



HORIZON CITY

Incorporated 1988

**AGENDA
PUBLIC MEETING
REGULAR PLANNING AND ZONING MEETING
THE TOWN OF HORIZON CITY, TEXAS
Monday, December 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, December 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:

Planner

On the Final Subdivision Plat application for Rancho Desierto Bello Unit 19 (Case No. SDF25-0004), 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. **4**

5. OTHER BUSINESS

A. DISCUSSION AND ACTION:

On the Planning and Zoning meeting minutes for the meeting held on November 17, 2025. **14**

6. ANNOUNCEMENTS

A. The next regular scheduled meeting: **Monday, January 19, 2026, at 6pm.**

Adjournment:

Motion to Adjournment: _____ 2nd _____

Dated this Monday December 8, 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 three (3) business days preceding the scheduled meeting at the City Hall Bulletin Boards of the Town of Horizon City, Texas on this Monday December 8, 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.**



TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.: SDF25-0004 Rancho Desierto Bello Unit 19

Application Type: Final Subdivision Plat Application
P&Z Hearing Date: December 15, 2025
Staff Contact: Art Rubio, Planning Director
 915-852-1046, Ext. 407; arubio@horizoncity.org

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

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

Application Description:

Final Subdivision:

The proposed preliminary residential subdivision includes 85 lots for single-family residential development, the smallest lot measuring approximately 6,042 sq. ft. and the largest lot measuring approximately 7,663 sq. ft. A 52 ft. residential street is proposed within the subdivision connecting to Claret Cup Place and ultimately to Darrington Rd.

Cumulative Parkland Dedication:

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

Staff Recommendation:

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

Planning Division Comments:

No comments

Town Engineer Comments:

No comments

El Paso 9-1-1 District Comments:

The 9-1-1 District has no comments/concerns regarding this subdivision.

TxDOT Comments:

No comments

El Paso Electric Company:

We have no comments for Rancho Desierto Bello Unit 19.

Texas Gas Service:

Texas Gas Service has no comments.

El Paso Natural Gas / Kinder Morgan:

No comments

Clint Independent School District:

No comments

EPCAD

No comments

HRMUD:

No comments

Attachments:

