



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

**Case No.:** **SD24-0001**  
*Rancho Desierto Bello Unit Sixteen (RDBU16)*

**Application Type:** **Final Plat**

**P&Z Hearing Date:** March 18, 2024

**Staff Contact:** Art Rubio, Planner  
 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

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

**Application Description:**

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.

**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 Brozo 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.

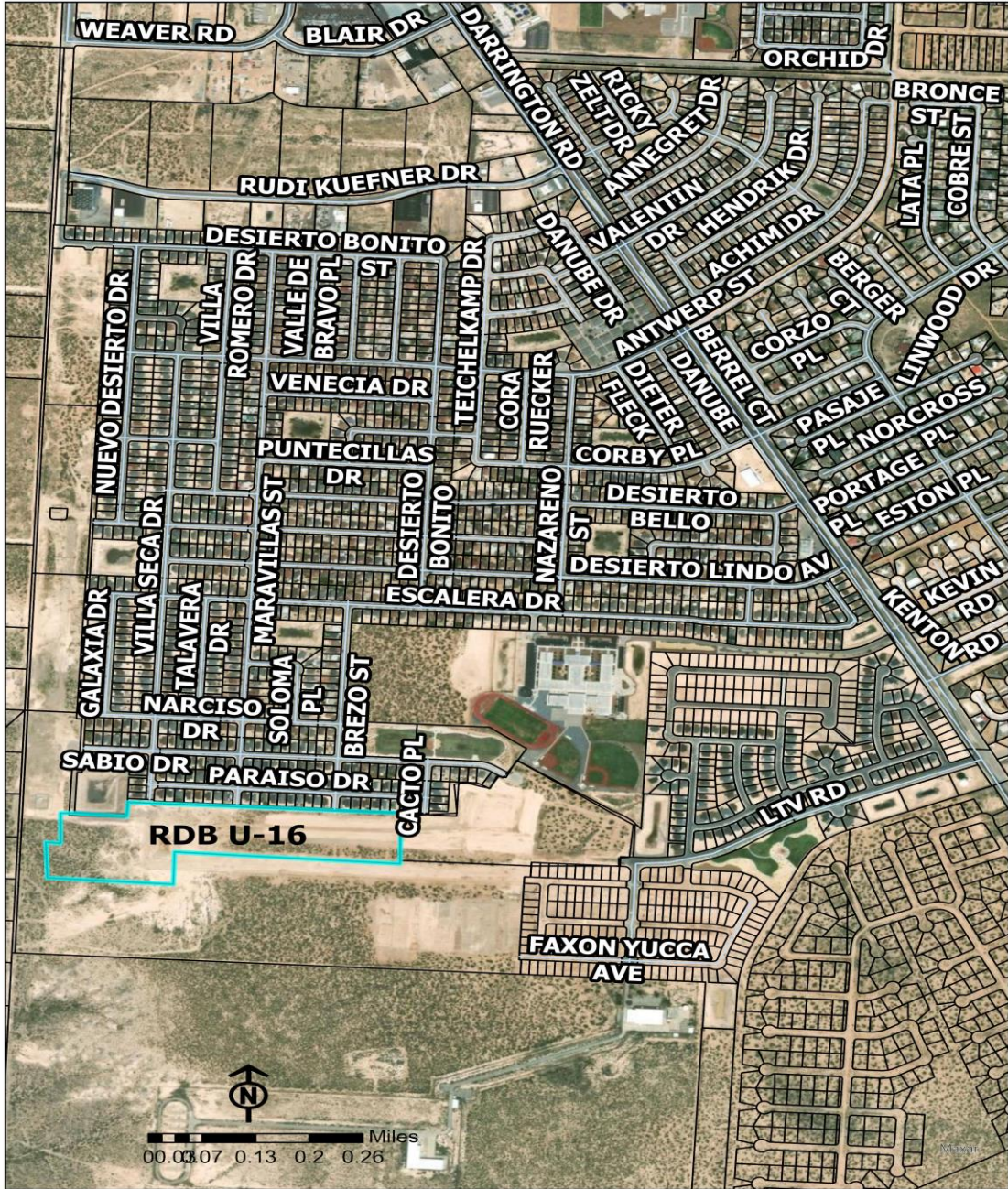
Failure of the subdivider to submit a recording plat within twelve (12) months of approval of the final plat by the City Council will nullify the approval of the final plat and obligate the subdivider to reapply for preliminary plat approval should the subdivider wish to pursue the subdivision. (§4.11.2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

