



**TOWN OF HORIZON CITY
MEMORANDUM**

Date: January 16, 2023

To: Honorable Mayor and Members of City Council

From: Art Rubio, Chief Planner

SUBJECT: On the **Final** Subdivision Plat application for **Rancho Desierto Bello Unit 14 (Case No. SDF23-0002)**, legally described as a Portion of Leigh Clark Survey No. 297, Town of Horizon City, El Paso County, Texas. Containing 18.708 ± acres. Application submitted by TRE & Associates, LLC.

On December 18, 2023, the Planning and Zoning Commission voted unanimously to recommend that the City Council approve the final subdivision plat for the subject property.

There are no pending or adverse comments from City staff. City staff recommends approval of the request as it meets all the minimum City Ordinance Code requirements of preliminary and final subdivision plat.

Attached for your review is the consolidated staff report that was presented to the Planning and Zoning Commission and the final plat.



TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.: SDF23-0002
Rancho Desierto Bello Unit Fourteen (RDBU14)

Application Type: **Final Plat**

P&Z Hearing Date: December 18, 2023

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

Address/Location: Located west of Darrington Road and northwest of Claret Cup Road.

Legal Description: A portion of Leigh Clark Survey No. 297, Section 43, Block 78, Township 3, Texas, and Pacific Railroad Company, Town of Horizon City, El Paso County, Texas

Owner: SDC Development, LTD.

Applicant/: 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:

The RDB-U14 Preliminary Subdivision Plat application was approved July 11, 2023. The applicant is now requesting approval of RDB-U14 Final Subdivision Plat. The proposed RDB-U14 Final Subdivision Plat includes 68 lots for single-family residential development, the smallest lot measuring approximately 6,186 square feet and the largest lot measuring approximately 8,769 square feet in size. The applicant proposes a 52' ROW Residential Subcollector Street and a 76' ROW Minor Arterial Street to serve all the lots in the subdivision.

Cumulative Parkland Dedication:

The developer has proposed to dedicate 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 15, the developer will carry 2.522 acres of parkland credit that is eligible to apply to the remaining units of the development. RDB Unit 14 requires cumulative parkland of 0.5 acres for the proposed 68 lots and \$1,600 parkland fees due. After Unit 14 the developer will carry 2.022 acres of parkland credit that is eligible to apply to the remaining units of the development and the remaining credits expired 9/21/2023, that were not used with the exception of RDB U-16, which was submitted prior to 9/21/2023..

Staff Recommendation:

Staff recommends approval of RDB U-14 Subdivision on a Final Plat basis.

Planning Comments:

~~Please confirm and call out what instrument, timeline and surface improvement will be utilized to provide temporary turnaround easements on property outside subject subdivision? (To be addressed prior to recording)~~

Public Works Director Comments:

~~RANCHO DESIERTO BELLO U-14 (Final Plat)~~

~~Review #1 11/28/2023~~

- ~~1. Show Ferro Cactus as two words on plat as per street table.~~
 - ~~2. Provide Closure with metes and bounds description (on final plat).~~
 - ~~3. Address review/approval by the El Paso County 9-1-1 District is required.~~
 - ~~4. Blocks 34,53,72 (EAST AND WEST SIDE), address numbers shall be 3 DIGITS (see section 107.090 ORDINANCE 00107).~~
- ~~Provide explanation for the 4 digits provided, is this a request from El Paso County 9-1-1 District? Provide email/ approval on final plat~~

Town Engineer Comments:

~~Rancho Desierto Bello Unit 14~~

~~Summary of Recommended Conditions for Final Plat Approval:~~

~~The Town Engineer recommends the following:~~

- ~~1. Provide closure reports for the subdivision and the individual lot to ensure closure.~~
- ~~2. "Saguaro Place" not on Street Table. Update Street Table to include.~~
- ~~3. "Desert Cactus Place" is no longer on plat, but on Street Table. Update Plat and table with correct street names.~~
- ~~4. See Town of Horizon for additional comments.~~

School District Comments:

No objections

El Paso County 9-1-1 District:

No objections

El Paso Electric:

We have no comments for the Rancho Desierto Bello Unit 14.

Texas Gas:

In reference to this proposed Subdivision, Rancho Desierto Bello Unit 14, Texas Gas Service does not have any objections.

