



TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

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: RKM land Partners 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 does not propose to dedicate any parkland. Fees in lieu of parkland dedication would be required for 89 single-family units at \$400.00 per unit for a total of fee in lieu of parkland dedication of \$35,600.

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?

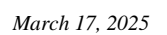
HRMUD:

No comments.

Attachments:

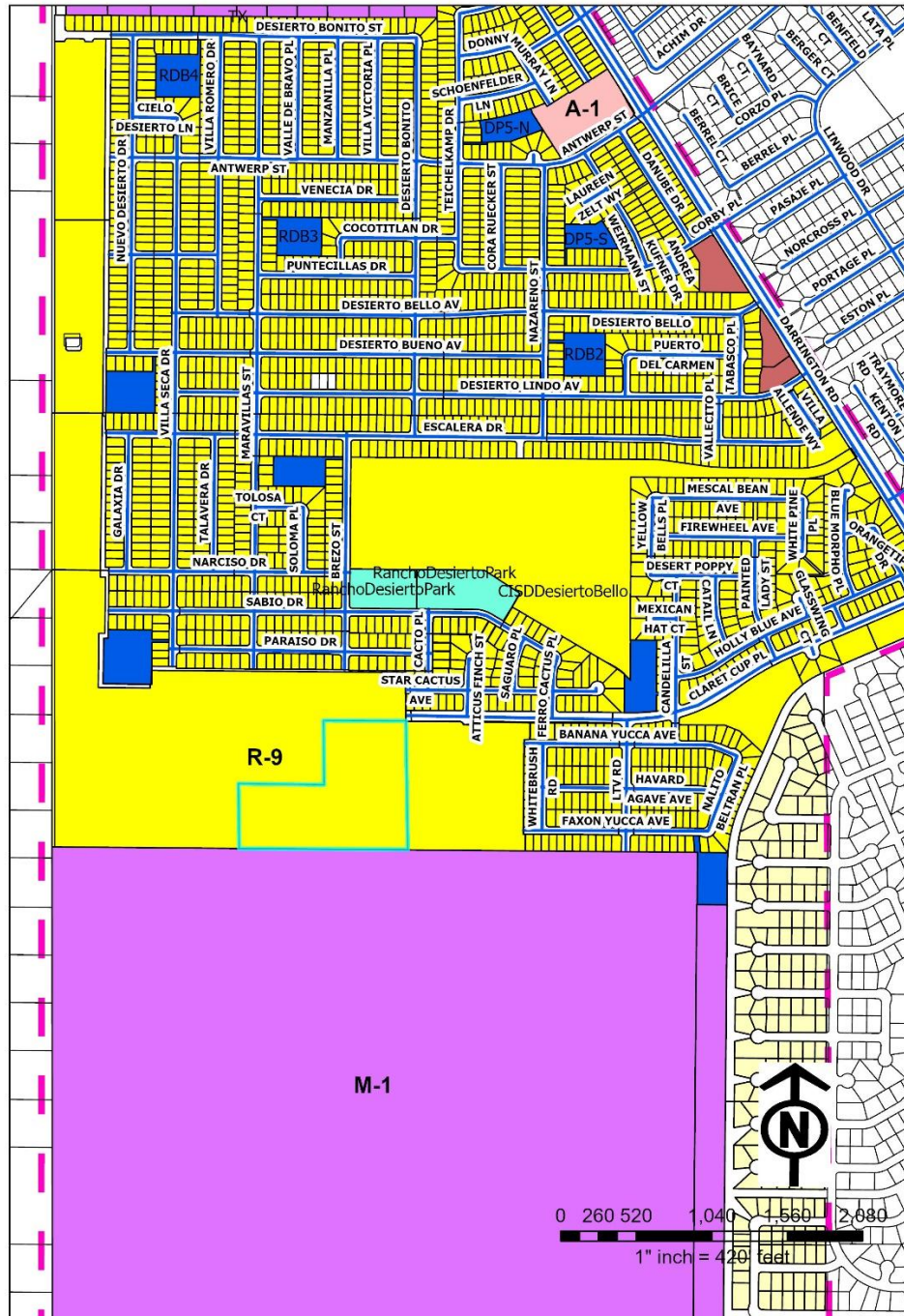
- 1 - Aerial**
- 2 – Zoning Designation Map**
- 3 - Location Map**
- 4 – Preliminary Plat**
- 5 – Existing Right-of-Way Cross Sections**
- 6 – Preliminary Online Application**

