



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

**Case No.:** SDF23-0002  
*Rancho Desierto Bello Unit Fourteen (RDBU14)*

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

**P&Z Hearing Date:** December 18, 2023

**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:**

	<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

**LAND USE AND ZONING:**

	<b>Existing</b>
<b>Land Use</b>	Vacant
<b>Zoning</b>	R-9 Residential

**Application Description:**

The RDB-U14 Preliminary Subdivision Plat application was approved July 11, 2023. The applicant is now requesting approval of RDB-U14 Final Subdivision Plat. 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.

**Planning Comments:**

~~Please confirm and call out what instrument, timeline and surface improvement will be utilized to provide temporary turnaround easements on property outside subject subdivision? (To be addressed prior to recording)~~

**Public Works Director Comments:**

~~RANCHO DESIERTO BELLO U-14 (Final Plat)~~

~~Review # 11/28/2023~~

- ~~1. Show Ferro Cactus as two words on plat as per street table.~~
  - ~~2. Provide Closure with metes and bounds description (on final plat).~~
  - ~~3. Address review/approval by the El Paso County 9-1-1 District is required.~~
  - ~~4. Blocks 34,53,72 (EAST AND WEST SIDE), address numbers shall be 3 DIGITS (see section 107.090 ORDINANCE 00107).~~
- ~~Provide explanation for the 4 digits provided, is this a request from El Paso County 9-1-1 District? Provide email/ approval on final plat~~

**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. "Desert Cactus Place" is no longer on plat, but on Street Table. Update Plat and table with correct street names.~~
- ~~4. See Town of Horizon for additional comments.~~