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

**Attachments:**

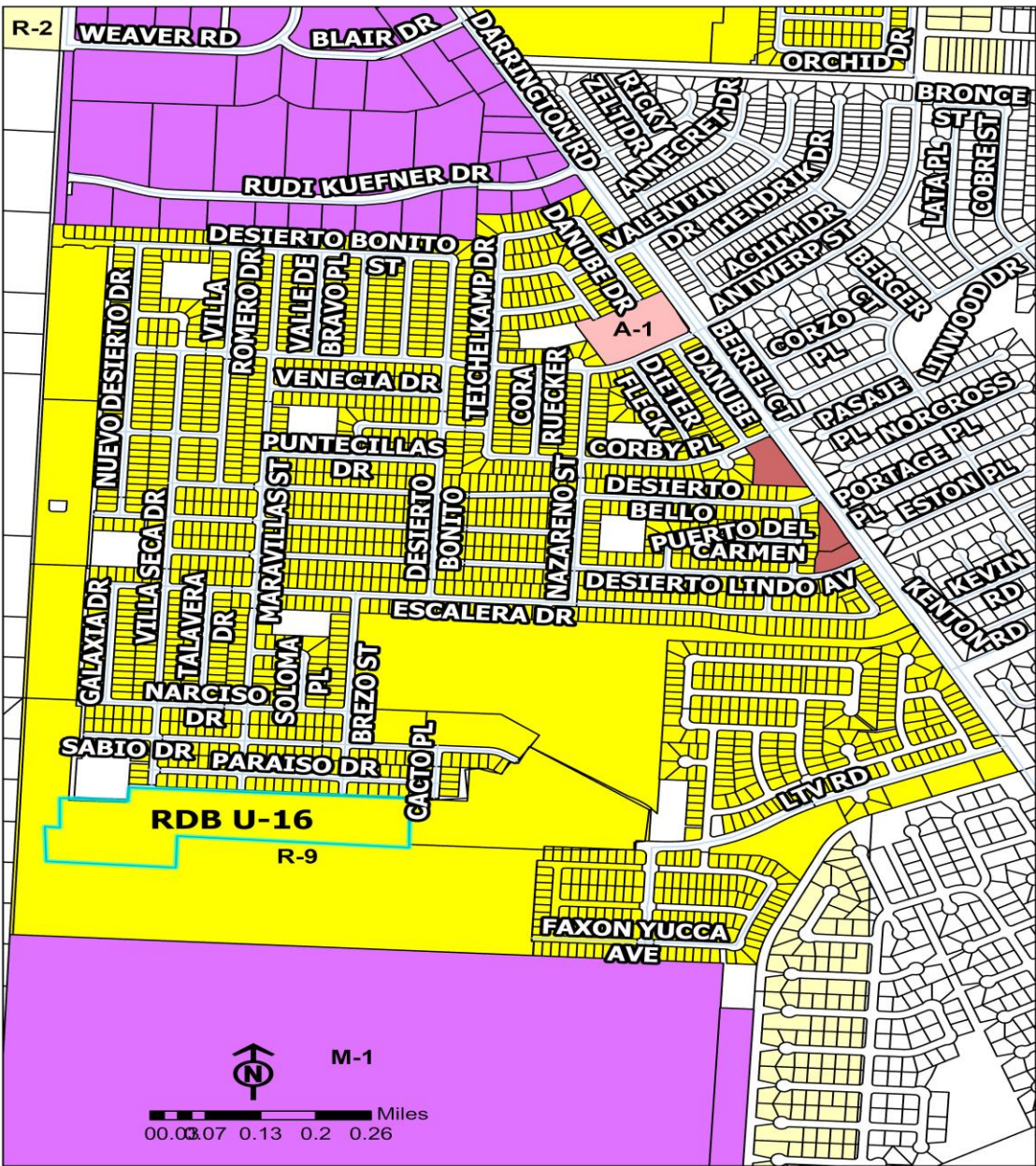
- 1 - Aerial**
- 2 - Zoning Designation Map**
- 3 - Location Map**
- 4 - Final Plat**
- 5 - Right of Way Cross Sections**
- 6 - Final Plat Application**
- 7 - Applicant/Representative Affidavit**

