



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 DATE P&Z recommended approval of Rancho Desierto Bello Unit 16 on a final plat basis. On DATE 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:

The developer dedicated 5.022 acres of parkland with Unit 13 to account for the entirety of the remaining Rancho Desierto Bello development, Units 12-20. The total number of units for both phases of Unit 15 is 149 lots, putting the current cumulative lot total for Units 12-20 of Rancho Desierto Bello at 386 lots. In accordance with Section 2.8.1 of the Subdivision Ordinance, this results in 2.5 acres of required parkland and \$4,400 parkland fees due. After Unit 14, the developer will carry 2.022 acres of parkland and fee credit that is eligible to apply to the remaining units of the development. RDB Unit 16 requires cumulative parkland of 0.5 acres for the proposed 74 lots and \$1,200 parkland fees, which they are taking as a remaining credit. After Unit 16 the developer will carry 1.522 acres of parkland credit which is no longer eligible to apply to the remaining units of the development as the remaining credits expired 9/21/2023 as not being used.

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.~~

Public Works Director Comments:

~~RANCHO DESIERTO BELLO U 16 (Final Plat)~~

~~Review #1 3/6/2024~~

- ~~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.~~

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 Broze 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:

We have no comments for Rancho Desierto Bello Unit 16.

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.

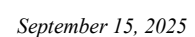
Failure of the subdivider to submit a recording plat within twelve (12) months of approval of the final plat by the City Council will nullify the approval of the final plat and obligate the subdivider to reapply for preliminary plat approval should the subdivider wish to pursue the subdivision. (§4.11.2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

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

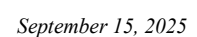
Attachments:

- 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**

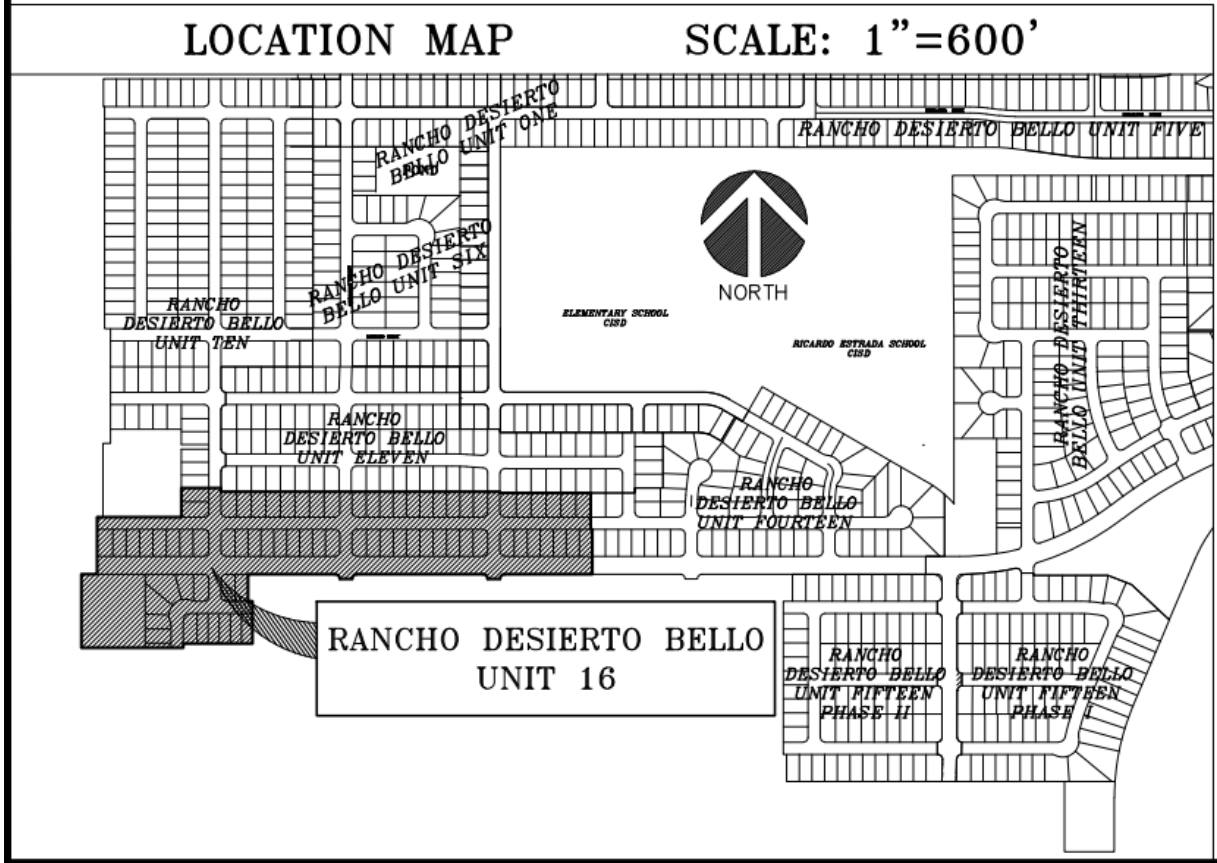
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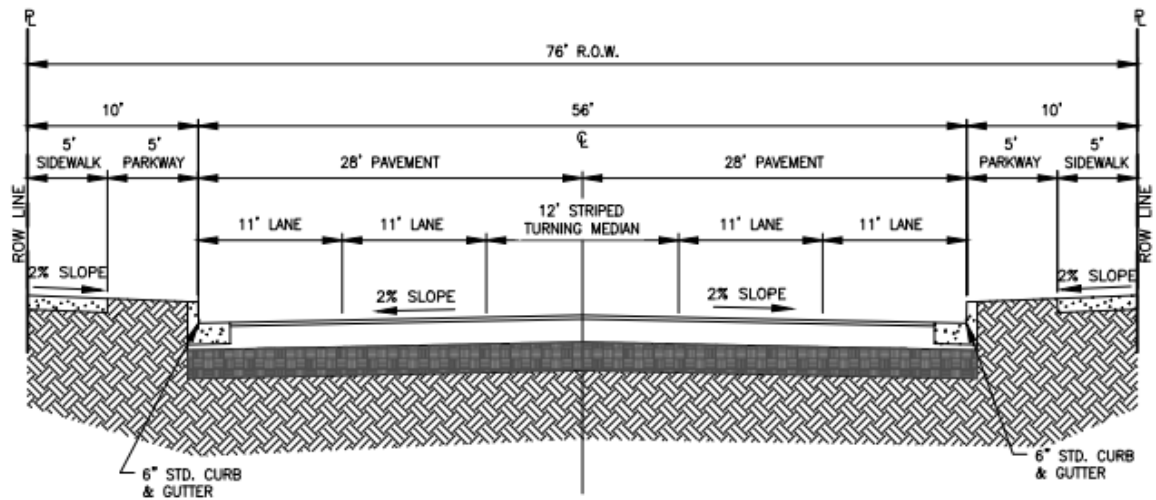