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

Attachment 1: Aerial Map

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

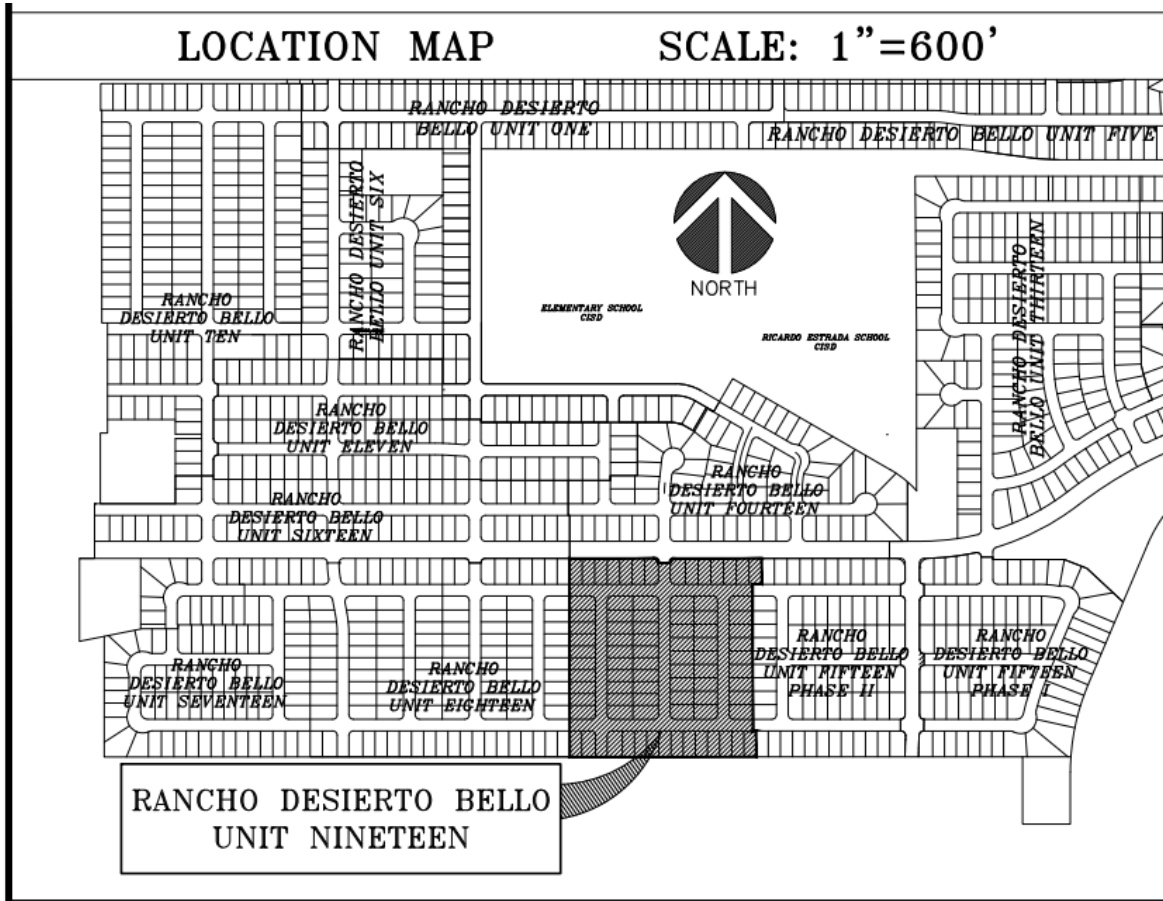


Attachment 2: Zoning Designation Map

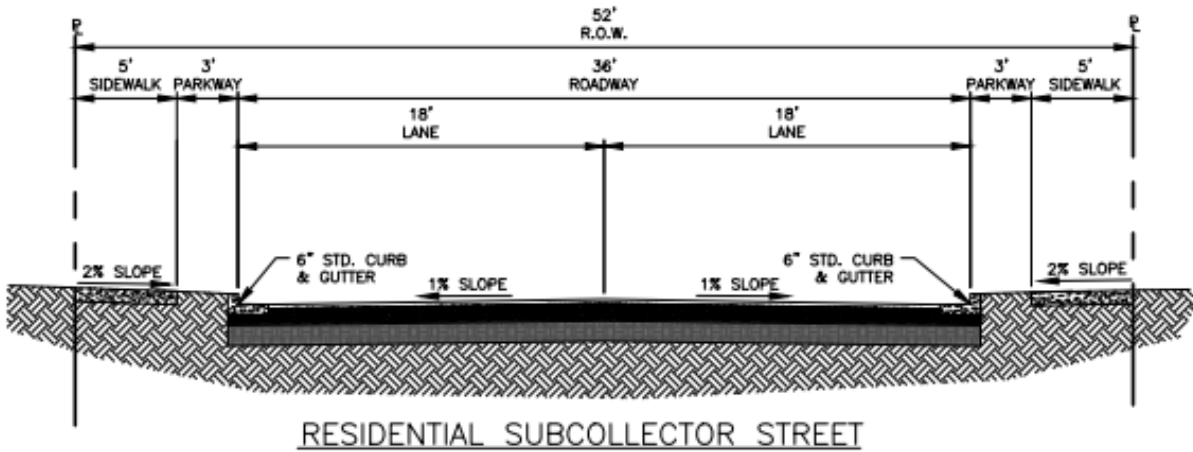
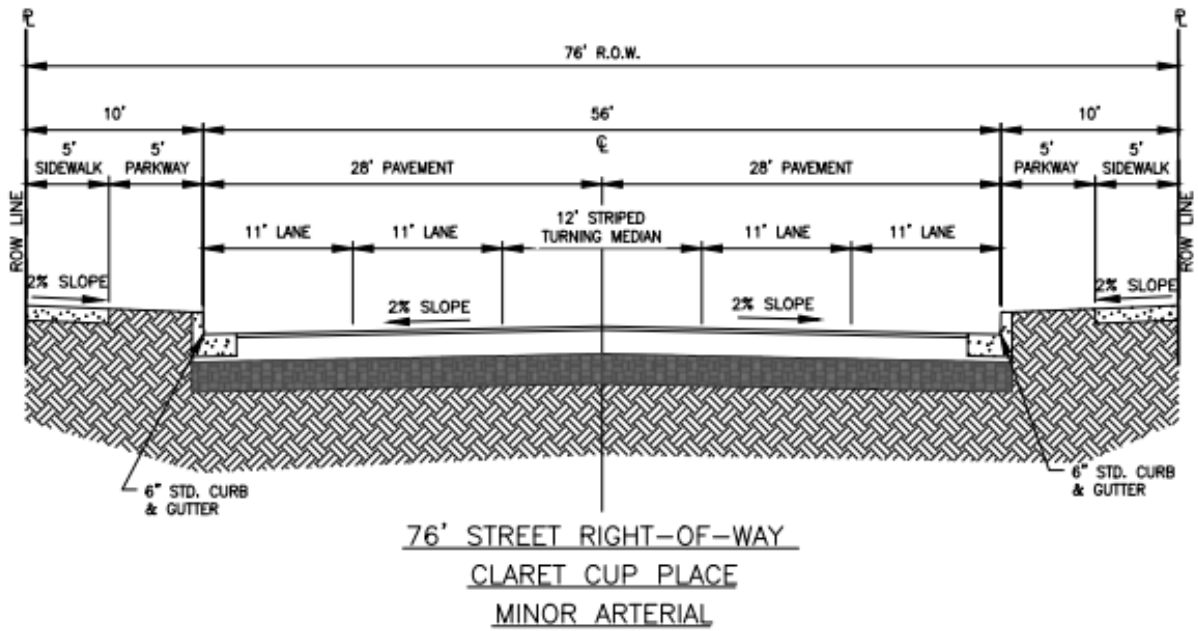
**Planning & Zoning Commission
Rancho Desierto Bello Unit 19
Case No. SDF25-0004**



