



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

Case No.: SUB-002496-2022 & SUB-002497-2022
*Rancho Desierto Bello Unit Fifteen (RDBU15)
 Phase One and Phase Two*

Application Type: **Preliminary & Final Plat**

P&Z Hearing Date: April 18, 2022

Staff Contact: Michelle Garcia, Planning Director
 915-852-1046 ext. 105 mgarcia@horizoncity.org

Address/Location: The vacant parcel is located to the west of Darrington Road, south of Ricardo Estrada Middle.

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

Phase I Acreage: Approximately 17.052± Acres

Phase II Acreage: Approximately 13.451 ± Acres

Owner: SDC Development, LTD.

Applicant/: TRE & Associates, L.L.C.

Nearest Park: Horizon Mesa Park

Nearest School: Horizon 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:

Phase I:

The proposed subdivision includes 81 lots for single-family residential development, the smallest lot measuring approximately 5,888 square feet and the largest lot measuring approximately 9,713 square feet in size.

Phase II:

The proposed subdivision 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.

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.

Staff Recommendation:

At the time that the agenda is posted, staff has not received revised plats that addresses the staff comments. Therefore, staff will provide their recommendation to the Commission at the meeting.

Planning Comments:

Phase 1:

Please note that these comments are provided with the understanding that the LTV Road vacation will be finalized before City Council action is taken on this plat. If the vacation is not finalized, the plat will not be able to move forward with a favorable recommendation as it includes portions of the original LTV Road right-of-way.

Preliminary Plat:

1. Identify the original LTV Road delineation that is to be vacated; this delineation should resemble the information provided on the final plat.

Final Plat:

1. The utility easements that are identified to be vacated by separate instrument on the face of the plat will need to be vacated and such instrument(s) finalizing the vacation(s) shall be provided to the City prior to the plat being recorded.
2. Based on the rendering that was emailed on March 15, 2022, it seems that a portion of the 25' foot easement, where it traverses the access to and a portion of the proposed ponding area, is proposed to remain in place along with the existing water line. If in fact this is the case, City staff will recommend that the pond not be accepted by the City for maintenance as the location of the water line within the ponding area is not in the best interest of the City. Please revise the location of the ponding area and access so that it is completely separate from the easement and water line.
3. The 25' utility easement on Lot 30, Block 57, as shown on the abovementioned rendering, is not identified as such on the face of the plat. Being that the easement is significantly wide, it will likely create issues for the future property owner as they will not be able to construct any structures on that easement. Please adjust the lot lines to ensure that the easement is outside of the lot; the easement may need to be dedicated as a utility right-of-way to the HRMUD.
4. Please confirm that the portion of the existing 25' easement will be vacated where it traverses Lot 28, Block 57. If not, the previous comment also applies to this lot.

Phase 2:

Preliminary:

- The plat does not include current topographic information as required by Section 4.2.2.6 of the Subdivision Ordinance (Exhibit A of Chapter 10 – Subdivision Regulations of the Municipal Code). Please provide a revised plat that provides this information.

- The proposed location of the US Postal Service Collection Box Unit for this subdivision is not provided on the face of the plat. Please verify the location and identify it on the plat in accordance with Plat Note #3.

Final:

- No comments.

Public Works Director Comments:

Phase I:

Preliminary Plat is approved.

Final Plat Comments:

1. Provide Closure with metes and bounds description.
2. Provide instrument documentation for the Easement to be located on Block 64.
3. Provide street name list on plat.
4. Block 57 (East and West Side), lots 15-26 address numbers shall be 3 Digits (See Section 107.090 Ordinance 00107). Did not provide approval email by E. P. County.
5. Address review/approval by the El Paso County 9-1-1 District is required.

Phase II:

Preliminary Plat is approved.

Final Plat Comments:

1. Block 66 north side, provide description for R.A.E. (Provide description in legend or on plat notes. Is it "Restrictive Access Easement"?)
2. Provide a copy of the restrictions and covenants to be recorded, if any.
3. Missing list of the street names on the plat.
4. Provide closure for metes and bounds.
5. Blocks 70 (EAST AND WEST SIDE), lots 1-9 address numbers shall be 3 DIGITS (see section 107.090 ORDINANCE 00107)
Did not provide email/approval by El Paso County 9-1-1 District. (Email with approval required prior to the final plat acceptance.
6. Address review/approval by the El Paso County 9-1-1 District is required (on final plat).

Town Engineer Comments:

Huitt-Zollars, Inc., acting on behalf of the Town of Horizon City in the capacity of the Town Engineer, has reviewed the improvement plans for the Rancho Desierto Bello Unit-15 Phase 2 in Horizon City, Texas. Based on our review, we recommend the following:

Phase I:

Summary of Recommended Conditions for Preliminary Plat Approval:

1. Verify location of existing easements.
2. Show all proposed easements on preliminary plat.

Summary of Recommended Conditions for final Plat Approval:

1. Verify location of existing easements. Provide instrument numbers for easement vacations.
2. Show all proposed easements and provide recording instruments.
3. At the ponding area, would it be possible to vacate the existing easement at the pond and expand the easement on the adjacent property. The HRMUD could gain access to the easement from the proposed 25' easement from Block 57, Lot 30. Lot 30 would need to be reconfigured to create a Utility ROW.

