



HORIZON CITY

Incorporated 1988

**AGENDA
PUBLIC MEETING
REGULAR PLANNING AND ZONING MEETING
THE TOWN OF HORIZON CITY, TEXAS
Monday, September 15, 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, September 15, 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 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. **3**

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:

4

Planning Director

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 from the August 18, 2025 P&Z Meeting)

B. DISCUSSION AND RECOMMENDATION:

5

Planning Director

On the submitted **Preliminary Replat** application for **Horizon Manor Unit Three Replat "A" (Case No. SUC25-0004)**, legally described as a portion of Lot 19, Block 9, Horizon Manor Unit Three, Horizon, El Paso County, Texas. Containing 2.2603 acres ±. Applicant/Representative: SLI Engineering.

C. DISCUSSION AND RECOMMENDATION: 16

Planning Specialist

On the submitted **Combination-Preliminary & Final Subdivision Plat** applications for **Darrington Plaza Subdivision (Case No. SUC25-0005)**, and to authorize the Mayor to sign the recording plat, legally described as a Portion of Tract 1A, Section 42, Block 78, Township 3, Texas and Pacific Railroad Company Surveys, El Paso County, Texas. Containing 7.648 acres ±. Application submitted by Applicant/Representative: Del Rio Engineering.

D. DISCUSSION AND RECOMMENDATION: 29

Planning Director

On the resubmitted **Combination—Preliminary & Final Subdivision Plat** application for **Rancho Desierto Bello Unit 16 (Case No. SUC25-0006)** 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 21.481 ± acres. Application submitted by Applicant/Representative: TRE & Associates.

5. OTHER BUSINESS

A. DISCUSSION AND ACTION: 42

On the Planning and Zoning meeting minutes for the meeting held on June 16, 2025.

6. ANNOUNCEMENTS

A. The next regular scheduled meeting: **Monday, October 20, 2025 at 6pm.**

Adjournment:

Motion to Adjournment: _____ 2nd _____

Dated this Friday September 12, 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 September 12, 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.**



The Real Estate Agency

**4445 N Mesa St., Building B, Suite #121, El Paso, TX
79902**

September 04, 2025

We are requesting to withdraw the previously submitted application;

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)

Sincerely,

The Real Estate Agency Group, LLC.

A handwritten signature in black ink, appearing to read 'Jesus Villanueva', written over a horizontal line.

Mr. Jesus Villanueva
President



TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.: SDP25-0004 Horizon Manor Unit Three Replat A

Application Type: Preliminary Replat Application
P&Z Hearing Date: September 15, 2025
Staff Contact: Art Rubio, Chief Planner
 915-852-1046, Ext. 407; arubio@horizoncity.org

Address/Location: North of Opossum Cir. and West of Duanesburg St
Property ID Nos.: H79100300900190
Legal Description: A portion Lot 19, Block 9, Horizon Manor Unit Three, Horizon, El Paso County, Texas.
Property Owner: JPD Properties, LLC
Applicant/Rep.: SLI Engineering
Nearest Park: Golden Eagle Park
Nearest School: Frank Macias Elementary School

SURROUNDING PROPERTIES:		
	Zoning	Land Use
N	R-3	Residential
E	R-9	Residential
S	R-3	Residential
W	R-8	Residential
LAND USE AND ZONING:		
	Existing	Proposed
Land Use	Ponding	Residential Subdivision / Pond
Zoning	R-2 Residential	R-2 Residential

Application Description:

Preliminary Subdivision:

The proposed preliminary residential subdivision includes 16 lots for single-family residential development, the smallest lot measuring approximately 5,713.38 sq. ft. and the largest lot measuring approximately 6,498.41 sq. ft

Parkland Dedication and Fees

The density proposed by the applicant does not require parkland dedication. Parks fees in the amount of \$6,400 is required for 16 proposed lots at \$400.00 per unit, pursuant to Chapter 10 Subdivision Ordinance, Section 2.8 Parkland Dedication and Fees in Lieu.

Staff Recommendation:

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

Planning Division Comments:

- ~~1. Missing square footage of each proposed residential lot.~~
- ~~2. Please call out lot depth and width for each proposed residential lot.~~

Town Engineer Comments:

- ~~1. In accordance with Town of Horizon City Subdivision Ordinance 4.2.2.2, show key plan.~~
- ~~2. In accordance with Town of Horizon City Subdivision Ordinance 4.2.2.5, show pertinent existing utilities on adjacent roads such as water and sewer mains with respective sizes.~~
- ~~3. In accordance with Town of Horizon City Subdivision Ordinance 4.2.2.5, show the total acreage of each lot is to be indicated below the lot number.~~

El Paso 9-1-1 District Comments:

EL Paso County

TxDOT Comments:

El Paso Electric Company:

Please add a 10' wide utility easement to the front of the lots.

Texas Gas Service:

In reference to case Replat Application for "Horizon Manor Unit Three Replat "A", Texas Gas Service does not have any comments.

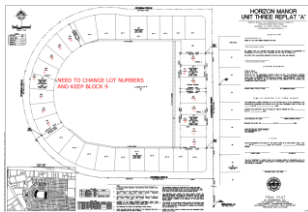
El Paso Natural Gas / Kinder Morgan:

Clint ISD:

El Paso Central Appraisal District Comments (EPCAD):

Please see attached map for comments for Horizon Manor #3 replat A from Central Appraisal

- ~~1. Need to change lot numbers and keep Block 9~~



HRMUD:

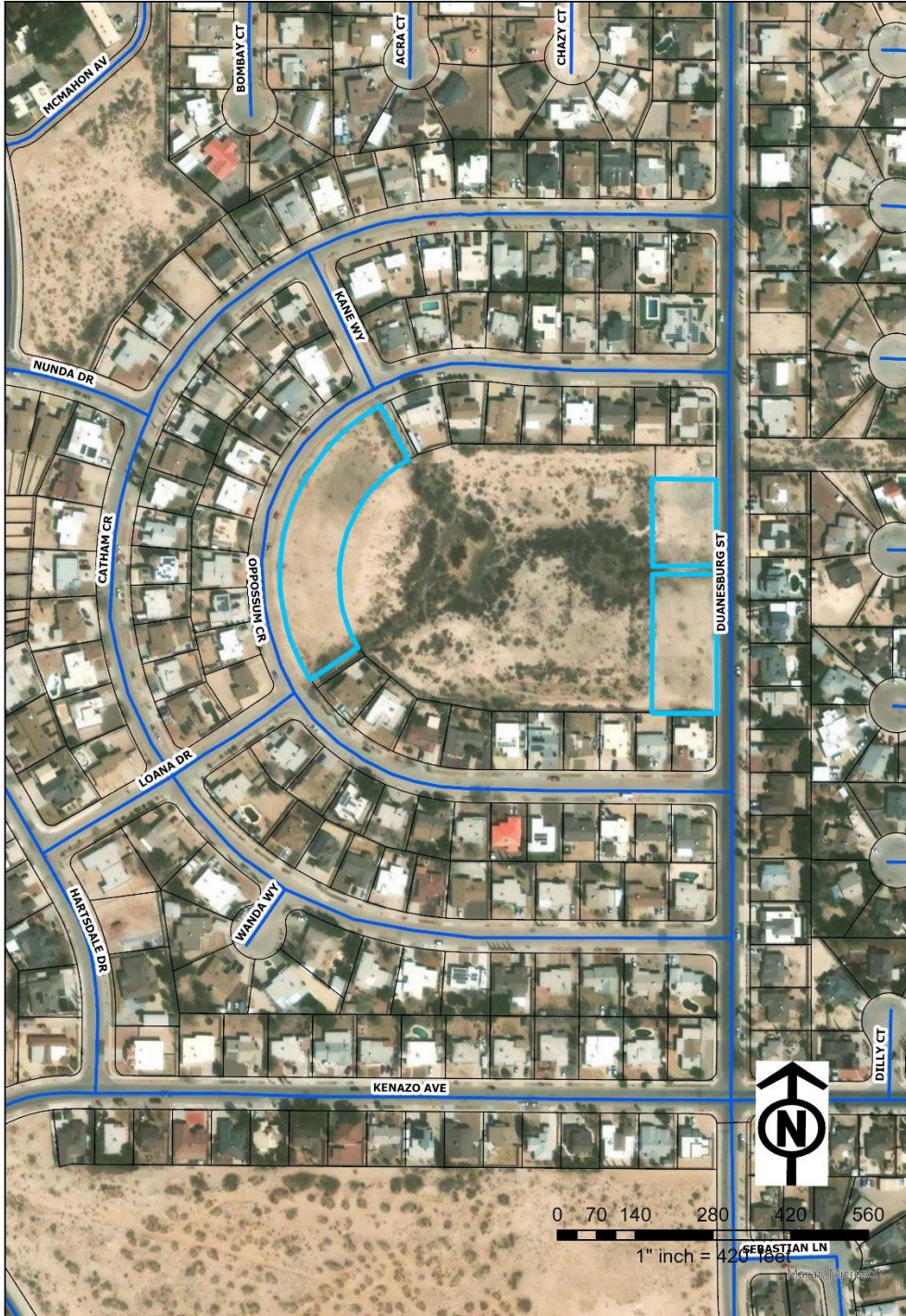
1. Developer must apply for service application to determine system capacities and confirm additional improvements/extensions to serve the proposed development
- ~~2. Horizon regional mud on note no. 9~~

Attachments:

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

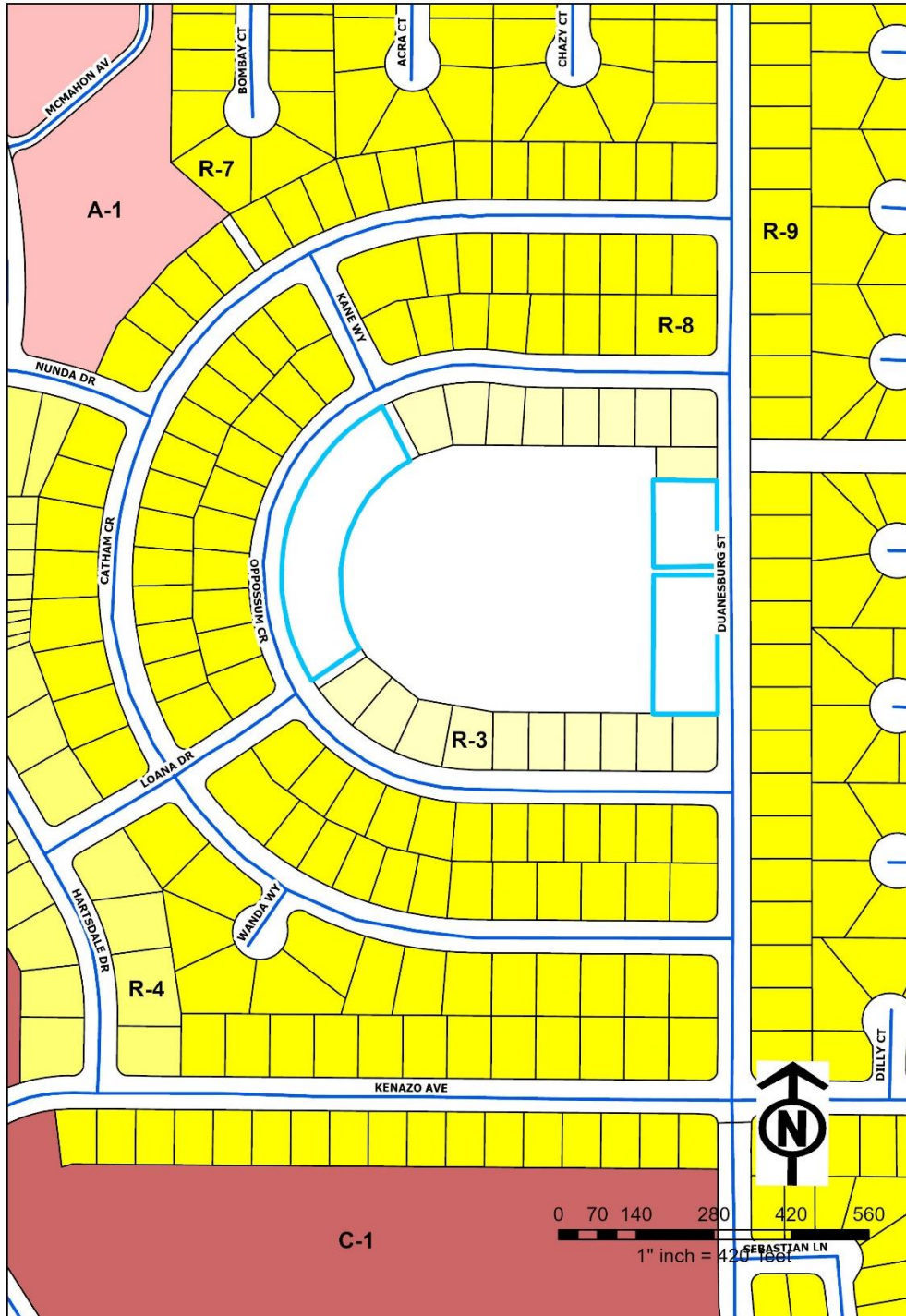
Attachment 1: Aerial Map

**Planning & Zoning Commission
Horizon Manor Unit Three Replat "A"
Case No. SDP25-0004**



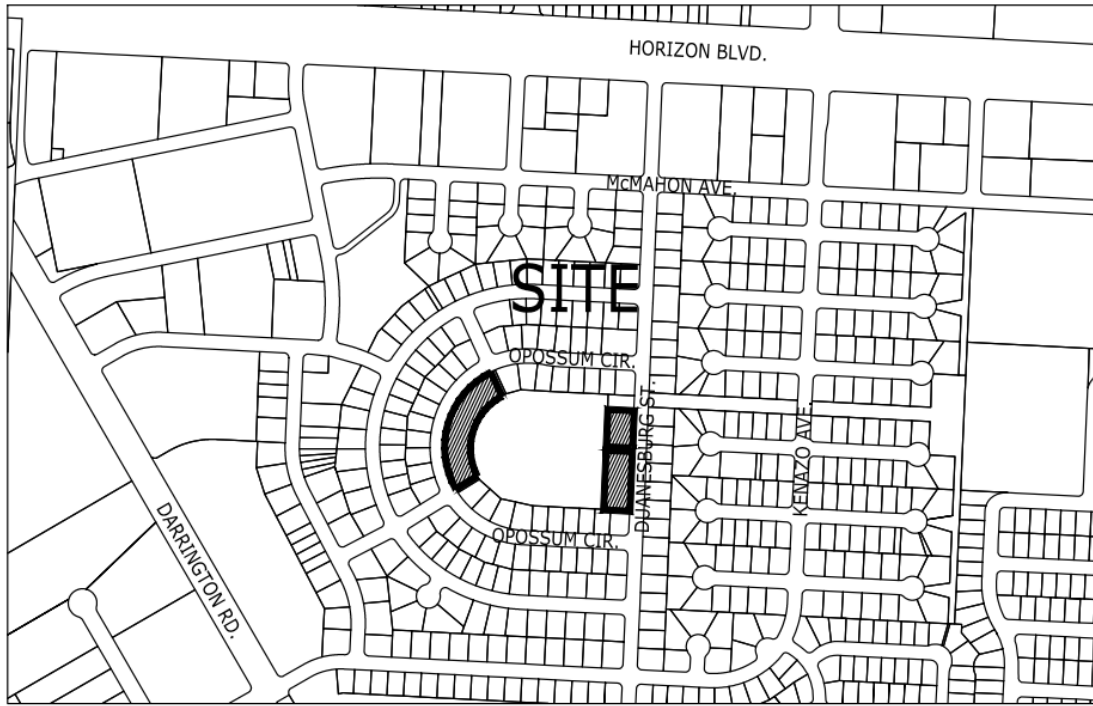
Attachment 2: Zoning Designation Map

**Planning & Zoning Commission
Horizon Manor Unit Three Replat "A"
Case No. SDP25-0004**

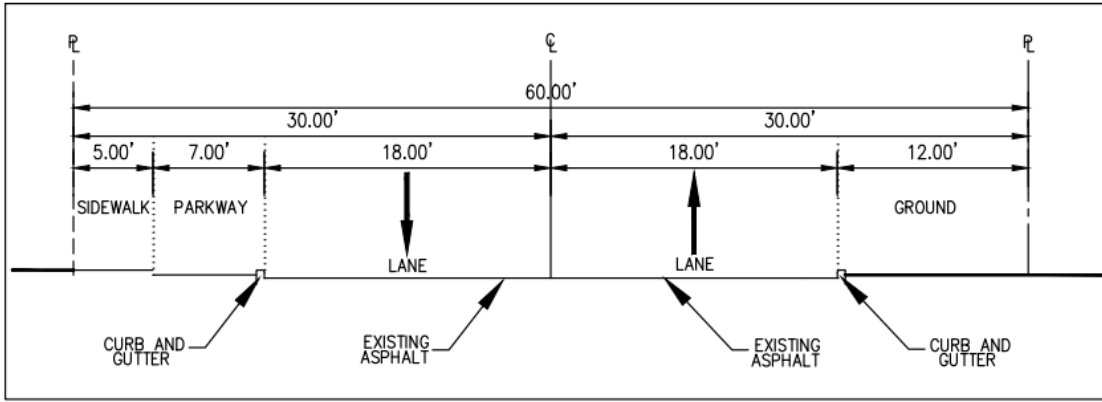


Attachment 3: Location Map

VICINITY MAP
SCALE: 1"=600'

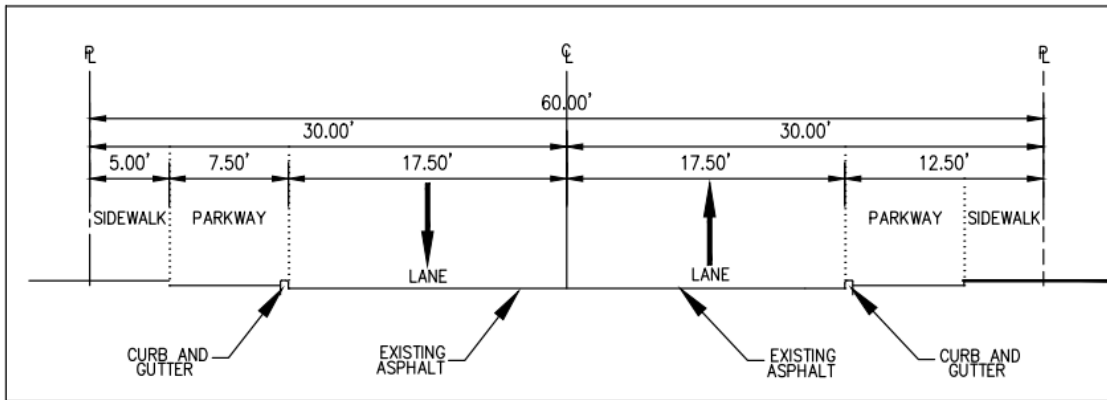


Attachment 5: Existing Right-of-Way Cross Sections



OPOSSUM CIRCLE "A - A"

LOCAL STREET
SCALE: 1"=10'



DUANESBURG STREET "B - B"

LOCAL STREET
SCALE: 1"=10'

Attachment 6: Replat Application



14999 Darrington Road
Horizon City, Texas 79928
Phone 915-852-1046 Fax 915-852-1005

REPLAT APPLICATION

SUBDIVISION PROPOSED NAME: HORIZON MANOR UNIT THREE REPLAT A SUBMITTAL DATE: 7-21-2025

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)
BEING A REPLAT OF LOT 19, BLOCK 9, HORIZON MANOR UNIT THREE, THORIZON CITY, TEXAS.

