



**TOWN OF HORIZON CITY
MEMORANDUM**

Date: May 13, 2025

To: Honorable Mayor and Members of City Council

From: Art Rubio, Chief Planner

SUBJECT: On the **Preliminary Subdivision Plat** applications for **Rancho Desierto Bello Unit 18 (Case No. SDP25-0001)**, legally described as a Portion of Leigh Clark Survey No. 297, Town of HorizonCity, El Paso County, Texas. Containing 17.354 acres ±. Application submitted by Applicant/Representative: TRE & Associates.

On March 17, 2025, the Planning & Zoning Commission unanimously recommended approval of the Rancho Desierto Bello Unit 18 Plat on a Preliminary Basis.

On April 08, 2025, the City Council postponed this item for May 13, 2025.

The application meets all minimum requirements of a preliminary and subdivision plat and staff recommends approval of the Rancho Desierto Bello Unit 18 Subdivision Plat on a Preliminary Subdivision Plat basis.

Attached for your review is the staff report that was prepared for the Planning and Zoning Commission and the preliminary plat.



TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

REVISED

Case No.: SDP25-0001 Rancho Desierto Bello Unit 18

Application Type: Preliminary Subdivision Plat Application
P&Z Hearing Date: March 17, 2025
Staff Contact: Art Rubio, Chief Planner
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, LLC
Applicant/Rep.: TRE & Associates
Nearest Park: RDB 2 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:

Preliminary Subdivision:

The proposed preliminary residential subdivision includes 89 lots for single-family residential development, the smallest lot measuring approximately 6,016 sq. ft. and the largest lot measuring approximately 7,497 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:

The developer is required to dedicate 1-acre of parkland and a fee of \$15,600.00. RDB Unit 17 required no parkland dedication and \$40,000.00 in park fees at 100 units. RDB Unit 18 - 89 units plus 100 units from RDB Unit 17 cumulative subdivisions for a total of 189 units, 39 units over 150-unit cap for fee of \$15,600.00 and 1-acre of parkland dedication for cumulative subdivisions from 150-224 units.

Staff Recommendation:

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

Planning Division Comments:

Recommend approval subject to the temporary turn arounds outside the boundary of the proposed subdivision be recorded as easements prior to recording the plat.

Town Engineer Comments:

1. ~~In accordance with Town of Horizon City Subdivision Ordinance 4.2.2.5, show pertinent existing utilities on roads connecting to RDB Unit 18.~~
2. ~~Confirm the construction of five (5) city monuments for this subdivision as noted on Sheet 1 of 1.~~
3. ~~Verify the existence of the 30' Utility Easement on Banana Yucca Avenue. If it has not been decommissioned, show it in the plan view.~~
4. ~~The city monument at Faxon Yucca Avenue and Vinca Place conflicts with the stormwater system manhole. Please revise accordingly.~~
5. ~~Label existing major contours on the plat.~~
6. ~~Provide a closure report for the subdivision.~~

El Paso 9-1-1 District Comments:

~~I'm not able to see how all the addressing will line up on Faxon Yucca but, I was wondering if it would be possible to adjust the addressing so that the 14300 block begins at the intersection of Maravillas/Faxon Yucca? Only so that the range doesn't go from 14200 to 14300 in the middle of a roadway.~~

TxDOT Comments:

~~No comments.~~

El Paso Electric Company:

~~Please change the 10' R U E to a 10' Utility Easement, we have an existing easement for an underground line along Claret Cup Pl.~~

Texas Gas Service:

~~In reference to the proposed Rancho Desierto Bello Unit 18, Texas Gas Service does not have any objections.~~

El Paso Natural Gas / Kinder Morgan:

~~This Project area is clear of El Paso Natural Gas a company of Kinder Morgan's Pipelines and facilities.~~

Clint Independent School District:

~~Clint ISD takes no exception to the information presented.~~

EPCAD

~~The block on Rancho Desierto Bello #18 are already used on Rancho Desierto Bello #17 can you please check if correct. The lots numbers are some what different are they doing Rancho Desierto Bello #17?~~

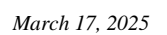
HRMUD:

~~No comments.~~

Attachments:

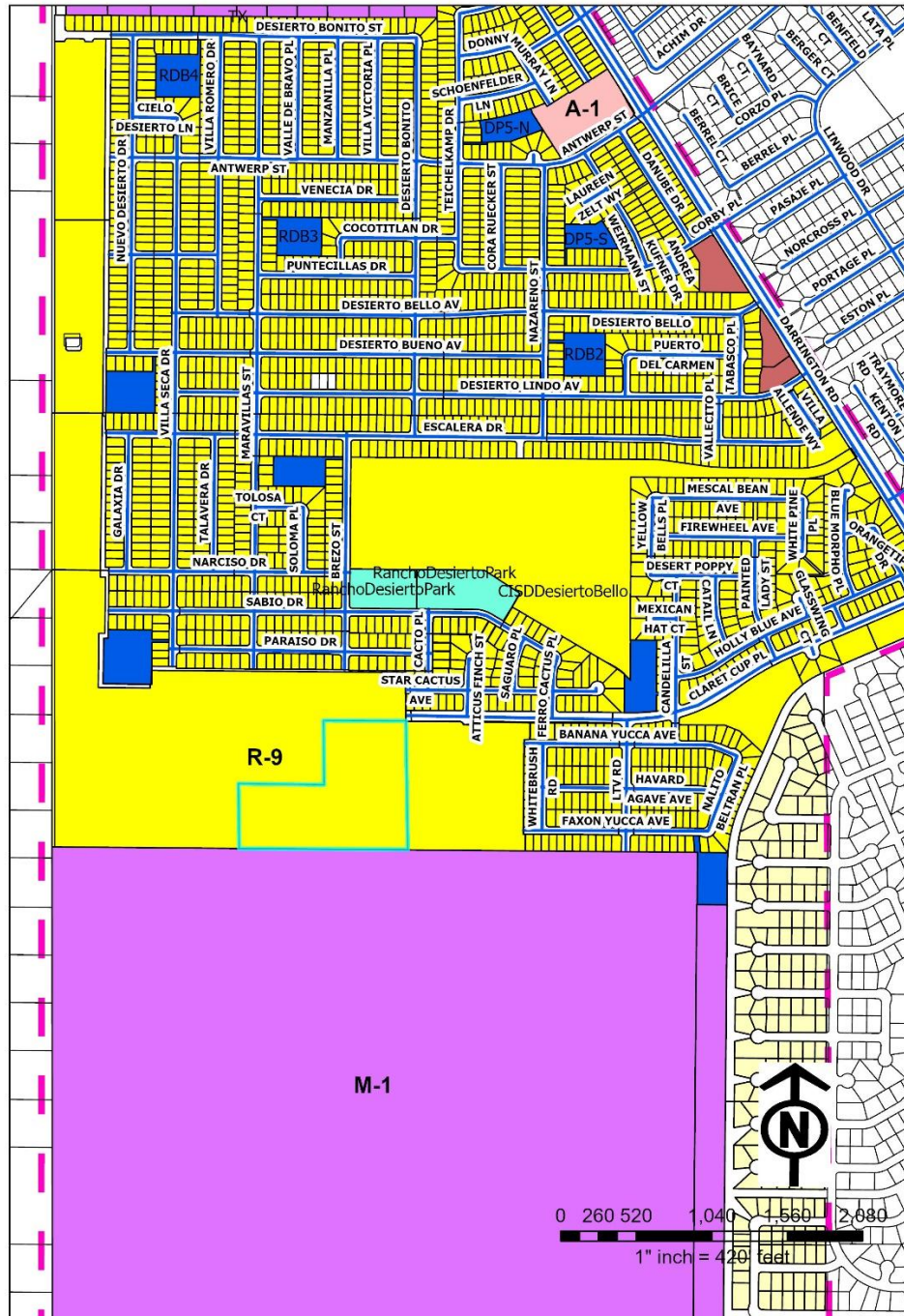
- 1 - Aerial**
- 2 – Zoning Designation Map**
- 3 - Location Map**
- 4 – Preliminary Plat**
- 5 – Existing Right-of-Way Cross Sections**
- 6 – Preliminary Online Application**