4. Provide Restrictive Covenants for the subdivision.

Phase II:

Summary of Recommended Conditions for Preliminary Plat Approval:

No additional comments

Summary of Recommended Conditions for Final Plat Approval:

1. Provide a copy of the Restrictive Covenants for the plat and the recording instruments.

School District Comments:

CISD has the capacity for the additional students expected with this development.

El Paso County 9-1-1 District:

The property must establish the assigned address on the plat.

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.

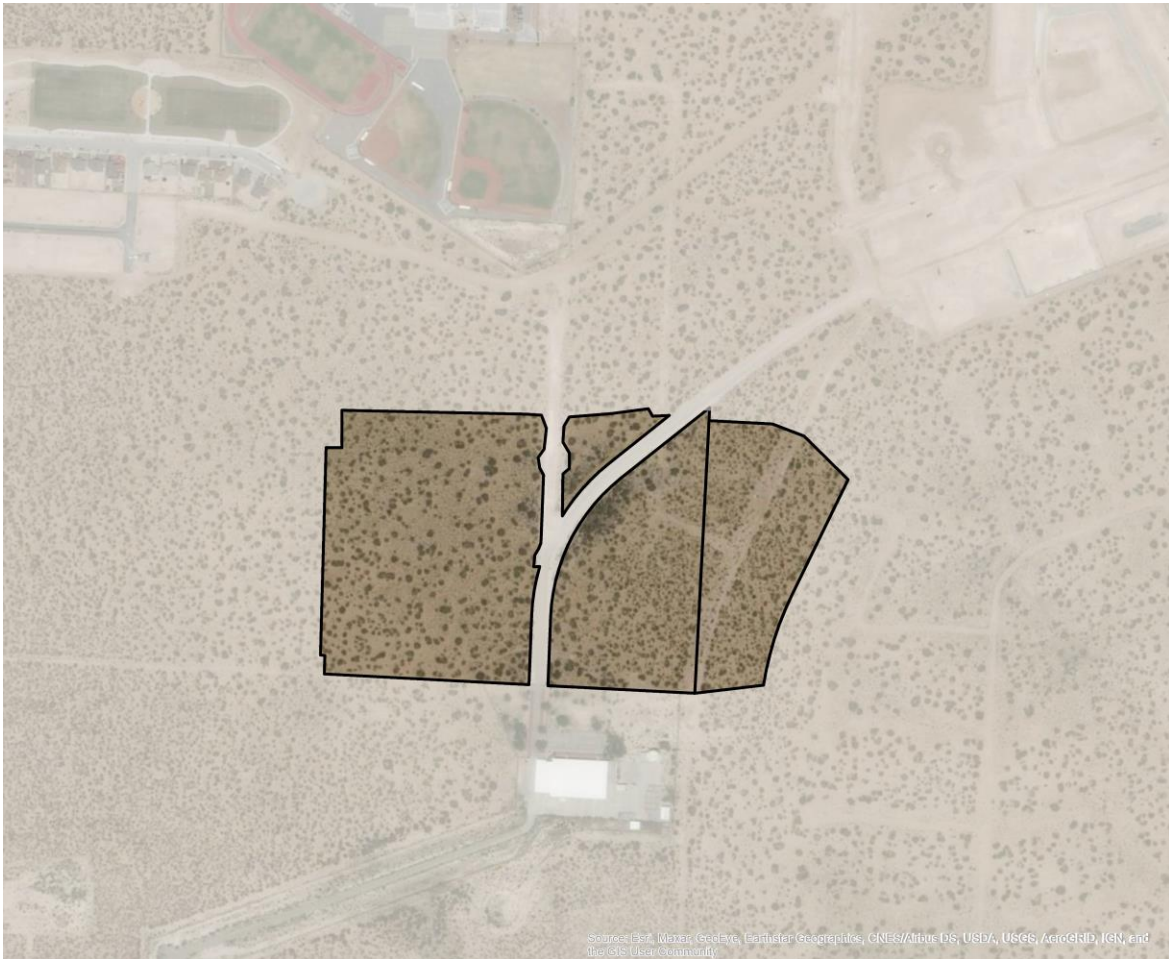
Failure of the subdivider to submit a recording plat within twelve (12) months of approval of the final plat by the City Council will nullify the approval of the final plat and obligate the subdivider to reapply for preliminary plat approval should the subdivider wish to pursue the subdivision. (§4.11.2 Subdivision Municode Chapter 10)

- Any required parks fees shall be paid prior to the recordation of the plat.