2. PROPERTY LAND USES:

	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	<u>2.2603</u>	<u>16</u>	OFFICE	_____	_____
DUPLEX	_____	_____	STREET & ALLEY	_____	_____
APARTMENT	_____	_____	PONDING & DRAINAGE	_____	_____
MOBILE HOME	_____	_____	INSTITUTIONAL	_____	_____
P.U.D.	_____	_____	OTHER	_____	_____
PARK	_____	_____		_____	_____
SCHOOL	_____	_____		_____	_____
COMMERCIAL	_____	_____	TOTAL NO. SITES	<u>2.2603</u>	<u>16</u>
INDUSTRIAL	_____	_____	TOTAL (GROSS) ACREAGE	<u>2.2603</u>	_____

3. WHAT IS THE EXISTING ZONING OF THE ABOVE DESCRIBED PROPERTY? R-8 PROPOSED ZONING _____

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) REGIONAL POND

7. IF SINGLE-FAMILY OR DUPLEX DEVELOPMENT IS PROPOSED: AVERAGE FLOOR AREA OF HOUSES 2200 SF

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 _____

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

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 _____
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 _____ IF YES, PLEASE ATTACH COPY.

14. OWNER OF RECORD JPD PROPERTIES, JOHN DELSLONGCHAMPS 517 S Festival , 79912 , jpdproperties@outlook.com, 915 433 6473
(NAME & ADDRESS) (EMAIL) (PHONE)

15. DEVELOPER SAME
(NAME & ADDRESS) (EMAIL) (PHONE)

16. ENGINEER SLI ENGINEERING, INC. 6600 WESTWIND 79912 GHALLOUL@SLI-ENGINEERING.COM 915 584 4457
(NAME & ADDRESS) (EMAIL) (PHONE)

17. APPLICANT SAME AS OWNER
(NAME & ADDRESS) (EMAIL) (PHONE)

18. REP/POINT OF CONTACT GEORGES HALLOUL ghalloul@sl-engineering.com 915 584 4457
(NAME & ADDRESS) (EMAIL) (PHONE)

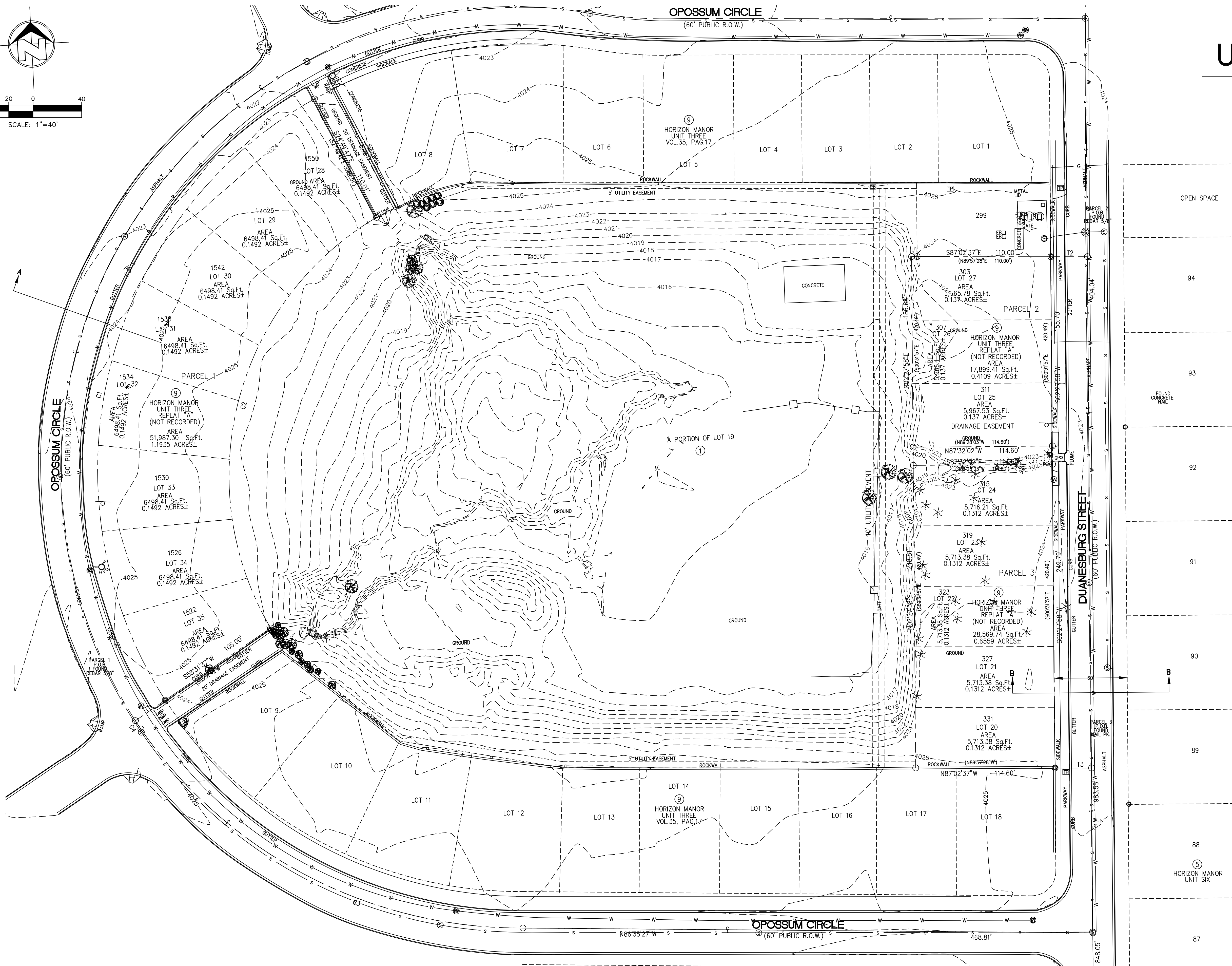
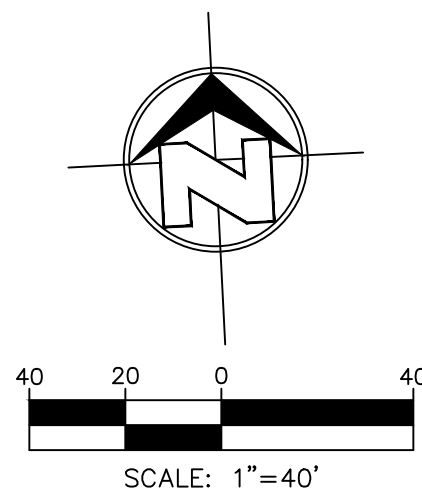
NOTE: Applicant is responsible for all expenses incurred by the City in connection with the Replat approval request, including but not limited to attorney's fees, engineering fees and publication. Charges exceeding deposit will be invoiced separately. Initials GH

Applicant Signature EMAIL jpdproperties@outlook.com

APPLICATION MUST BE COMPLETE & VALIDATED PRIOR TO SUBDIVISION PROCESSING
Acceptance of fee does not grant acceptance of application.
Non Refundable Deposit \$800 | Application Fees: \$1600 | Publishing Fee Deposit for Residential

HORIZON MANOR UNIT THREE REPLAT "A"

BEING A REPLAT OF A PORTION OF LOT 19, BLOCK 9,
HORIZON MANOR UNIT THREE
HORIZON, EL PASO COUNTY, TEXAS.
CONTAINING: 2.2603 ACRES ±



NOTES

- NUMBER OF LOTS IN THIS SUBDIVISION = 16
- OWNER:
REAGENCY GROUP
4445 North Mesa St. Bldg. B Ste. 121
El Paso, Tx. 79902
(915)412-9503
- SURVEYOR
SLI ENGINEERING, INC.
6600 WESTWIND DRIVE
EL PASO, TEXAS 79912
(915) 584-4457
- IF LOTS ARE FURTHER SUBDIVIDED, THEN ADDITIONAL PRIVATE EASEMENT SHALL BE REQUIRED.
- TAX CERTIFICATE FOR THIS DEVELOPMENT ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. _____, DATE _____
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. _____, DATE _____
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 480212 0250 B, DATED SEPTEMBER 09, 1991. THIS PROPERTY LIES IN FLOOD ZONE X.
- THIS SUBDIVISION LIES WITHIN CLINT INDEPENDENT SCHOOL DISTRICT.
- WATER AND SEWER SERVICES ARE EXTENDED TO THIS SUBDIVISION FROM HORIZON REGIONAL MUD.
- THIS INSTRUMENT ASSURING THE CERTIFICATION THAT WATER AND SEWER SERVICES FACILITIES DESCRIBED BY THIS PLAT ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, TEXAS WATER CODE IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
- THIS SUBDIVISION SHALL PROVIDE FOR POSTAL DELIVERY SERVICE. THE SUBDIVIDER COORDINATE INSTALLATION AND CONSTRUCTION WITH THE UNITED STATES POSTAL SERVICE. IN DETERMINING THE TYPE OF DELIVERY SERVICE FOR THE PROPOSED SUBDIVISION, IN ALL CASES THE TYPE AND LOCATION OF DELIVERY SERVICE IS SUBJECT TO THE APPROVAL OF THE UNITED STATES POSTAL SERVICE.
- THE RETENTION OF THE DIFFERENCE BETWEEN HISTORIC AND DEVELOPED STORM WATER RUNOFF DISCHARGE VOLUME IS REQUIRED WITHIN THIS SUBDIVISION'S LIMITS IN COMPLIANCE WITH ALL PROVISIONS OF (MUNICIPAL CODE 19.19.010A, DSC AND DDM SECTION 11.1).
- PROPERTY HAS DIRECT ACCESS TO OPOSSUM CIRCLE AND DUANESBURG STREET (PUBLIC RIGHT-OF-WAY).

LEGEND	
CITY MONUMENT	CHAIN LINK FENCE
BOUNDARY SYMBOL	UTILITY GAS LINE
BOUNDARY LINE	UTILITY SEWER LINE
CENTER LINE	UTILITY WATER LINE
EASEMENT LINE	WOOD POST
GUARD POLE	PIPES
ELECTRIC BOX	TELEPHONE PEDESTAL
LIGHT POST	SIGN
ELECTRIC METER	MEZQUITE
BREATHER PIPE	TREE
SANITARY SEWER MANHOLE	BUSH
WATER VALVE	FIRE HYDRANT

LINE TABLE			
LINE	BEARING	DISTANCE	RECORD
T1	N58°31'37"E	29.87'	
T2	N87°02'37"W	30.00'	
T3	N87°02'37"W	30.00'	
L1	S87°03'07"E	4.60'	(N89°57'28"E 114.60')

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD	BEARING	RECORD	DELTA
C1	350.00'	570.37'	509.32'	N16°51'00"E	N13°51'05"E	93°22'16"
C2	246.60'	387.36'	348.75'	S17°23'52"W		90°00'03"
C3	380.00'	368.56'	354.28'	N59°34'04"W		55°34'14"
C4	380.00'	8.27'	8.27'	N30°33'53"W		01°14'46"

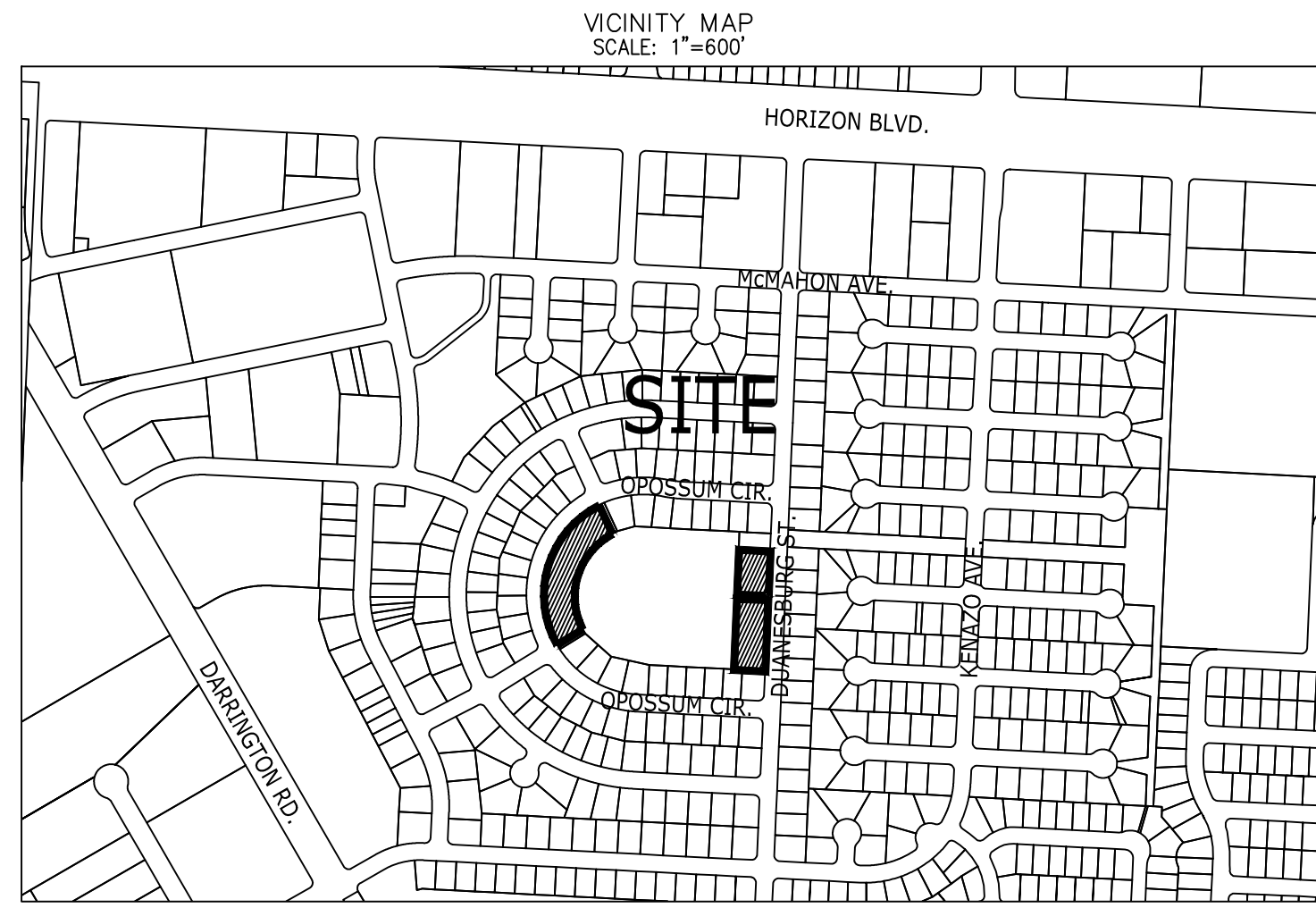
P.O.C.
EXISTING
CITY MONUMENT
SEBASTIAN LN.
(60' PUBLIC R.O.W.)



PRELIMINARY PLAT

SLI ENGINEERING, INC.
CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - CONSTRUCTION MANAGEMENT
6600 WESTWIND DR. - EL PASO, TEXAS - 79912 - (915) 584-4457
PREPARATION DATE: 07/17/2025

F:\PROJECTS\HORIZON MANOR\NEW SUBDIVISION\WORKING\HORIZON MANOR UNIT 3 REPLAT A 1.dwg, 8/21/2025 3:42:28 PM



HORIZON MANOR UNIT THREE REPLAT "A"

BEING A REPLAT OF A PORTION OF LOT 19, BLOCK 9,
HORIZON MANOR UNIT THREE
HORIZON, EL PASO COUNTY, TEXAS.
CONTAINING: 2.2603 ACRES ±

PARCEL 1 METES AND BOUNDS

PROPERTY DESCRIPTION:
Portion of Lot 19, Block 9, HORIZON MANOR UNIT THREE, an addition to El Paso County, Texas, according to the plat thereof recorded in Volume 35, page 17, Plat Records of El Paso, El Paso County, Texas and being more specifically described by metes and bounds, as follows:

Beginning at an existing City Monument lying on the centerline intersection of Sebastian Lane (60.00 feet Public Right-Of-Way) and Duaneburg Street (60.00 feet Public Right-Of-Way); Thence, North 02°27'58" East, along centerline of Duaneburg Street, a distance of 848.05 feet to a point; Thence, North 86°35'27" West, leaving said centerline, a distance of 468.81, feet along centerline of Opossum Circle (60.00 feet Public Right-Of-Way); Thence, 368.56 feet along an arc of a curve to the right, with a radius of 380.00 feet, an interior angle of 55°34'14", and a chord which bears North 59°34'04" West, a distance of 354.28 feet to a point; Thence, 8.27 feet along an arc of a curve to the right, with a radius of 380.00 feet, an interior angle of 01°14'46", and a chord which bears North 30°33'53" West, a distance of 8.27 feet to a point; Thence, North 58°31'57" East, leaving said centerline, a distance of 29.87 feet to a point for a boundary corner lying on the northerly right-of-way line of Opossum Circle being the "TRUE POINT OF BEGINNING" of this description;

THENCE, 570.37 feet, along the arc of a curve to the right, having a radius of 350.00 feet, a central angle of 93°22'16" and a chord which bears North 16°51'00" East, a distance of 509.32 feet to a point for a boundary corner;

THENCE, South 24°49'47" East, a distance of 110.01 feet to a point for a boundary corner;

THENCE, 387.36 feet, along the arc of a curve to the left, having a radius of 246.60 feet, a central angle of 90°00'03" and a chord which bears South 17°23'52" West, a distance of 348.75 feet to a point for a boundary corner;

THENCE, South 58°31'37" West, a distance of 105.00 feet back to the "TRUE POINT OF BEGINNING" of this description.