Additional Requirements:

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 Map**
- 3 - Location Map**
- 4 – Final Subdivision Plat**
- 5 – Final Subdivision Plat Application**

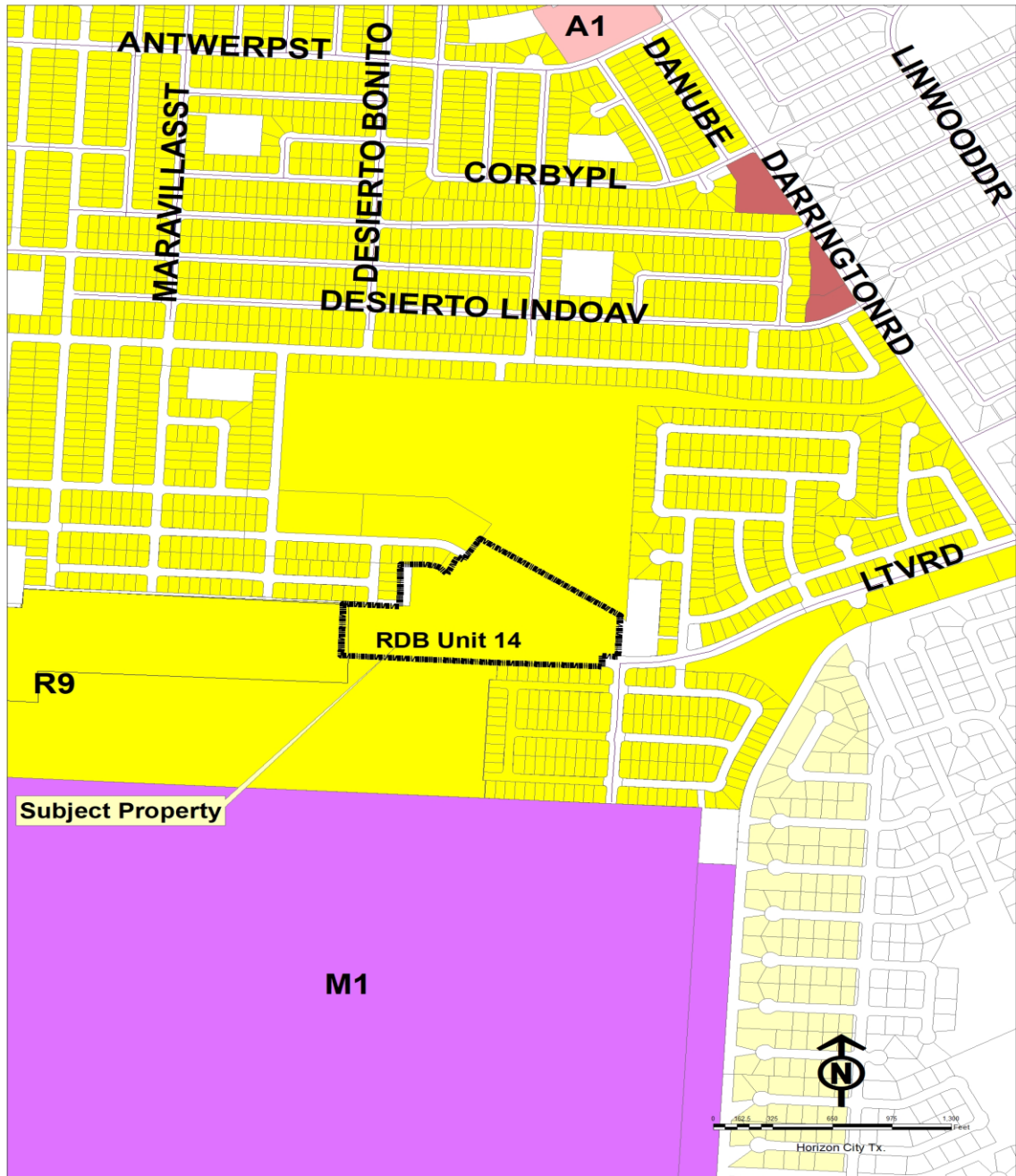
Attachment 1: Aerial

**Planning & Zoning Commission
Rancho Desierto Bello Unit 14 Final Plat
SDF23-0002**

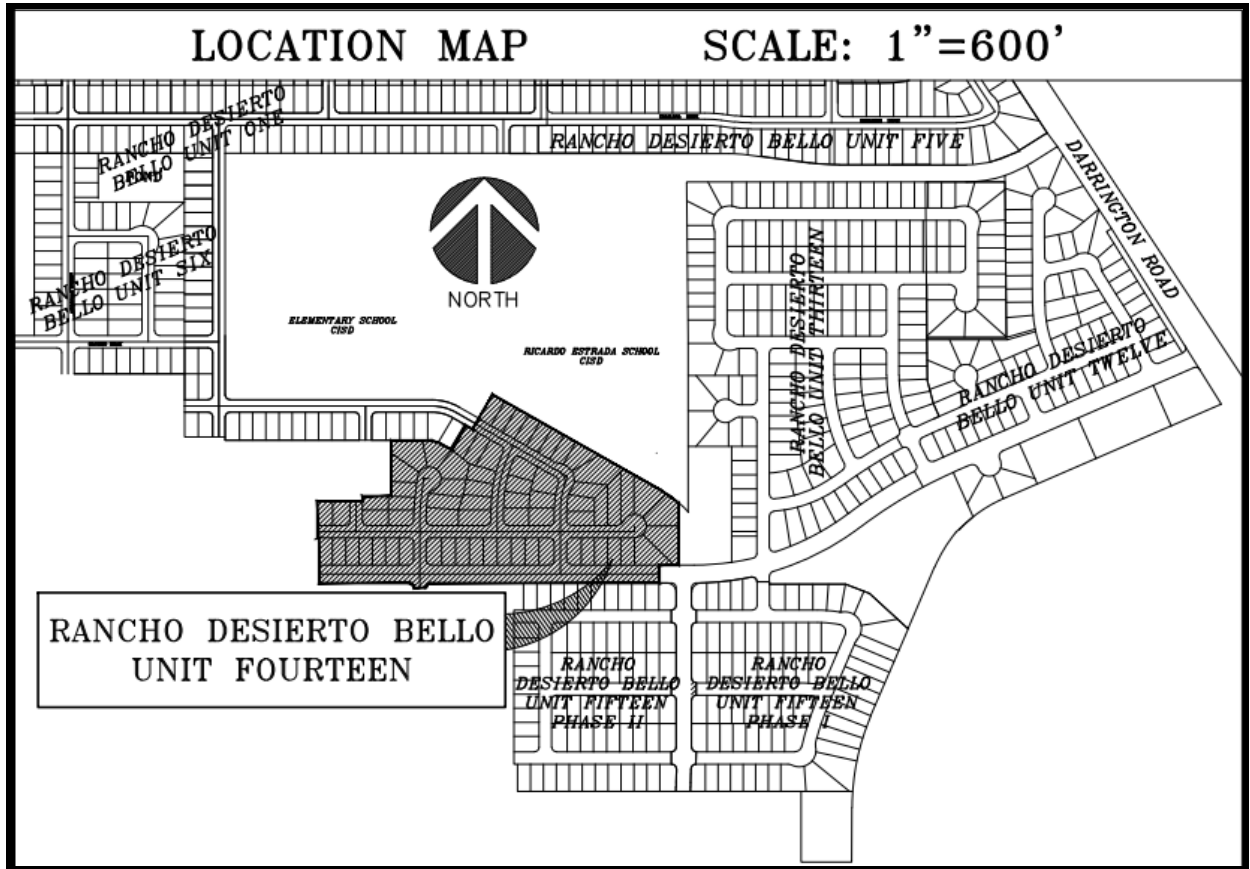