**School District Comments:**

No objections

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

No objections

**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 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**

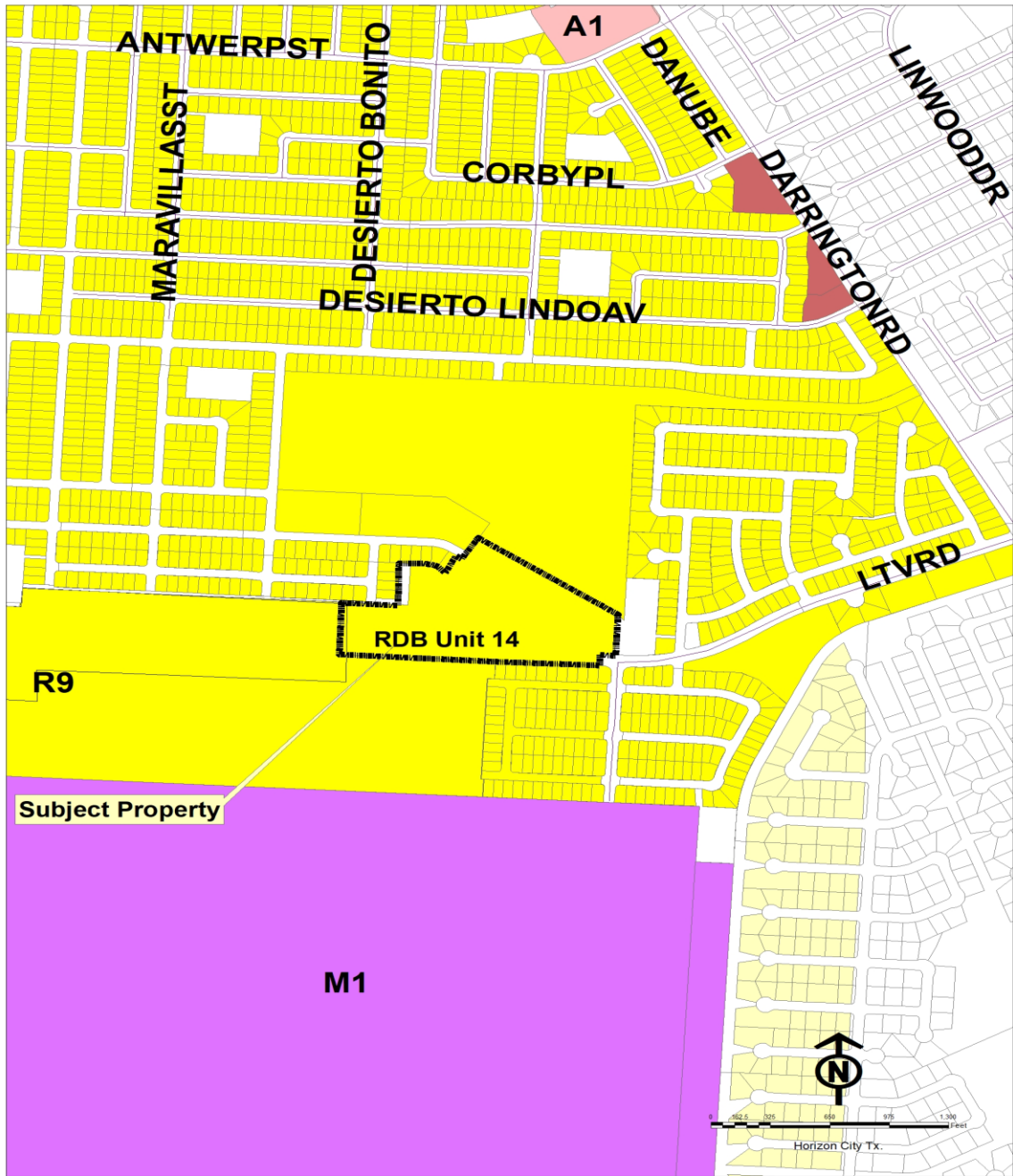
Attachment 1: Aerial

**Planning & Zoning Commission  
Rancho Desierto Bello Unit 14 Final Plat  
SDF23-0002**

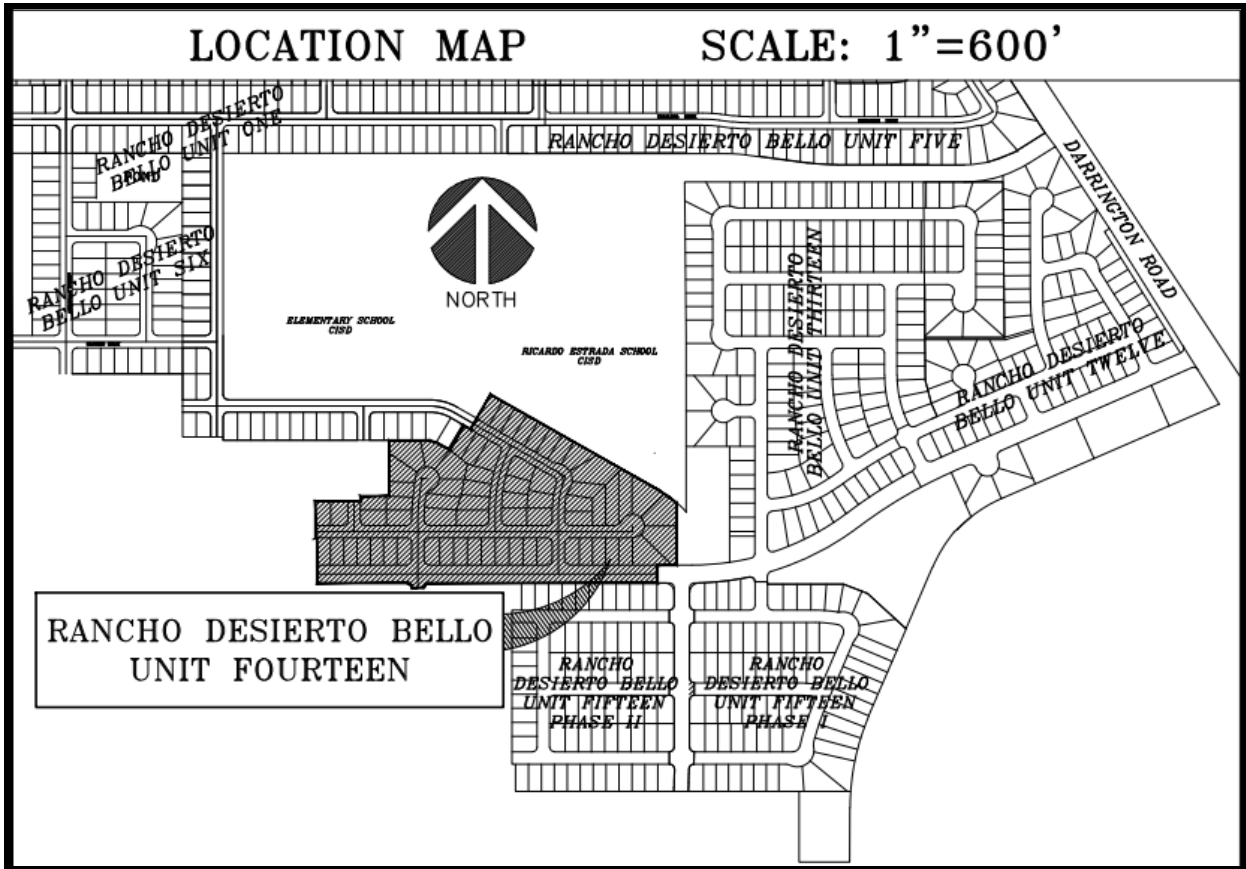


