



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

**Case No.:** SDV26-0001  
**Application Type:** Easement Vacation  
**P&Z Hearing Date:** July 20, 2026  
**Staff Contact:** David Ruiz, Planner  
915-852-1046 ext.404; druiz@horizoncity.org  
**Address/Location:** 14207 Desierto Bonito  
**Property ID No.:** R22000002005900  
**Legal Description:** A portion of a 10' Utility Easement of Lot 59, Block 20, Rancho Desierto Bello Unit 12A, Town of Horizon City, El Paso County, Texas.  
**Existing Use:** R-9  
**Owner:** Juan Ramos  
**Applicant/Rep.:** Juan Ramos  
**Nearest Park:** RDB Park  
**Nearest School:** Ricardo Estrada Middle School

| SURROUNDING PROPERTIES: |                            |             |
|-------------------------|----------------------------|-------------|
|                         | Zoning                     | Land Use    |
| N                       | M-1                        | Industrial  |
| E                       | R-9                        | Residential |
| S                       | R-9                        | Residential |
| W                       | No Zoning (El Paso County) | Vacant      |
| LAND USE AND ZONING:    |                            |             |
|                         | Existing                   | Proposed    |
| Land Use                | Residential                | Residential |
| Zoning                  | R-9                        | R-9         |

**Application Description:**

On the **Vacation** application request (**Case No. SDV26-0001**), to vacate a portion of a 10' Utility Easement of Lot 59, Block 20, Rancho Desierto Bello Unit 12A, Town of Horizon City, El Paso County, Texas.

**Notice:**

In accordance with Horizon City Code of Ordinance, *Chapter 1 General Provisions, Article 1.08 Vacation of Public Easement or Right-of-Way, Section 1.08.003 Procedure; Notice of Public Hearings (b) (2) Public Easement Vacation*, notice of the planning and zoning commission and the city council hearing shall not be required personally to abutting property owners when the application is for vacation of a public easement. Any responses received by staff will be presented to the Commission at the meeting.

**Staff Recommendation:**

Staff recommends approval with the following conditions:

1. The 10' restrictive easement to remain in place.
2. The carport shall not be used for any commercial uses.

**HRMUD**

No objections

**El Paso Electric**

We do not have any issue with the vacation of easement. EPEC does not have any existing lines along the West boundary of the lot.

**Texas Gas Service**

In reference to the vacation of easement at 14207 Desierto Bonito St., Texas Gas does not currently have any comments. The vacation will not interfere or otherwise compromise our existing main on this street.