Said parcel of land containing 51,987.30 Square Feet (1.1935 Acres) of land, more or less.

PARCEL 2 METES AND BOUNDS

PROPERTY DESCRIPTION:
Portion of Lot 19, Block 9, HORIZON MANOR UNIT THREE, an addition to El Paso County, Texas, according to the plat thereof recorded in Volume 35, page 17, Plat Records of El Paso, El Paso County, Texas and being more specifically described by metes and bounds, as follows:

Beginning at an existing City Monument lying on the centerline intersection of Sebastian Lane (60.00 feet Public Right-Of-Way) and Duaneburg Street (60.00 feet Public Right-Of-Way); Thence, North 02°27'58" East, along centerline of Duaneburg Street, a distance of 1404.04 feet to a point; Thence, North 87°02'37" West, leaving said centerline, a distance of 30.00, feet to a point for a boundary corner lying on the westerly right-of-way line of Duaneburg Street being the "TRUE POINT OF BEGINNING" of this description;

THENCE, South 02°27'58" West, along said right of way line, a distance of 155.70 feet to a point for a boundary corner;

THENCE, North 87°32'02" West, leaving said right of way line, a distance of 114.60 feet to a point for a boundary corner;

THENCE, North 02°27'58" East, a distance of 156.68 feet to a point for a boundary corner;

THENCE, South 87°03'07" East, a distance of 4.60 feet to a point for a boundary corner;

THENCE, South 87°02'37" East, a distance of 110.00 feet back to the "TRUE POINT OF BEGINNING" of this description.

Said parcel of land containing 17,899.41 Square Feet (0.4109 Acres) of land, more or less.

PARCEL 3 METES AND BOUNDS

PROPERTY DESCRIPTION:
Portion of Lot 19, Block 9, HORIZON MANOR UNIT THREE, an addition to El Paso County, Texas, according to the plat thereof recorded in Volume 35, page 17, Plat Records of El Paso, El Paso County, Texas and being more specifically described by metes and bounds, as follows:

Beginning at an existing City Monument lying on the centerline intersection of Sebastian Lane (60.00 feet Public Right-Of-Way) and Duaneburg Street (60.00 feet Public Right-Of-Way); Thence, North 02°27'58" East, along centerline of Duaneburg Street, a distance of 983.55 feet to a point; Thence, North 87°02'37" West, leaving said centerline, a distance of 30.00, feet to a point for a boundary corner lying on the westerly right-of-way line of Duaneburg Street being the "TRUE POINT OF BEGINNING" of this description;

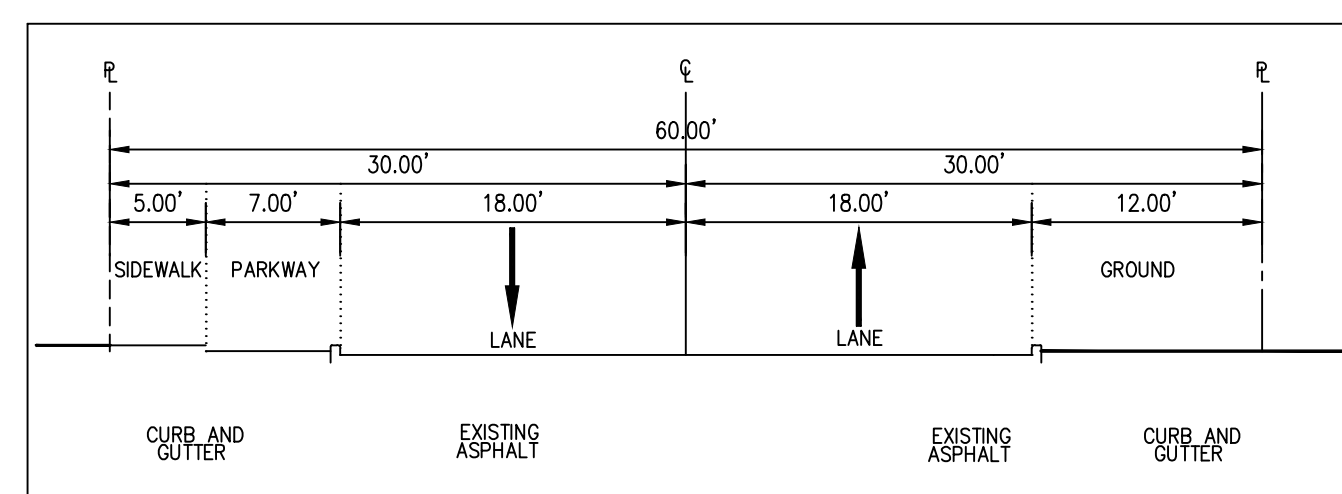
THENCE, North 87°02'37" West, a distance of 114.60 feet to a point for a boundary corner;

THENCE, North 02°27'58" East, a distance of 248.81 feet to a point for a boundary corner;

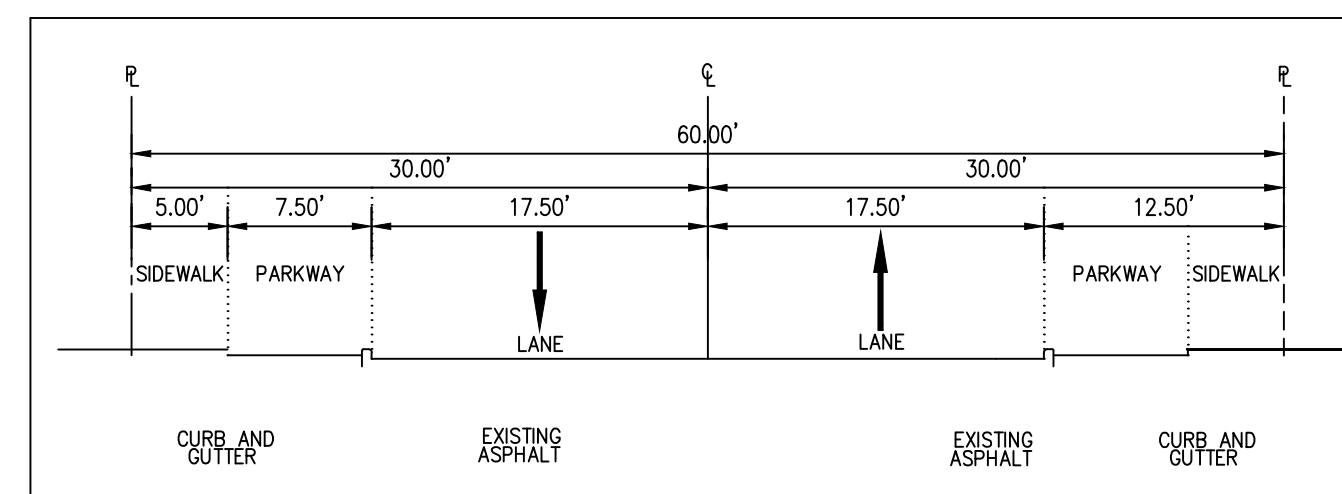
THENCE, South 87°32'02" East, a distance of 114.60 feet to a point for a boundary corner;

THENCE, South 02°27'58" West, a distance of 249.79 feet back to the "TRUE POINT OF BEGINNING" of this description.

Said parcel of land containing 28,569.74 Square Feet (0.6559 Acres) of land, more or less.



OPOSSUM CIRCLE "A - A"
LOCAL STREET
SCALE: 1"=10'



DUANESBURG STREET "B - B"
LOCAL STREET
SCALE: 1"=10'



PRELIMINARY PLAT

SLI ENGINEERING, INC.
CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - CONSTRUCTION MANAGEMENT
6600 WESTWIND DR. - EL PASO, TEXAS - 79912 - (915) 584-4457
PREPARATION DATE: 07/17/2025

Good afternoon,

Please use this email as notice that we are resubmitting the Darrington Plaza Plat with three (3) lots instead of the recently submitted plat that shows two (2) lots. We understand that the plat will be re-reviewed with the 3 lots. We ask that the current case be withdrawn from the Planning Commission meeting and rescheduled for next month per our discussion.

Please let us know if you have any further questions or concerns.

Sincerely,
Al Flores, Jr.,
Engineering Operations Manager



Del Rio Engineering

Firm #F1093
P.O. Box 220251
El Paso, Texas 79913
(915) 833-2400 Fax: (915) 845-1412
al@delrioengineering.net
dre@delrioengineering.net



TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.: SUC25-0005 Darrington Plaza Subdivision

Application Type: Preliminary & Final Subdivision Plat Applications
P&Z Hearing Date: August 18, 2025
Staff Contact: Art Rubio, Chief Planner
 915-852-1046, Ext. 407; arubio@horizoncity.org

Address/Location: East of Darrington Rd and North of Kenazo Ave.
Property ID Nos.: X57800034200760
Legal Description: A portion of Tract 1A, Section 42, Block 78, Texas and Pacific Railroad Company Survey, Town of Horizon City, El Paso County, Texas

Property Owner: Bowling Enterprises, Ltd.
Applicant/Rep.: Del Rio Engineering
Nearest Park: Golden Eagle Park
Nearest School: Frank Macias Elementary School

SURROUNDING PROPERTIES:		
	Zoning	Land Use
N	C-1	Commercial
E	R-4	Residential
S	C-1	Commercial
W	M-1	Industrial
LAND USE AND ZONING:		
	Existing	Proposed
Land Use	Vacant	Commercial
Zoning	C-1	Commercial

Application Description:

Preliminary and Final Subdivision:

The proposed preliminary and final commercial subdivision includes 2 lots for commercial development, the smallest lot measuring approximately 138,855 sq. ft. / 3.1877-acres and the largest lot measuring approximately 194,214 sq. ft / 4.4585-acres.

Staff Recommendation:

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

Planning Division Comments:

Preliminary:

1. Add block number on property
2. Add plat note. Stormwater Drainage shall be address through a private pond, reviewed at the building permit stage.

Final:

1. Remove "Preliminary Plat" from Final Plat drawing.
2. Remove City Plan Commission Approval Statement and use the example I attached for Town of Horizon City – City Council
3. Add block number on property.

Town Engineer Comments:

Preliminary Plat:

1. In accordance with Town of Horizon City Subdivision Ordinance 4.2.2.5, show features pertinent to subdivision and location of any existing utilities with size of sewer and water mains if they exist adjacent roads. Call out the following:
 - Existing driveway in Norwest corner of subdivision
 - Electrical/Comm enclosure/gatehouse in Norwest corner of subdivision
 - Sidewalk on ROW.
 - Gas enclosure and valves in southwest corner.
2. In accordance with Town of Horizon City Subdivision Ordinance 4.2.2.2, show complete owner information.
3. Utilities in ROW cannot be appreciated, scale plan to 1"=40" or larger as space allows. Existing cross-sections are not necessary.

Final Plat:

Meets all requirements as per Town of Horizon City ordinances. No comments.

El Paso 9-1-1 District Comments:

TxDOT Comments:

El Paso Central Appraisal District Comments:

El Paso Electric Company:

We have no comments for Darrington Plaza.

Texas Gas:

In reference to case Darrington Plaza Subdivision, Texas Gas Service does not have any comments.

Kinder Morgan:

Clint Independent School District:

EPCAD

HRMUD:

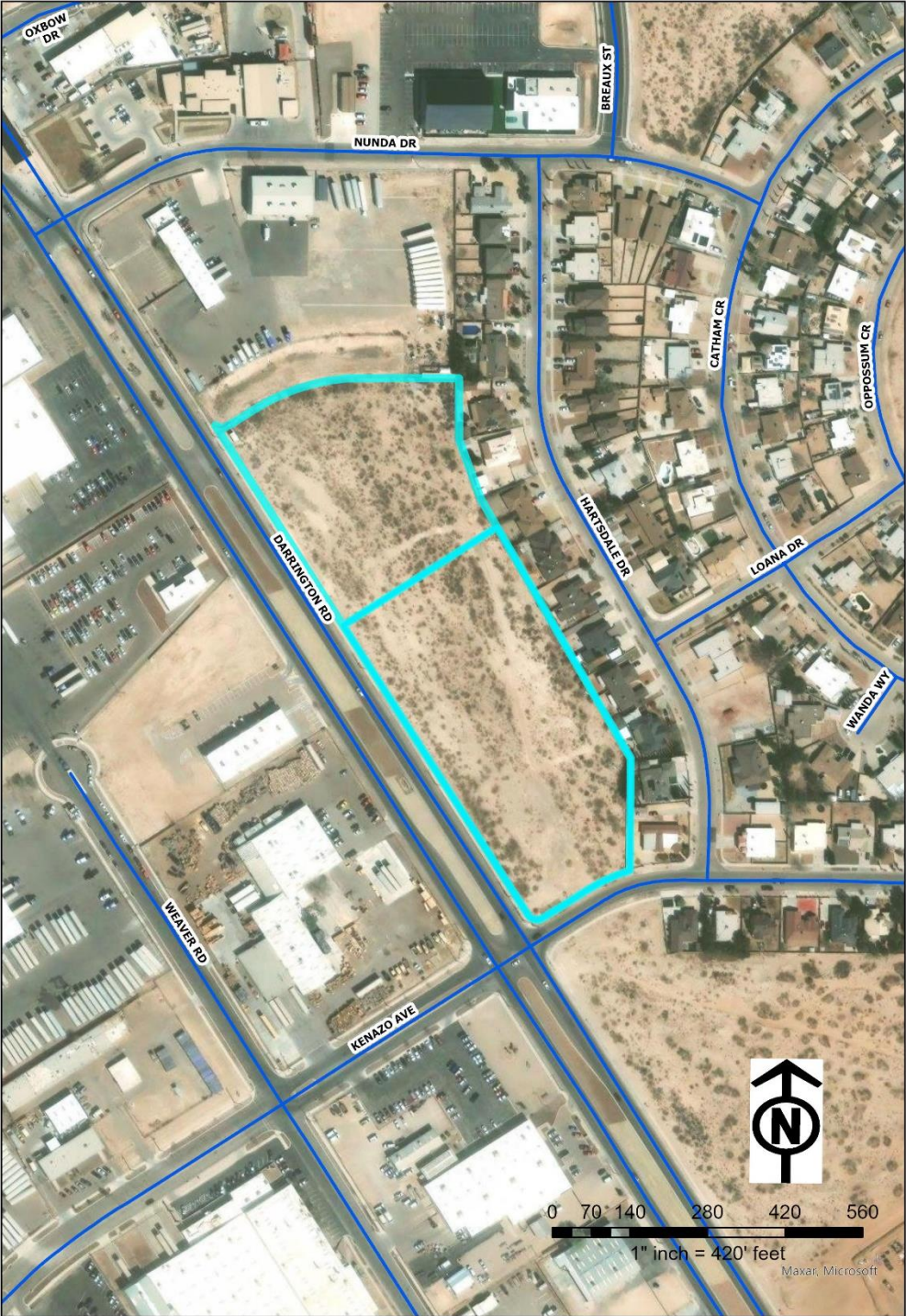
1. Developer must apply for service. HRMUD to determine capacities and any additional upgrades/extensions to the existing system to serve the development including additional easements to the HRMUD.

Attachments:

- 1 - Aerial**
- 2 - Zoning Designation Map**
- 3 - Location Map**
- 4 - Preliminary Plat**
- 5 - Final Plat**
- 6 - Existing Right-of-Way Cross Sections**
- 7 - Preliminary & Final Plat (Combination) Online Application**

