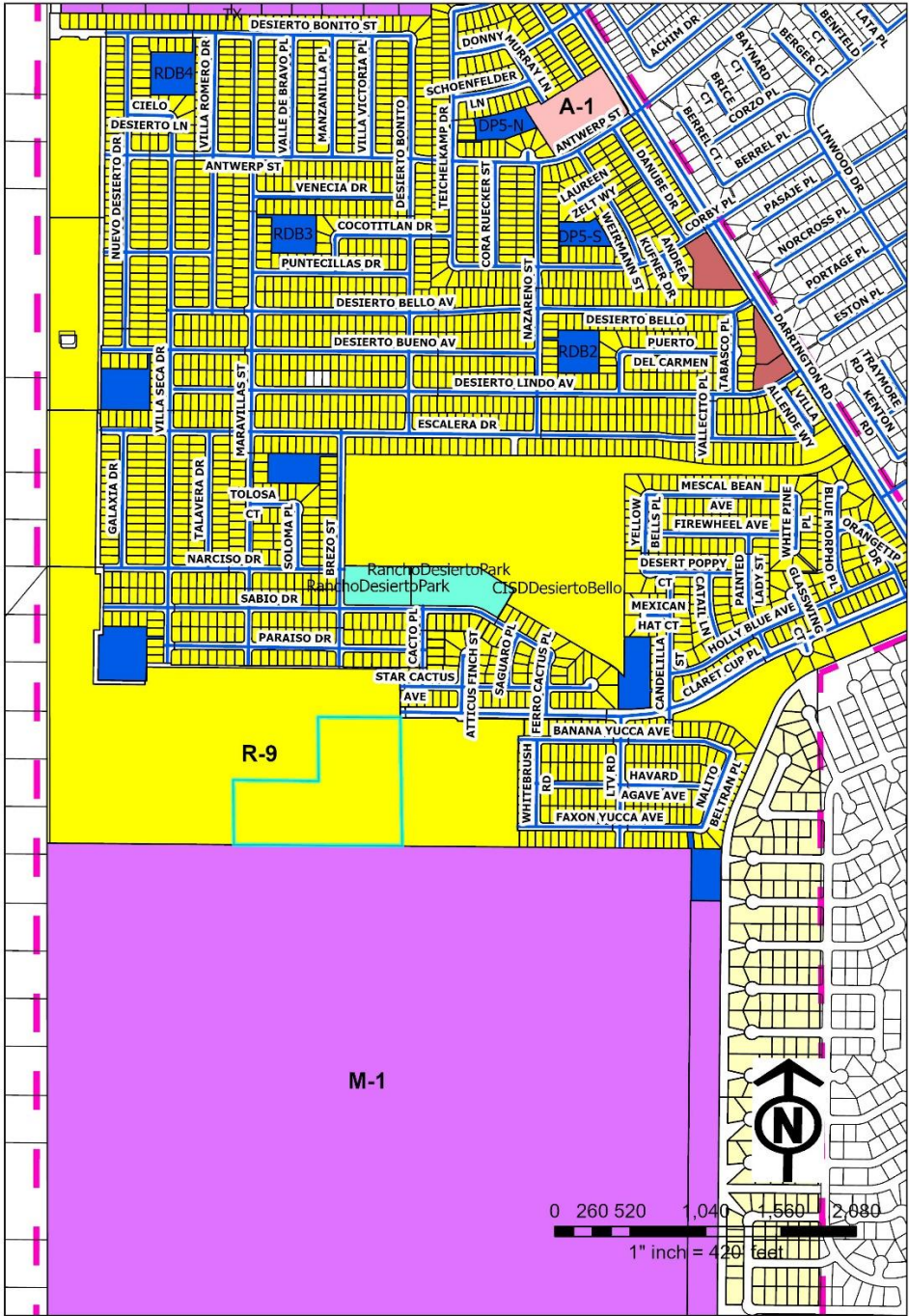
Attachment 1: Aerial Map

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

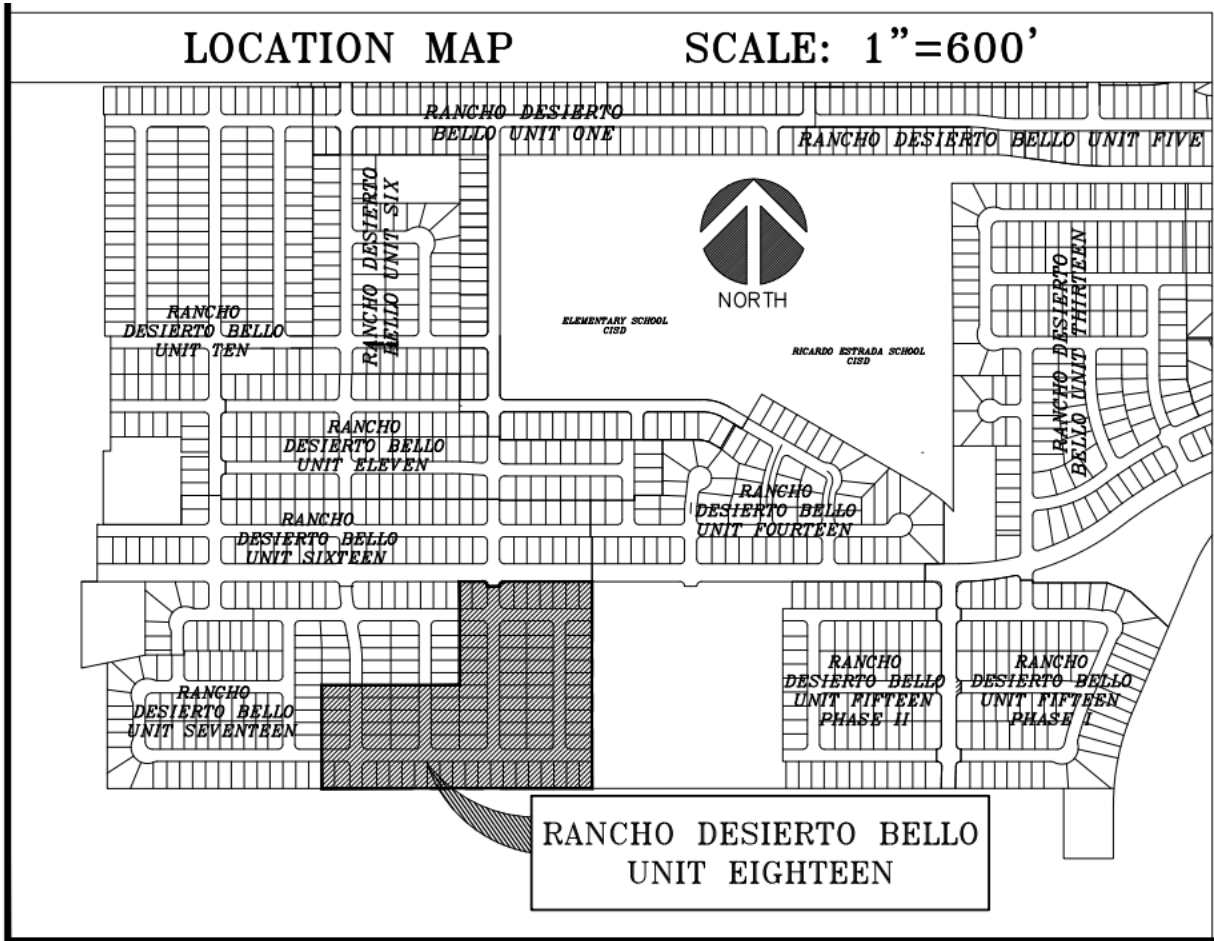