**Planning & Zoning Commission  
RDB U-16 Final Plat  
SDF24-0001**

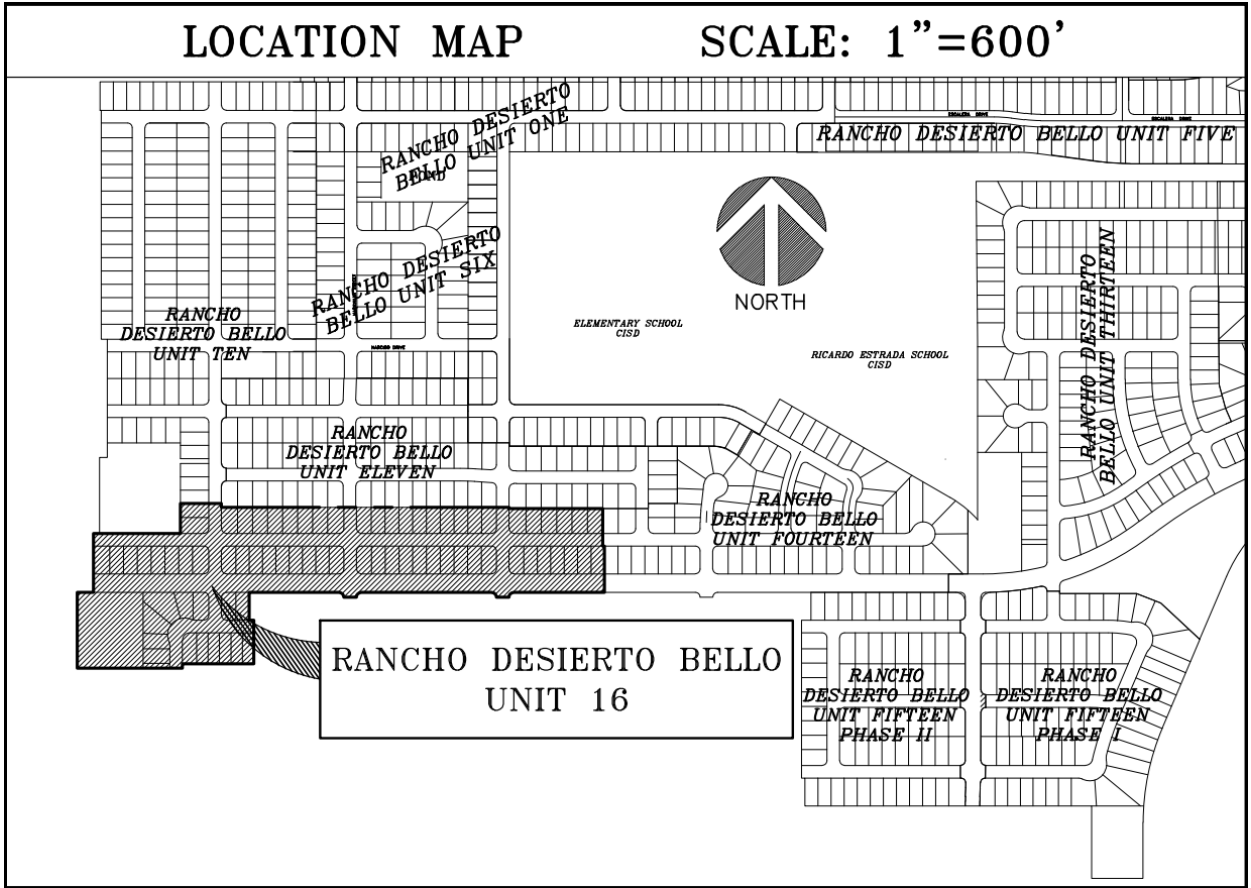


Attachment 2: Zoning Designation Map

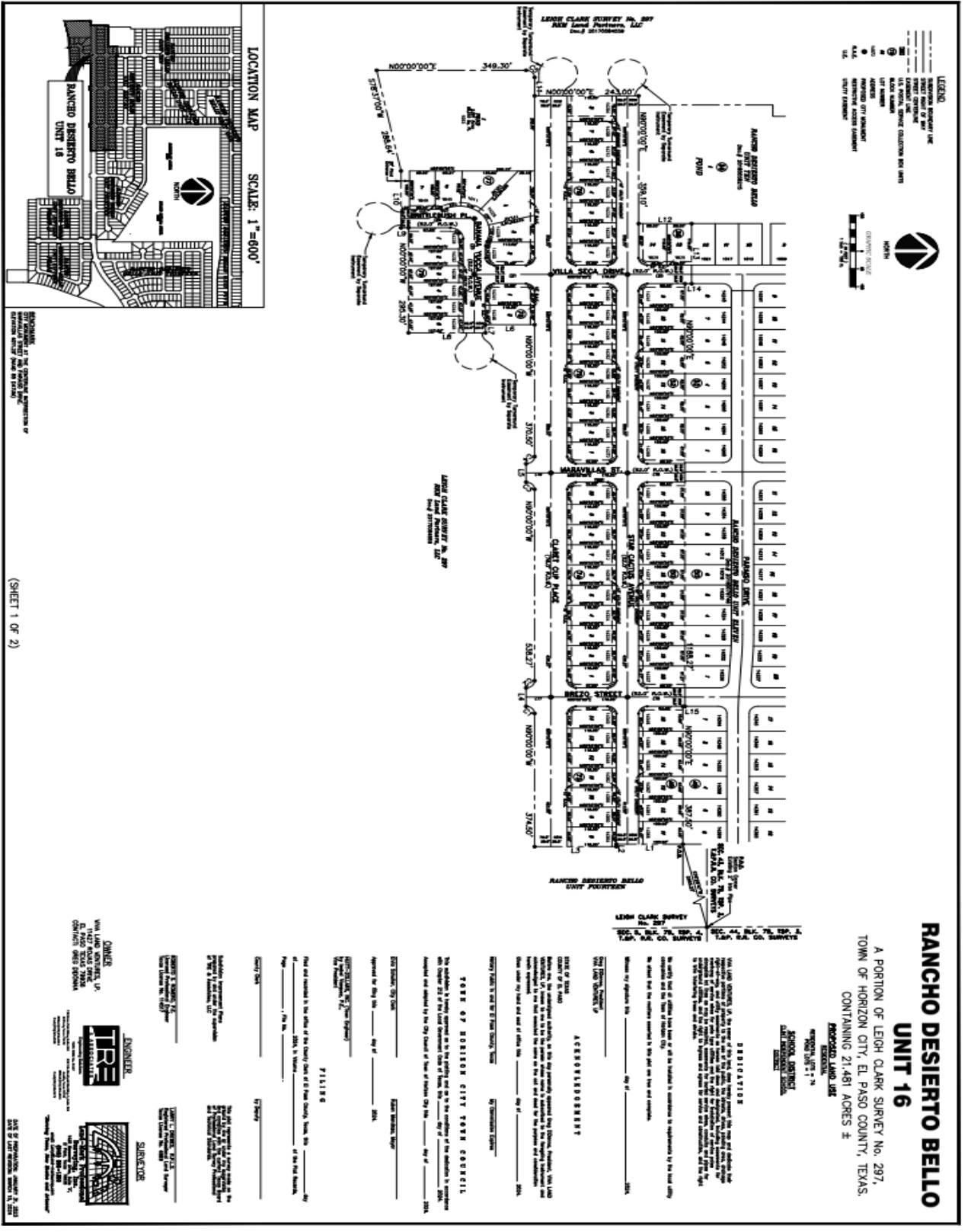