Attachments:

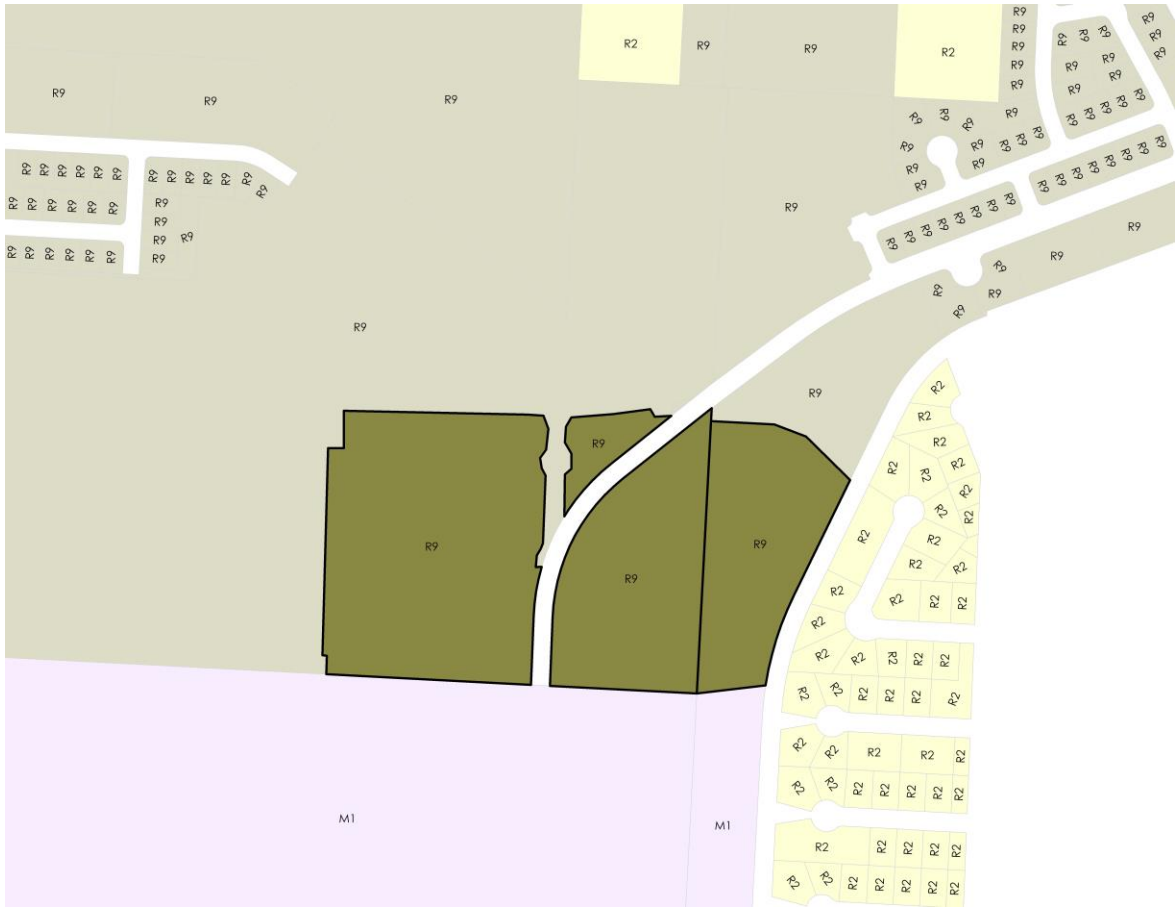
- 1 Aerial
- 2 Zoning Map
- 3 Location Map
- 4 Preliminary Plats
- 5 Preliminary Plat Applications