Attachment 2: Zoning Designation Map

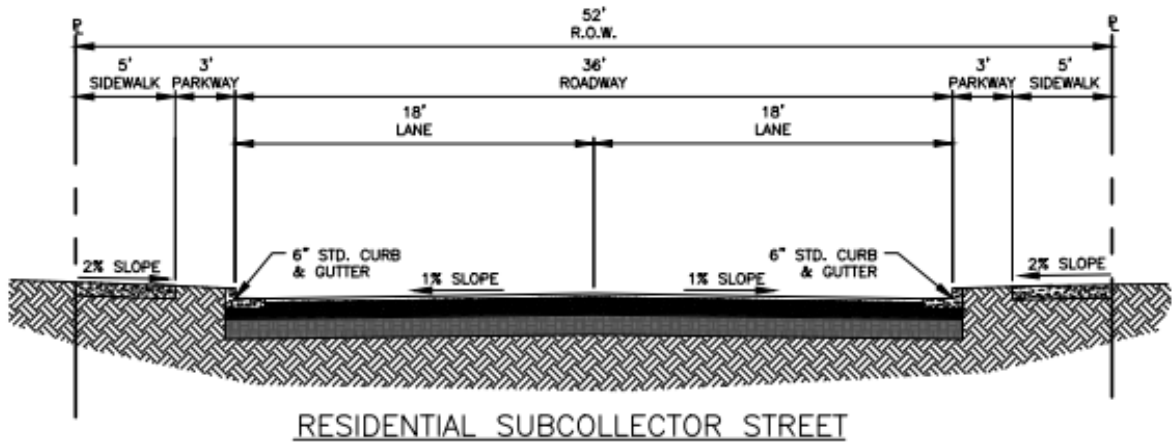
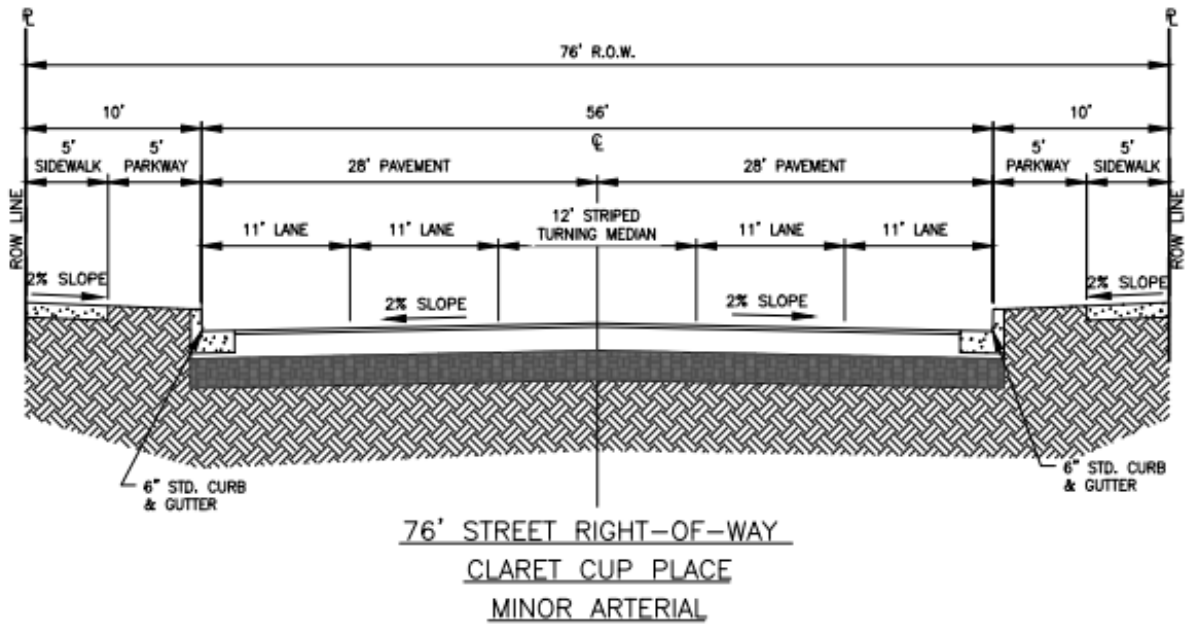
Planning & Zoning Commission
Rancho Desierto Bello Unit 18
Case No. SDP25-0001