# Planning & Zoning Commission RDB U-16 Final Plat SDF24-0001



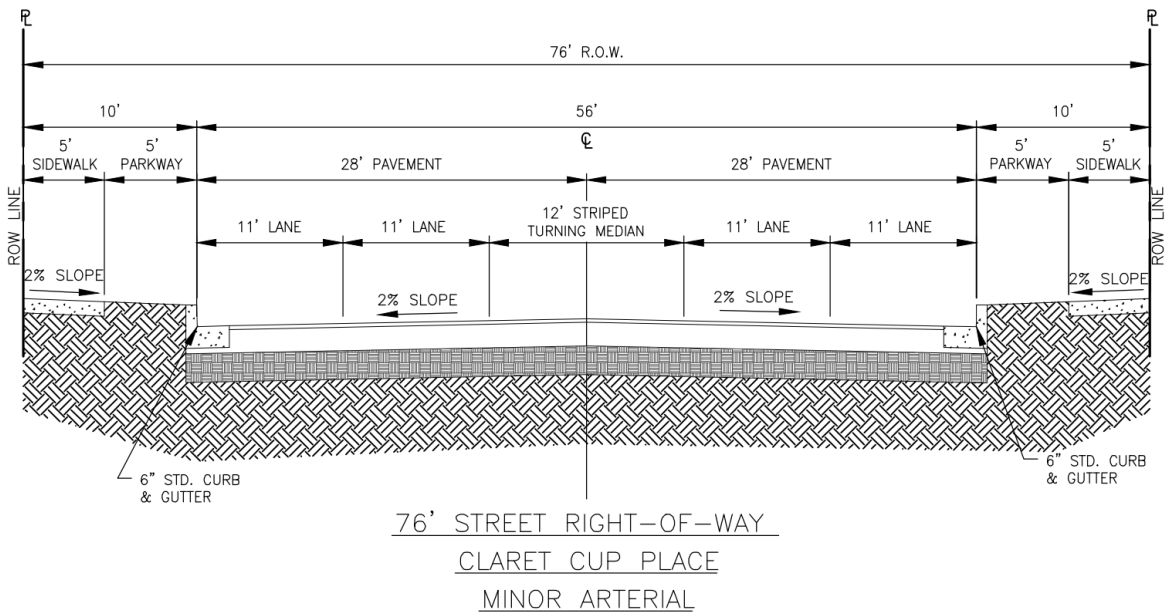
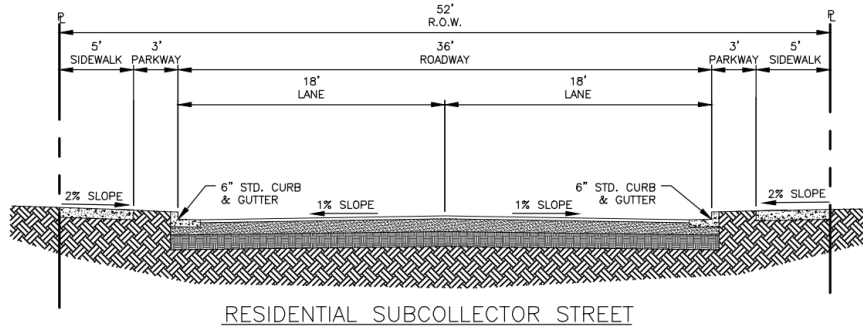
Attachment 3- Location Map