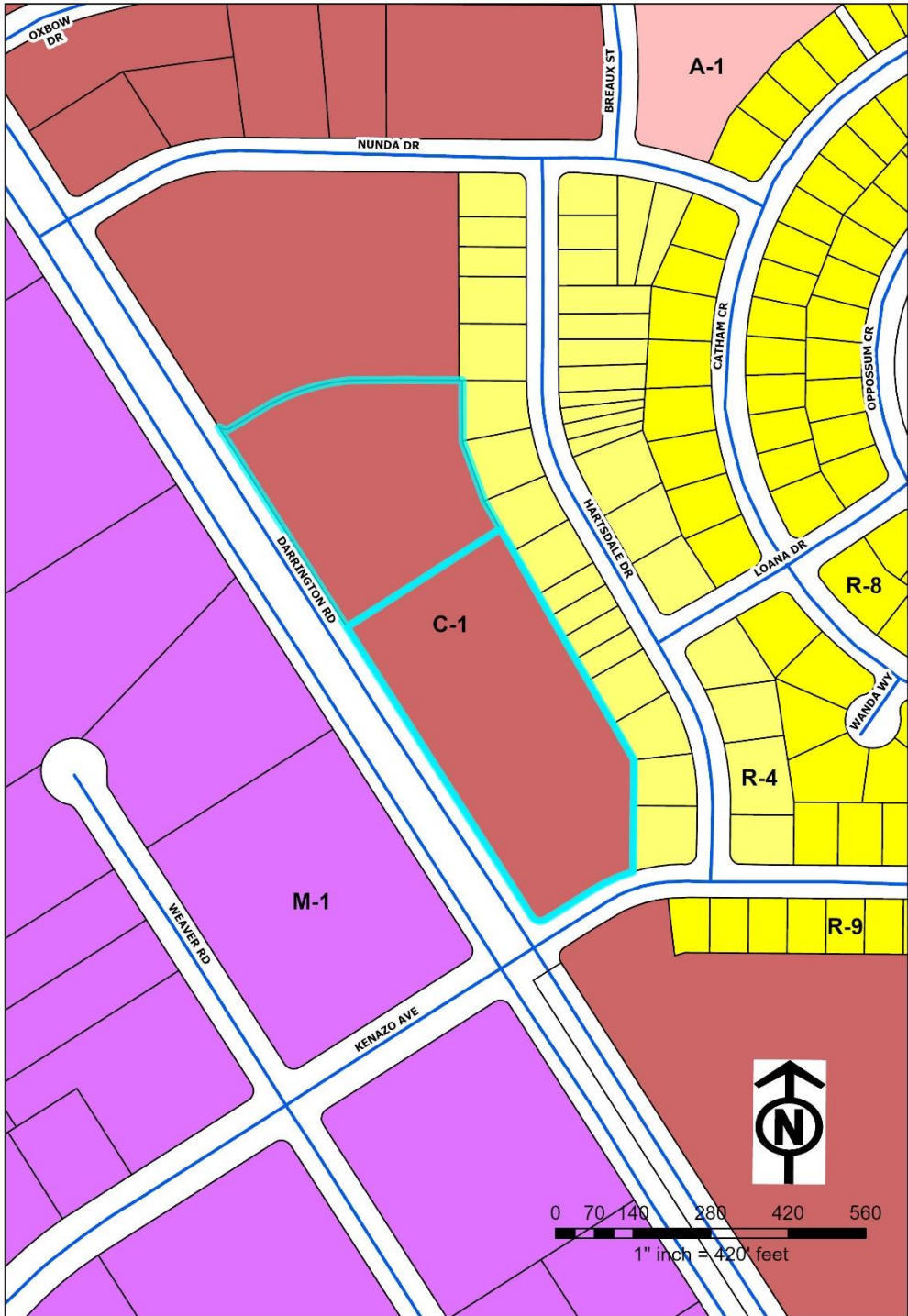
Attachment 1: Aerial Map

**Planning & Zoning Commission
Darrington Plaza Subdivision
Case No. SUC25-0005**

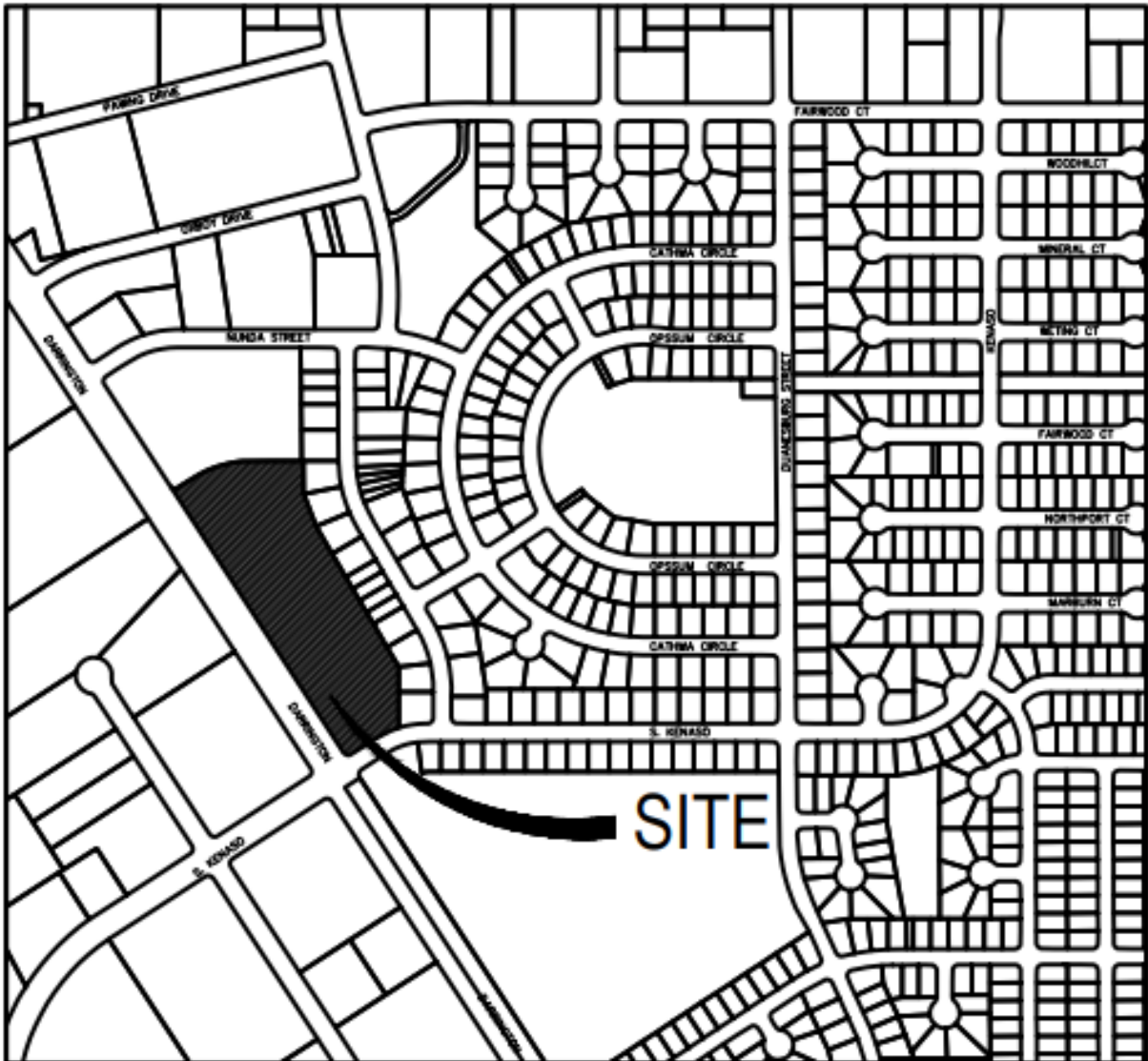


Attachment 1: Zoning Designation Map

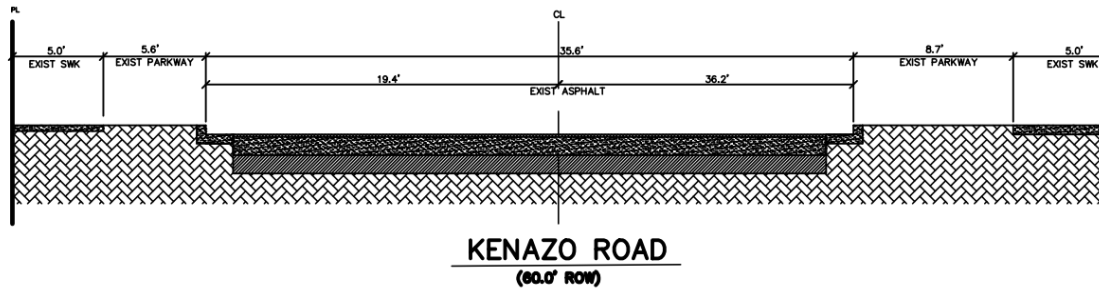
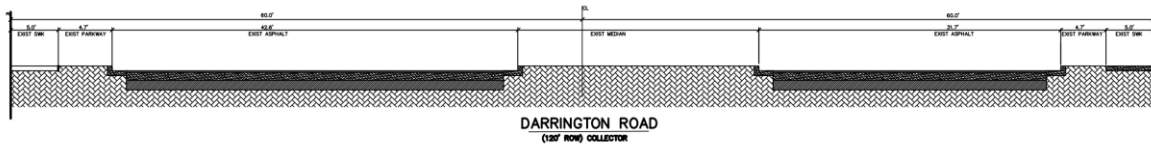
**Planning & Zoning Commission
Darrington Plaza Subdivision
Case No. SUC25-0005**



Attachment 3: Location Map



Attachment 6 – Existing Right-of-Way Cross Section



Attachment 7: Preliminary & Final Plat (Combination) Online Application



Town of Horizon City, TX
Town of Horizon City Hall

14999 Darrington Road
 Horizon City, TX 79928
 915-852-1046
<https://www.horizoncity.org/>

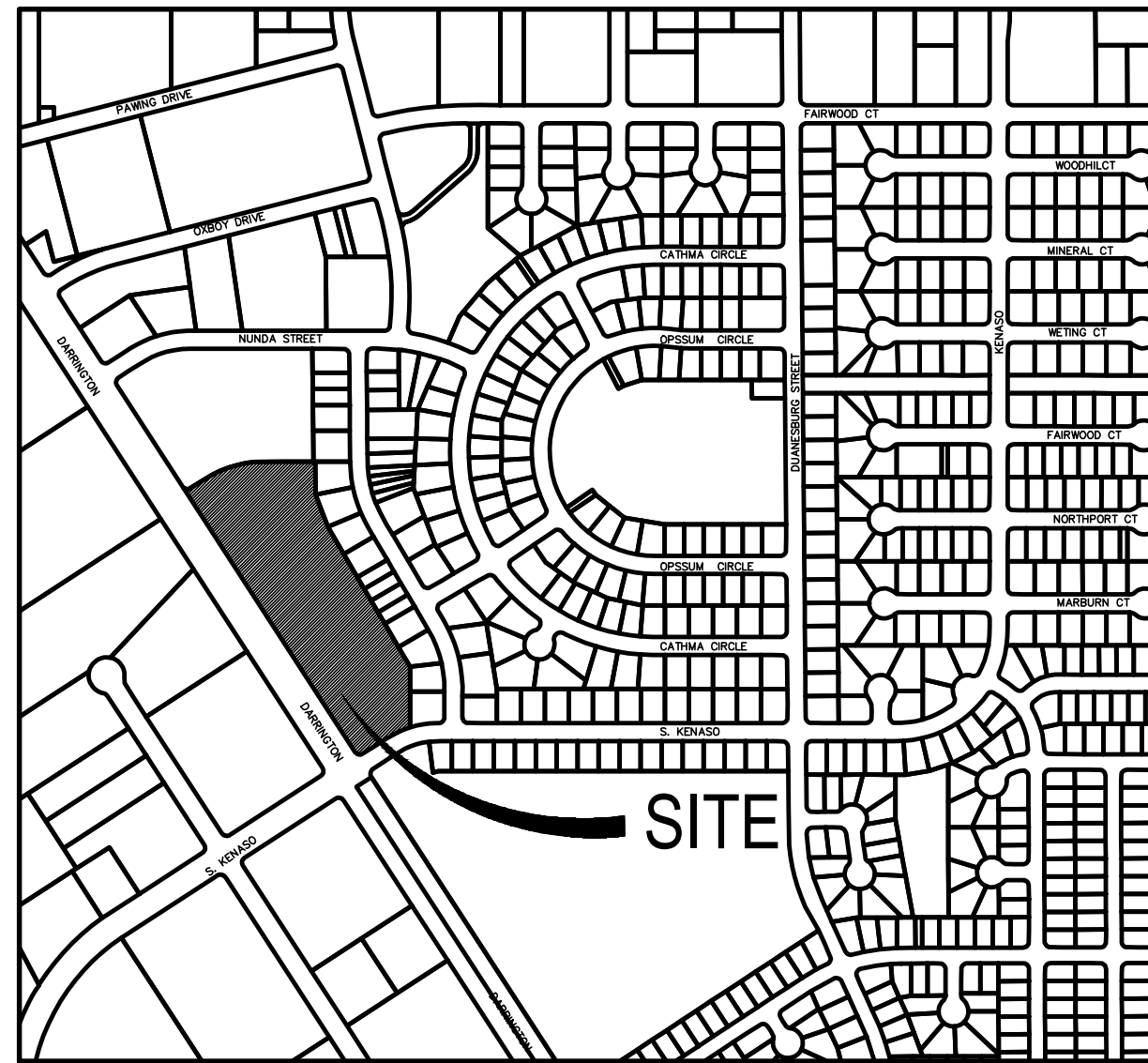
PERMIT

SUC25-0005	SUBDIVISION (FINAL)
SITE ADDRESS: 0 DARRINGTON RD HORIZON CITY PRIMARY PARCEL: X57800034200760 PROJECT NAME: DARRINGTON PLAZA SUBDIVISION	ISSUED: EXPIRES:

APPLICANT: Masoud, Sal
 P.O. Box 220251
 El Paso, TX 79913
 9158732400

OWNER: BOWLING ENTERPRISES LTD
 6000 NORTHERN PASS DR STE
 EL PASO, TX 79911-7209

Detail Name	Detail Value
Please select the Land Use here:	Commercial
Please provide the Specific Use here - e.g. Residential: single-family/duplex. Commercial: retail/office. Industrial: manufacturing/assembly. Institutional: church/hospital. Civic: library/park/government	Self-Storage
Number of Units:	2
Acreage:	7.6480
If single-family or duplex development is proposed: enter the average floor area of houses	N/A
Are special improvements proposed in connection with the development?	No
Is a modification of any portion of the subdivision ordinance proposed?	No
If answer is "Yes", please explain the nature of the modification or enter N/A	N/A
What type of landscaping is proposed?	Parkway
If answered "Other", please describe the landscaping type proposed or enter N/A	N/A
Remarks and/or explanation of special circumstances	N/A
Will plat be recorded prior to subdivision improvements being completed & approved?	N/A
If answered "Yes" to plat recorded before completion of subdivision improvements, have Required Guarantee OR Improvement Cost Estimates & Construction Agreement been submitted?	Not Applicable
Will any Restrictions and Covenants be recorded with plat?	No
If the project will have improvements dedicated to the City, have the plans been approved?	N



LOCATION MAP
SCALE: 1" = 600'

SCHOOL DISTRICT
CLINT INDEPENDENT SCHOOL DISTRICT

OWNER
Bowling Enterprises, Ltd.
13258 -
EL PASO TX 79928
PHONE: (915) -

FLOOD ZONE
FLOOD ZONE "X" DESIGNATED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL FLOOD MAP NUMBER 480212 0250B EFFECTIVE DATE: SEPTEMBER 4, 1991.

METES & BOUNDS DESCRIPTION

COMMENCING FOR REFERENCE AT A POINT AT THE INTERSECTION OF DARRINGTON ROAD (120 FEET WIDE) AND KENAZO AVENUE (60 FEET WIDE); THENCE, NORTH 56°55'40" EAST, WITH THE CENTERLINE OF SAID KENAZO AVENUE, A DISTANCE OF 80.00 FEET TO A POINT; THENCE, NORTH 33°04'20" WEST, A DISTANCE OF 30.00 FEET TO A POINT LYING IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID KENAZO AVENUE FOR A CORNER AND THE POINT OF BEGINNING OF THIS PARCEL DESCRIPTION;

THENCE, WITH THE ARC OF A CURVE TO THE RIGHT, A DISTANCE OF 31.42 FEET TO A POINT LYING IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID DARRINGTON ROAD 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 78°04'20" WEST, A DISTANCE OF 28.28 FEET;

THENCE, NORTH 33°04'20" WEST, WITH SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1055.06 FEET TO A POINT LYING IN THE SOUTHERLY BOUNDARY LINE OF HORIZON MANOR UNIT TWO, AS RECORDED IN VOLUME 20, PAGE 56, PLAT RECORDS OF EL PASO COUNTY, TEXAS, FOR A CORNER OF THIS PARCEL;

THENCE, WITH THE ARC OF A CURVE TO THE LEFT AND 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 78°04'20" EAST, A DISTANCE OF 28.28 FEET;

THENCE, NORTH 56°55'40" EAST, CONTINUING WITH SAID SOUTHERLY BOUNDARY LINE, A DISTANCE OF 54.01 FEET TO A POINT, FOR A CORNER OF THIS PARCEL;

THENCE, WITH THE ARC OF A CURVE TO THE RIGHT AND CONTINUING WITH SAID SOUTHERLY BOUNDARY LINE, A DISTANCE OF 211.73 FEET TO A POINT, FOR A CORNER OF THIS PARCEL; SAID CURVE HAVING A RADIUS OF 367.28 FEET, A CENTRAL ANGLE OF 33°01'48" AND A CHORD WHICH BEARS NORTH 73°28'34" EAST, A DISTANCE OF 208.81 FEET;

THENCE, NORTH 89°57'28" EAST, CONTINUING WITH SAID SOUTHERLY BOUNDARY LINE, A DISTANCE OF 169.91 FEET TO A POINT, FOR A CORNER OF THIS PARCEL;

THENCE, SOUTH 00°31'57" EAST, A DISTANCE OF 110.00 FEET TO A POINT, FOR A CORNER OF THIS PARCEL;

THENCE, SOUTH 20°32'00" EAST, A DISTANCE OF 115.00 FEET TO A POINT, FOR A CORNER OF THIS PARCEL;

THENCE, SOUTH 30°30'08" EAST, A DISTANCE OF 540.56 FEET TO A POINT, FOR A CORNER OF THIS PARCEL;

THENCE, SOUTH 00°02'32" EAST, A DISTANCE OF 202.44 FEET TO A POINT LYING IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID KENAZO AVENUE FOR A CORNER OF THIS PARCEL;

THENCE, WITH THE ARC OF A CURVE TO THE LEFT AND CONTINUING WITH SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 86.13 FEET TO A POINT, FOR A CORNER OF THIS PARCEL; SAID CURVE HAVING A RADIUS OF 316.77 FEET, A CENTRAL ANGLE OF 15°34'41" AND A CHORD WHICH BEARS SOUTH 64°43'00" WEST, A DISTANCE OF 85.86 FEET;

THENCE, SOUTH 56°55'40" WEST, CONTINUING WITH SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 92.92 FEET TO THE TRUE POINT OF BEGINNING.

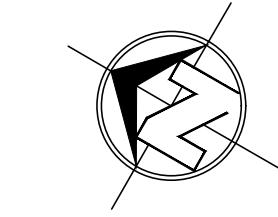
Said Parcel contains 7.648 acres more or less.

LINE	DIRECTION	DISTANCE
L1	N56°55'40"E	80.00'
L2	N33°04'20"W	30.00'
L3	N56°55'40"E	54.01'
L4	S00°31'57"E	110.00'
L5	S20°32'00"E	115.00'
L6	S56°55'40"W	92.92'

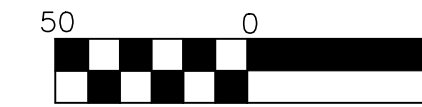
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	20.00'	31.42'	28.28'	N78°04'20"W	90°00'00"
C2	20.00'	31.42'	28.28'	S78°04'20"E	90°00'00"
C3	367.28'	211.73'	208.81'	N73°28'34"E	33°01'48"
C4	316.77'	86.13'	85.86'	S64°43'00"W	15°34'41"

PLAT NOTES AND RESTRICTIONS:

- This property lies in Zone "X", as designed by F.E.M.A. El Paso County, Community Panel No. 480212-00025 B, Dated September 04, 1991.
- Restrictive Covenants for this property are filed in the El Paso County Clerk's Office, Instrument No. _____ Date _____
- Tax Certificates for this property are filed in the El Paso County Clerk's Office, Instrument No. _____ Date _____
- Water supply and Sanitary Sewer Service will be provided by the Horizon Regional Municipal Utility District.
- Town of Horizon City monument at the intersection North Kenazo and Rodman drive. 4028.57' (NAVD88 datum)
- Lot owner is responsible for maintaining driveways, sidewalks and parkways abutting their property.
- Set 1/2" rebar at all exterior boundary corners unless otherwise noted.
- Set 1/2" rebar at all lot corners to be done after construction is completed.
- All easements are 10' wide utility easement unless otherwise noted.
- Grading and drainage plans will be required before building permits are issued.