Attachment 3: Location Map



Attachment 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	_____	_____	TOTAL NO. SITES	<u>89</u>	_____
COMMERCIAL	_____	_____	TOTAL (GROSS) ACREAGE	<u>17.353</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 "YES", PLEASE LIST SECTION & EXPLAIN THE NATURE OF THE MODIFICATION _____

10. WHAT TYPE OF LANDSCAPING IS PROPOSED? PARKWAY MEDIANS OTHER N/A

11. REMARKS AND/OR EXPLANATION OF SPECIAL CIRCUMSTANCES: _____

12. WILL PLAT BE RECORDED PRIOR TO SUBDIVISION IMPROVEMENTS BEING COMPLETED & APPROVED? YES NO N/A INITIALS D.H.
 IF YES, submit REQUIRED GUARANTEE (SECTION 4.10.3 & 8.1.7, Municode Chapter 10) OR Improvement Cost Estimates & Construction Agreement

13. WILL ANY RESTRICTIONS AND COVENANTS BE RECORDED WITH PLAT? YES NO INITIALS D.H. IF YES, PLEASE SUBMIT COPY.

14. OWNER OF RECORD Viva Land Ventures, LP 11427 Rojas El Paso, TX 79936 greg@vivacf.net 915-859-8900
(NAME & ADDRESS) (EMAIL) (PHONE)

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

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

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

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

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

Applicant Signature *Dmuse* EMAIL *dhernandez@tr-eng.com*

APPLICATION MUST BE COMPLETE & VALIDATED PRIOR TO SUBDIVISION PROCESSING
 Acceptance of fee does not grant acceptance of application.
 Non Refundable Deposit \$900.00 | Application Fee: \$1600.00



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

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 Ponding .
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 T3: Suburban .
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 T4: Urban .
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 T5: Mixed-Use .
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 Civic .

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:

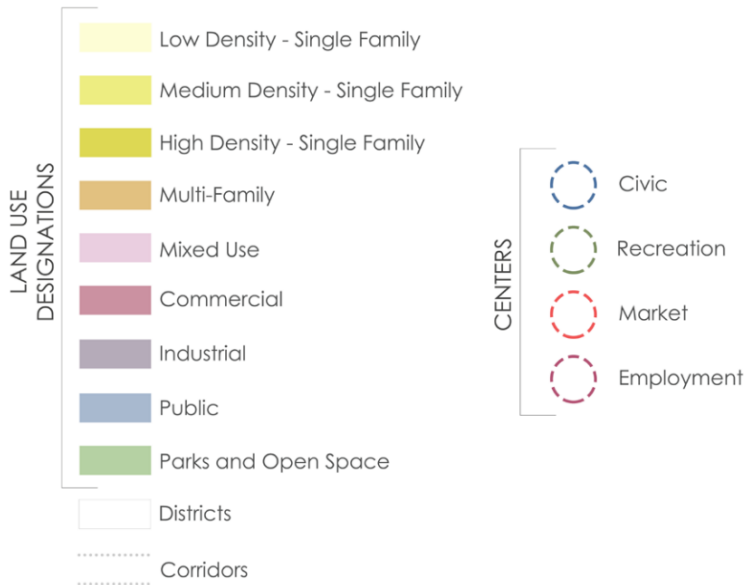
In accordance with Section 211.007 of the Texas Local Government Code, notices of the June 16, 2025, public hearing were sent to the school district of jurisdiction and to those property owners within 200 feet of the subject property on May 29, 2025, and posted in the El Paso Times on May 31, 2025. In 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