Attachment 1: Aerial

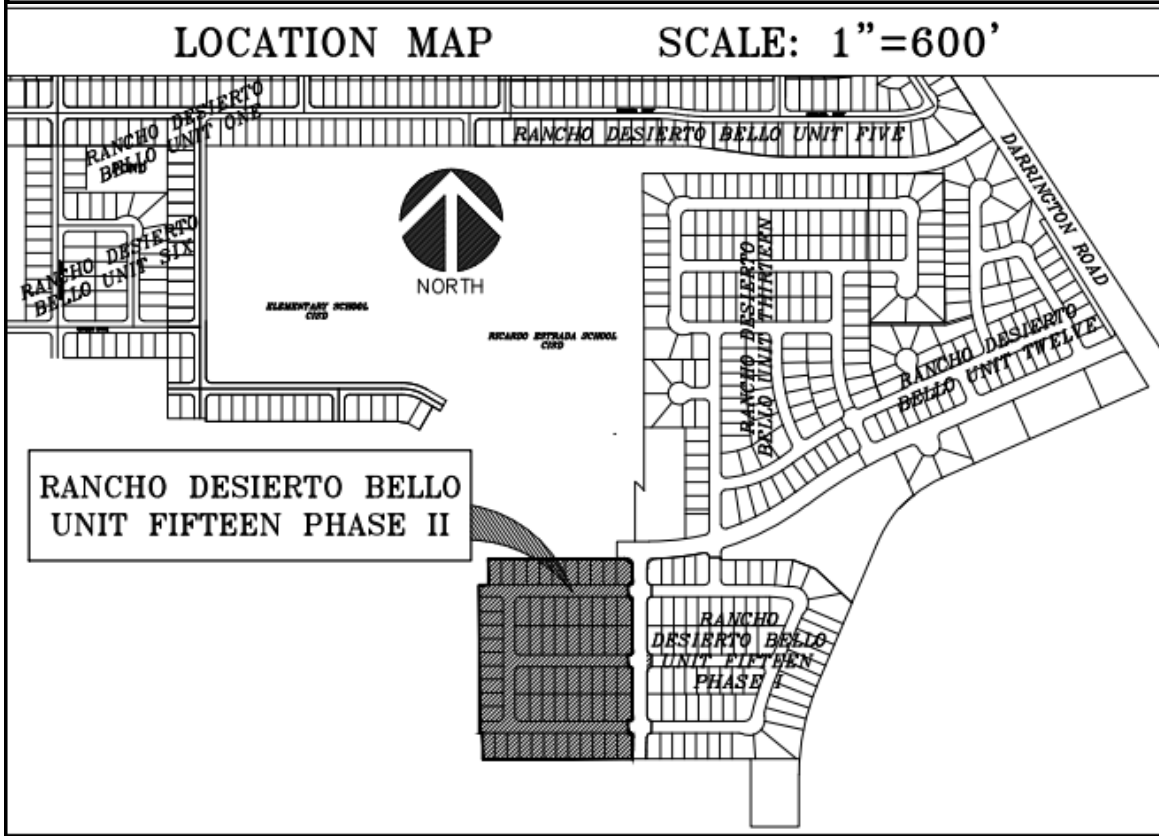
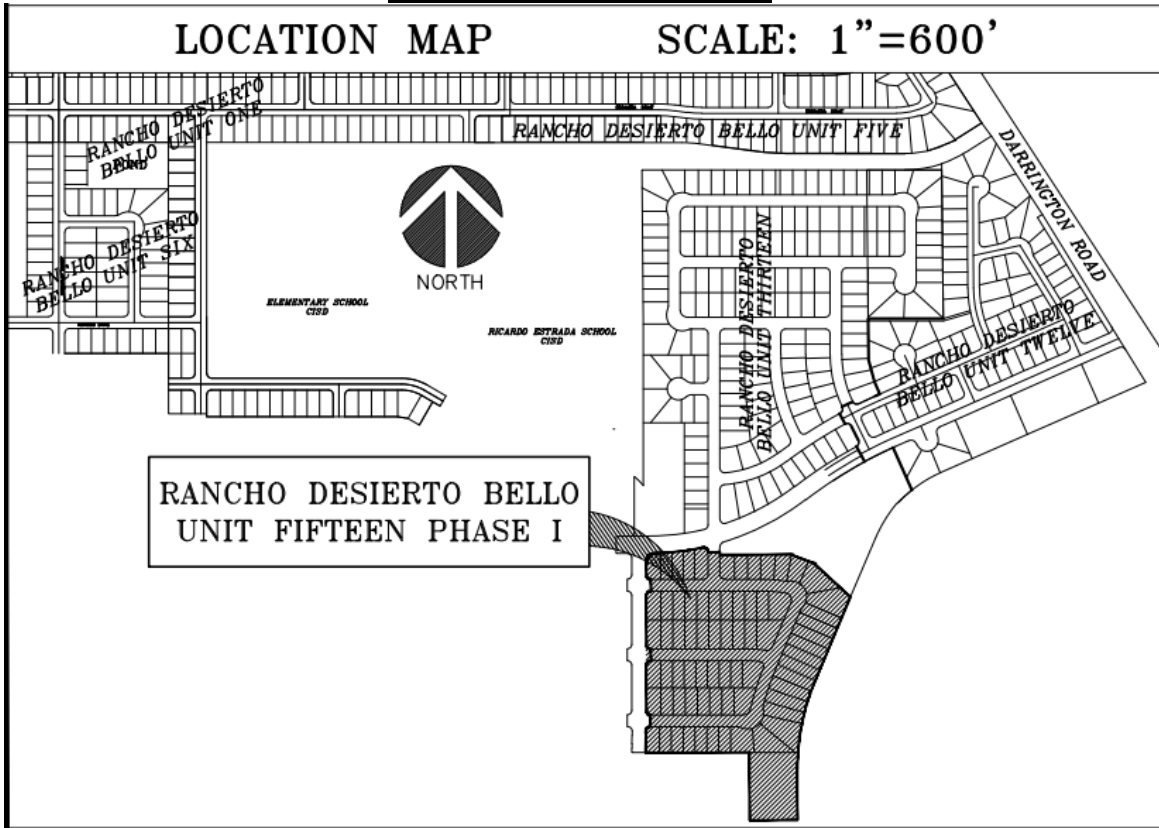