Attachment 2: Zoning Map

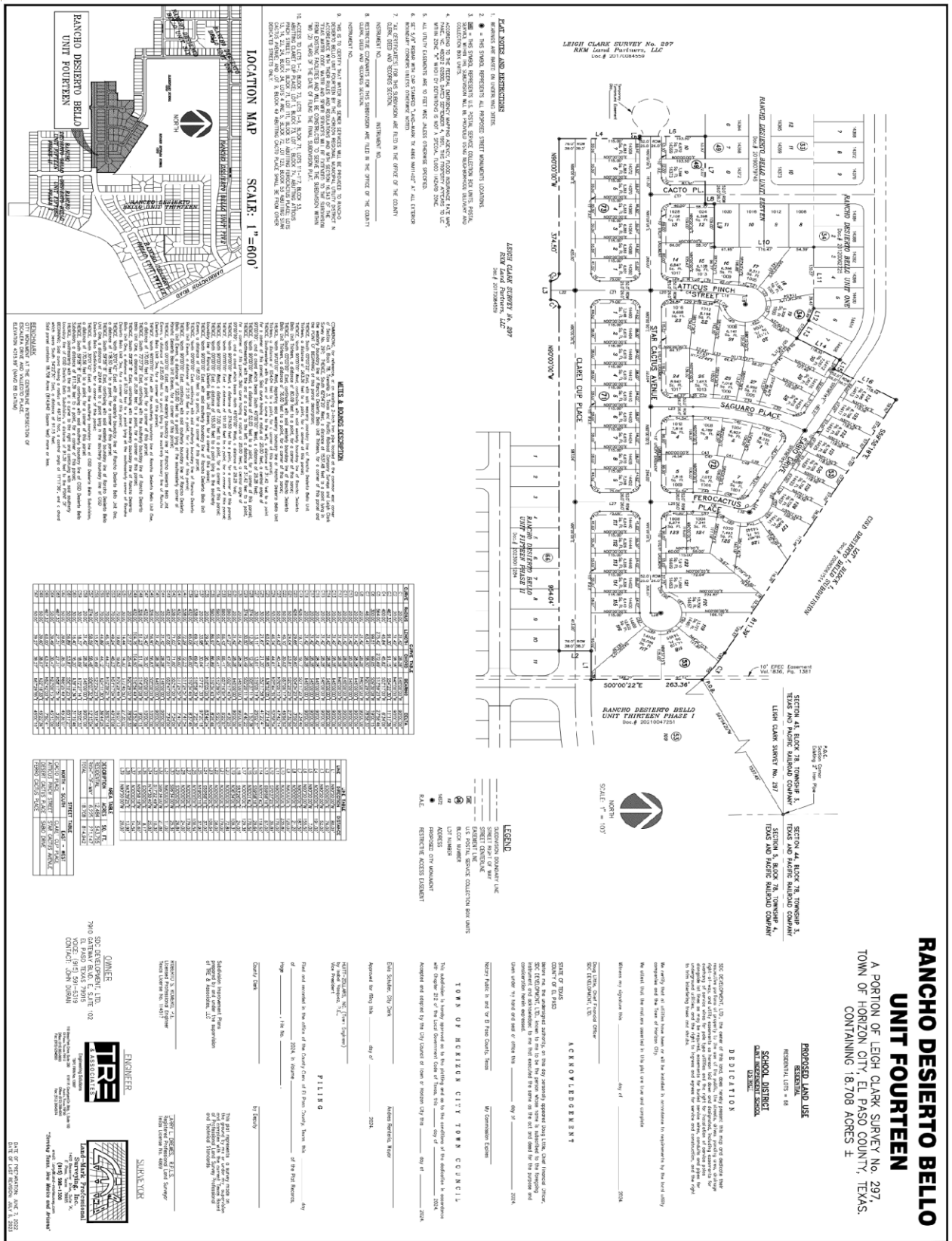
**Planning & Zoning Commission
Rancho Desierto Bello Unit 14 Final Plat
SDF23-0002**