Attachment 3: Location Map



Attachment 5 – Existing Right-of-Way Cross Section



Attachment 6: Final Online Application



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

**MAJOR SUBDIVISION
 FINAL PLAT APPLICATION**

SUBDIVISION PROPOSED NAME: Rancho Desierto Bello Unit 19 SUBMITTAL DATE: November 7, 2025

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)
A PORTION OF LEIGH CLARK SURVEY NO. 287, TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS, CONTAINING 17.354 ACRES +/-

2. PROPERTY LAND USES:

	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	<u>12.390</u>	<u>85</u>	OFFICE	_____	_____
DUPLEX	_____	_____	STREET & ALLEY	_____	_____
APARTMENT	_____	_____	PONDING & DRAINAGE	_____	_____
MOBILE HOME	_____	_____	INSTITUTIONAL	_____	_____
P.U.D.	_____	_____	OTHER	_____	_____
PARK (Min 1 Acre)	_____	_____	R.O.W.	<u>4.186</u>	_____
SCHOOL	_____	_____			
COMMERCIAL	_____	_____	TOTAL NO. SITES	<u>85</u>	_____
INDUSTRIAL	_____	_____	TOTAL (GROSS) ACREAGE	<u>16.576</u>	_____

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

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

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

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

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

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

9. IS A MODIFICATION OF ANY PORTION OF THE SUBDIVISION ORDINANCE PROPOSED? YES NO
 IF "YES", PLEASE LIST SECTION & EXPLAIN THE NATURE OF THE MODIFICATION

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

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

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

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

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

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

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

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

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

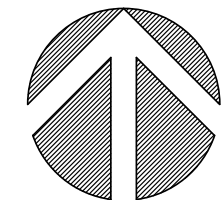
NOTE: Applicant is responsible for all expenses incurred by the City in connection with the Final plat approval request, including but not limited to attorney's fees, engineering fees and publication. Charges exceeding deposit will be invoiced separately. Initials DH.