Attachment 4- Final RDB Unit 16



## Attachment 5 – Right of Way Cross Sections





## Attachment 6 – Final Plat 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 16 SUBMITTAL DATE: February 26, 2024

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)  
A PORTION OF LEIGH CLARK SURVEY NO. 297, TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS, CONTAINING 21.481 ACRES +/-

2. PROPERTY LAND USES:

	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	<u>11.364</u>	<u>74</u>	OFFICE	_____	_____
DUPLEX	_____	_____	STREET & ALLEY	_____	_____
APARTMENT	_____	_____	PONDING & DRAINAGE	<u>2.261</u>	<u>1</u>
MOBILE HOME	_____	_____	INSTITUTIONAL	_____	_____
P.U.D.	_____	_____	OTHER	_____	_____
PARK (Min 1 Acre)	_____	_____	R.O.W.	<u>7.856</u>	_____
SCHOOL	_____	_____	TOTAL NO. SITES	<u>75</u>	_____
COMMERCIAL	_____	_____	TOTAL (GROSS) ACREAGE	<u>21.481</u>	_____
INDUSTRIAL	_____	_____			

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 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 AA  
 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 SUBMIT COPY.

14. OWNER OF RECORD SDC Development, LTD, 7910 Gateway Blvd, East Ste. 102 El Paso, TX 79915 jdurand@desertviewhomes.com (915) 591-5319  
(NAME & ADDRESS) (EMAIL) (PHONE)

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

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

18. REP/POINT OF CONTACT Alexis Alvarez - TRE & Associates, LLC 110 Mesa Park Dr, Ste. 200 El Paso, TX 79912 AAlvarez@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 AA

Applicant Signature  EMAIL AAlvarez@tr-eng.com

**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

**Attachment 7 – Applicant/Representative Affidavit**

**AFFIDAVIT**

(Appointment of Representative)

THE STATE OF TEXAS

COUNTY OF EL PASO

BEFORE ME, the undersigned official, on this day personally appeared John Duran, who is personally know to me, and first being duly sworn according to law upon his/her oath deposed and said:

"My name is John Duran; I am over eighteen (18) years of age and I reside at: 7910 Gateway E, Ste 102, El Paso, TX 79915

I have the legal authority to appoint a representative and I have personal knowledge of this facts stated herein, and they are all true and correct. I own the property which is the subject of this proposed  Land Development Exemption Determination  Subdivision Application  Rezoning Application  Specific Use Permit  Variance Application  Building Permit Application  Other Application (Application name) \_\_\_\_\_ I have designated (Firm/Individual) TRE & Associates LLC to represent me in filing an application for a \_\_\_\_\_ with Planning Department of the Town of Horizon City, and to appear on my behalf at all necessary meetings of the Planning and Zoning Commission and the City Council of Horizon City with respect to this application. In relation to this, it is my understanding that as owner of the aforementioned property either I or my designated representative may appear on behalf of the proposed application. It has been explained to me and I understand that a written notice must be filed with the Planning Director of the Town of Horizon City to give notice of a termination of this appointment prior to the final determination regarding my application, and I must make and file a new affidavit and appointment of representative to change or substitute the representative."

On June 7, 2022, personally appeared John Duran and having been duly sworn by me, subscribed to the foregoing affidavit and has stated that the facts therein are true and correct.

[Signature]  
Affiant

[Signature]  
Notary Public, State of Texas