Attachment 3- Location Map

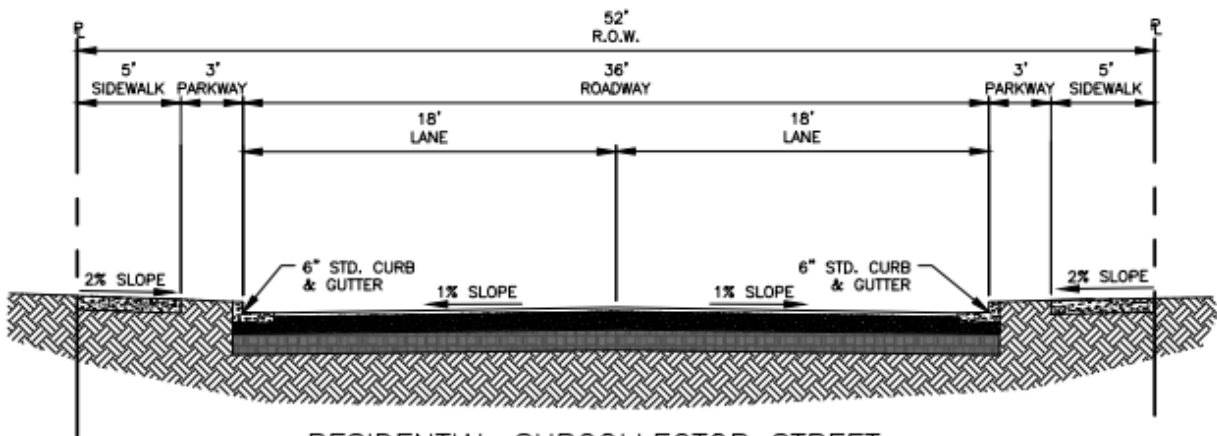


September 15, 2025

Attachment 6 – Right of Way Cross Sections



76' STREET RIGHT-OF-WAY
CLARET CUP PLACE
MINOR ARTERIAL



RESIDENTIAL SUBCOLLECTOR STREET

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. <input type="checkbox"/> Residential: <input type="checkbox"/> single-family/duplex. <input type="checkbox"/> Commercial: <input type="checkbox"/> retail/office. <input type="checkbox"/> <input type="checkbox"/> Industrial: <input type="checkbox"/> manufacturing/assembly. <input type="checkbox"/> Institutional: <input type="checkbox"/> church/hospital. <input type="checkbox"/> <input type="checkbox"/> Civic: <input type="checkbox"/> 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