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

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

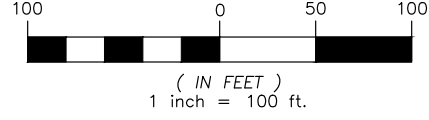
RANCHO DESIERTO BELLO UNIT NINETEEN

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



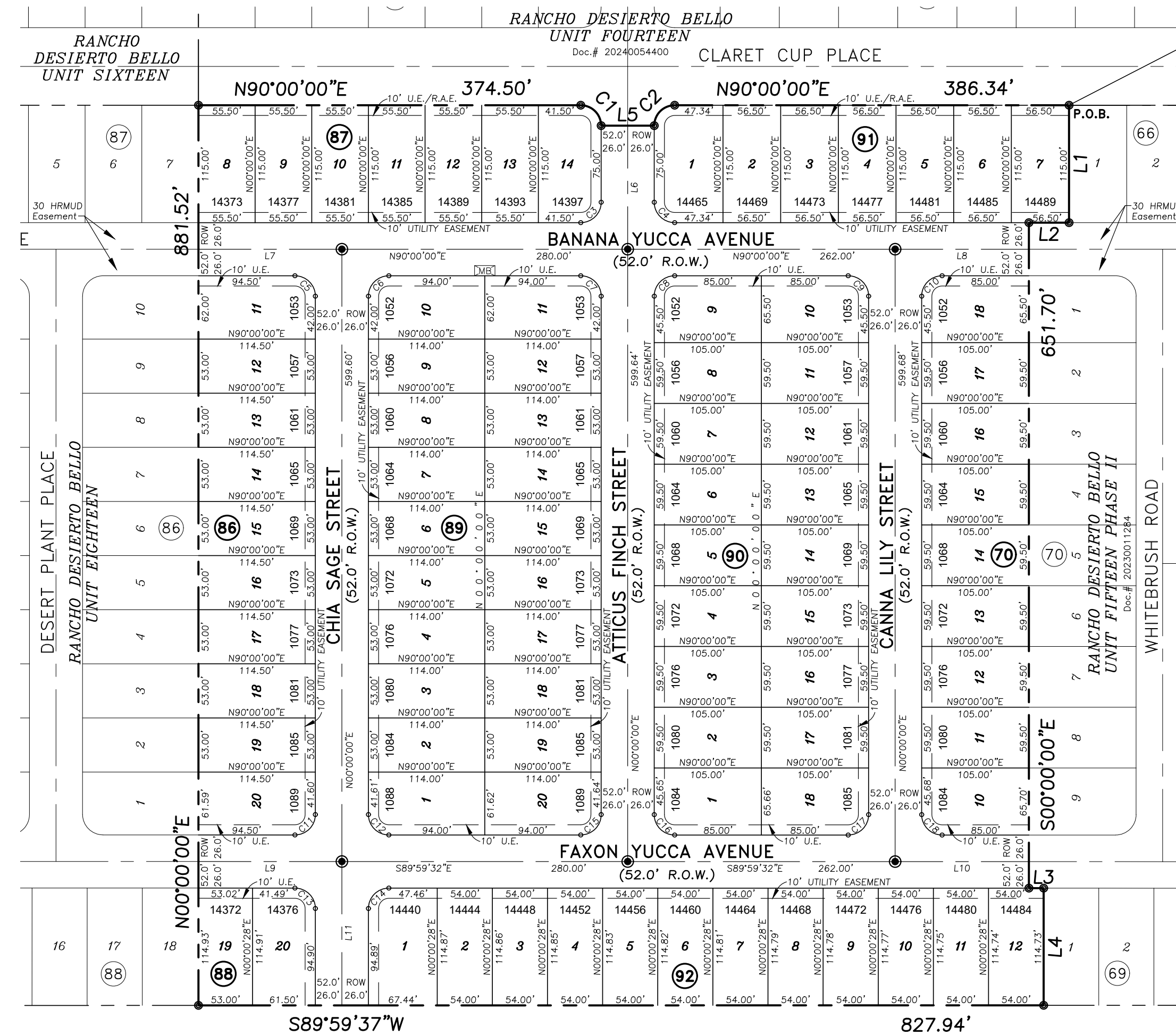
NORTH

GRAPHIC SCALE



LEGEND

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



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

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

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

LEIGH CLARK SURVEY
No. 297

27265.03'

58744.29'W

PROPOSED LAND USE
RESIDENTIAL

RESIDENTIAL LOTS = 85

SCHOOL DISTRICT
CLINT INDEPENDENT SCHOOL
DISTRICT

DEDICATION

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

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

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

Witness my signature this _____ day of _____ 2025.

Greg DiDonna, President
VIVA LAND VENTURES, LP

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

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

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

Notary Public in and for El Paso County, Texas

My Commission Expires _____

TOWN OF HORIZON CITY TOWN COUNCIL

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

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

Elvia Schuller, City Clerk

Andres Renteria, Mayor

Approved for filing this _____ day of _____ 2025.

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

FILING

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

County Clerk

by Deputy

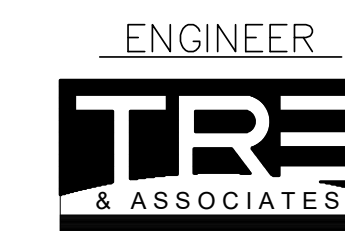
Subdivision Improvement Plans
prepared by and under the supervision
of Professional Land Survey Professional
and Technical Standards.