**Planning & Zoning Commission
Rancho Desierto Bello Unit 18
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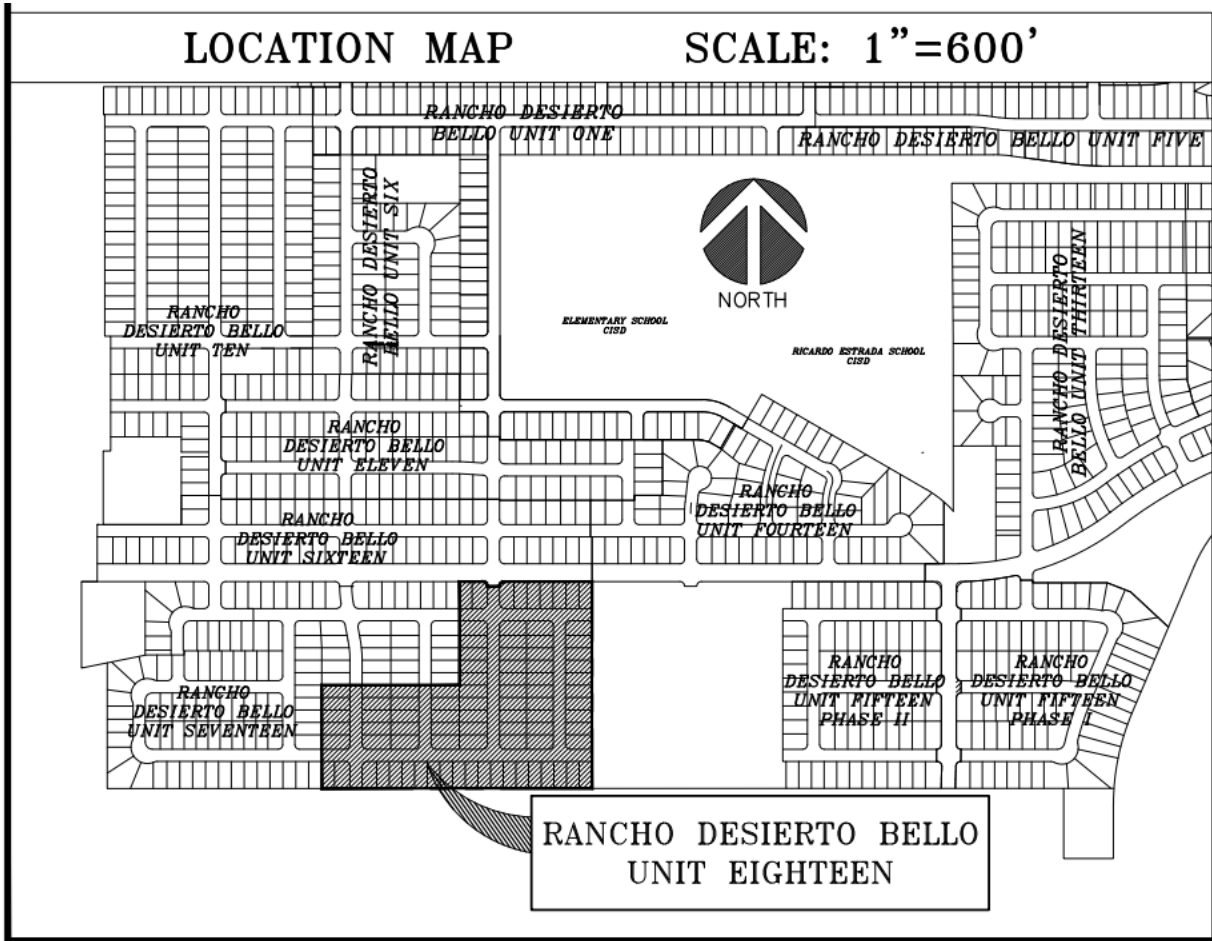