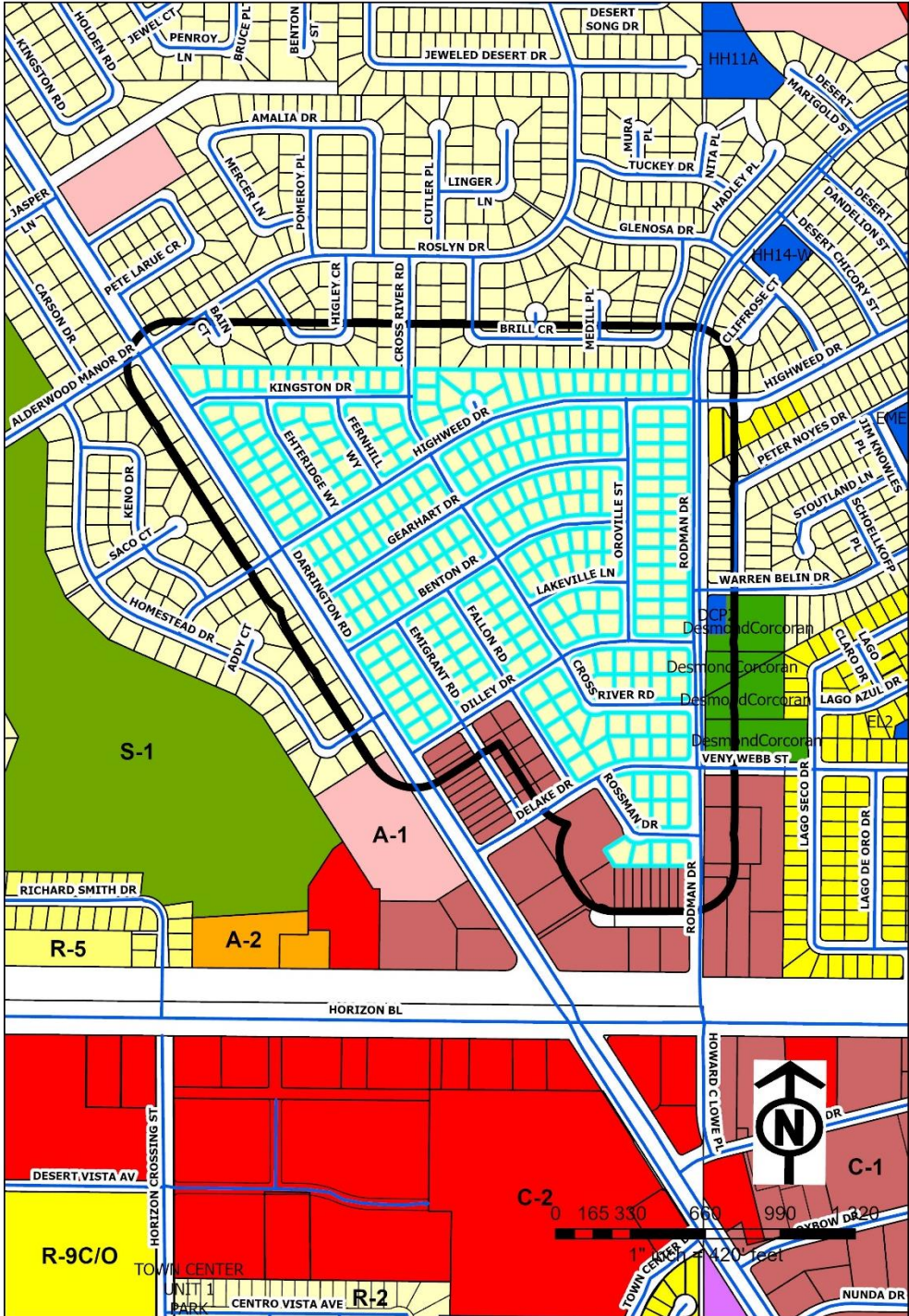
4 - Future Land Use Map (Comp Plan)