Attachment 2: Zoning Map

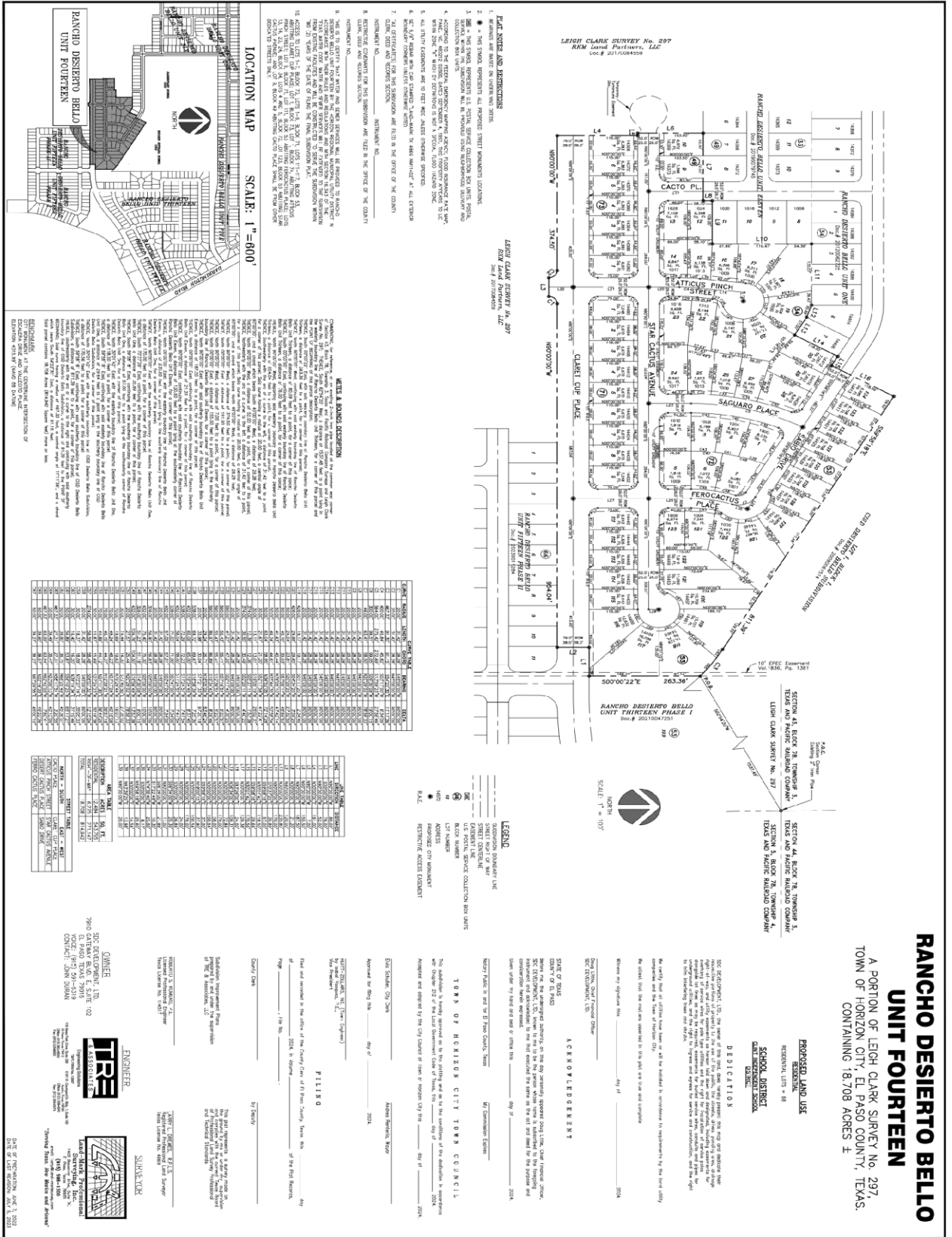
Planning & Zoning Commission  
Rancho Desierto Bello Unit 14 Final Plat  
SDF23-0002



Attachment 3- Location Map



# Attachment 4- RDB Unit 14 Final Plat



**RANCHO DESIERTO BELLO UNIT FOURTEEN**

A PORTION OF LEIGH CLARK SURVEY No. 297,  
TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS,  
CONTAINING 18,708 ACRES ±