Attachment 2: Zoning Designation Map

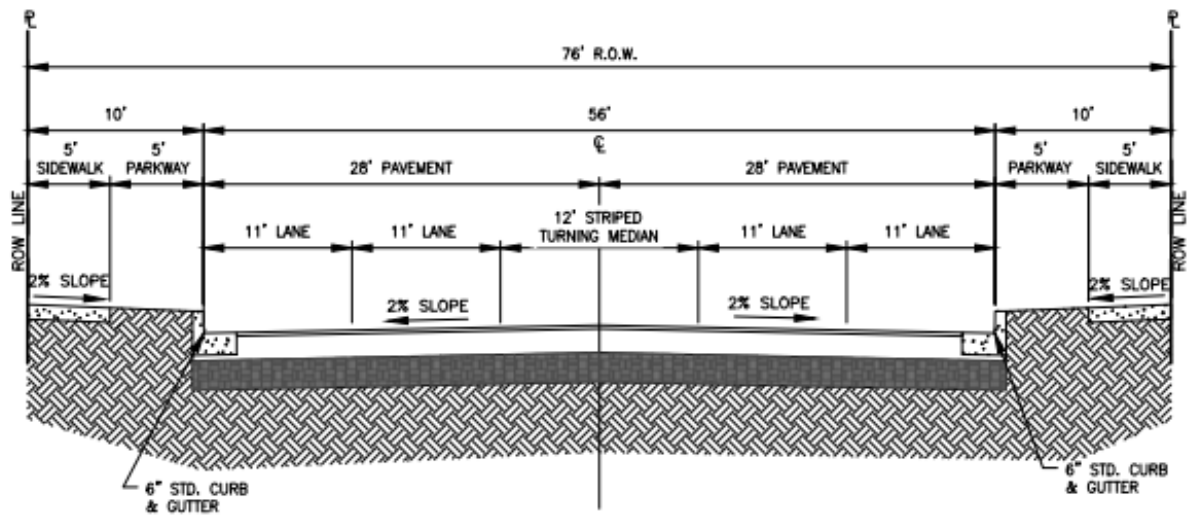
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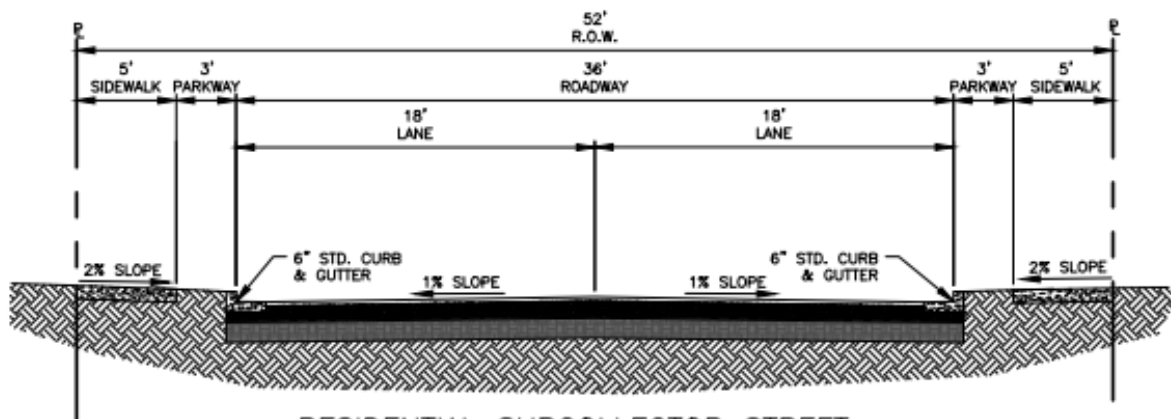
Attachment 3: Location Map



Attachment 5 – Existing Right-of-Way Cross Section



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



RESIDENTIAL SUBCOLLECTOR STREET

Attachment 6: Preliminary Online Application



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

MAJOR SUBDIVISION PRELIMINARY APPLICATION

SUBDIVISION PROPOSED NAME: Rancho Desierto Bello Unit 18

SUBMITTAL DATE: February 19, 2025

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 17.354 ACRES +/-
2. PROPERTY LAND USES:

	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	<u>13.060</u>	<u>89</u>	OFFICE	<u> </u>	<u> </u>
DUPLEX	<u> </u>	<u> </u>	STREET & ALLEY	<u> </u>	<u> </u>
APARTMENT	<u> </u>	<u> </u>	PONDING & DRAINAGE	<u> </u>	<u> </u>
MOBILE HOME	<u> </u>	<u> </u>	INSTITUTIONAL	<u> </u>	<u> </u>
P.U.D.	<u> </u>	<u> </u>	OTHER	<u> </u>	<u> </u>
PARK (Min 1 acre)	<u> </u>	<u> </u>	R.O.W.	<u>4.293</u>	<u> </u>
SCHOOL	<u> </u>	<u> </u>		<u> </u>	<u> </u>
COMMERCIAL	<u> </u>	<u> </u>	TOTAL NO. SITES	<u>89</u>	<u> </u>
INDUSTRIAL	<u> </u>	<u> </u>	TOTAL (GROSS) ACREAGE	<u>17.353</u>	<u> </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 ANSWER IS "YES", PLEASE EXPLAIN THE NATURE OF THE MODIFICATION N/A
10. WHAT TYPE OF LANDSCAPING IS PROPOSED? PARKWAY ☐ MEDIANS ☐ OTHER ☐ N/A
11. REMARKS AND/OR EXPLANATION OF SPECIAL CIRCUMSTANCES: N/A
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 Preliminary Plat approval request, including but not limited to attorney's fees, engineering fees and publication. Charges exceeding deposit will be invoiced separately. Initials D.H.

Applicant Signature Denise Hernandez

EMAIL DHernandez@tr-eng.com