5 – Survey Maps

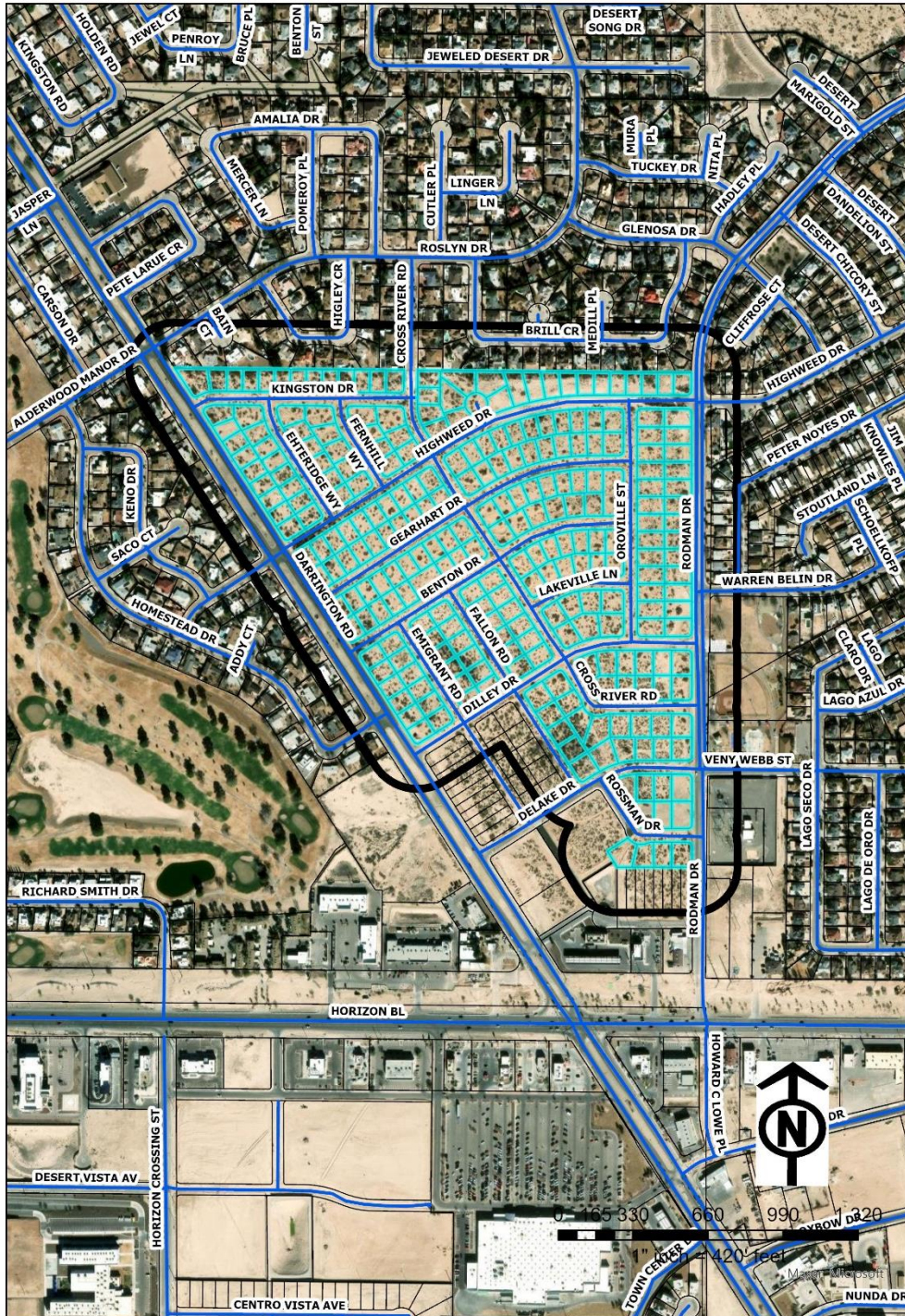
6 – Conceptual Plan

Attachment 1: Current Zoning Designation

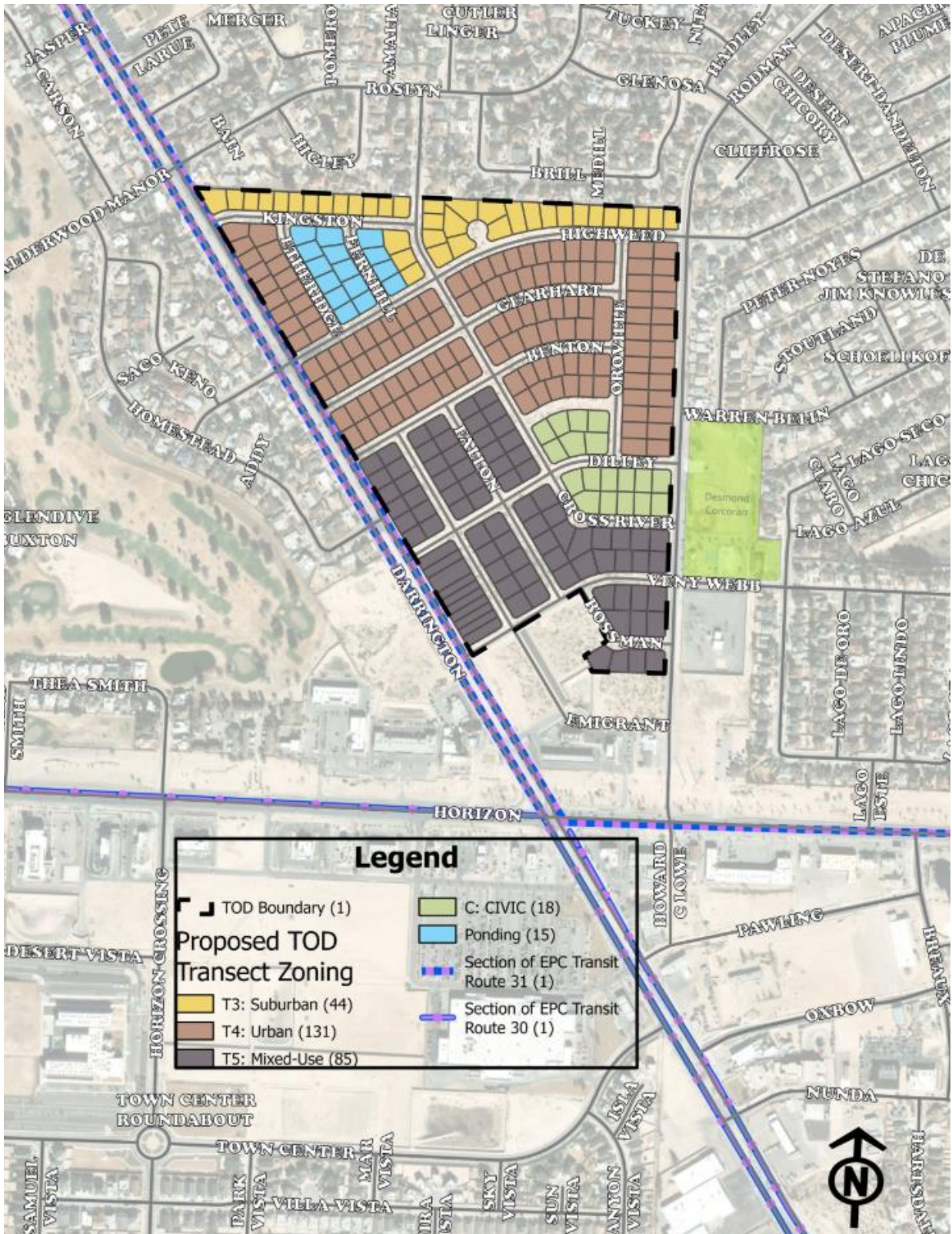
**Planning & Zoning Commission
City Initiative Rezoning of TOD Area
Case No. ZR25-0001**