**Planning & Zoning Commission
Rancho Desierto Bello Unit 18
Case No. SDP25-0001**

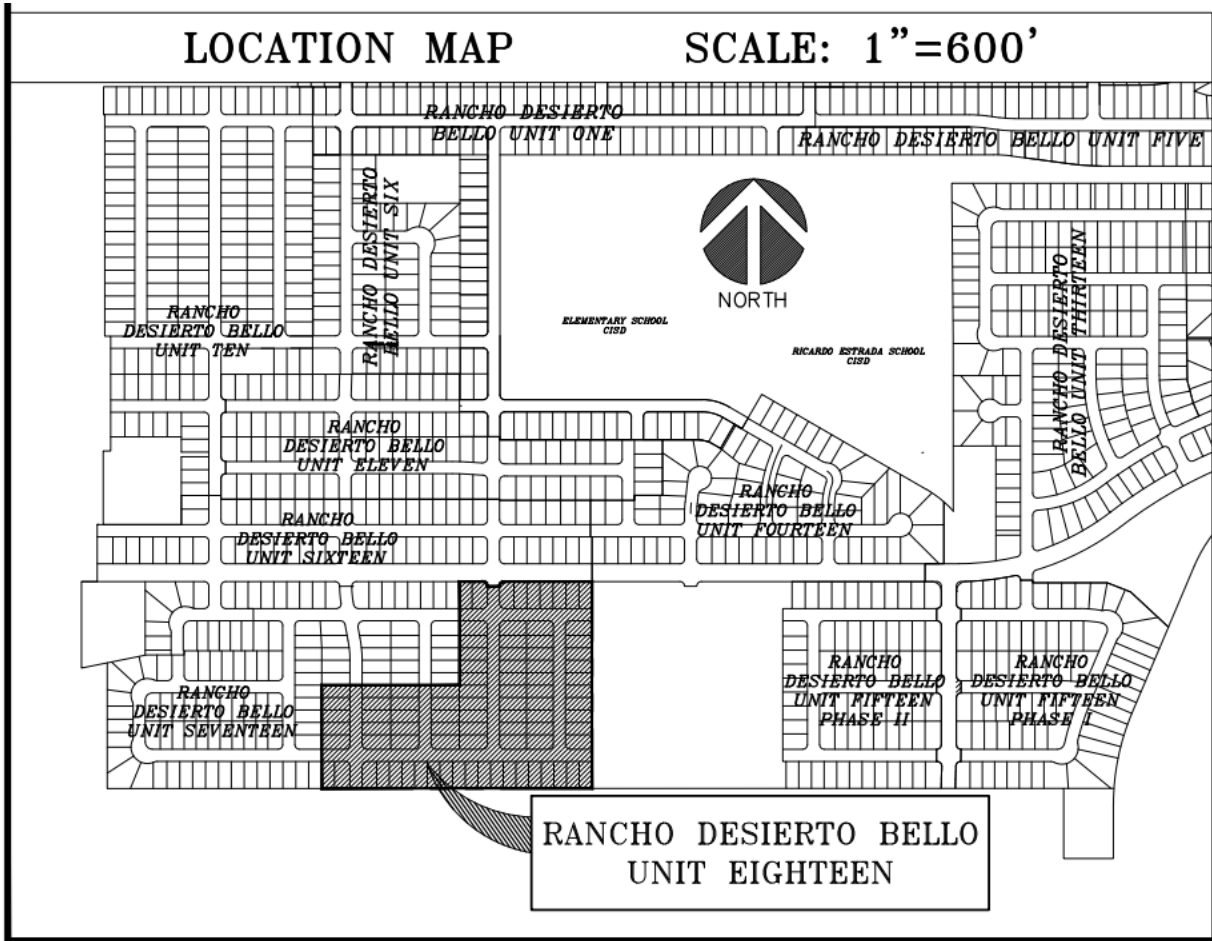


Attachment 2: Zoning Designation Map

**Planning & Zoning Commission
Rancho Desierto Bello Unit 18
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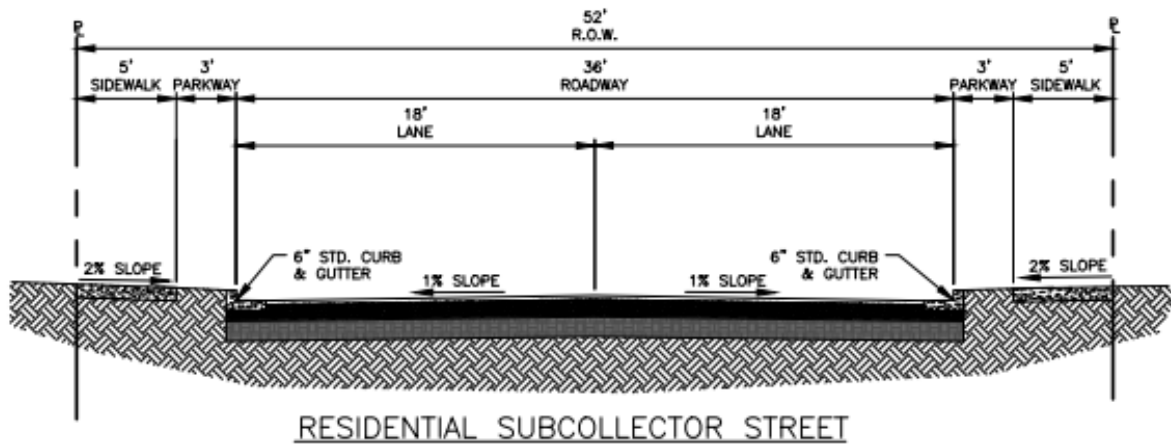
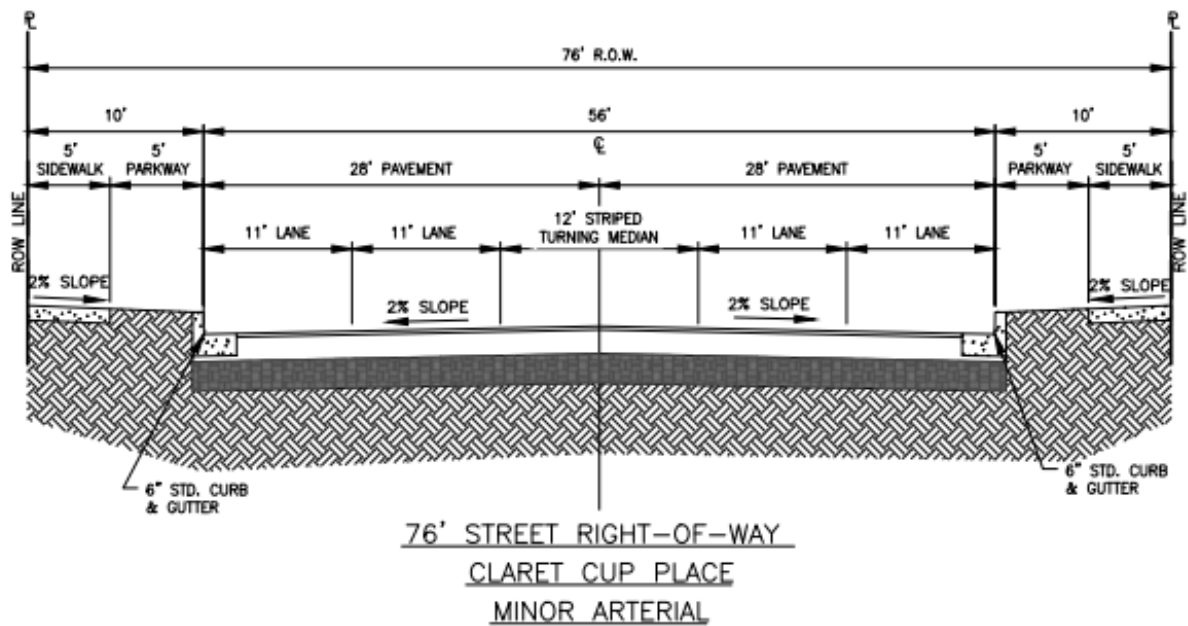


Attachment 3: Location Map



March 17, 2025

Attachment 5 – Existing Right-of-Way Cross Section



Attachment 6: Preliminary Online 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

SDP25-0001**SUBDIVISION (PRELIMINARY)**

SITE ADDRESS: 0 UNKNOWN HORIZON CITY
PRIMARY PARCEL: X29700000000080
PROJECT NAME: RANCHO DESIERTO BELLO UNIT 18

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
Please select the Land Use here:	Residential
Please provide the Specific Use here - e.g. <input type="checkbox"/> Residential: single-family/duplex. <input type="checkbox"/> Commercial: retail/office. <input type="checkbox"/> Industrial: manufacturing/assembly. <input type="checkbox"/> Institutional: church/hospital. <input type="checkbox"/> Civic: library/park/government	Residential
Number of Units:	89
Acreage:	17.353
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?	Parkway
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?	No
Will any Restrictions and Covenants be recorded with plat?	No
If the project will have improvements dedicated to the City, have the plans been approved?	Y



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If the project has improvements dedicated to the City, please enter the date the submitted improvement plans were received, or enter N/A if not applicable (attach Transmittal Proof of Plans Submitted)

Yes, improvements will be dedicated
no they will have not been approved

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.

I acknowledge

FEES:	<u>Paid</u>	<u>Due</u>
Subdivision Preliminary Plat Application Fee	\$1,500.00	\$0.00
Technology fee surcharge added to all permits	\$115.00	\$0.00
Application approval - engineering fee (initial fee)	\$800.00	\$0.00
Totals :	\$2,415.00	\$0.00