Source: B2i, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

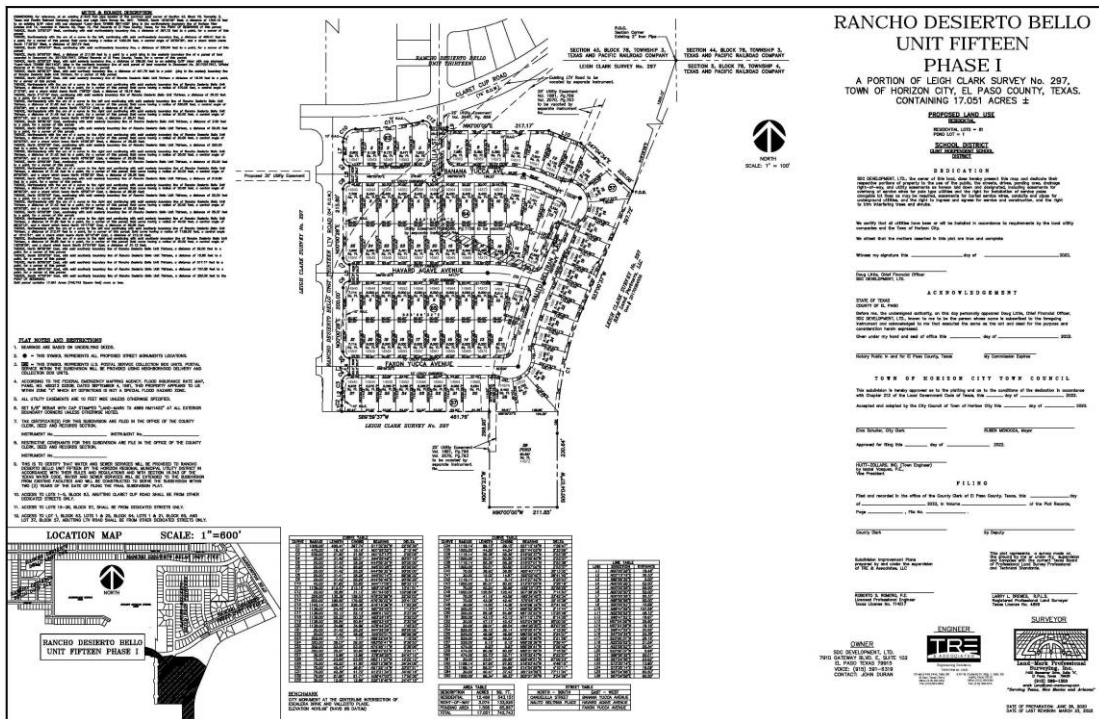
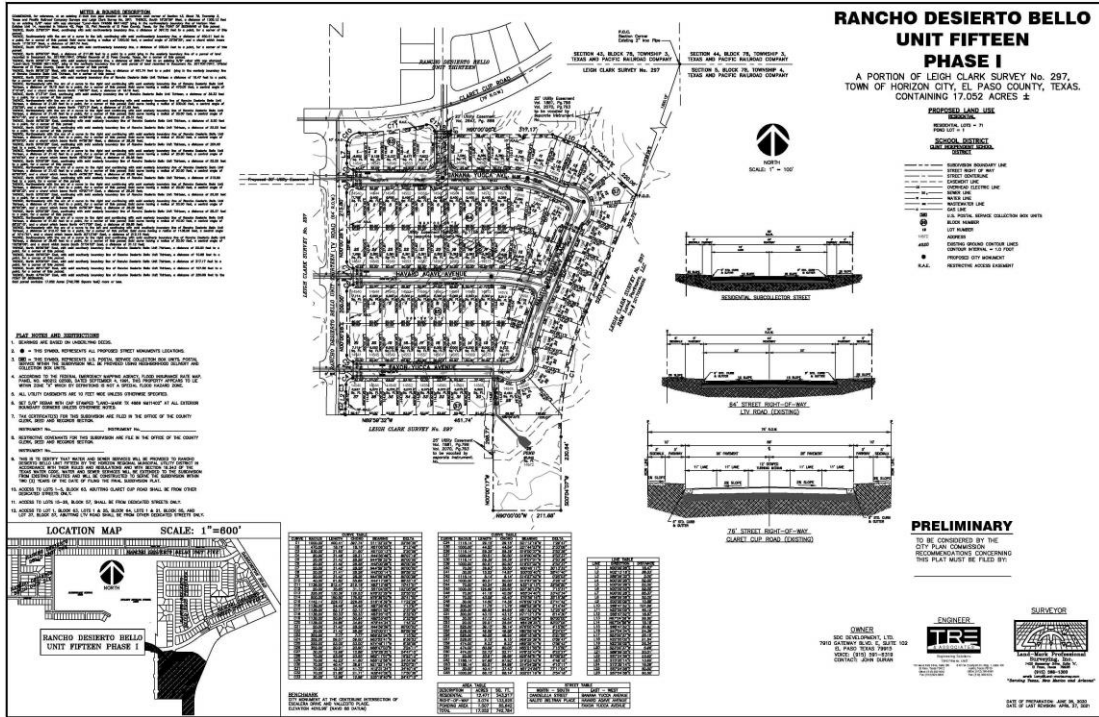
Attachment 2: Zoning Map