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



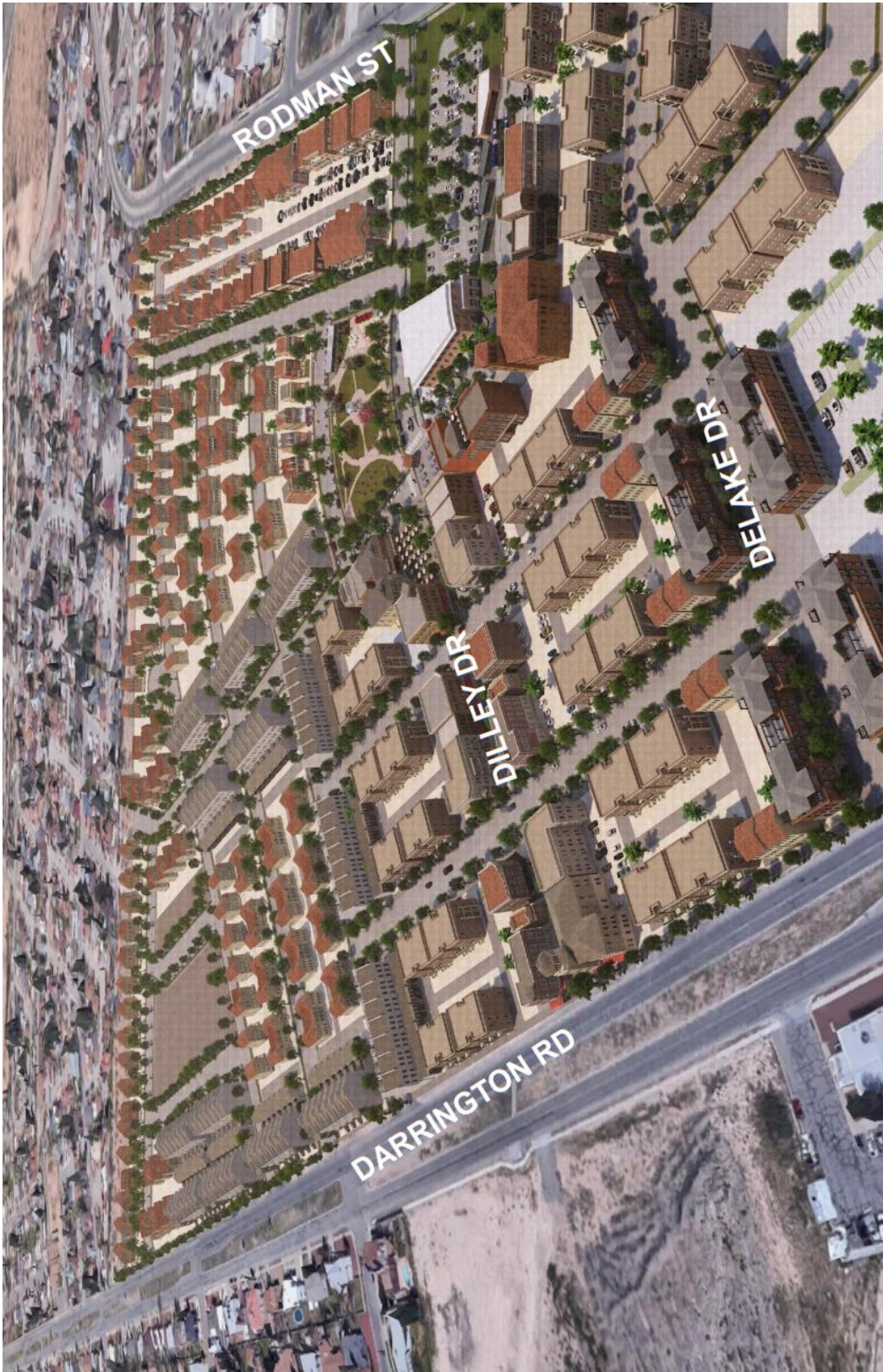
Attachment 3: Proposed Rezoning



Attachment 4: Future Land Use Map



Attachment 6: Conceptual Plan





MINUTES – REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
HELD ON MONDAY, APRIL 21, 2025 @ 6:00 PM
15001 DARRINGTON RD., HORIZON CITY, TEXAS 79928

1. **CALL MEETING TO ORDER & DETERMINATION OF QUORUM-PLEDGE OF ALLIGIEANCE**

Quorum established and meeting called to order at 6:00 pm.

2. **COMMISSION MEMBERS ATTENDANCE: MELENDEZ, BERRY, AVILA, GARDEA, CORRAL, BORREGO
COMMISSIONERS EXCUSED AND UNEXCUSED: COMMISSIONERS JOLLEY AND RODRIGUEZ EXCUSED**

ACTION: Motion made by **GARDEA**, 2nd by **CORRAL** to excuse absent Planning & Zoning Commission members.