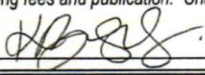
Attachment 3- Location Map



Attachment 4- RDB Unit 14 Final Plat



Attachment 6 – Application Final Subdivision Plat

 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: <u>Rancho Desierto Bello Unit 14</u>		SUBMITTAL DATE: <u>11/20/2023</u>
1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.) <u>A PORTION OF LEIGH CLARK SURVEY NO. 297, TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS, CONTAINING 18.708 ACRES +/-</u>		
2. PROPERTY LAND USES:		
	ACRES	SITES
SINGLE-FAMILY	<u>12.484</u>	<u>68</u>
DUPLEX	_____	_____
APARTMENT	_____	_____
MOBILE HOME	_____	_____
P.U.D.	_____	_____
PARK (Min 1 Acre)	_____	_____
SCHOOL	_____	_____
COMMERCIAL	_____	_____
INDUSTRIAL	_____	_____
OFFICE	_____	_____
STREET & ALLEY	_____	_____
PONDING & DRAINAGE	_____	_____
INSTITUTIONAL	_____	_____
OTHER	_____	_____
R.O.W.	<u>6.225</u>	<u>1</u>
TOTAL NO. SITES	_____	<u>69</u>
TOTAL (GROSS) ACREAGE	<u>18.708</u>	_____
3. WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? <u>N/A</u> PROPOSED ZONING <u>N/A</u>		
4. WILL THE RESIDENTIAL SITES, AS PROPOSED, PERMIT DEVELOPMENT IN FULL COMPLIANCE WITH ALL ZONING REQUIREMENTS OF THE EXISTING RESIDENTIAL ZONE(S)? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
5. WHAT TYPE OF UTILITY EASEMENTS ARE PROPOSED? UNDERGROUND <input type="checkbox"/> OVERHEAD <input type="checkbox"/> COMBINATION <input checked="" type="checkbox"/>		
6. WHAT TYPE OF DRAINAGE IS PROPOSED? (IF APPLICABLE LIST MORE THAN ONE) <u>Underground storm sewer system to retention pond</u>		
7. IF SINGLE-FAMILY OR DUPLEX DEVELOPMENT IS PROPOSED: AVERAGE FLOOR AREA OF HOUSES <u>N/A</u>		
8. ARE SPECIAL IMPROVEMENTS PROPOSED IN CONNECTION WITH THE DEVELOPMENT? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		
9. IS A MODIFICATION OF ANY PORTION OF THE SUBDIVISION ORDINANCE PROPOSED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> IF "YES", PLEASE LIST SECTION & EXPLAIN THE NATURE OF THE MODIFICATION _____		
10. WHAT TYPE OF LANDSCAPING IS PROPOSED? PARKWAY <input type="checkbox"/> MEDIANS <input type="checkbox"/> OTHER <input type="checkbox"/> <u>N/A</u>		
11. REMARKS AND/OR EXPLANATION OF SPECIAL CIRCUMSTANCES: <u>N/A</u>		
12. WILL PLAT BE RECORDED PRIOR TO SUBDIVISION IMPROVEMENTS BEING COMPLETED & APPROVED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A INITIALS <u>K.B.</u> 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 <input type="checkbox"/> NO <input checked="" type="checkbox"/> INITIALS <u>K.B.</u> IF YES, PLEASE SUBMIT COPY.		
14. OWNER OF RECORD <u>SDC Development, LTD 7910 Gateway Blvd. E. Ste. 102 El Paso, TX 79915 jduranc@desertviewhomes.com (915) 591-5319</u> (NAME & ADDRESS) (EMAIL) (PHONE)		
15. DEVELOPER <u>SDC Development, LTD 7910 Gateway Blvd. E. Ste. 102 El Paso, TX 79915 jduranc@desertviewhomes.com (915) 591-5319</u> (NAME & ADDRESS) (EMAIL) (PHONE)		
16. ENGINEER <u>TRE & Associates, LLC 110 Mesa Park Dr. Ste. 200 El Paso, TX 79912 kbarraza@tr-eng.com (915) 852-9093</u> (NAME & ADDRESS) (EMAIL) (PHONE)		
17. APPLICANT <u>TRE & Associates, LLC 110 Mesa Park Dr. Ste. 200 El Paso, TX 79912 kbarraza@tr-eng.com (915) 852-9093</u> (NAME & ADDRESS) (EMAIL) (PHONE)		
18. REP/POINT OF CONTACT <u>Karen Barraza TRE & Associates, LLC 110 Mesa Park Dr. Ste. 200 El Paso, TX 79912 kbarraza@tr-eng.com (915) 852-9093</u> (NAME & ADDRESS) (EMAIL) (PHONE)		
<div style="border: 1px solid black; padding: 5px;">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 <u>K.B.</u></div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"><div>Applicant Signature <u></u></div><div>EMAIL <u>kbarraza@tr-eng.com</u></div></div>		
APPLICATION MUST BE COMPLETE & VALIDATED PRIOR TO SUBDIVISION PROCESSING Acceptance of fee does not grant acceptance of application. Non Refundable Deposit \$500.00 Application Fee: \$150		