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

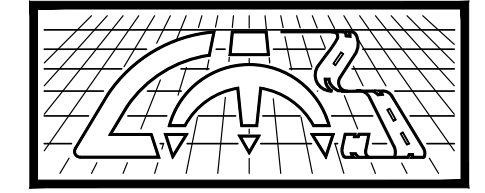
ROBERTO S. ROMERO, P.E.
Licensed Professional Engineer
Texas License No. 114517

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

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



SURVEYOR



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

LOCATION MAP SCALE: 1"=600'



EGAN, MICHAEL S.
Doc.# 20170017647

RANCHO DESIERTO BELLO UNIT NINETEEN

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

METES & BOUNDS DESCRIPTION

COMMENCING, for reference, at an existing 2-inch iron pipe located at the common east corner of Section 43, Block 78, Township 3, Texas and Pacific Railroad Company Surveys and Leigh Clark Survey No. 297;
THENCE, South 62°44'29" West, a distance of 2265.03 feet to a point lying at the northwesterly boundary corner of Rancho Desierto Bello Unit Fifteen Phase II and in the southerly right-of-way line of Claret Cup Place, for a corner of this parcel and the POINT OF BEGINNING of this parcel description;
THENCE, South 00°00'00" East, departing said southerly right-of-way line of Claret Cup Place and with the westerly boundary line of said Rancho Desierto Bello Unit Fifteen Phase II, a distance of 115.00 feet to a point, for a corner of this parcel;
THENCE, North 90°00'00" West, continuing with said boundary line of Rancho Desierto Bello Unit Fifteen Phase II, a distance of 39.34 feet to a point, for a corner of this parcel;
THENCE, South 00°00'00" East, continuing with said boundary line of Rancho Desierto Bello Unit Fifteen Phase II, a distance of 651.70 feet to a point, for a corner of this parcel;
THENCE, South 89°59'32" East, continuing with said boundary line of Rancho Desierto Bello Unit Fifteen Phase II, a distance of 14.46 feet to a point, for a corner of this parcel;
THENCE, South 00°00'28" West, continuing with said boundary line of Rancho Desierto Bello Unit Fifteen Phase II, a distance of 114.73 feet to a point lying in the northerly boundary line of a parcel of land recorded in Document No. 20170017647, Official Records of El Paso County, Texas; for a corner of this parcel;
THENCE, South 89°59'37" West, with said northerly boundary line, a distance of 827.94 feet to a point lying at the southeast boundary corner of Rancho Desierto Bello Unit Eighteen, for a corner of this parcel;
THENCE, North 00°00'00" East, with the easterly boundary line of said Rancho Desierto Bello Unit Eighteen, a distance of 891.52 feet to a point lying in said southerly right-of-way line of Claret Cup Place, for a corner of this parcel;
THENCE, North 90°00'00" East, with said southerly right-of-way line of Claret Cup Place, a distance of 374.50 feet to a point, for a corner of this parcel;
THENCE, southeasterly with the arc of a curve to the right and continuing with the said southerly right-of-way line of Claret Cup Place, a distance of 31.42 feet to a point, for a corner of this parcel; Said curve having a radius of 20.00 feet, a central angle of 90°00'00", and a chord which bears South 45°00'00" East, a distance of 28.28 feet;
THENCE, North 00°00'00" East, a distance of 52.00 feet to a point lying in said southerly right-of-way line of Claret Cup Place, for a corner of this parcel;
THENCE, northeasterly with the arc of a curve to the right and continuing with said southerly right-of-way line of Claret Cup Place, a distance of 31.42 feet to a point, for a corner of this parcel; Said curve having a radius of 20.00 feet, a central angle of 90°00'00", and a chord which bears North 45°00'00" East, a distance of 28.28 feet;
THENCE, North 90°00'00" East, continuing with said southerly right-of-way line of Claret Cup Place, a distance of 386.34 feet to the POINT OF BEGINNING.

