



**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 \pm . 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 \$16,000.00. The Developer has proposed a Developer's Participation Agreement to improve Sabio and Claret Cup Parks in lieu of parkland dedication or fees.

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?~~

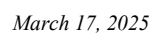
HRMUD:

~~No comments.~~

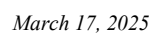
Attachments:

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

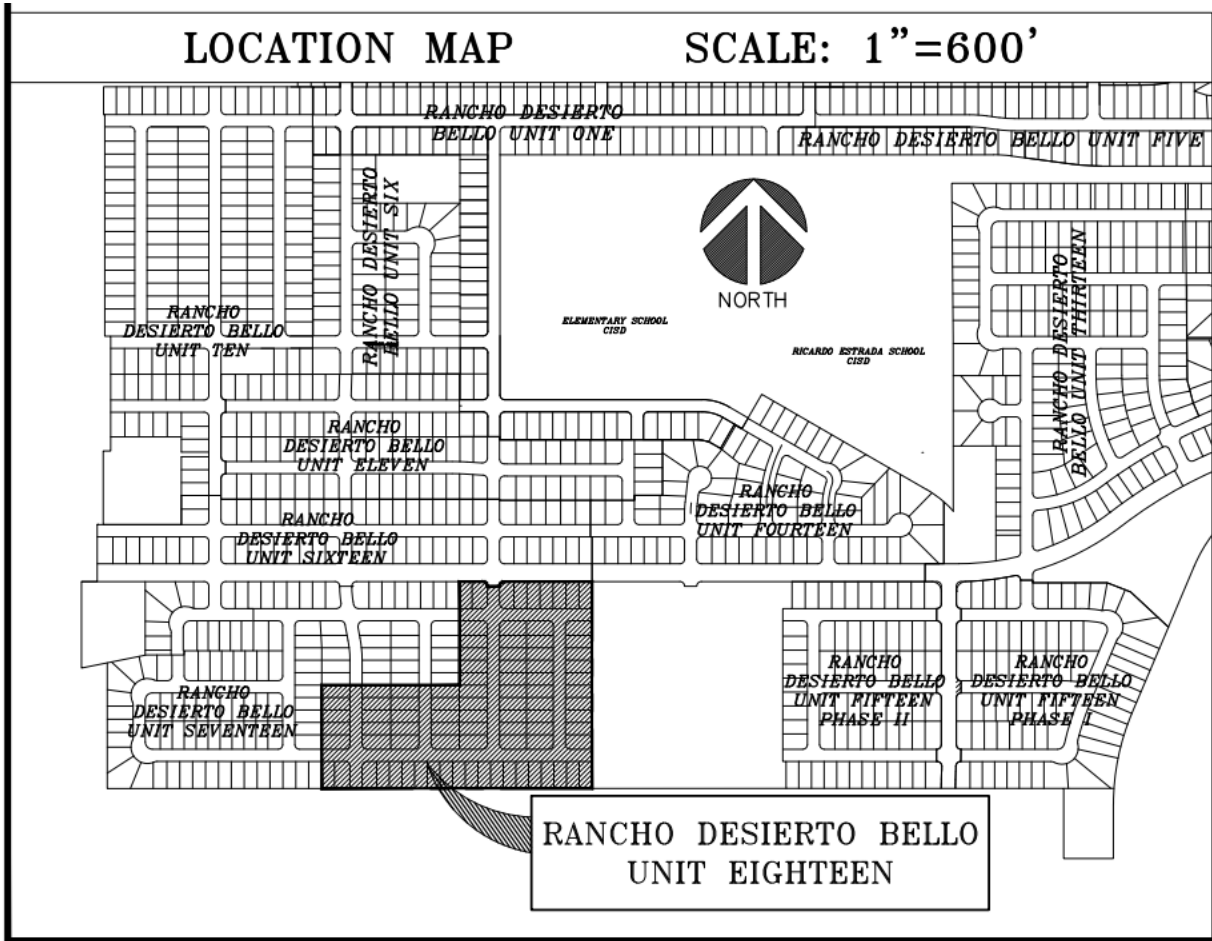
**Planning & Zoning Commission
Rancho Desierto Bello Unit 18
Case No. SDP25-0001**



