



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

**Case No.:** SDO24-0001  
*Rancho Desierto Bello Unit Fourteen (RDBU14)*

**Application Type:** **Final Plat/Recording Prior to Completion of All Req. Improvements**

**P&Z Hearing Date:** June 17, 2024

**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, and the Final Subdivision Plat on January 16, 2024. The applicant is now requesting reaffirmed approval of RDB-U14 on a Final Subdivision Plat basis for recording prior to the completion of all required improvements. The applicant is requesting a partial early construction of 10 single-family units with required partial improvements prior to the completion of all required improvements and has submitted a good and sufficient bond as reviewed by Engineering to secure all required improvements and maintenance pursuant to Subdivision Recording requirements of the Horizon City Municipal Code. 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. There are no additional changes other than the request to record prior to the completion of all required improvements by securing all improvements and maintenance through sufficient bond as they would like to start construction of 10 single-family homes.

**Planning Comments:**

No additional comments.

**Public Works Director Comments:**

No additional comments

**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. "Ferro Cactus Place" spelling different on face of plat and Table. Correct spelling on face of plat.~~
- ~~4. Verify spelling of "Ferocactus Place" in note 10. Ensure that spelling is consist in plat text and face of plat.~~
- ~~5. See Town of Horizon for additional comments.~~

**School District Comments:**

No objections

**El Paso County 9-1-1 District:**

The 911 District has no comments/concerns regarding this subdivision.