AYES: MELENDEZ, BERRY, AVILA, GARDEA, CORRAL, BORREGO

ABSTAIN:

MOTION CARRIED

3. **OPEN FORUM:** NOTE: The Planning & Zoning Commission encourages public comment on all matters of interest listed on this agenda. Speakers from the audience will be given an opportunity to discuss each item in the order in which it appears on the agenda, prior to the Commission discussing the item unless otherwise approved by the Chairman. A "Speaker Request" form is available for those who wish to sign up on the day of the meeting. This form is also available in advance by downloading the attached form. Please submit the "Speaker Request" form completely filled out to the Board Secretary prior to the meeting. The Commission retains the option to set reasonable limits on the number, frequency, and length of presentations. Please contact the Board Secretary at (915) 852-1046 Ext. 404 with any additional questions.

No one signed up to speak.

4. **PUBLIC HEARINGS**

NOTICE TO THE PUBLIC AND APPLICANTS The staff report for an agenda item may include conditions, exceptions or modifications. The Commission's motion to approve an item in accordance with the staff report or with all staff comments means that any modification, waivers, exceptions requested by the applicant and recommended for approval by staff and any staff recommended conditions, have been approved, without necessitating that the Commission restate the modifications, exceptions, waivers, or conditions as part of the motion to approve and that any findings required to be made by the Commission, have been made. If the Commission does not wish to approve an exception or modification, or require a condition, then the Commission's motion will state which have not been approved, otherwise, the staff report, with all modifications, exceptions and conditions, is approved and the applicant shall comply with all provisions of the staff report.

4A. **DISCUSSION**

Xavi Perez

Presentation by Borderland Community Adventures a Non Profit Organization, Xavi Perez on the benefit of cycling.

4B. **DISCUSSION AND RECOMMENDATION:**

Chief Planner

On the resubmitted **Replat** application for **Horizon Manor, Unit Three Replat "A" (Case No. RP-002460-2020)**, legally described as a portion of Lot 19, Block 9, Horizon Manor Unit Three, Town of Horizon City, El Paso County, Texas.

Containing 7.9365 acres ±. Application submitted by CAD Consulting Co. (**Postponed at the March 17, 2025 P&Z Meeting**)

ACTION: Motion made by **CORRAL** , 2nd by **GARDEA** to postpone Replat request to May 19, 2025 Planning and Zoning Meeting.



MINUTES – REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
HELD ON MONDAY, APRIL 21, 2025 @ 6:00 PM
15001 DARRINGTON RD., HORIZON CITY, TEXAS 79928

AYES: MELENDEZ, BERRY, AVILA, GARDEA, CORRAL, BORREGO

ABSTAIN:

MOTION CARRIED

4C. DISCUSSION AND RECOMMENDATION:

Chief Planner

On the submitted **Replat** application for **Martinez Subdivision (Case No. SUC25-0003)**, legally described as a portion of Lot 8, Block 353, Horizon City Unit Forty-Seven, El Paso County, Texas. Containing 1.5071 acres ±. Application submitted by Sitework Engineering.

STAFF COMMENT: Mr. Rubio presented the subdivision application and made a floor amendment to correct the name of the subdivision from Martinez Subdivision to Horizon City Unit Forty Seven Replat A based on comments from El Paso County.

ACTION: Motion made by **CORRAL** , 2nd by **BORREGO** to recommend approval of Horizon City Unit Forty Seven Replat A subject to pending comments, beign addressed prior to City Council.

AYES: MELENDEZ, BERRY, AVILA, GARDEA, CORRAL, BORREGO

ABSTAIN:

MOTION CARRIED

4D. DISCUSSION AND RECOMMENDATION:

Chief Planner

On the submitted **Final Subdivision Plat** application for **Verdancia Unit 1 (Case No. SDF25-0001)**, allow recording of the final plat prior to the completion of all required improvements secured by sufficient bond and to authorize the Mayor to sign the recording plat. Legally described as Being All of Tract 1, 2F, 3D, and 3H, and a Portion of Tract 2, 3 and 3B, Section 30, Block 78, Township 3, Texas and Pacific Railway Company Survey and Vacating Portions of Town of Horizon City Right-Of-Way, El Paso County, Texas. Containing 103.068 acres ±. Application submitted by Applicant/Representative: CEA Group.

STAFF COMMENT: Mr. Rubio confirmed all comments have been addressed.

ACTION: Motion made by **CORRAL** , 2nd by **GARDEA** to recommend approval of Verdancia Unit 1 Final Subdivision Plat.

AYES: MELENDEZ, BERRY, AVILA, GARDEA, CORRAL, BORREGO

ABSTAIN:

MOTION CARRIED

4E. DISCUSSION AND RECOMMENDATION:

Chief Planner

On the **Preliminary Subdivision Plat** application for **Verdancia Unit 2 (Case No. SDP25-0002)**, legally described as Being A Portion Of Section 32, Block 78, Township 3, Texas And Pacific Railway Company Surveys, El Paso County, Texas. Containing 69.31 acres ±. Application submitted by Applicant/Representative: CEA Group.



MINUTES – REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
HELD ON MONDAY, APRIL 21, 2025 @ 6:00 PM
15001 DARRINGTON RD., HORIZON CITY, TEXAS 79928

ACTION: Motion made by **GARDEA** , 2nd by **BORREGO** to recommend approval of Verdancia Unit 2 Preliminary Subdivision Plat subject to minor comments beign address prior to City Council.