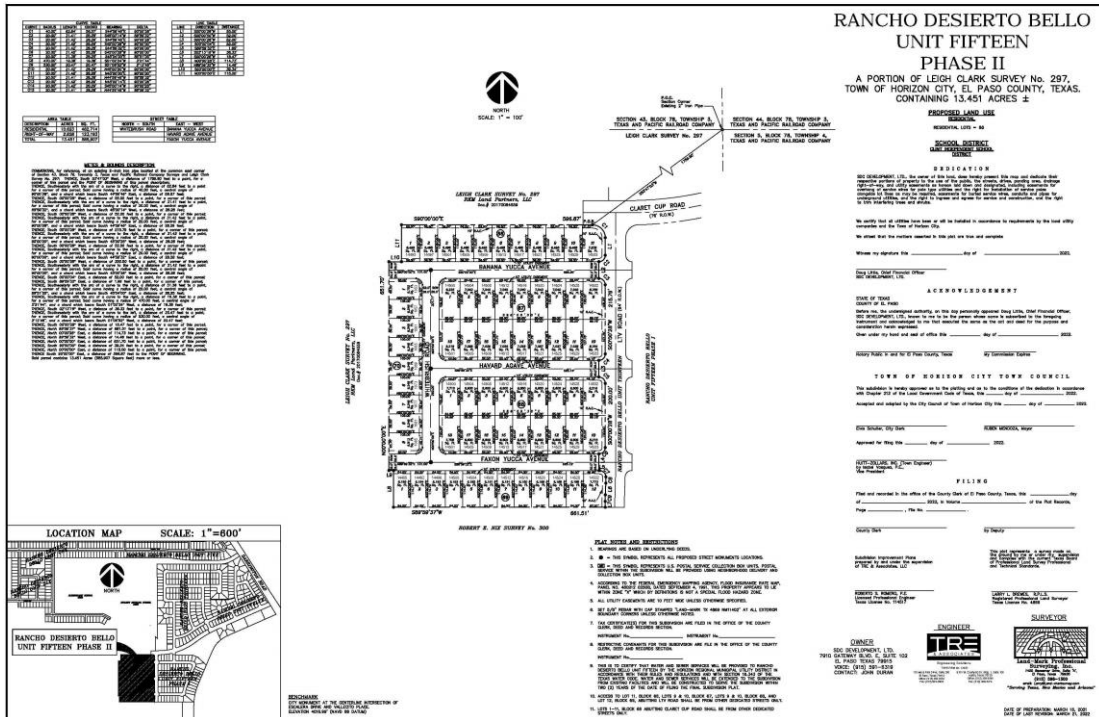
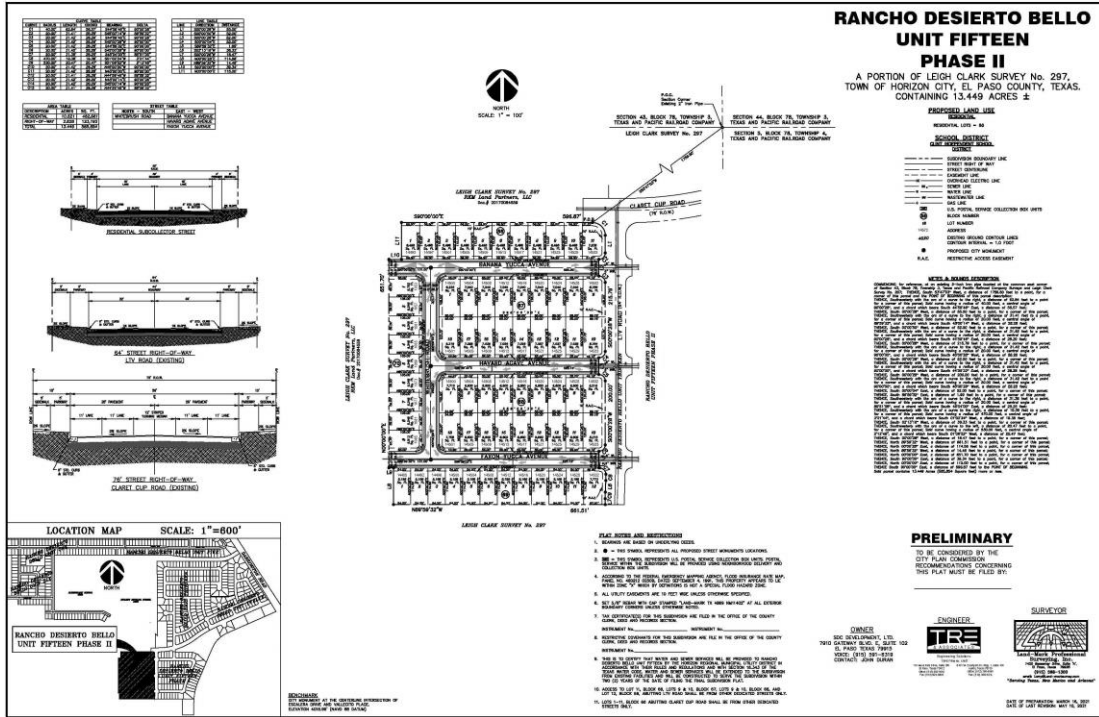
Attachment 3- Location Maps