**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 Standard 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).

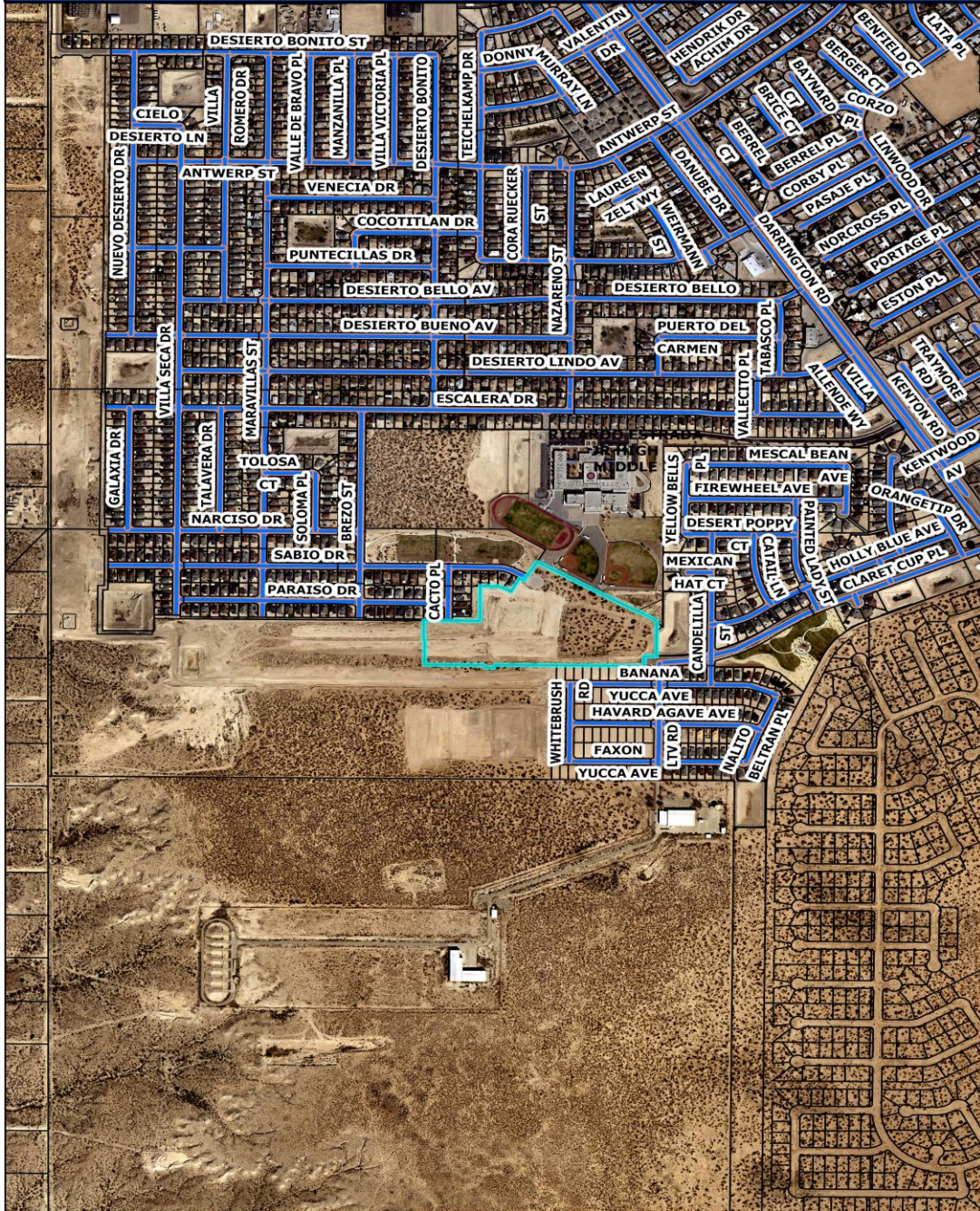
**Attachments:**

- 1 - Aerial**
- 2 - Zoning Map**
- 3 - Location Map**
- 4 – Final Subdivision Plat**
- 5 – Final Subdivision Plat Application**



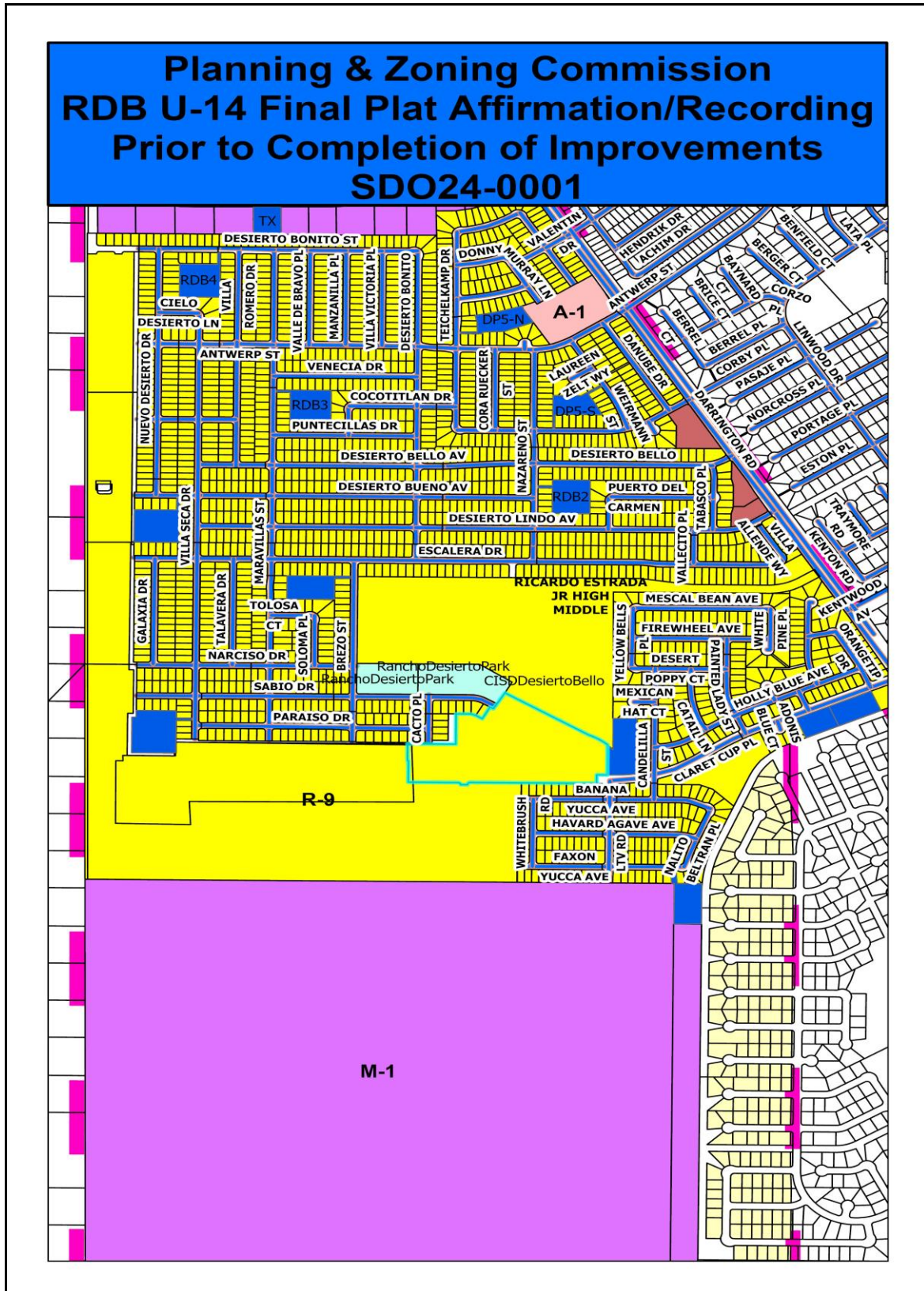
Attachment 1: Aerial

**Planning & Zoning Commission  
RDB U-14 Final Plat Affirmation/Recording  
Prior to Completion of Improvements  
SDO24-0001**