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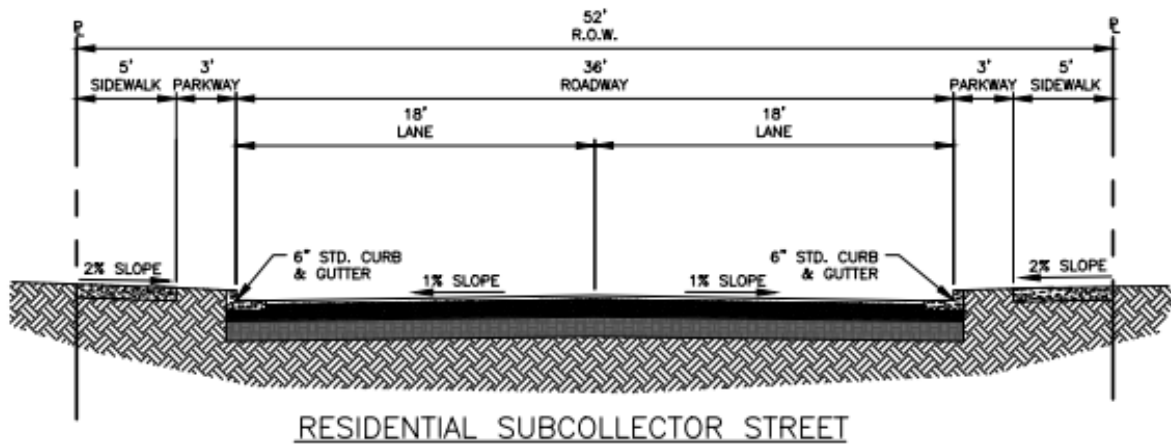
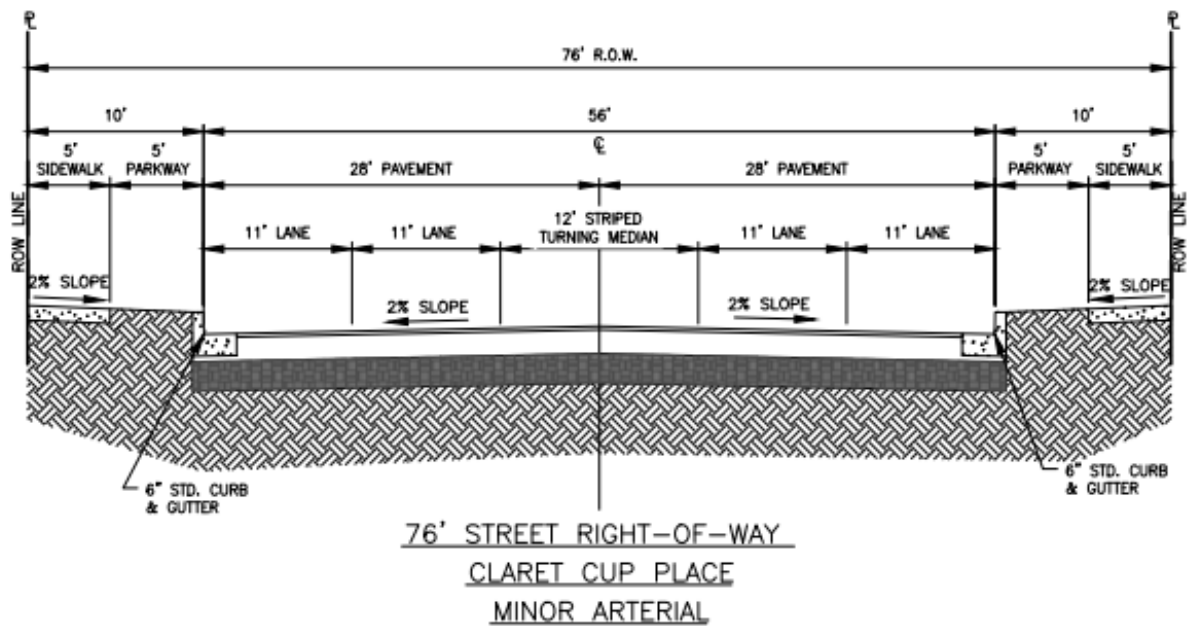


Attachment 3: Location Map



March 17, 2025

Attachment 5 – Existing Right-of-Way Cross Section



Attachment 6: Preliminary Online Application



TOWN OF HORIZON CITY
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	_____	_____
DUPLEX	_____	_____	STREET & ALLEY	_____	_____
APARTMENT	_____	_____	PONDING & DRAINAGE	_____	_____
MOBILE HOME	_____	_____	INSTITUTIONAL	_____	_____
P.U.D.	_____	_____	OTHER	_____	_____
PARK (Min 1 acre)	_____	_____	R.O.W.	<u>4.293</u>	_____
SCHOOL	_____	_____		_____	_____
COMMERCIAL	_____	_____	TOTAL NO. SITES	<u>89</u>	_____
INDUSTRIAL	_____	_____	TOTAL (GROSS) ACREAGE	<u>17.353</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