**PROPOSED LAND USE**

RESIDENTIAL  
RECREATIONAL LOTS - 68  
SCHOOL DISTRICT  
CANTON MIDDLE SCHOOL  
ELEMENTARY

**DEDICATION**

THE DEDICATOR hereby dedicates to the public, to be used by the public, the following property, to-wit: the property described herein, and the easements and rights thereon, for the purposes stated herein. The DEDICATOR warrants that the property is free from all liens, claims, and encumbrances, and that the DEDICATOR has the right to make the dedication. The DEDICATOR further warrants that the property is suitable for the purposes stated herein. The DEDICATOR agrees to execute all documents necessary to carry out the purposes of this dedication. The DEDICATOR agrees to defend, hold harmless, and indemnify the public from all claims, damages, and expenses, including reasonable attorney's fees, arising from the use of the property for the purposes stated herein. The DEDICATOR agrees to execute all documents necessary to carry out the purposes of this dedication. The DEDICATOR agrees to defend, hold harmless, and indemnify the public from all claims, damages, and expenses, including reasonable attorney's fees, arising from the use of the property for the purposes stated herein.

**ACKNOWLEDGEMENT**

I, the undersigned, being duly qualified, do hereby certify that the foregoing is a true and correct copy of the original as recorded in the public records of the County of El Paso, State of Texas, and that the same is in accordance with the original as recorded in the public records of the County of El Paso, State of Texas, and that the same is in accordance with the original as recorded in the public records of the County of El Paso, State of Texas.

**FILED**


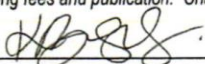
Filed and recorded in the office of the County Clerk of El Paso County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**OWNER:**  
SPECIAL PURPOSE TRUST  
RAM LAND PARTNERS, L.P.