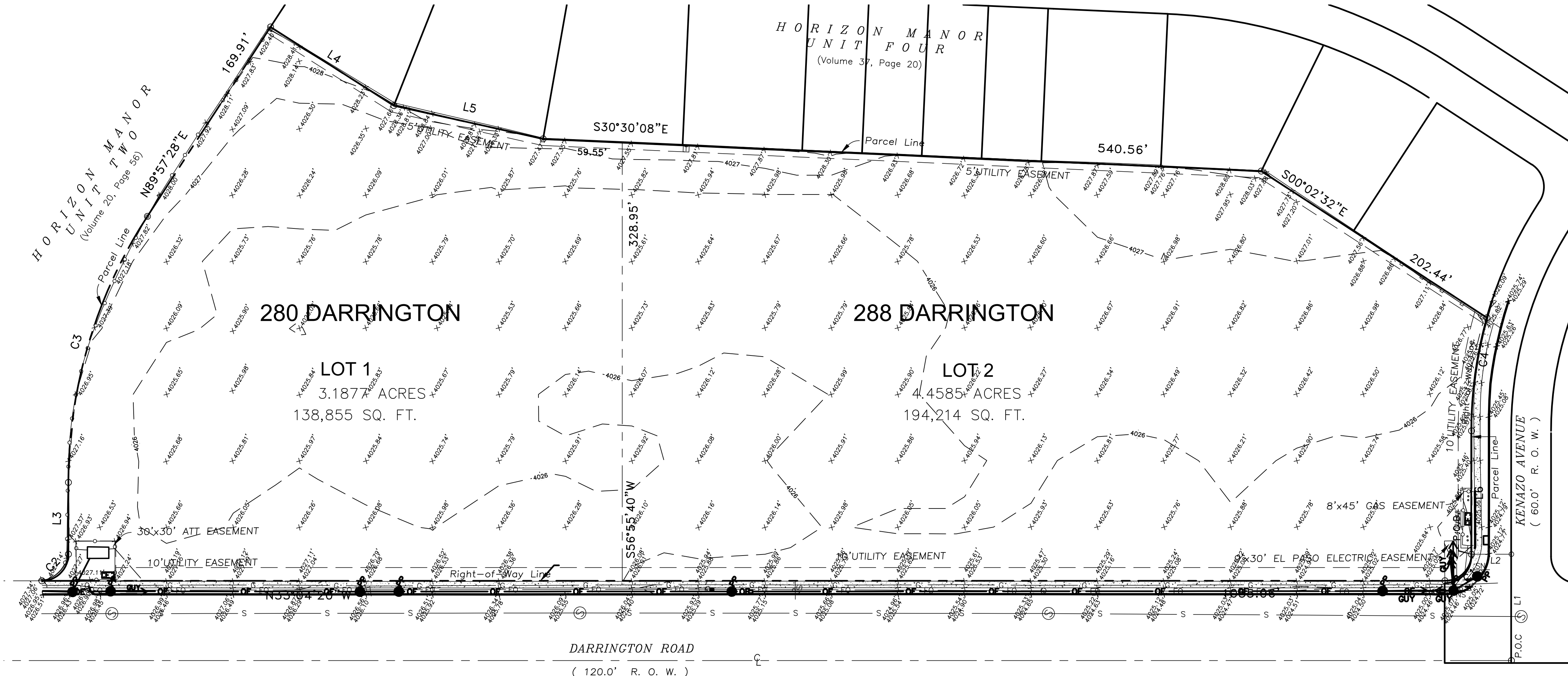
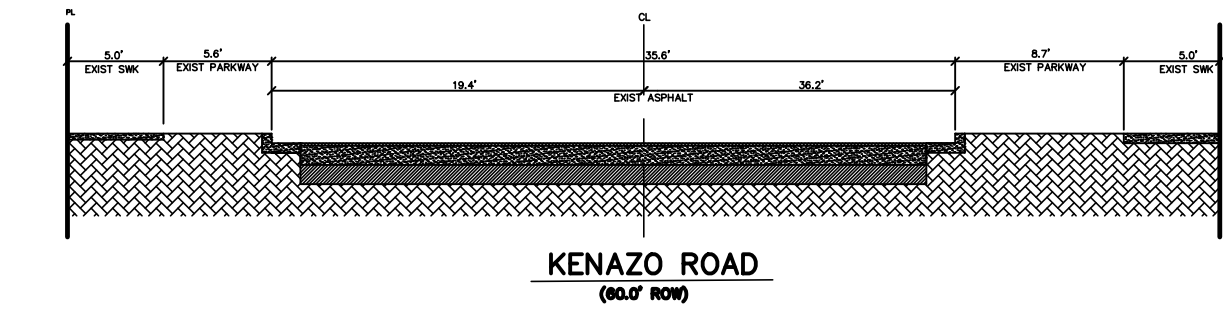
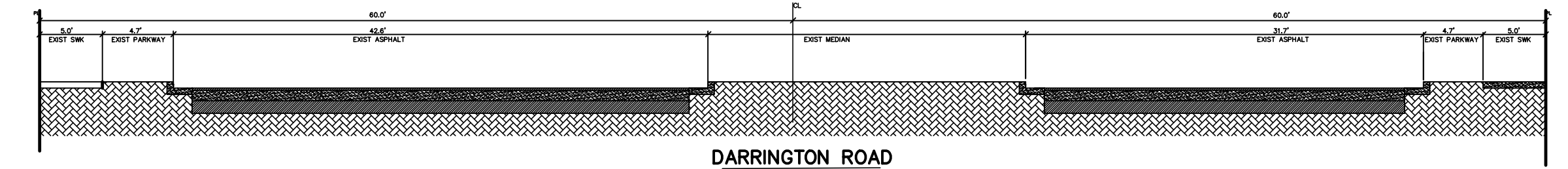
SCALE: 1" = 50'



DARRINGTON PLAZA SUBDIVISION

TRACT 1A, SECTION 42, BLOCK 78, TOWNSHIP 3,
TEXAS AND PACIFIC RAILROAD COMPANY
SURVEYS, EL PASO COUNTY, TEXAS.
CONTAINING 7.648 ACRES MORE OR LESS.

PRELIMINARY PLAT



LEGEND

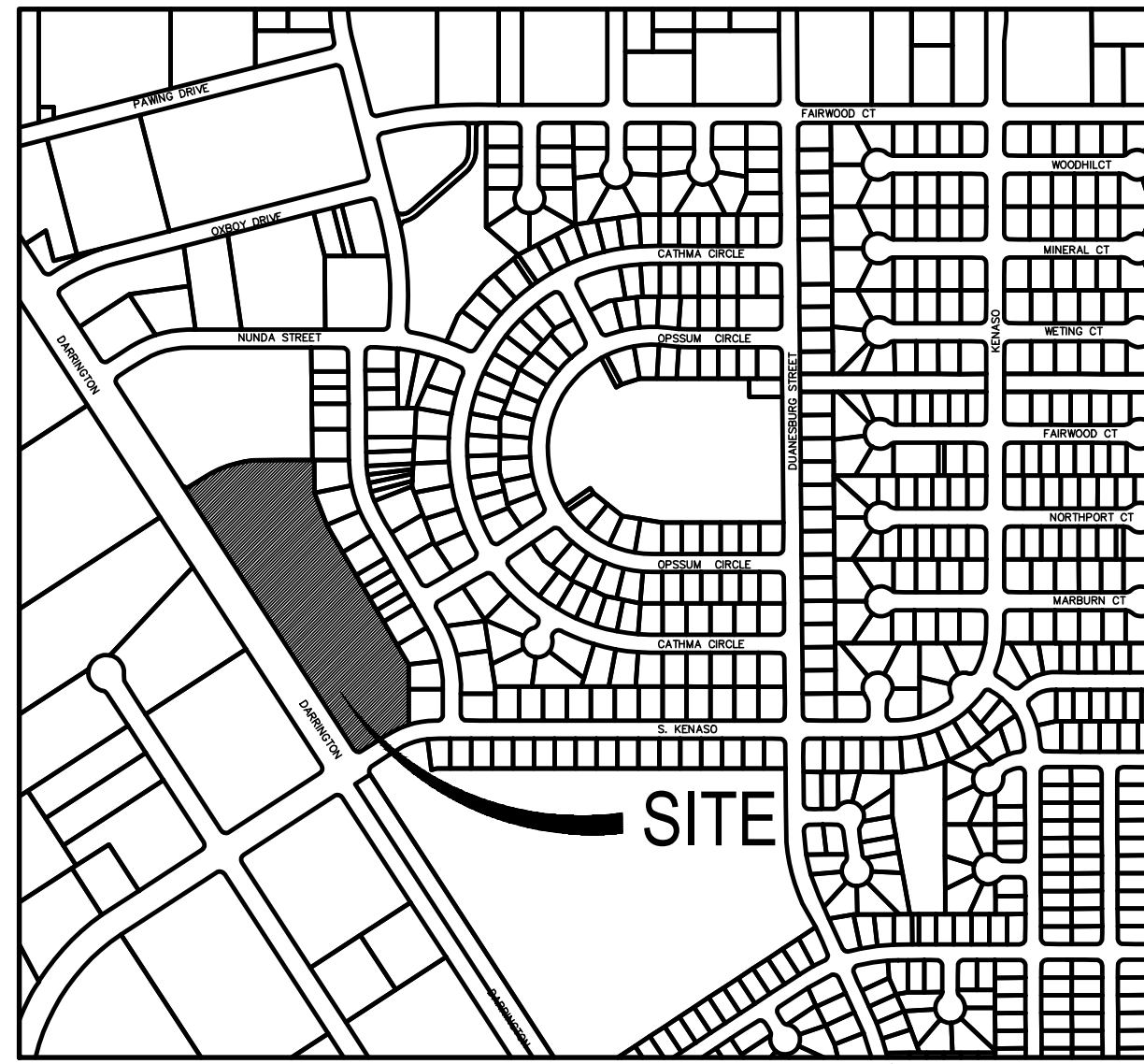
- Power Pole
- Guy Wire
- Electric Box
- Transformer
- Sewer Manhole
- Telephone Pedestal
- Fiber Optic Marker
- Sign
- Overhead Electric Line
- Sewer Line
- Gas Line
- Fiber Optic Line
- Chain Link Fence
- Iron Fence
- Concrete Area
- "No Parking" Area
- 5.0' Contour Line
- 1.0' Contour Line

THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND IS IN COMPLIANCE WITH THE CURRENT PROFESSIONAL AND TECHNICAL STANDARDS OF THE STATE OF TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

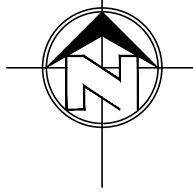
FERMIN DORADO, TX R.P.L.S. NO 3190

DORADO ENGINEERING, INC.
ENGINEERS SURVEYORS PLANNERS
2717 E. YANDELL ST., EL PASO, TEXAS 79903 (915) 562-0002

DATE OF PREPARATION APRIL 11, 2025



LOCATION MAP
SCALE: 1" = 600'



SCHOOL DISTRICT
CLINT INDEPENDENT SCHOOL DISTRICT

OWNER
Bowling Enterprises, Ltd.
16000 Northern Pass
Suite C-1 El Paso TX 79912 -
EL PASO TX 79928
PHONE: (915) -8332400

FLOOD_ZONE
FLOOD_ZONE "X" DESIGNATED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL FLOOD MAP NUMBER 480212 0250B EFFECTIVE DATE: SEPTEMBER 4, 1991.

METES & BOUNDS DESCRIPTION

COMMENCING for reference at a point at the intersection of Darrington Road (120 feet wide) and Kenazo Avenue (60 feet wide); THENCE, North 56°55'40" East, with the centerline of said Kenazo Avenue, a distance of 80.00 feet to a point; THENCE, North 33°04'20" West, a distance of 30.00 feet to a point lying in the northeasterly right-of-way line of said Kenazo Avenue for a corner and the POINT OF BEGINNING of this parcel description;

THENCE, with the arc of a curve to the right, a distance of 31.42 feet to a point lying in the northeasterly right-of-way line of said Darrington Road 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 78°04'20" West, a distance of 28.28 feet;

THENCE, North 33°04'20" West, with said northeasterly right-of-way line, a distance of 1056.08 feet to a point lying in the southerly boundary line of Horizon Manor Unit Two, as recorded in Volume 20, Page 56, Plat Records of El Paso County, Texas, for a corner of this parcel;

THENCE, with the arc of a curve to the left and 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 78°04'20" East, a distance of 28.28 feet;

THENCE, North 56°55'40" East, continuing with said southerly boundary line, a distance of 54.01 feet to a point, for a corner of this parcel;

THENCE, with the arc of a curve to the right and continuing with said southerly boundary line, a distance of 211.73 feet to a point, for a corner of this parcel; Said curve having a radius of 367.28 feet, a central angle of 15°34'41" and a chord which bears North 73°26'34" East, a distance of 208.81 feet;

THENCE, North 89°57'28" East, continuing with said southerly boundary line, a distance of 169.91 feet to a point, for a corner of this parcel;

THENCE, South 00°31'57" East, a distance of 110.00 feet to a point, for a corner of this parcel;

THENCE, South 20°32'00" East, a distance of 115.00 feet to a point, for a corner of this parcel;

THENCE, South 30°30'08" East, a distance of 540.56 feet to a point, for a corner of this parcel;

THENCE, South 00°02'32" East, a distance of 202.44 feet to a point lying in northeasterly right-of-way line of said Kenazo Avenue for a corner of this parcel;

THENCE, with the arc of a curve to the left and continuing with said northeasterly right-of-way line, a distance of 86.13 feet to a point, for a corner of this parcel; Said curve having a radius of 316.77 feet, a central angle of 15°34'41" and a chord which bears South 64°43'00" West, a distance of 85.86 feet;

THENCE, South 56°55'40" West, continuing with said northeasterly right-of-way line, a distance of 92.92 feet to the TRUE POINT OF BEGINNING.

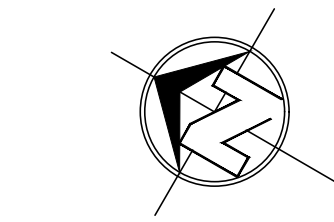
Said Parcel contains 7.648 acres more or less.

PLAT NOTES AND RESTRICTIONS:

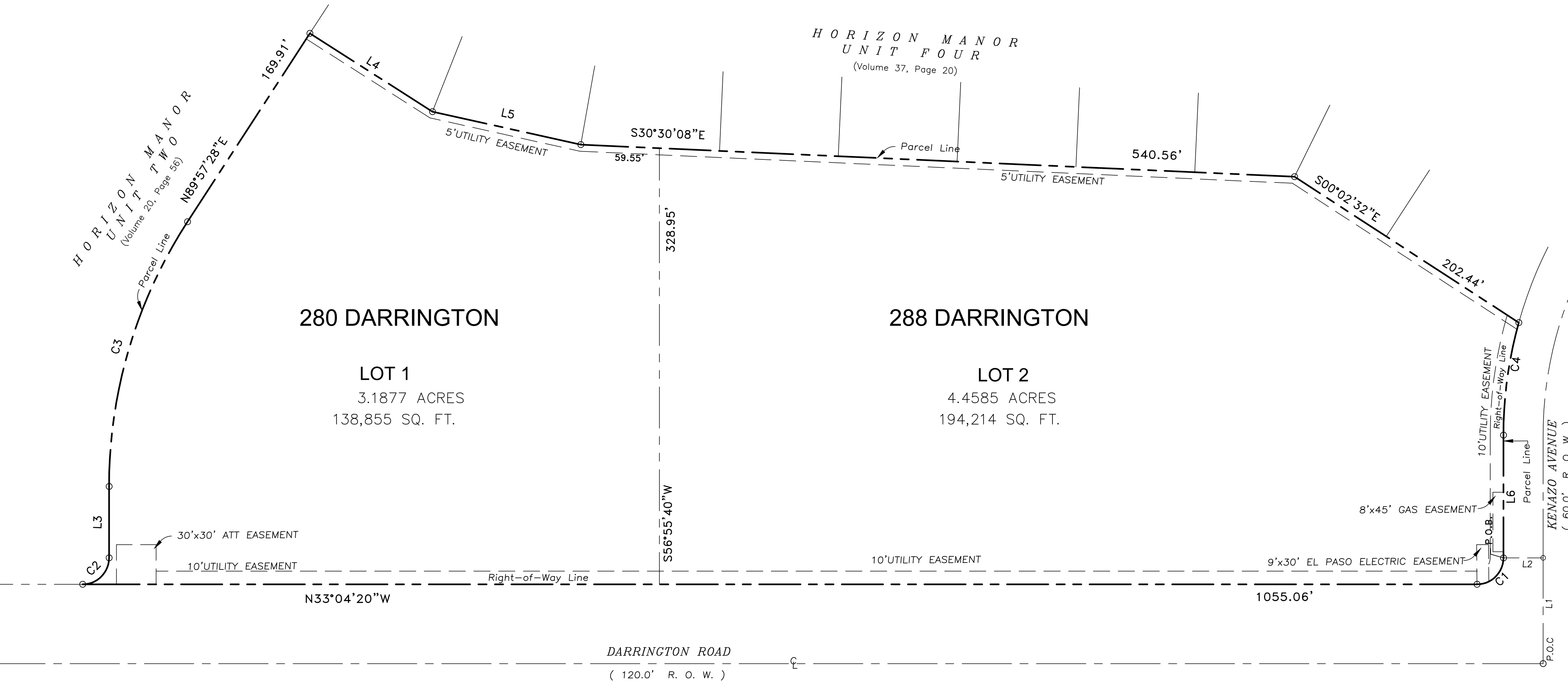
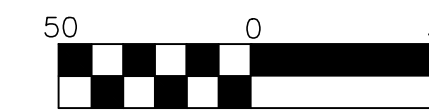
- This property lies in Zone "X", as designed by F.E.M.A. El Paso County, Community Panel No. 480212-00025 B, Dated September 04, 1991.
- Restrictive Covenants for this property are filed in the El Paso County Clerk's Office, Instrument No. _____ Date _____
- Tax Certificates for this property are filed in the El Paso County Clerk's Office, Instrument No. _____ Date _____
- Water supply and Sanitary Sewer Service will be provided by the Horizon Regional Municipal Utility District.
- Town of Horizon City monument at the intersection North Kenazo and Rodman drive. 4028.57' (NAVD88 datum)
- Lot owner is responsible for maintaining driveways, sidewalks and parkways abutting their property.
- Set 1/2" rebar at all exterior boundary corners unless otherwise noted.
- Set 1/2" rebar at all lot corners to be done after construction is completed.
- All easements are 10' wide utility easement unless otherwise noted.
- Grading and drainage plans will be required before building permits are issued.