AYES: MELENDEZ, BERRY, AVILA, GARDEA, CORRAL, BORREGO

ABSTAIN:

MOTION CARRIED

5. **OTHER BUSINESS**

5A. **DISCUSSION AND ACTION:**

On the Regular Planning and Zoning meeting minutes for the meeting held on March 17, 2025.

ACTION: Motion made by **GARDEA**, 2nd by **CORRAL** to approve March 17, 2025 regular meeting minutes.

AYES: MELENDEZ, BERRY, AVILA, GARDEA, CORRAL, BORREGO

ABSTAIN:

MOTION CARRIED

5B. **DISCUSSION AND ACTION:**

On the Special Planning and Zoning meeting minutes for the meeting held on March 24, 2025.

ACTION: Motion made by **GARDEA**, 2nd by **BERRY** to table the special meeting minutes for March 24, 2025, special meeting minutes, to May 19, 2025, to allow staff time to provide a revised and clean copy.

AYES: MELENDEZ, BERRY, AVILA, GARDEA, CORRAL, BORREGO

ABSTAIN:

MOTION CARRIED

6. **ANNOUNCEMENTS**

6A. The next regular scheduled meeting: **Monday, May 19, 2025 at 6pm.**

EXECUTIVE SESSION

The Planning and Zoning Commission of the Town of Horizon City may recess into Executive Session pursuant to the Texas Government Code, Chapter 551, Subchapter D, under Article 551.071 – Consultation with Attorney; 551.072 – Deliberation regarding Real Property; and 551.087 – Deliberation regarding Economic Development Negotiations.

ADJOURNMENT: The meeting adjourned at 7:38 pm.

ACTION: ADJOURNMENT

AYES: MELENDEZ, BERRY, AVILA, GARDEA, CORRAL, BORREGO

MOTION CARRIED



MINUTES – REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
HELD ON MONDAY, APRIL 21, 2025 @ 6:00 PM
15001 DARRINGTON RD., HORIZON CITY, TEXAS 79928

Roberto Avila – Chair

(Date)

ATTEST:

David Ruiz - Planning Specialist

DISTRIBUTION OF MINUTES:

Original: Horizon City Administrative File
Copy: Planning and Zoning Commission
Posted: Internet Website: www.horizoncity.org



**MINUTES – SPECIAL MEETING
OF THE PLANNING AND ZONING COMMISSION
HELD ON MONDAY, MARCH 24, 2025 @ 6:00 PM
15001 DARRINGTON RD., HORIZON CITY, TEXAS 79928**

1. CALL MEETING TO ORDER & DETERMINATION OF QUORUM-PLEDGE OF ALLIGIEANCE

Quorum established and meeting called to order at 6:00 pm.

**2. COMMISSION MEMBERS ATTENDANCE:
COMMISSIONERS EXCUSED AND UNEXCUSED:**

ACTION: Motion made by **CORRAL**, 2nd by **GARDEA** to excuse absent Planning & Zoning Commission members.

AYES: **JOLLEY, MELENDEZ, RODRIGUEZ, AVILA, GARDEA, CORRAL**

ABSTAIN:

MOTION CARRIED

3. OPEN FORUM: NOTE: The Planning & Zoning Commission encourages public comment on all matters of interest listed on this agenda. Speakers from the audience will be given an opportunity to discuss each item in the order in which it appears on the agenda, prior to the Commission discussing the item unless otherwise approved by the Chairman. A "Speaker Request" form is available for those who wish to sign up on the day of the meeting. This form is also available in advance by downloading the attached form. Please submit the "Speaker Request" form completely filled out to the Board Secretary prior to the meeting. The Commission retains the option to set reasonable limits on the number, frequency, and length of presentations. Please contact the Board Secretary at (915) 852-1046 Ext. 404 with any additional questions.

No one signed up to speak.

4. PUBLIC HEARINGS

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4A. DISCUSSION AND RECOMMENDATION:

Chief Planner/Able City

On the presentation by Able City on the new zoning code for the Transit-Oriented Development area.

ACTION: Motion made by **GARDEA**, 2nd by **CORRAL** unanimously recommended conditional approval of the Transit Oriented Development Code of Regulations subject revisions recommended by the P&Z be made prior to the City Council Meeting.

AYES: **JOLLEY, MELENDEZ, RODRIGUEZ, AVILA, GARDEA, CORRAL**

ABSTAIN:

MOTION CARRIED

5. ANNOUNCEMENTS

5A. The next regular scheduled meeting: **Monday, April 21, 2025, at 6pm.**



**MINUTES – SPECIAL MEETING
OF THE PLANNING AND ZONING COMMISSION
HELD ON MONDAY, MARCH 24, 2025 @ 6:00 PM
15001 DARRINGTON RD., HORIZON CITY, TEXAS 79928**

EXECUTIVE SESSION

The Planning and Zoning Commission of the Town of Horizon City may recess into Executive Session pursuant to the Texas Government Code, Chapter 551, Subchapter D, under Article 551.071 – Consultation with Attorney; 551.072 – Deliberation regarding Real Property; and 551.087 – Deliberation regarding Economic Development Negotiations.

ADJOURNMENT: The meeting adjourned at 7:49 pm.

ACTION: ADJOURNMENT

**AYES: JOLLEY, MELENDEZ, RODRIGUEZ, AVILA, GARDEA, CORRAL
MOTION CARRIED**

Roberto Avila – Chair (Date)

ATTEST:

David Ruiz - Planning Specialist

DISTRIBUTION OF MINUTES:

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