**ENGINEER:**  
TRE ENGINEERS, L.L.C.  
2905 CANTON BLVD., SUITE 102  
DALLAS, TEXAS 75218  
CONTACT: JOHN SHIRAN

**DATE OF REVISION: DEC 1, 2023**

## Attachment 6 – Application Final Subdivision Plat

	<b>TOWN OF HORIZON CITY</b> 14999 Darrington Road Horizon City, Texas 79928 Phone 915-852-1046 Fax 915-852-1005	<b>MAJOR SUBDIVISION FINAL PLAT APPLICATION</b>																																																												
SUBDIVISION PROPOSED NAME: <u>Rancho Desierto Bello Unit 14</u>		SUBMITTAL DATE: <u>11/20/2023</u>																																																												
1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.) <u>A PORTION OF LEIGH CLARK SURVEY NO. 297, TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS, CONTAINING 18.708 ACRES +/-</u>																																																														
2. PROPERTY LAND USES: <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 40%;"></th> <th style="width: 10%;">ACRES</th> <th style="width: 10%;">SITES</th> <th style="width: 40%;"></th> <th style="width: 10%;">ACRES</th> <th style="width: 10%;">SITES</th> </tr> </thead> <tbody> <tr> <td>SINGLE-FAMILY</td> <td style="text-align: center;"><u>12.484</u></td> <td style="text-align: center;"><u>68</u></td> <td>OFFICE</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> </tr> <tr> <td>DUPLEX</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>STREET &amp; ALLEY</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> </tr> <tr> <td>APARTMENT</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>PONDING &amp; DRAINAGE</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> </tr> <tr> <td>MOBILE HOME</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>INSTITUTIONAL</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> </tr> <tr> <td>P.U.D.</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>OTHER</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> </tr> <tr> <td>PARK (Min 1 Acre)</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>R.O.W.</td> <td style="text-align: center;"><u>6.225</u></td> <td style="text-align: center;"><u>1</u></td> </tr> <tr> <td>SCHOOL</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>TOTAL NO. SITES</td> <td style="text-align: center;">_____</td> <td style="text-align: center;"><u>69</u></td> </tr> <tr> <td>COMMERCIAL</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>TOTAL (GROSS) ACREAGE</td> <td style="text-align: center;"><u>18.708</u></td> <td style="text-align: center;">_____</td> </tr> <tr> <td>INDUSTRIAL</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>				ACRES	SITES		ACRES	SITES	SINGLE-FAMILY	<u>12.484</u>	<u>68</u>	OFFICE	_____	_____	DUPLEX	_____	_____	STREET & ALLEY	_____	_____	APARTMENT	_____	_____	PONDING & DRAINAGE	_____	_____	MOBILE HOME	_____	_____	INSTITUTIONAL	_____	_____	P.U.D.	_____	_____	OTHER	_____	_____	PARK (Min 1 Acre)	_____	_____	R.O.W.	<u>6.225</u>	<u>1</u>	SCHOOL	_____	_____	TOTAL NO. SITES	_____	<u>69</u>	COMMERCIAL	_____	_____	TOTAL (GROSS) ACREAGE	<u>18.708</u>	_____	INDUSTRIAL	_____	_____			
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3. WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? <u>N/A</u> PROPOSED ZONING <u>N/A</u>																																																														
4. WILL THE RESIDENTIAL SITES, AS PROPOSED, PERMIT DEVELOPMENT IN FULL COMPLIANCE WITH ALL ZONING REQUIREMENTS OF THE EXISTING RESIDENTIAL ZONE(S)? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>																																																														
5. WHAT TYPE OF UTILITY EASEMENTS ARE PROPOSED? UNDERGROUND <input type="checkbox"/> OVERHEAD <input type="checkbox"/> COMBINATION <input checked="" type="checkbox"/>																																																														
6. WHAT TYPE OF DRAINAGE IS PROPOSED? (IF APPLICABLE LIST MORE THAN ONE) <u>Underground storm sewer system to retention pond</u>																																																														
7. IF SINGLE-FAMILY OR DUPLEX DEVELOPMENT IS PROPOSED: AVERAGE FLOOR AREA OF HOUSES <u>N/A</u>																																																														
8. ARE SPECIAL IMPROVEMENTS PROPOSED IN CONNECTION WITH THE DEVELOPMENT? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>																																																														
9. IS A MODIFICATION OF ANY PORTION OF THE SUBDIVISION ORDINANCE PROPOSED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> IF "YES", PLEASE LIST SECTION & EXPLAIN THE NATURE OF THE MODIFICATION _____																																																														
10. WHAT TYPE OF LANDSCAPING IS PROPOSED? PARKWAY <input type="checkbox"/> MEDIANS <input type="checkbox"/> OTHER <input type="checkbox"/> <u>N/A</u>																																																														
11. REMARKS AND/OR EXPLANATION OF SPECIAL CIRCUMSTANCES: <u>N/A</u>																																																														
12. WILL PLAT BE RECORDED PRIOR TO SUBDIVISION IMPROVEMENTS BEING COMPLETED & APPROVED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A INITIALS <u>K.B.</u> 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 <input type="checkbox"/> NO <input checked="" type="checkbox"/> INITIALS <u>K.B.</u> IF YES, PLEASE SUBMIT COPY.																																																														
14. OWNER OF RECORD <u>SDC Development, LTD 7910 Gateway Blvd. E. Ste. 102 El Paso, TX 79915 jduranc@desertviewhomes.com (915) 591-5319</u> (NAME & ADDRESS) (EMAIL) (PHONE)																																																														
15. DEVELOPER <u>SDC Development, LTD 7910 Gateway Blvd. E. Ste. 102 El Paso, TX 79915 jduranc@desertviewhomes.com (915) 591-5319</u> (NAME & ADDRESS) (EMAIL) (PHONE)																																																														
16. ENGINEER <u>TRE &amp; Associates, LLC 110 Mesa Park Dr. Ste. 200 El Paso, TX 79912 kbarraza@tr-eng.com (915) 852-9093</u> (NAME & ADDRESS) (EMAIL) (PHONE)																																																														
17. APPLICANT <u>TRE &amp; Associates, LLC 110 Mesa Park Dr. Ste. 200 El Paso, TX 79912 kbarraza@tr-eng.com (915) 852-9093</u> (NAME & ADDRESS) (EMAIL) (PHONE)																																																														
18. REP/POINT OF CONTACT <u>Karen Barraza TRE &amp; Associates, LLC 110 Mesa Park Dr. Ste. 200 El Paso, TX 79912 kbarraza@tr-eng.com (915) 852-9093</u> (NAME & ADDRESS) (EMAIL) (PHONE)																																																														
<b>NOTE:</b> 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 <u>K.B.</u>																																																														
Applicant Signature 		EMAIL <u>kbarraza@tr-eng.com</u>																																																												
<b>APPLICATION MUST BE COMPLETE &amp; VALIDATED PRIOR TO SUBDIVISION PROCESSING</b> Acceptance of fee does not grant acceptance of application. Non Refundable Deposit \$500.00   Application Fee: \$150																																																														