LINE	DIRECTION	DISTANCE
L1	N56°55'40"E	80.00'
L2	N33°04'20"W	30.00'
L3	N56°55'40"E	54.01'
L4	S00°31'57"E	110.00'
L5	S20°32'00"E	115.00'
L6	S56°55'40"W	92.92'

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	20.00'	31.42'	28.28'	N78°04'20"W	90°00'00"
C2	20.00'	31.42'	28.28'	S78°04'20"E	90°00'00"
C3	367.28'	211.73'	208.81'	N73°26'34"E	33°01'48"
C4	316.77'	86.13'	85.86'	S64°43'00"W	15°34'41"



SCALE: 1"=50'



DORADO ENGINEERING, INC.
ENGINEERS SURVEYORS PLANNERS
2717 E. YANDELL ST., EL PASO, TEXAS 79903 (915) 562-0002

CITY PLAN COMMISSION APPROVAL STATEMENT
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 A.D.

EXECUTIVE SECRETARY _____ CHAIRPERSON _____
PLANNING AND INSPECTIONS DIRECTOR _____

FILING
FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS THIS _____ DAY OF _____, 2025, A.D.

IN FILE NO. _____

COUNTY CLERK _____ BY DEPUTY _____

THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND IS IN COMPLIANCE WITH THE CURRENT PROFESSIONAL AND TECHNICAL STANDARDS OF THE STATE OF TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

PRELIMINARY PLAT

FERMIN DORADO, TX R.P.L.S. NO 3190

DATE OF PREPARATION APRIL 11, 2025

THE STATE OF TEXAS
COUNTY OF EL PASO

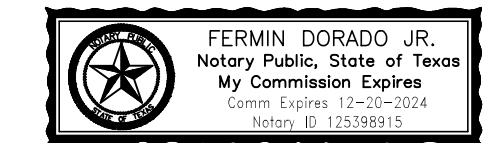
WE, Bowling Enterprises, Ltd. A OWNER OF THIS LAND, HEREBY PRESENT THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC, UTILITY EASEMENTS, AS HEREON LAID DOWN AND DESIGNATED, INCLUDING EASEMENT FOR OVERHANG OF SERVICE WIRES, FOR POLE TYPE UTILITIES AND BURIED SERVICE WIRES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES, AND THE RIGHT TO INGRESS AND EGRESS FOR SERVICE AND CONSTRUCTION AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS

Greg Bowling _____ DATE _____

ACKNOWLEDGMENT

STATE OF TEXAS }
COUNTY OF EL PASO }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025, BY _____

NOTARY PUBLIC, STATE OF TEXAS



MY COMMISSION EXPIRES _____



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

Case No.: SD24-0001 / SUC25-0006 (Resubmitted)
Rancho Desierto Bello Unit Sixteen (RDBU16)

Application Type: **Combination-Preliminary & Final Plat**

P&Z Hearing Date: September 15, 2025

Staff Contact: Art Rubio, Planning Director
 915-852-1046 ext. 407 arubio@horizoncity.org

Address/Location: The vacant parcel is located northwest of Claret Cup Road and west of Darrington Road.

Legal Description: A portion of Leigh Clark Survey No. 297, Town of Horizon City, El Paso County, Texas, approximately 21.481± acres

Owner: SDC Development, LTD.

Applicant/Rep.: TRE & Associates, L.L.C.

Nearest Park: RDB 2 Park

Nearest School: Ricardo Estrada Middle School

SURROUNDING PROPERTIES:		
	Zoning	Land Use
N	R-9 (Residential)	Vacant
E	R-2 (Residential)	Vacant
S	M-1 (Industrial)	Industrial
W	R-9 (Residential)	Vacant
LAND USE AND ZONING:		
Existing		
Land Use	Vacant	
Zoning	R-9 Residential	

Application Description:

On March 18, 2025, P&Z recommended approval of Rancho Desierto Bello Unit 16 on a final plat basis. On April 09, 2024, the City Council approved Rancho Desierto Bello Unit 16 on a final plat basis. The developer was unable to complete subdivision construction improvements prior to expiration of the final plat approval and the applicant is now resubmitting a combination preliminary and final subdivision plat for review. The proposed RDB-U16 Final Plat Subdivision includes 74 lots for single-family residential development. The smallest lot measuring approximately 6,036 sq. ft. and the largest lot measuring approximately 12,733 sq. ft. in size and one 2.261-acre storm water drainage pond. The applicant proposes 52' ROW Residential sub collector Streets and a 76' ROW Minor Arterial Street to serve all the lots in the subdivision.

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 of Rancho Desierto Bello Unit Sixteen on a Final Subdivision Plat basis subject to all recorded temporary turnaround instrument numbers annotated on recording plat prior to recording.

Planning Comments:

~~Correct gross acreage on the Final Plat application.~~

Town Engineer Comments:

- ~~1. Address review/approval by the El Paso County 9-1-1 District is required~~
- 2. Provide Temporary turnaround instrument number.
- ~~3. Missing benchmark and datum.~~

School District Comments:

No exceptions taken by Clint ISD.

El Paso County 9-1-1 District:

~~Please see the attached document for Rancho Desierto Bello Unit 16. The only recommended changes are to Block #73 as it should begin with 14344 at Lot #14 to account for the extra address space of Brezo Street as Block #49 does. This therefore would require changes to the subsequent addresses in Block #73.~~

~~In addition, we do ask to keep in mind the address range of Banana Yucca Drive so that it eventually lines up with the 14500 block of Banana Yucca Drive in Rancho Desierto Bello Unit 15.~~

El Paso Electric:

Please have the developer change the R.A.E. to 10' wide utility easements. We will need access along the lots to serve the properties. Additionally, please add a 10' wide utility easement along the ponding.

Texas Gas:

In reference to this proposed Subdivision, Rancho Desierto Bello Unit 16, Texas Gas Service does not have any objections.

El Paso Central Appraisal District:

We here at central appraisal have no comments for the Rancho Desierto Bello #16 Subdivision.

Additional Requirements:

§4.2.4 Expiration of Preliminary Plat Approval. Failure of the subdivider to submit a final plat for review and approval within six (6) months of the date of approval of the preliminary plat by the City Council will nullify the approval of the preliminary subdivision plat and obligate the subdivider to reapply for preliminary plat approval, should the subdivider wish to pursue the subdivision. No vested rights will survive if the preliminary plat approval is nullified by a failure of the subdivider to submit a final plat map within the

timeframe specified in this section, nor shall the subdivider be entitled to a refund of any application fees or review fees that may have been paid. Within twelve (12) months of the approval of the final plats by the Town Council, a recording plat application will need to be submitted for City Council approval.

Failure of the subdivider to submit a recording plat within twelve (12) months of approval of the final plat by the City Council will nullify the approval of the final plat and obligate the subdivider to reapply for preliminary plat approval should the subdivider wish to pursue the subdivision. (§4.11.2 Subdivision Municode Chapter 10)

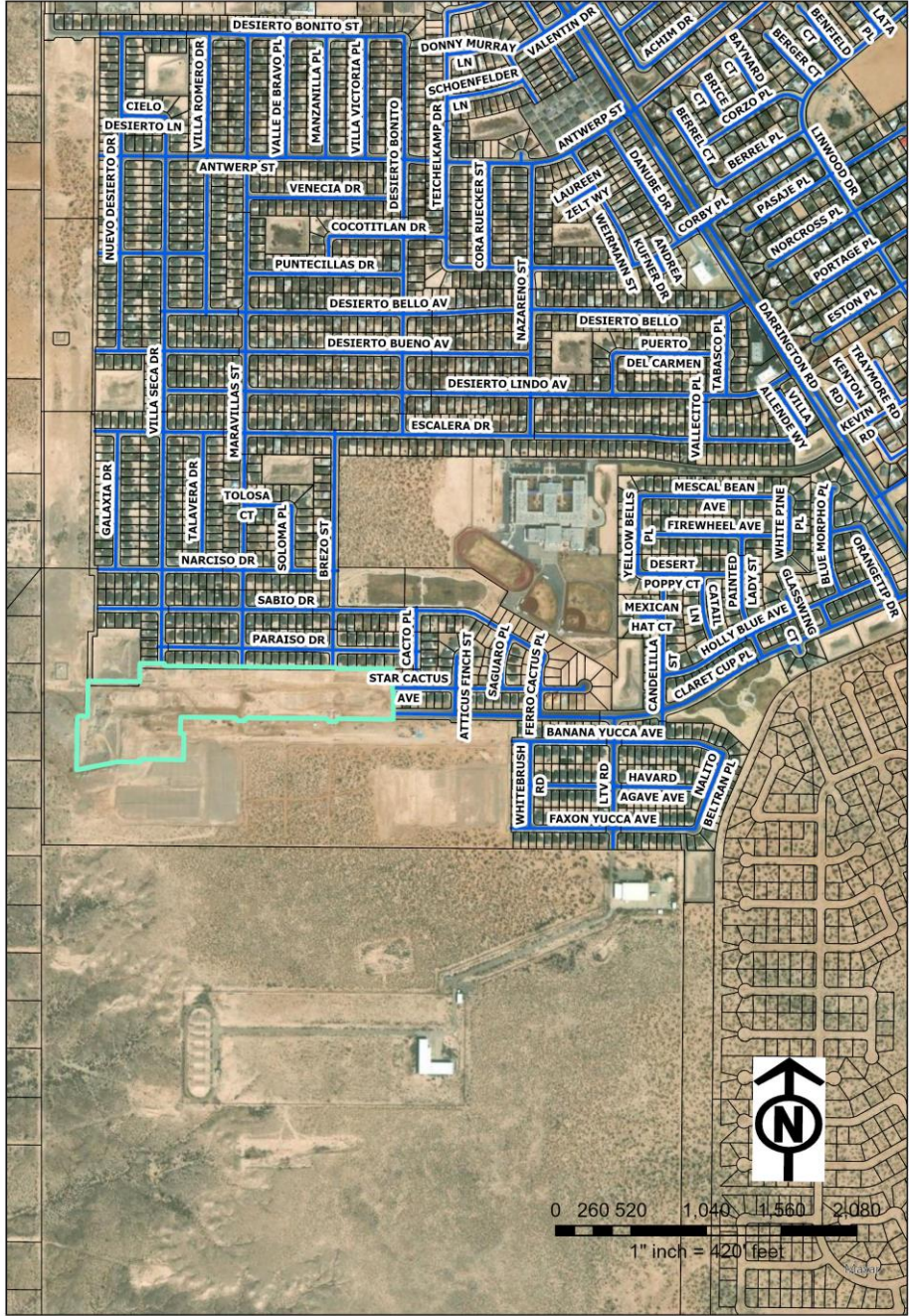
- Any required parks fees shall be paid prior to the recordation of the plat if applicable.

Attachments:

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

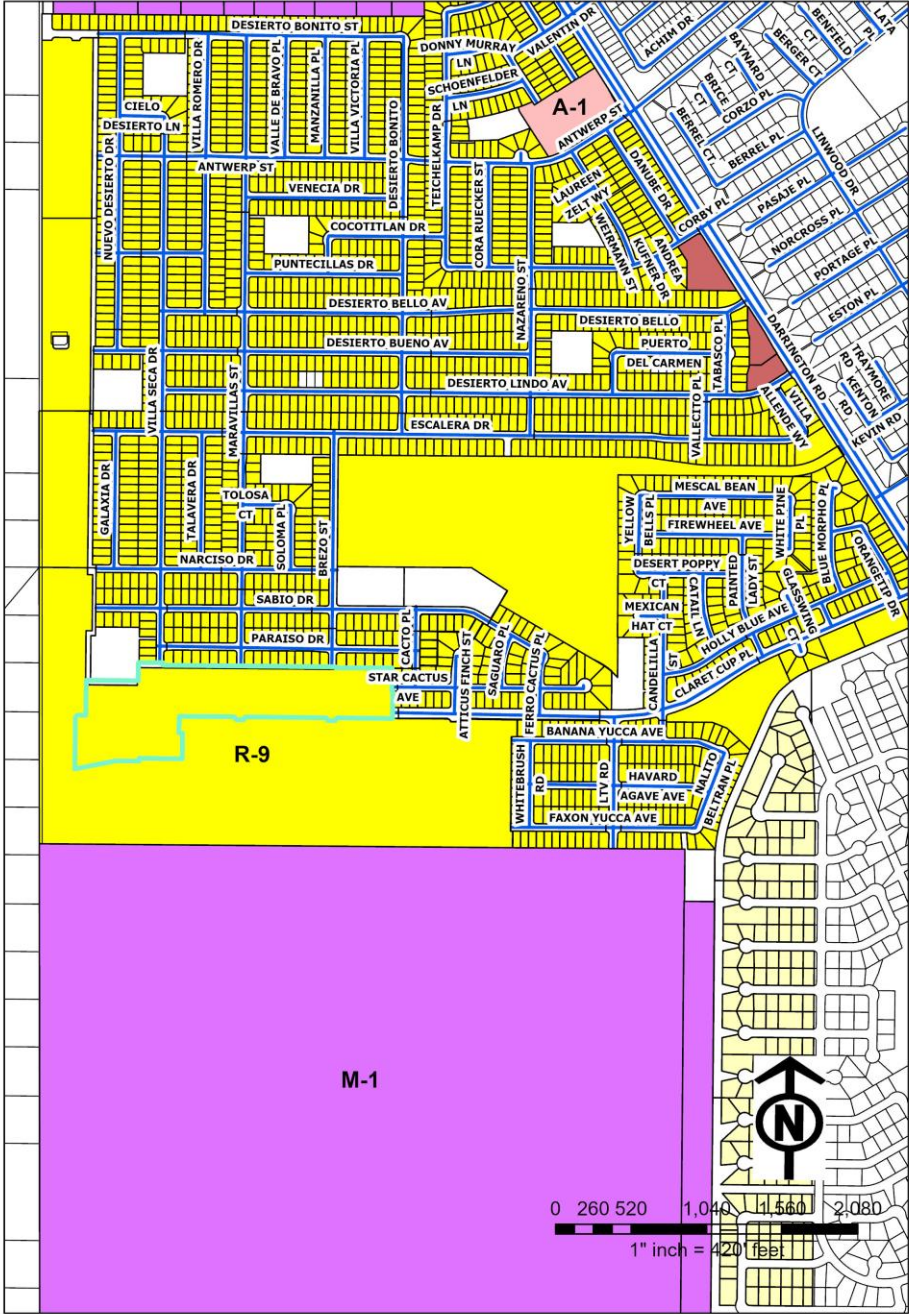
Attachment 1: Aerial

**Planning & Zoning Commission
Rancho Desierto Bello Unit 16
Case No. SUC25-0006**

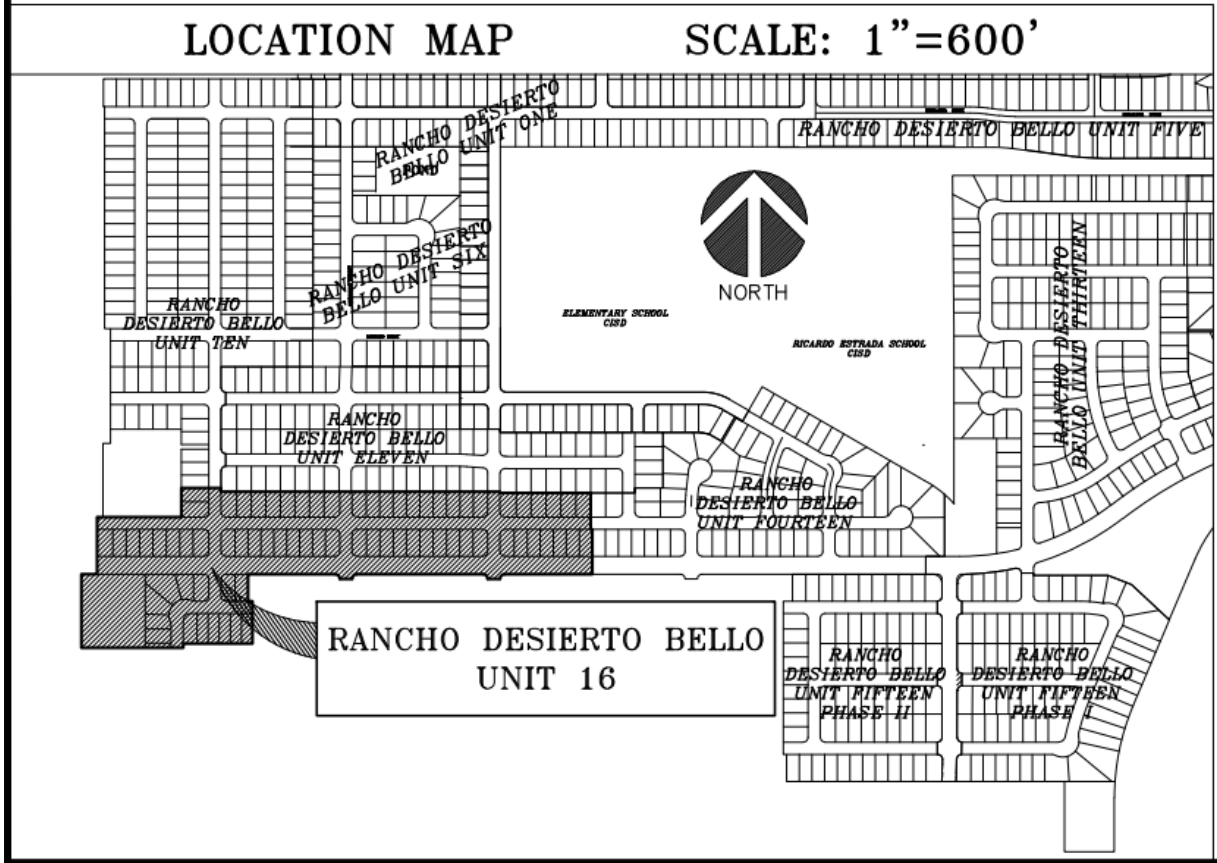


Attachment 2: Zoning Designation Map

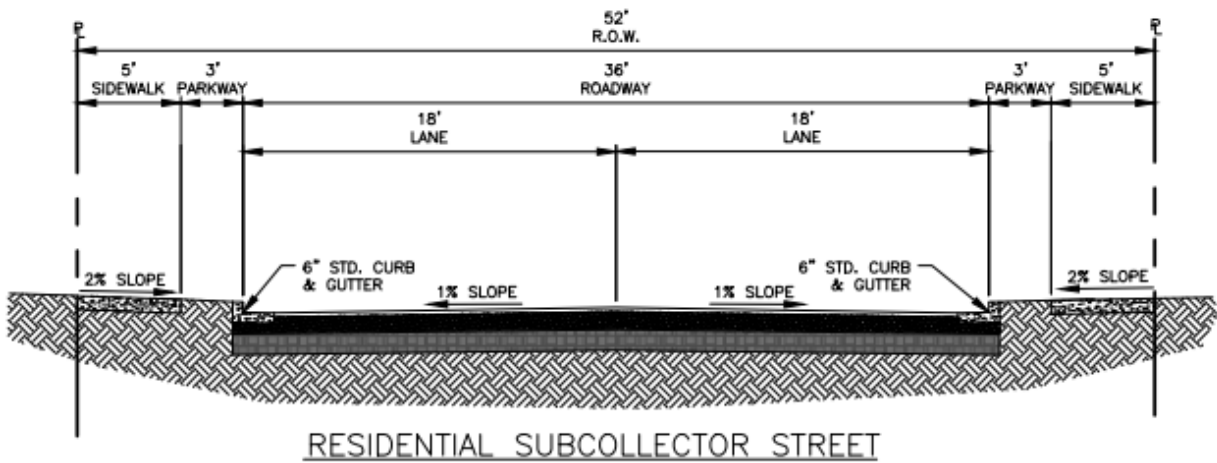
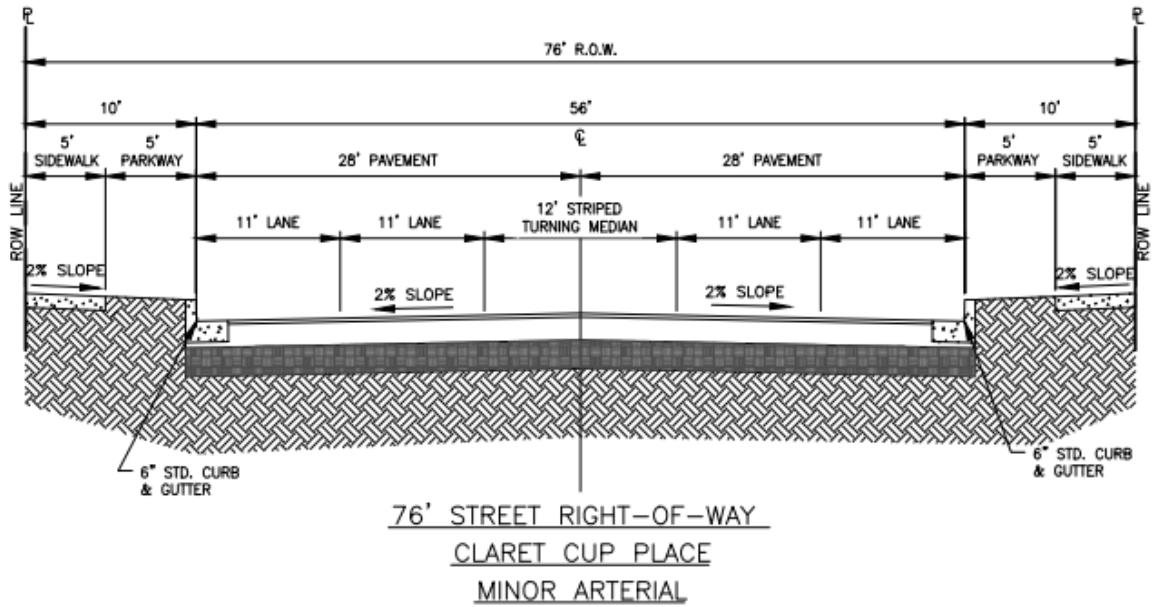
**Planning & Zoning Commission
Rancho Desierto Bello Unit 16
Case No. SUC25-0006**



Attachment 3- Location Map



Attachment 6 – Right of Way Cross Sections



Attachment 7 – Final Plat Application



Town of Horizon City, TX

Town of Horizon City Hall

14999 Darrington Road
 Horizon City, TX 79928
 915-852-1046
<https://www.horizoncity.org/>

PERMIT

SUC25-0006	SUBDIVISION COMBO (SUB/REPLAT- BOTH PRELIM/FINAL)
SITE ADDRESS: 0 UNKNOWN HORIZON CITY PRIMARY PARCEL: X29700000000080 PROJECT NAME: RANCHO DESIERTO BELLO UNIT 16	ISSUED: EXPIRES:

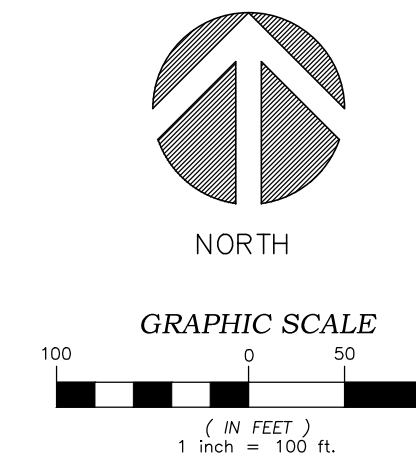
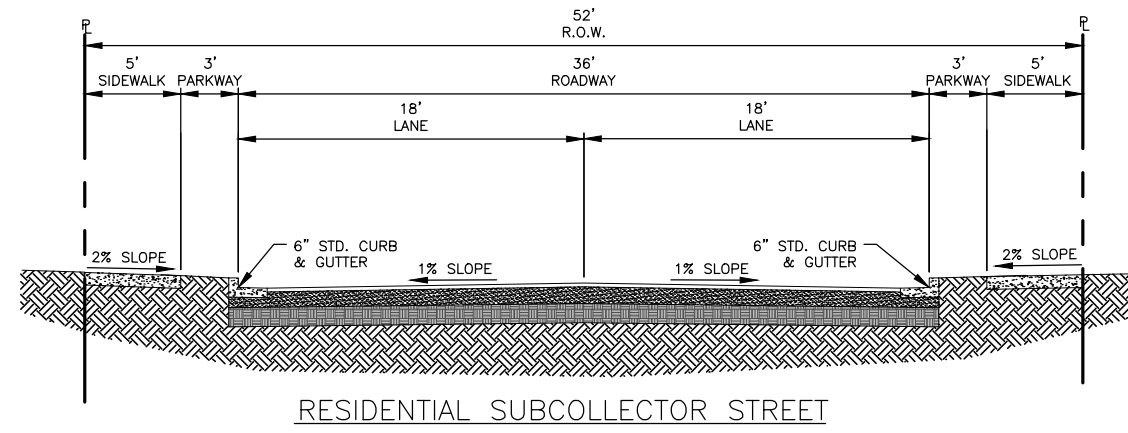
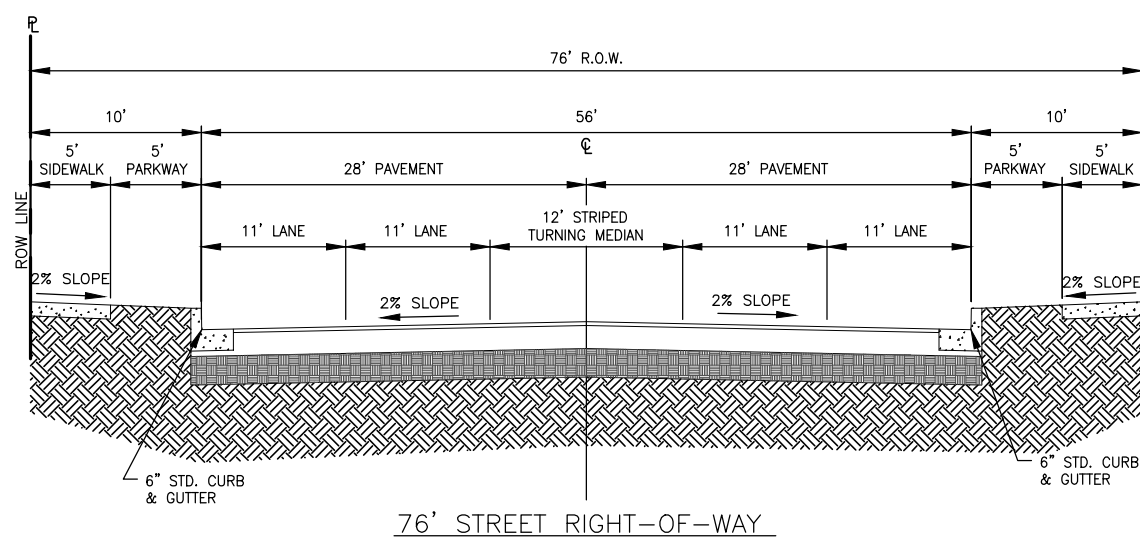
APPLICANT: Barraza, Karen
 110 Mesa Park Dr. Suite 200
 El Paso, TX 79912
 9154128906

OWNER: RKM LAND PARTNERS LLC
 7910 GATEWAY #102
 EL PASO, TX 79915-1810

Detail Name	Detail Value
Number of Acres	21
Please select the Land Use here:	Residential
Please provide the Specific Use here - e.g. Residential: single-family/duplex. Commercial: retail/office. Industrial: manufacturing/assembly. Institutional: church/hospital. Civic: library/park/government	Residential
Number of Units:	74
Acreage:	11.364
If single-family or duplex development is proposed: enter the average floor area of houses	N/A
Are special improvements proposed in connection with the development?	No
Is a modification of any portion of the subdivision ordinance proposed?	No
If answer is "Yes", please explain the nature of the modification or enter N/A	N/A
What type of landscaping is proposed?	Other
If answered "Other", please describe the landscaping type proposed or enter N/A	N/A
Remarks and/or explanation of special circumstances	N/A
Will plat be recorded prior to subdivision improvements being completed & approved?	No
If answered "Yes" to plat recorded before completion of subdivision improvements, have Required Guarantee OR Improvement Cost Estimates & Construction Agreement been submitted?	Not Applicable
Will any Restrictions and Covenants be recorded with plat?	Yes, if yes please attach copy
If the project will have improvements dedicated to the City, have the plans been approved?	Y

RANCHO DESIERTO BELLO UNIT 16

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



PROPOSED LAND USE

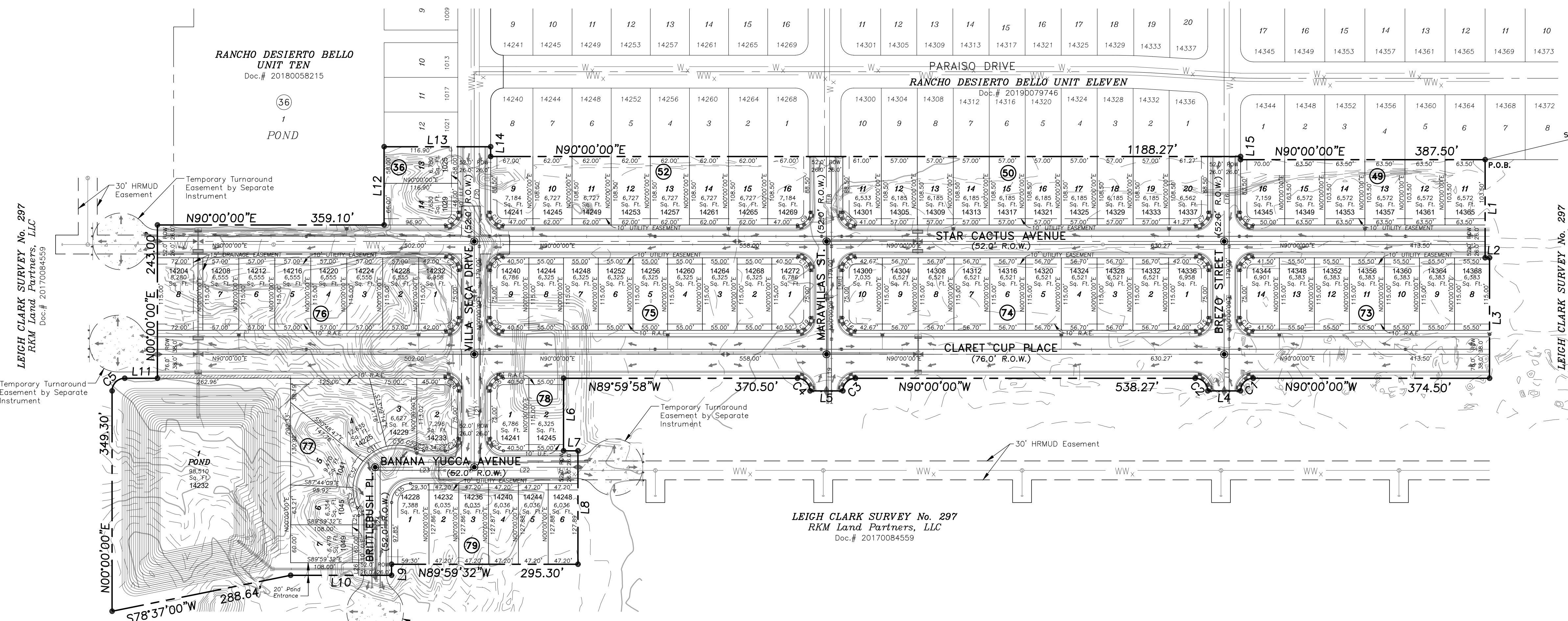
RESIDENTIAL
RESIDENTIAL LOTS = 74

SCHOOL DISTRICT

CLINT INDEPENDENT SCHOOL DISTRICT

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 76°28'47" West, a distance of 2955.23 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, 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" East, a distance of 115.00 feet to a point, for a corner of this parcel; THENCE, North 00°00'00" East, a distance of 18.80 feet to a point, for a corner of this parcel; THENCE, South 00°00'00" West, a distance of 160.00 feet to a point, for a corner of this parcel; THENCE, North 89°59'32" West, a distance of 538.27 feet to a point, for a corner of this parcel; THENCE, North 90°00'00" West, a distance of 31.42 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 North 45°00'00" West, a distance of 28.28 feet; THENCE, North 89°59'46" 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 31.41 feet to a point, for a corner of this parcel; said curve having a radius of 20.00 feet, a central angle of 89°59'25", and a chord which bears North 45°00'00" West, a distance of 28.28 feet; THENCE, North 89°59'58" 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 18.80 feet to a point, for a corner of this parcel; THENCE, South 00°00'00" West, a distance of 179.89 feet to a point, for a corner of this parcel; THENCE, North 89°59'32" West, a distance of 295.30 feet to a point, for a corner of this parcel; THENCE, South 00°00'00" West, a distance of 17.48 feet to a point, for a corner of this parcel; THENCE, North 90°00'00" East, a distance of 160.00 feet to a point, for a corner of this parcel; THENCE, South 76°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 51.36 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" East, 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 168.90 feet to a point in the westerly boundary line of Rancho Desierto Bello Unit Eleven, for a corner of this parcel; THENCE, North 00°00'00" East, with said boundary line of Rancho Desierto Bello Unit Eleven, a distance of 15.50 feet to a point at the southerly 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, a distance of 387.50 feet to the POINT OF BEGINNING. Said parcel contains 21.481 Acres (935,729 Square Feet) more or less.



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

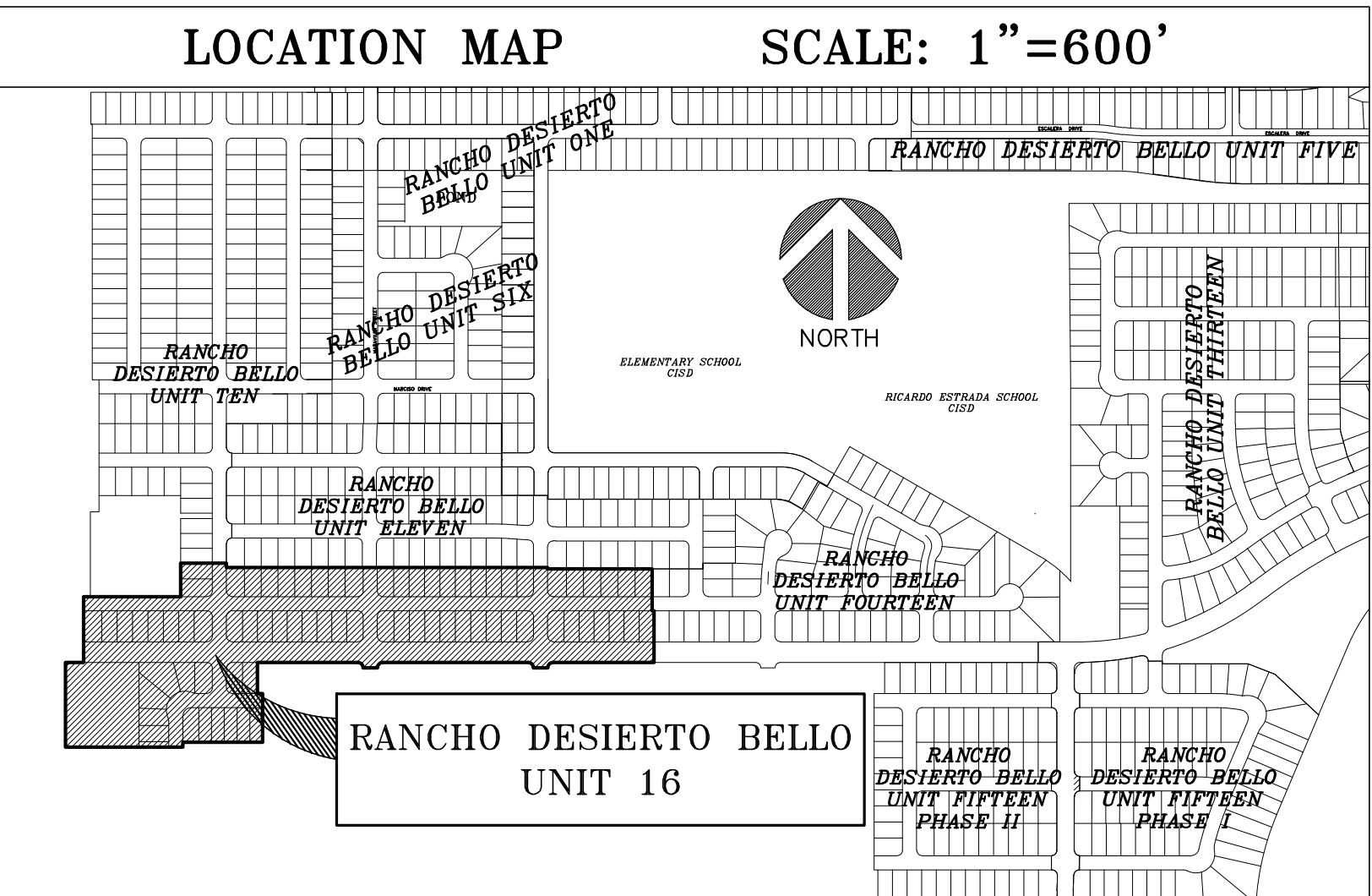
STREET TABLE			
NORTH - SOUTH	LENGTH	EAST - WEST	LENGTH
VILLA SECA DRIVE	598.00'	CLARET CUP PLACE	2110.77'
MARAVILLAS STREET	371.50'	STAR CACTUS AVENUE	2103.77'
BREZO STREET	371.50'	BANANA YUCCA AVENUE	317.30'
BRITTELBUSH PLACE	171.33'		

- ### 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 02508, 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 16 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.