Attachment 4- Preliminary & Final Plat Phase One



Attachment 4- Preliminary & Final Plat Phase Two



Attachment 5 – Applications Phase One

SUB002496-2022



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 15 Phase I SUBMITTAL DATE: 03/23/2022

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 17.051 ACRES +/-.

2. PROPERTY LAND USES:

	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	<u>12.469</u>	<u>81</u>	OFFICE		
DUPLEX			STREET & ALLEY	<u>3.074</u>	
APARTMENT			PONDING & DRAINAGE	<u>1.508</u>	<u>1</u>
MOBILE HOME			INSTITUTIONAL		
P.U.D.			OTHER		
PARK (Min 1 acre)					
SCHOOL					
COMMERCIAL			TOTAL NO. SITES		
INDUSTRIAL			TOTAL (GROSS) ACREAGE	<u>17.051 +/-</u>	

3. WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? R-9 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 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

10. WHAT TYPE OF LANDSCAPING IS PROPOSED? PARKWAY MEDIANS OTHER N/A

11. REMARKS AND/OR EXPLANATION OF SPECIAL CIRCUMSTANCES:

12. WILL PLAT BE RECORDED PRIOR TO SUBDIVISION IMPROVEMENTS BEING COMPLETED & APPROVED? YES NO N/A INITIALS KB
 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 KB IF YES, PLEASE SUBMIT COPY.

14. OWNER OF RECORD SDC Development, LTD 7910 Gateway Blvd E. Suite 102, El Paso, Tx 79915 915-591-5319
 (NAME & ADDRESS) (EMAIL) (PHONE)

15. DEVELOPER SDC Development, LTD 7910 Gateway Blvd E. Suite 102, El Paso, Tx 79915 915-591-5319
 (NAME & ADDRESS) (EMAIL) (PHONE)

16. ENGINEER TRE & Associates, LLC 110 Mesa Park Dr. Suite 200, El Paso, Tx 79912 915-852-9093
 (NAME & ADDRESS) (EMAIL) (PHONE)

17. APPLICANT TRE & Associates, LLC 110 Mesa Park Dr. Suite 200, El Paso, Tx 79912 915-852-9093
 (NAME & ADDRESS) (EMAIL) (PHONE)

18. REP/POINT OF CONTACT Karen Barraza 110 Mesa Park Dr. Suite 200, El Paso, Tx 79912 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 KB
 Applicant Signature [Signature] EMAIL kbarraza@tr-eng.com

APPLICATION MUST BE COMPLETE & VALIDATED PRIOR TO SUBDIVISION PROCESSING
Acceptance of fee does not grant acceptance of application.
 Non Refundable Deposit \$500.00 | Application Fee: \$100



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

**MAJOR SUBDIVISION
 FINAL PLAT APPLICATION**

SUB002496-2022

SUBDIVISION PROPOSED NAME: Rancho Desierto Bello Unit 15 Phase I

SUBMITTAL DATE: 03/23/2022

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 17.051 ACRES +/-.
2. PROPERTY LAND USES:

	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	<u>12.471</u>	<u>81</u>	OFFICE	_____	_____
DUPLEX	_____	_____	STREET & ALLEY	<u>3.074</u>	_____
APARTMENT	_____	_____	PONDING & DRAINAGE	<u>1.508</u>	<u>1</u>
MOBILE HOME	_____	_____	INSTITUTIONAL	_____	_____
P.U.D.	_____	_____	OTHER	_____	_____
PARK (Min 1 Acre)	_____	_____	_____	_____	_____
SCHOOL	_____	_____	_____	_____	_____
COMMERCIAL	_____	_____	TOTAL NO. SITES	_____	_____
INDUSTRIAL	_____	_____	TOTAL (GROSS) ACREAGE	<u>17.051</u>	_____
3. WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? R-9 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 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 "YES", PLEASE LIST SECTION & EXPLAIN THE NATURE OF THE MODIFICATION _____
10. WHAT TYPE OF LANDSCAPING IS PROPOSED? PARKWAY MEDIANS OTHER N/A
11. REMARKS AND/OR EXPLANATION OF SPECIAL CIRCUMSTANCES: _____
12. WILL PLAT BE RECORDED PRIOR TO SUBDIVISION IMPROVEMENTS BEING COMPLETED & APPROVED? YES NO N/A INITIALS KB
 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 KB IF YES, PLEASE SUBMIT COPY.
14. OWNER OF RECORD SDC Development, LTD 7910 Gateway Blvd. E Suite 102, El Paso, Tx 79915 jduran@desertviewhomes.com (915) 591-5319
 (NAME & ADDRESS) (EMAIL) (PHONE)
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 (NAME & ADDRESS) (EMAIL) (PHONE)

NOTE: 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 KB.

Applicant Signature [Signature] EMAIL kbarraza@tr-eng.com

APPLICATION MUST BE COMPLETE & VALIDATED PRIOR TO SUBDIVISION PROCESSING
 Acceptance of fee does not grant acceptance of application.
 Non Refundable Deposit \$500.00 | Application Fee: \$150

Attachment 5 – Applications Phase Two



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

MAJOR SUBDIVISION PRELIMINARY APPLICATION

SLB002497-2022

SUBDIVISION PROPOSED NAME: Rancho Desierto Bello Unit Fifteen Phase II SUBMITTAL DATE: 03/23/2022

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 13.451 ACRES +/-.

2. PROPERTY LAND USES:

	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	<u>10.623</u>	<u>68</u>	OFFICE	_____	_____
DUPLEX	_____	_____	STREET & ALLEY	<u>2.828</u>	_____
APARTMENT	_____	_____	PONDING & DRAINAGE	_____	_____
MOBILE HOME	_____	_____	INSTITUTIONAL	_____	_____
P.U.D.	_____	_____	OTHER	_____	_____
PARK (Min 1 acre)	_____	_____	_____	_____	_____
SCHOOL	_____	_____	_____	_____	_____
COMMERCIAL	_____	_____	TOTAL NO. SITES	<u>13.451 +/-</u>	_____
INDUSTRIAL	_____	_____	TOTAL (GROSS) ACREAGE	_____	_____

3. WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? R-9 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 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 _____
10. WHAT TYPE OF LANDSCAPING IS PROPOSED? PARKWAY MEDIANS OTHER N/A
11. REMARKS AND/OR EXPLANATION OF SPECIAL CIRCUMSTANCES: _____

12. WILL PLAT BE RECORDED PRIOR TO SUBDIVISION IMPROVEMENTS BEING COMPLETED & APPROVED? YES NO N/A INITIALS KB
 IF YES, submit REQUIRED GUARANTEE (SECTION 4.10.3 & 8.1.7, Municode Chapter 10) OR Improvement Cost Estimates & Construction Agreement

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(NAME & ADDRESS) (EMAIL) (PHONE)

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Applicant Signature [Signature] EMAIL kbarraza@tr-eng.com

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 Non Refundable Deposit \$500.00 | Application Fee: \$100



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**MAJOR SUBDIVISION
 FINAL PLAT APPLICATION**

SUB002497-2022

SUBDIVISION PROPOSED NAME: Rancho Desierto Bello Unit 15 Phase II

SUBMITTAL DATE: 03/23/2022

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 13.451 ACRES +/-.

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APARTMENT	_____	_____	PONDING & DRAINAGE	_____	_____
MOBILE HOME	_____	_____	INSTITUTIONAL	_____	_____
P.U.D.	_____	_____	OTHER	_____	_____
PARK (Min 1 Acre)	_____	_____	_____	_____	_____
SCHOOL	_____	_____	_____	_____	_____
COMMERCIAL	_____	_____	TOTAL NO. SITES	_____	_____
INDUSTRIAL	_____	_____	TOTAL (GROSS) ACREAGE	<u>13.451+/-</u>	_____

3. WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? R-9 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 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

10. WHAT TYPE OF LANDSCAPING IS PROPOSED? PARKWAY MEDIANS OTHER N/A

11. REMARKS AND/OR EXPLANATION OF SPECIAL CIRCUMSTANCES: _____

12. WILL PLAT BE RECORDED PRIOR TO SUBDIVISION IMPROVEMENTS BEING COMPLETED & APPROVED? YES NO N/A INITIALS KB
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 (NAME & ADDRESS) (EMAIL) (PHONE)

NOTE: 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 KB.

Applicant Signature [Signature] EMAIL kbarraza@tr-eng.com

APPLICATION MUST BE COMPLETE & VALIDATED PRIOR TO SUBDIVISION PROCESSING
 Acceptance of fee does not grant acceptance of application.
 Non Refundable Deposit \$500.00 | Application Fee: \$150