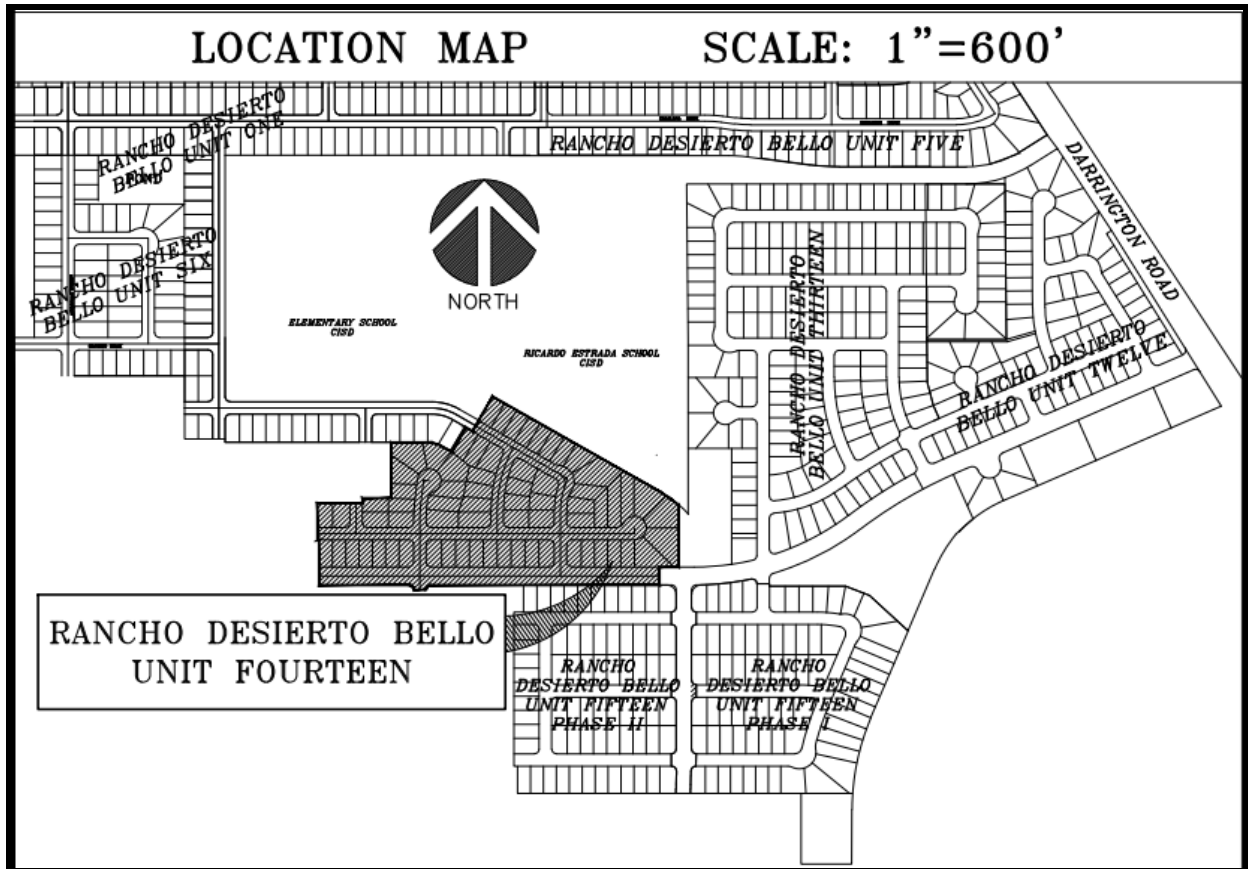




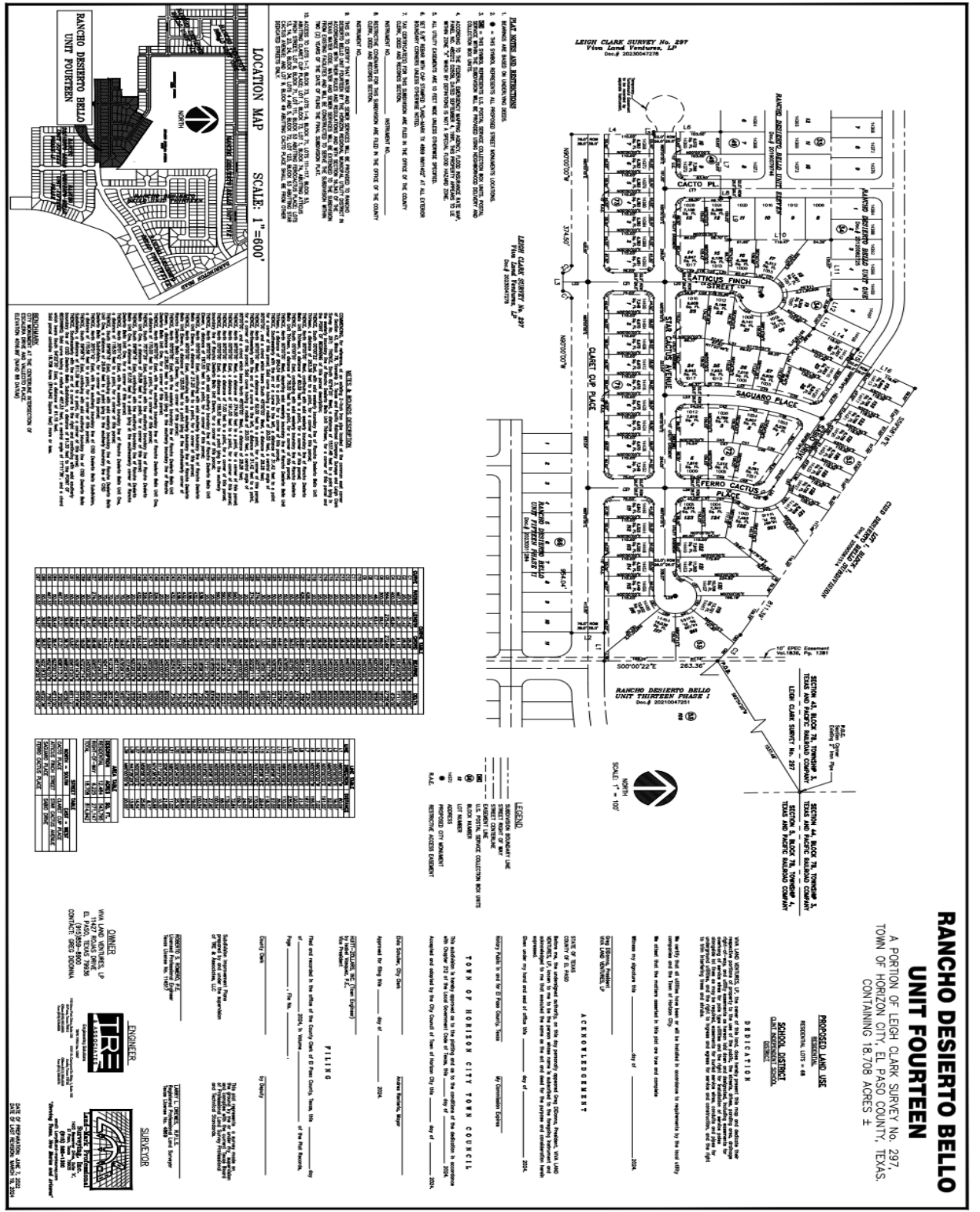
Attachment 2: Zoning Map



Attachment 3- Location Map



**Attachment 4- RDB Unit 14 Final Plat**



## Attachment 5 – Application Final Subdivision Plat



### 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

**SDO24-0001****SUBDIVISION (OTHER)**

**SITE ADDRESS:** 0 UNKNOWN HORIZON CITY  
**PRIMARY PARCEL:** X29700000000080  
**PROJECT NAME:**

**ISSUED:****EXPIRES:**

**APPLICANT:** TRE & Associates, L.L.C  
110 Mesa Park  
El Paso, TX 79912  
9158529093

**OWNER:** Greg DiDonna  
11427 Rojas Dr.  
EL PASO, TX 79936

Detail Name	Detail Value
Engineering Plan Review Invoice Amount #1	500
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	Single-Family
Number of Units:	20
Is a modification of any portion of the subdivision ordinance proposed?	Yes
If answer is "Yes", please explain the nature of the modification or enter N/A	Record Prior to Completing all Improvements
What type of landscaping is proposed?	Parkway
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?	Yes
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?	N
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
Comments due date	6/06/2024
Planning and Zoning Commission review date	N/A
City Council date	06/11/2024