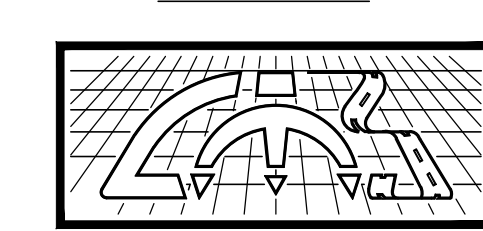
BENCHMARK
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF ESCALERA DRIVE AND VALLECITO PLACE.
ELEVATION 4016.99' (NAVD 88 DATUM)

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	20.00'	31.42'	28.28'	S45°00'00"W	89°59'59"
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'	31.41'	28.28'	N45°00'16"W	89°59'25"
C5	20.00'	31.42'	28.28'	N45°00'00"E	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'	N45°00'00"E	90°00'00"
C14	20.00'	31.42'	28.28'	S45°00'00"E	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'	N45°00'00"E	90°00'00"
C18	20.00'	31.42'	28.28'	S45°00'00"E	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'	N45°00'00"E	90°00'00"
C22	20.00'	31.42'	28.28'	S45°00'00"E	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'	N45°00'00"E	90°00'00"
C26	20.00'	31.42'	28.28'	S45°00'00"E	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°36'59"W	38°46'29"
C31	70.00'	44.99'	44.22'	S67°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°13'42"E	27°03'08"
C34	30.00'	12.98'	12.88'	N122°13'36"W	24°47'15"
C35	30.00'	47.12'	42.43'	S45°00'00"W	90°00'00"

LINE	DIRECTION	DISTANCE
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	N89°59'46"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	17.48'
L10	N90°00'00"W	160.00'
L11	N90°00'00"E	51.36'
L12	N00°00'00"E	124.00'
L13	N80°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	160.30'
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'



OWNER
SDC DEVELOPMENT, LTD.
7910 GATEWAY BLVD., E, SUITE 102
EL PASO TEXAS 79915
VOICE: (915) 591-6319
CONTACT: JOHN DURAN



110 Mesa Park Drive, Suite 200
El Paso, Texas 79912
Office: (915) 650-8500
Fax: (915) 620-8506

1420 Bessmer Drive, Suite 'A'
El Paso, Texas 79935
Office: (915) 598-1300
Fax: (915) 366-6374
email: Larry@land-marksurvey.com
"Serving Texas, New Mexico and Arizona"

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 and
Technical Standards.

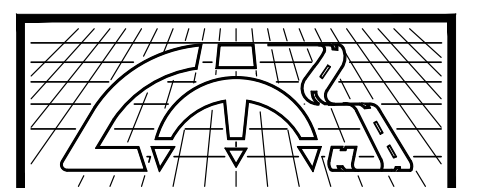
ROBERTO S. ROMERO, P.E.
Licensed Professional Engineer
Texas License No. 114517

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

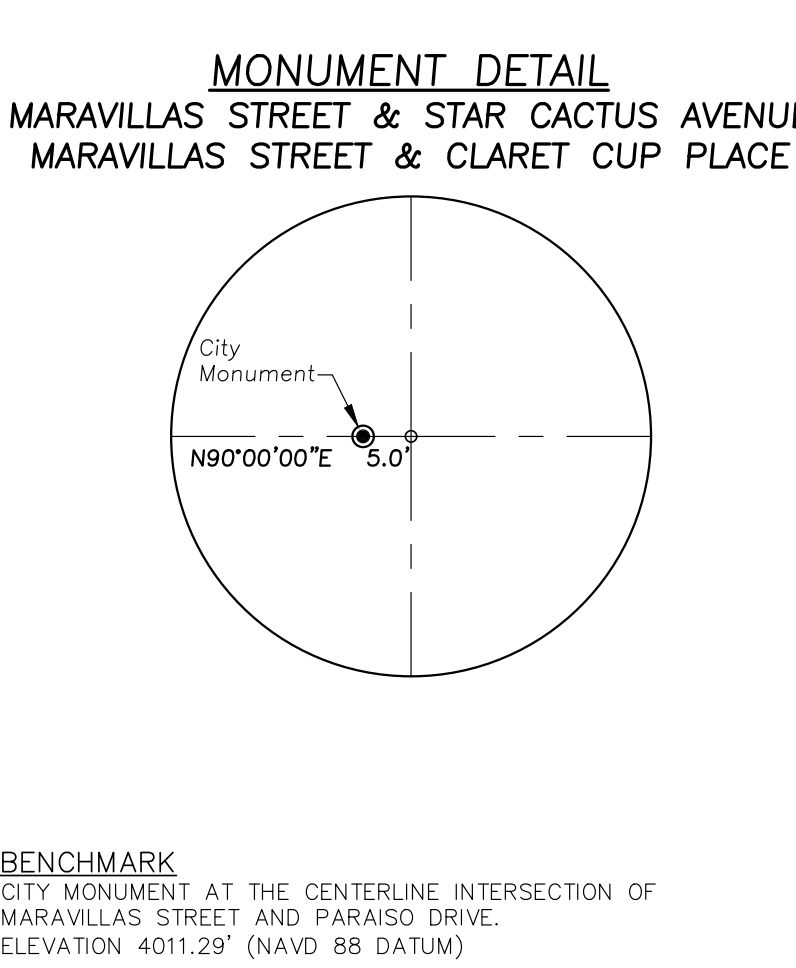
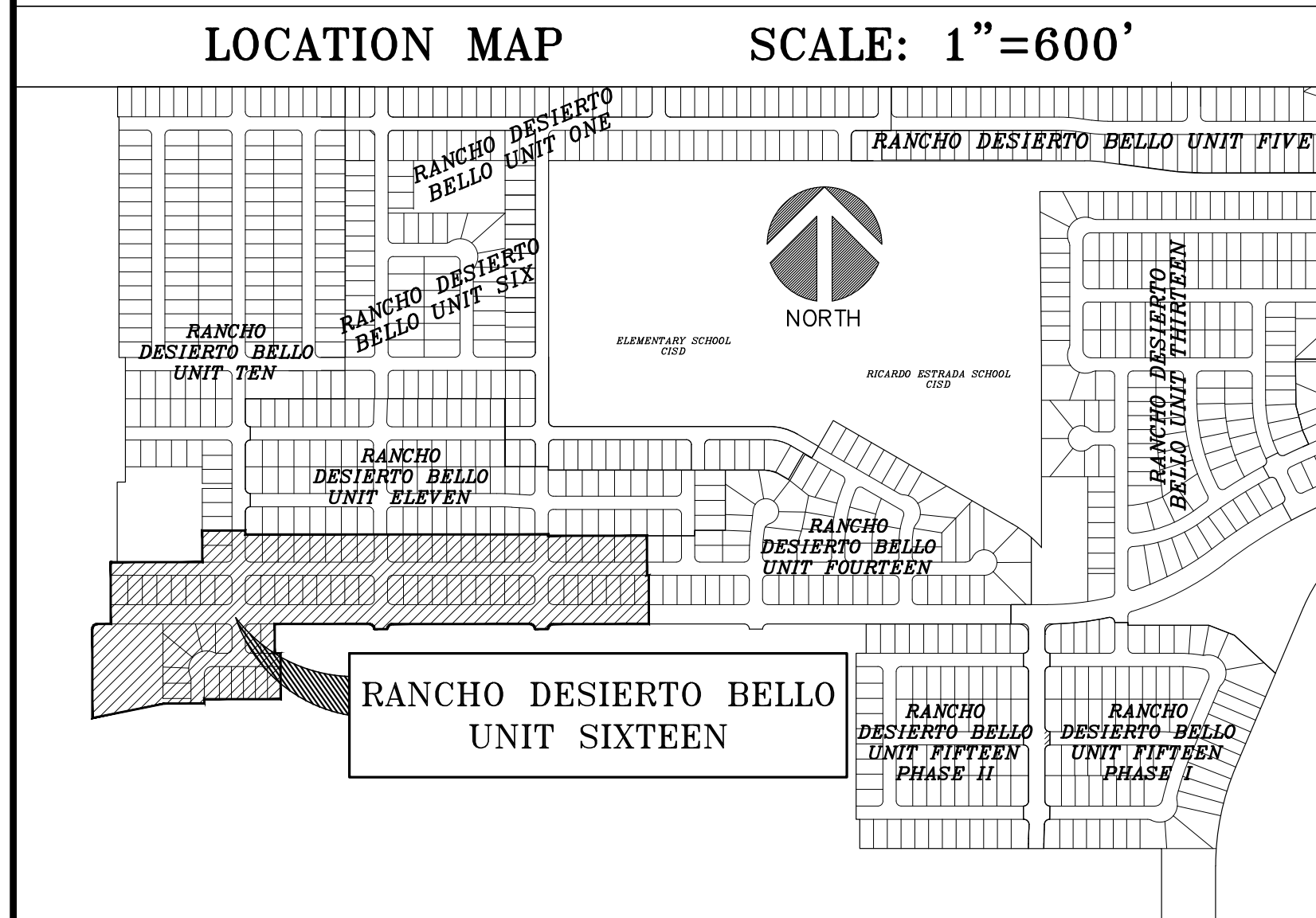
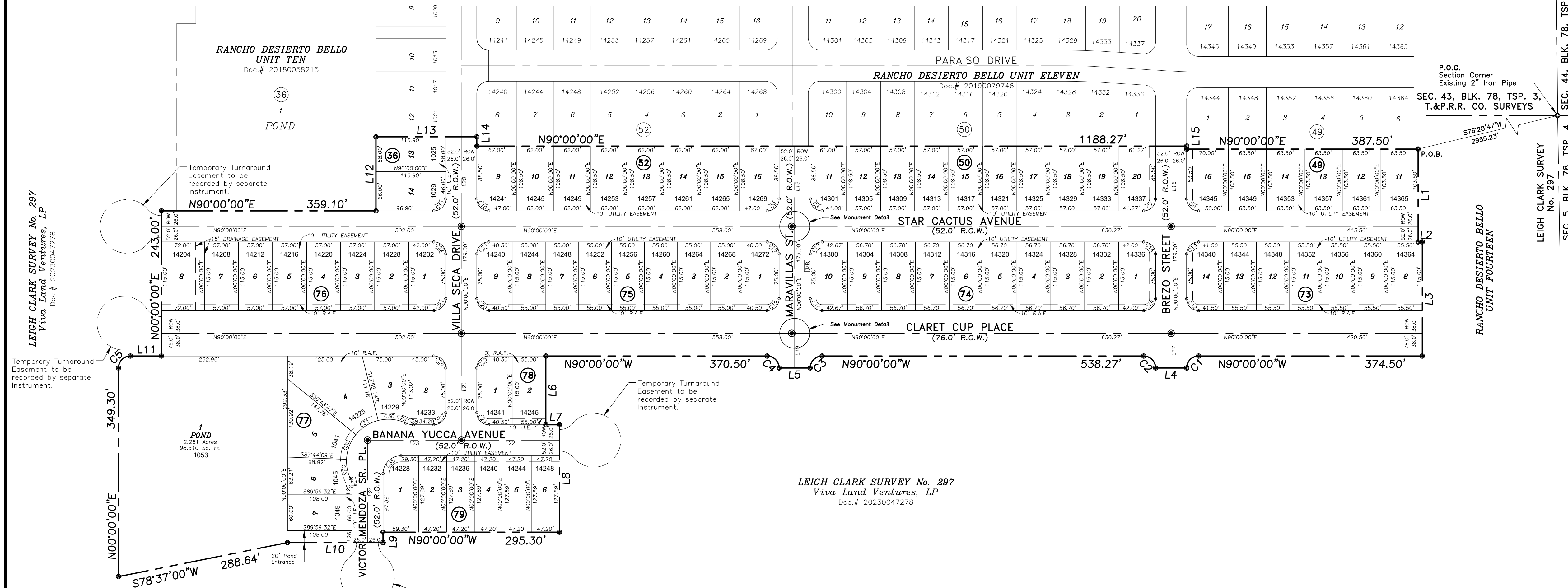
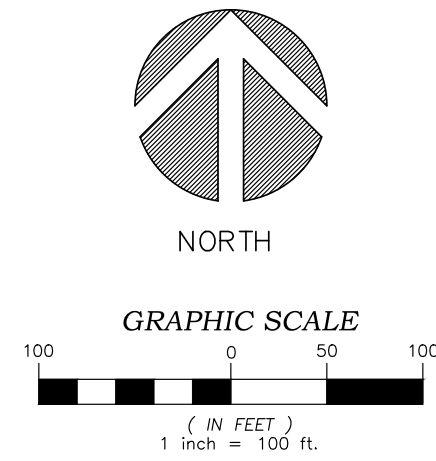
SURVEYOR



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 168.90 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.

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.

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

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

NORTH - SOUTH	STREET TABLE	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'		

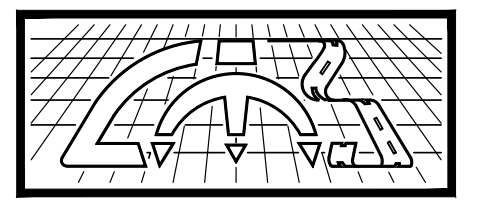
ENGINEER



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

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"



MINUTES – REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
HELD ON MONDAY, JUNE 16, 2025 @ 6:00 PM
15001 DARRINGTON RD., HORIZON CITY, TEXAS 79928

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

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

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

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

AYES: JOLLEY, PADILLA, CORRAL, BORREGO, PARKER

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.

Roberto Avila 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**

Chief Planner

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

ACTION: Motion made by **PADILLA**, 2nd by **JOLLEY** to Elect Ms. Corral for the P&Z Commission Chair. Motion made by **PADILLA**, 2nd by **PARKER** to Elect Mr. Borrego for the P&Z Commission Vice Chair.

AYES: JOLLEY, PADILLA, CORRAL, BORREGO, PARKER

ABSTAIN:

MOTION CARRIED

Staff requested that item 4E be moved before item 4B



MINUTES – REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
HELD ON MONDAY, JUNE 16, 2025 @ 6:00 PM
15001 DARRINGTON RD., HORIZON CITY, TEXAS 79928

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 April 21, 2025 P&Z Meeting**)

ACTION: Motion made by **JOLLEY** , 2nd by **PARKER** to postpone Replat request to July 21, 2025 Planning and Zoning Meeting.

AYES: JOLLEY, PADILLA, CORRAL, BORREGO, PARKER

ABSTAIN:

MOTION CARRIED

4C. DISCUSSION AND RECOMMENDATION:

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.

ACTION: Motion made by **PADILLA** , 2nd by **BORREGO** to recommend approval of Rancho Desierto Bello Unit 19 Preliminary Subdivision Plat..

AYES: JOLLEY, PADILLA, CORRAL, BORREGO, PARKER

ABSTAIN:

MOTION CARRIED

4D. DISCUSSION AND RECOMMENDATION:

Chief Planner

On the **Final Subdivision Plat** applications 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.

ACTION: Motion made by **PADILLA** , 2nd by **JOLLEY** to recommend approval of Rancho Desierto Bello Unit 18 Final Subdivision Plat.

AYES: JOLLEY, PADILLA, CORRAL, BORREGO, PARKER

ABSTAIN:

MOTION CARRIED

4E. DISCUSSION AND RECOMMENDATION:

Able City



**MINUTES – REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
HELD ON MONDAY, JUNE 16, 2025 @ 6:00 PM
15001 DARRINGTON RD., HORIZON CITY, TEXAS 79928**

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.

ACTION: Motion made by **PADILLA** , 2nd by **BORREGO** to recommend approval of Transit Oriented Development Rezoning as presented by staff.

AYES: JOLLEY, PADILLA, CORRAL, BORREGO, PARKER

ABSTAIN:

MOTION CARRIED

5. OTHER BUSINESS

5A. DISCUSSION AND ACTION:

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

ACTION: Motion made by **BORREGO**, 2nd by **JOLLEY** to approve April 21, 2025 regular meeting minutes.

AYES: JOLLEY, PADILLA, CORRAL, BORREGO, PARKER

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 **JOLLEY**, 2nd by **BORREGO** to approve March 24, 2025 special meeting minutes.

AYES: JOLLEY, PADILLA, CORRAL, BORREGO, PARKER

ABSTAIN:

MOTION CARRIED

5C. DISCUSSION

Welcoming of New Commissioners

6. ANNOUNCEMENTS

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



**MINUTES – REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
HELD ON MONDAY, JUNE 16, 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 7:40 pm.

**ACTION: ADJOURNMENT
AYES: JOLLEY, PADILLA, CORRAL, BORREGO, PARKER
MOTION CARRIED**

Samantha Corral – 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