**El Paso Natural Gas – Kinder Morgan**

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

**Spectrum**

No comments

**AT&T**

No comments

**Attachments:**

**Attachment 1 – Aerial Map**

**Attachment 2 – Zoning Map**

**Attachment 3 – Survey and M&B**

**Attachment 4 – Application**

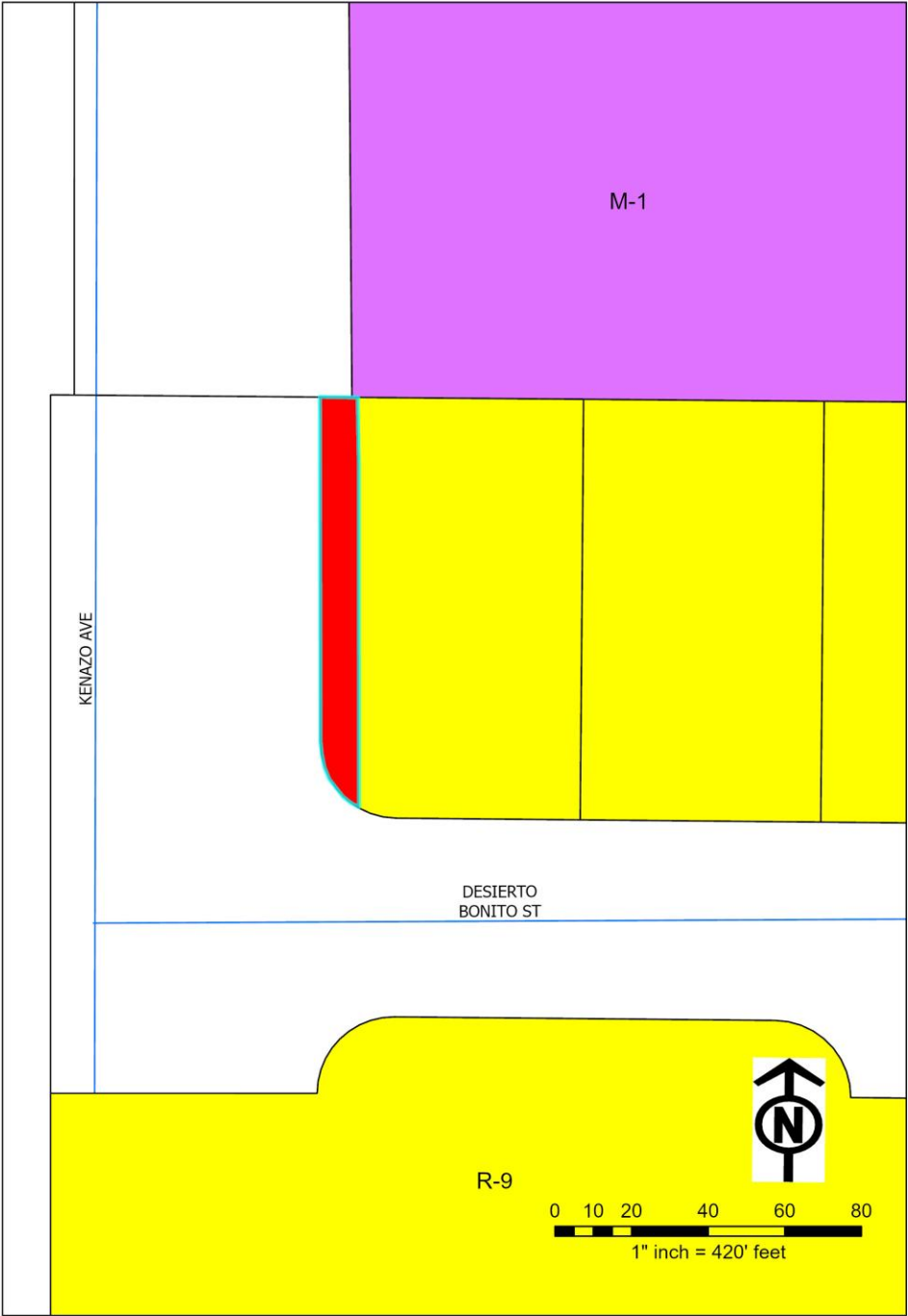
Attachment 1: Aerial Map

**Planning & Zoning  
Vacation of Easement  
Case No. SDV26-0001**

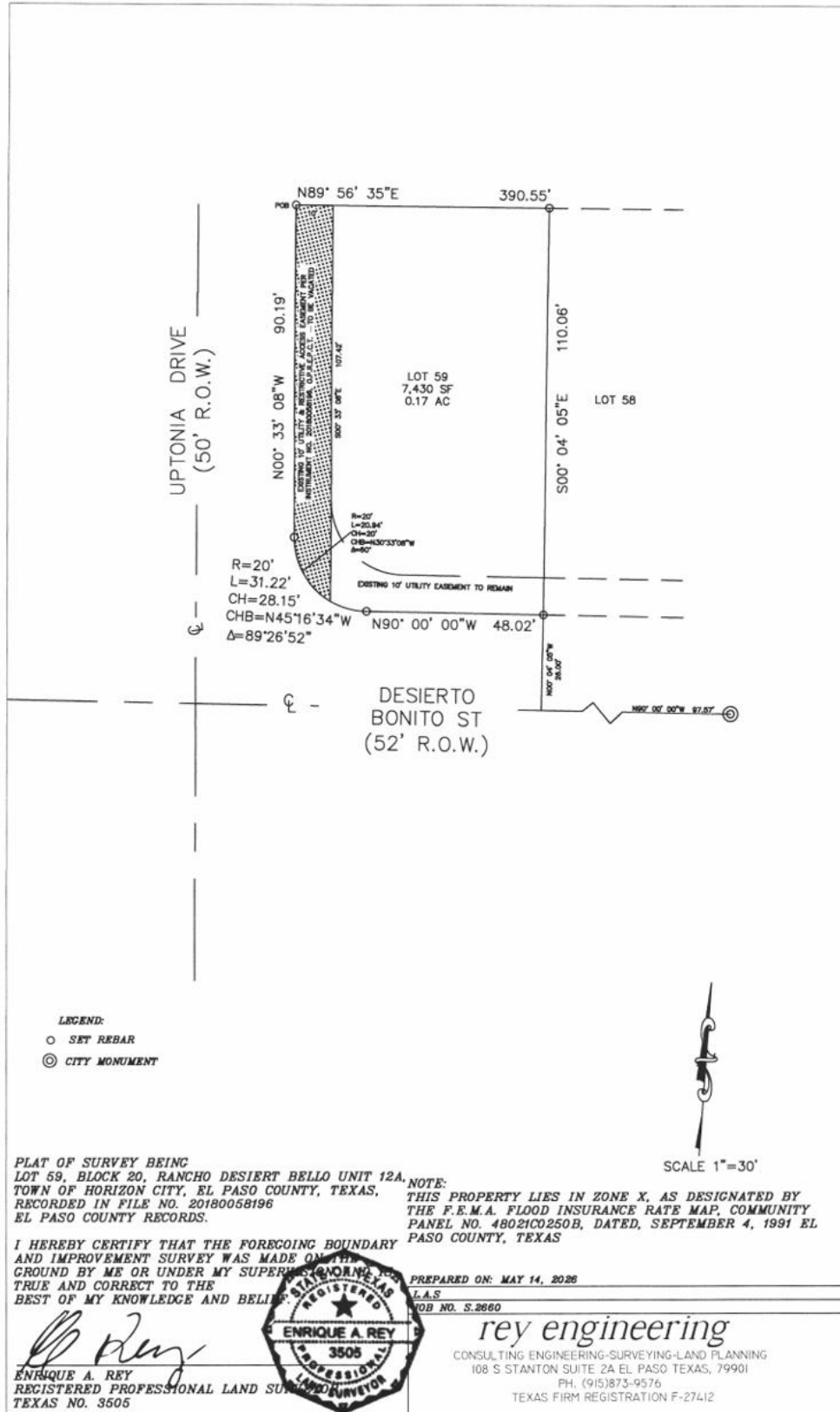


Attachment 2: Zoning Map

**Planning & Zoning  
Vacation of Easement  
Case No. SDV26-0001**



### Attachment 3: Survey & M&B



**Attachment 3: Survey & M&B**

# Rey Engineering

108 S. Stanton, 2nd Floor, El Paso, Texas 79901  
(915) 873-9576 | contact@rey-engineering.com

## EXHIBIT A METES AND BOUNDS

### *10' Utility Easement and Restrictive Access Easement*

*Lot 59, Block 20, Rancho Desierto Bello Unit 12A, Town of Horizon City, El Paso County, Texas*

**Job No. S.2660**

Date: May 15, 2026

Being a portion of Lot 59, Block 20, *Rancho Desierto Bello Unit 12A*, Town of Horizon City, El Paso County, Texas, according to the plat thereof recorded in Volume 1526, Page 1171, Plat Records of El Paso County, Texas, said portion being dedicated as a 10-foot wide utility easement a 10-foot wide restrictive access easement along the westerly line of said Lot 59, and being more particularly described by metes and bounds as follows:

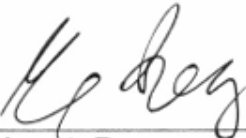
**BEGINNING** at a point at the northwesterly corner of said Lot 59, Block 20, said point also being the intersection of the northerly line and the westerly line of said Lot 59, said point being the **POINT OF BEGINNING** of the herein described tract;

**THENCE** N 89° 56' 35" E, along the northerly line of said Lot 59, a distance of 10.00 feet to a point;

**THENCE** S 00° 33' 08" E, departing the northerly line of said Lot 59, a distance of 107.42 feet to a point;

**THENCE** along a curve to the left, having a radius of 20.00 feet, an arc length of 20.94 feet, a chord distance of 20.00 feet, a chord bearing of N 30° 33' 08" E, and a central angle of 60° 00' 00", to a point on the westerly line of said Lot 59;

**THENCE** N 00° 33' 08" W, along the westerly line of said Lot 59, a distance of 90.19 feet to the **POINT OF BEGINNING**. Said tract containing **1,024 square feet (0.0235 acres)**, more or less.

  
**Enrique A. Rey**  
Registered Professional Land Surveyor  
Texas No. 3505



# Attachment 4: Application



Case No. \_\_\_\_\_

## VACATION OF PUBLIC EASEMENTS & RIGHTS-OF-WAY APPLICATION

Date: 04/25/2026

1. APPLICANT'S NAME Juan P. Ramos  
ADDRESS 14207 Desierto Bonito ZIP CODE 79928 TELEPHONE 915 208 5033
2. PROPERTY OWNER Juan P. Ramos  
ADDRESS 14207 Desierto Bonito ZIP CODE 79928 TELEPHONE \_\_\_\_\_
3. Request is hereby made to vacate the following: (check one) Street: ☐ Alley: ☐ Easement: ☒ Other: ☐  
Street Name / Location: Desierto Bonito  
Subdivision Name: \_\_\_\_\_
4. Reason for vacation request: Structure / Parking
5. Surface Improvements located in subject property to be vacated:  
None ☐ Paving ☐ Curb & Gutter ☐ Power Lines/Poles ☐ Fences/Walls ☐ Structures ☒ Other ☐
6. Underground Improvements located in the existing rights-of-way:  
None ☒ Telephone ☐ Electric ☐ Gas ☐ Water ☐ Sewer ☐ Storm Drain ☐ Other ☐
7. Future use of the vacated right-of-way:  
Yards ☐ Parking ☒ Expand Building Area ☐ Replat with abutting Land ☐ Other ☐
8. Related applications which are pending (give name or file number): Zoning ☐ \_\_\_\_\_ Board of Adjustment ☐ \_\_\_\_\_  
Subdivision ☐ \_\_\_\_\_ Building Permits ☒ \_\_\_\_\_ Other ☐ \_\_\_\_\_
9. Signatures: All owners of properties which abut the property to be vacated must appear below with an adequate legal description of the properties they own (use additional paper if necessary).

Signature Juan P. Ramos

Legal Description

Telephone

The undersigned Owner/Applicant/Agent understands that the processing of this Application will be handled in accordance with the procedure for Requesting Vacations and that no action on processing will be taken without payment of the non-refundable processing fee. It is further understood that acceptance of this application and fee in no way obligates the Town of Horizon City to grant the Vacation.

The undersigned acknowledges that he or she is authorized to do so, and upon the Town's request will provide evidence satisfactory to the Town's confirming these representations.

The granting of a vacation request shall not be construed to be a waiver of or an approval of any violation of any of the provisions of any applicable ordinances.

OWNER / APPLICANT SIGNATURE: Juan P. Ramos REPRESENTATIVE: \_\_\_\_\_

Easement Fee: \$1500.00  
Right-of-Way Fee: \$1500.00

**Note:** Applicant is responsible for all expenses incurred by the City in connection with this request, including but not limited to attorney's fees, engineering fees, appraisals, and publication. Charges will be invoiced separately. Applicant's initials \_\_\_\_\_

Please see reverse side for a list of items required when submitting the Vacation application.

**NOTE:** SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.