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

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

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

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

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

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

PLAT NOTES AND RESTRICTIONS

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

BENCHMARK

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

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

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

(SHEET 2 OF 2)

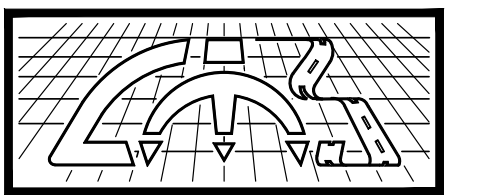
ENGINEER



Engineering Solutions
TBPE FIRM No. 13987
110 Mesa Park Drive, Suite 200 El Paso, Texas 79912
Office: (915) 852-9003 Fax: (915) 629-8006

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 Bessmer Drive, Suite 'A', El Paso, Texas 79935
(915) 598-1300

email: Larry@land-marksurvey.com
"Serving Texas, New Mexico and Arizona"

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



MINUTES – REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
HELD ON MONDAY, NOVEMBER 17, 2025 @ 6:00 PM
15001 DARRINGTON RD., HORIZON CITY, TEXAS 79928

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

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

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

ACTION: Motion made by **PADILLA**, 2nd by **BORREGO** to excuse absent commissioners **JOLLEY** and **RODRIGUEZ**.

AYES: **MELENDEZ, PADILLA, BERRY, CORRAL, BORREGO, PARKER.**

ABSTAIN: None

MOTION CARRIED

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

No one signed up to speak

4. **PUBLIC HEARINGS**

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

4A. **DISCUSSION AND RECOMMENDATION:**

Planning Director

On the submitted **Replat** application for **Darrington Park Replat B (Case No. SUC25-0008)**, legally described as a portion of Lot 4, Block 3, Darrington Park, El Paso County, Texas. Located in the Horizon City Extra Territorial Jurisdiction (ETJ). Containing 10.034 acres ±. Application submitted by GECCA, LLC. **(Postponed at the October 20, 2025, P&Z Meeting)**

ACTION: Motion made by **PADILLA**, 2nd by **MELENDEZ** to recommend approval of Darrington Park Replat B on Preliminary and Final Subdivison Plat basis, subject to addressing all pending comments prior to City Council.

AYES: **MELENDEZ, PADILLA, BERRY, CORRAL, BORREGO, PARKER.**

ABSTAIN: None

MOTION CARRIED



MINUTES – REGULAR MEETING
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4B. DISCUSSION AND RECOMMENDATION:

Planning Director

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

ACTION: Motion made by **PADILLA**, 2nd by **BORREGO** to recommend approval of Verdancia Unit 2 on Final Subdivision Plat basis, and all modification request, subject to addressing all pending comments prior to City Council.

AYES: MELENDEZ, PADILLA, BERRY, CORRAL, BORREGO, PARKER.

ABSTAIN: None

MOTION CARRIED

4C. DISCUSSION AND RECOMMENDATION:

Planner

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

ACTION: Motion made by **PADILLA**, 2nd by **BORREGO** to recommend approval of Verdancia Unit 3 on Preliminary Subdivision Plat basis, and all modification request, subject to addressing all pending comments prior to City Council.

AYES: MELENDEZ, PADILLA, BERRY, CORRAL, BORREGO, PARKER.

ABSTAIN: None

MOTION CARRIED

5. OTHER BUSINESS

5A. DISCUSSION AND ACTION:

On the Planning and Zoning meeting minutes for the meeting held on October 20, 2025.

ACTION: Motion made by **PADILLA**, 2nd by **PARKER** to approve October 20, 2025, regular meeting minutes.

AYES: MELENDEZ, PADILLA, BERRY, CORRAL, BORREGO, PARKER.

ABSTAIN: None

MOTION CARRIED

5B. DISCUSSION AND ACTION:

On the review and adoption of the **2026 Meeting Schedule** for the Planning and Zoning Commission.

ACTION: Motion made by **PADILLA**, 2nd by **BERRY** to approve the adoption of the Planning & Zoning 2026 Meeting Schedule .

AYES: MELENDEZ, PADILLA, BERRY, CORRAL, BORREGO, PARKER.

ABSTAIN: None

MOTION CARRIED



MINUTES – REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
HELD ON MONDAY, NOVEMBER 17, 2025 @ 6:00 PM
15001 DARRINGTON RD., HORIZON CITY, TEXAS 79928

6. ANNOUNCEMENTS

6A. The next regular scheduled meeting: **Monday, December 15, 2025 at 6pm.**

EXECUTIVE SESSION

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

ADJOURNMENT: The meeting adjourned at 6:40 pm.

ACTION: ADJOURNMENT

**AYES: MELENDEZ, PADILLA, BERRY, CORRAL, BORREGO, PARKER.
MOTION CARRIED**

Samantha Corral – Chair

(Date)

ATTEST:

David Ruiz - Planner

DISTRIBUTION OF MINUTES:

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