



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

Case No.: SDP23-0001
Rancho Desierto Bello Unit Sixteen (RDBU16)

Application Type: **Preliminary Plat**

P&Z Hearing Date: September 18, 2023

Staff Contact: Art Rubio, Planner
 915-852-1046 ext. 407 arubio@horizoncity.org

Address/Location: The vacant parcel is located northwest of Claret Cup Road and west of Darrington Road.

Legal Description: A portion of Leigh Clark Survey No. 297, Town of Horizon City, El Paso County, Texas, approximately 21.244

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 proposed RDB-U16 Preliminary Plat Subdivision includes 74 lots for single-family residential development. The smallest lot measuring approximately 6,036 sq. ft. and the largest lot measuring approximately 12,733 sq. ft. in size and one 87, 132 sq. ft. storm water drainage pond. The applicant proposes 52' ROW Residential sub collector Streets 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 14, the developer will carry 2.022 acres of parkland and fee credit that is eligible to apply to the remaining units of the development. RDB Unit 16

requires cumulative parkland of 0.5 acres for the proposed 74 lots and \$1,200 parkland fees. After Unit 16 the developer will carry 1.522 acres of parkland credit that is eligible to apply to the remaining units of the development and the remaining credits will expire 9/21/2023, if not used.

Staff Recommendation:

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

Planning Comments:

No comments

Public Works Director Comments:

RANCHO DESIERTO BELLO U- 16 (Preliminary Plat)
Review #1 9/13/2023

1. Missing drainage flow arrows information on legend.
2. Missing easement information on legend (10' U.E.).
3. Show watershed area for subdivision from adjacent areas/subdivisions (as applicable) to include RDB U-10 and 11 and add a note explaining the conveyance.
4. Provide Drainage calculations. (See ordinance 4.2.2.6 section d Developed storm water shall be addressed in the drainage study)
5. Show inlets and drainage pipes.
6. Provide the location of any existing utilities, the size of sewer or water mains if they exist with in the area.

TO INCLUDE DURING FINAL PLAT SUBMITTAL.

NOTE: Show existing addresses for RDB U-10/11.

NOTE: Blocks 36 (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?

NOTE: Address review/approval by the El Paso County 9-1-1 District is required (on final plat) NOTE: Provide Closure with metes and bounds description (on final plat).

Town Engineer Comments:

Pending

School District Comments:

No objections

El Paso County 9-1-1 District:

No Comments

El Paso Electric:

We have no comments for Rancho Desierto Bello Unit 16.

Texas Gas:

In reference to this proposed Subdivision, Rancho Desierto Bello Unit 16, Texas Gas Service does not have any objections.

El Paso Central Appraisal District:

There are no comments for Rancho Desierto Bello #16 here at Central Appraisal.

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)

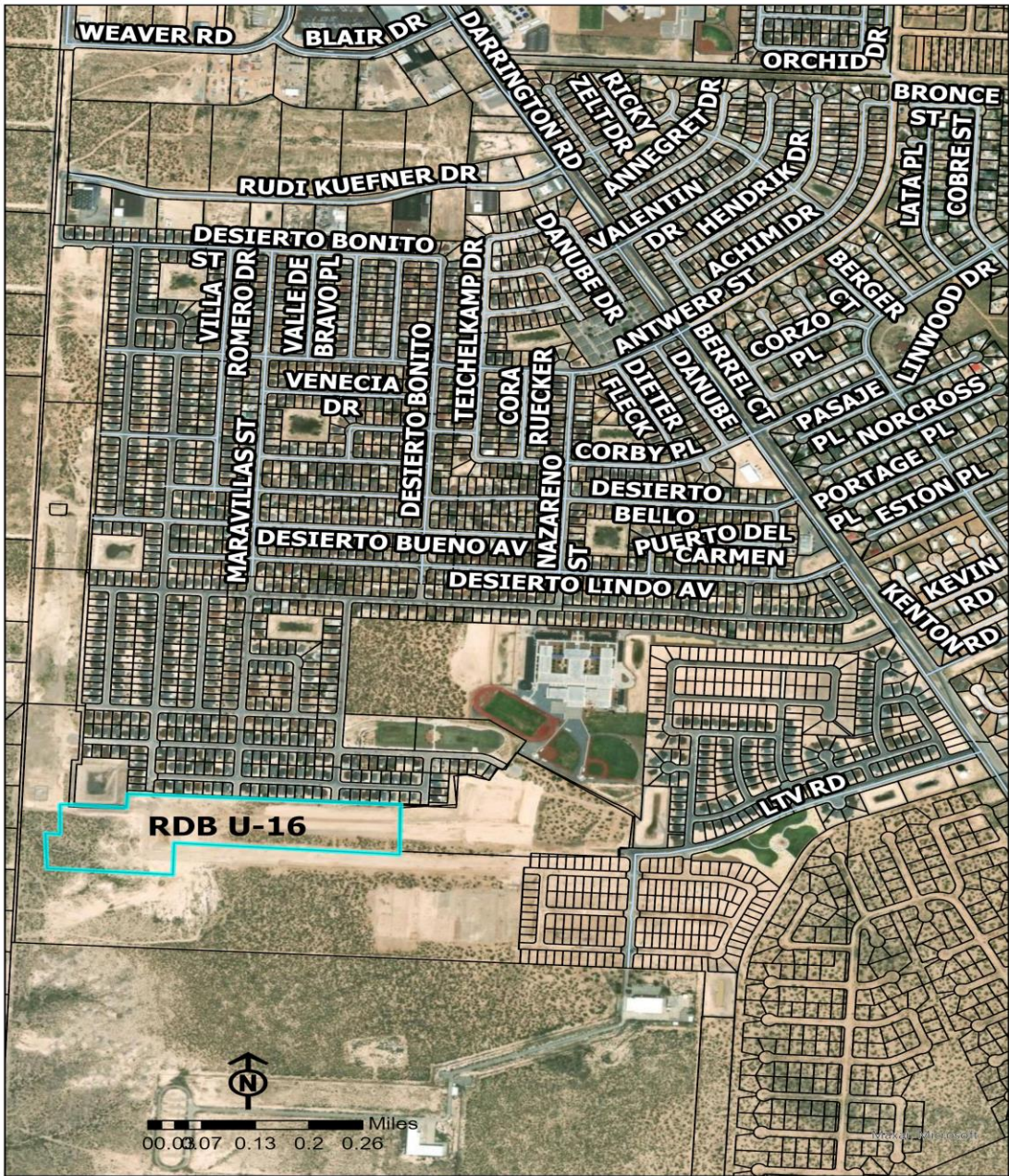
- Any required parks fees shall be paid prior to the recordation of the plat if applicable.

Attachments:

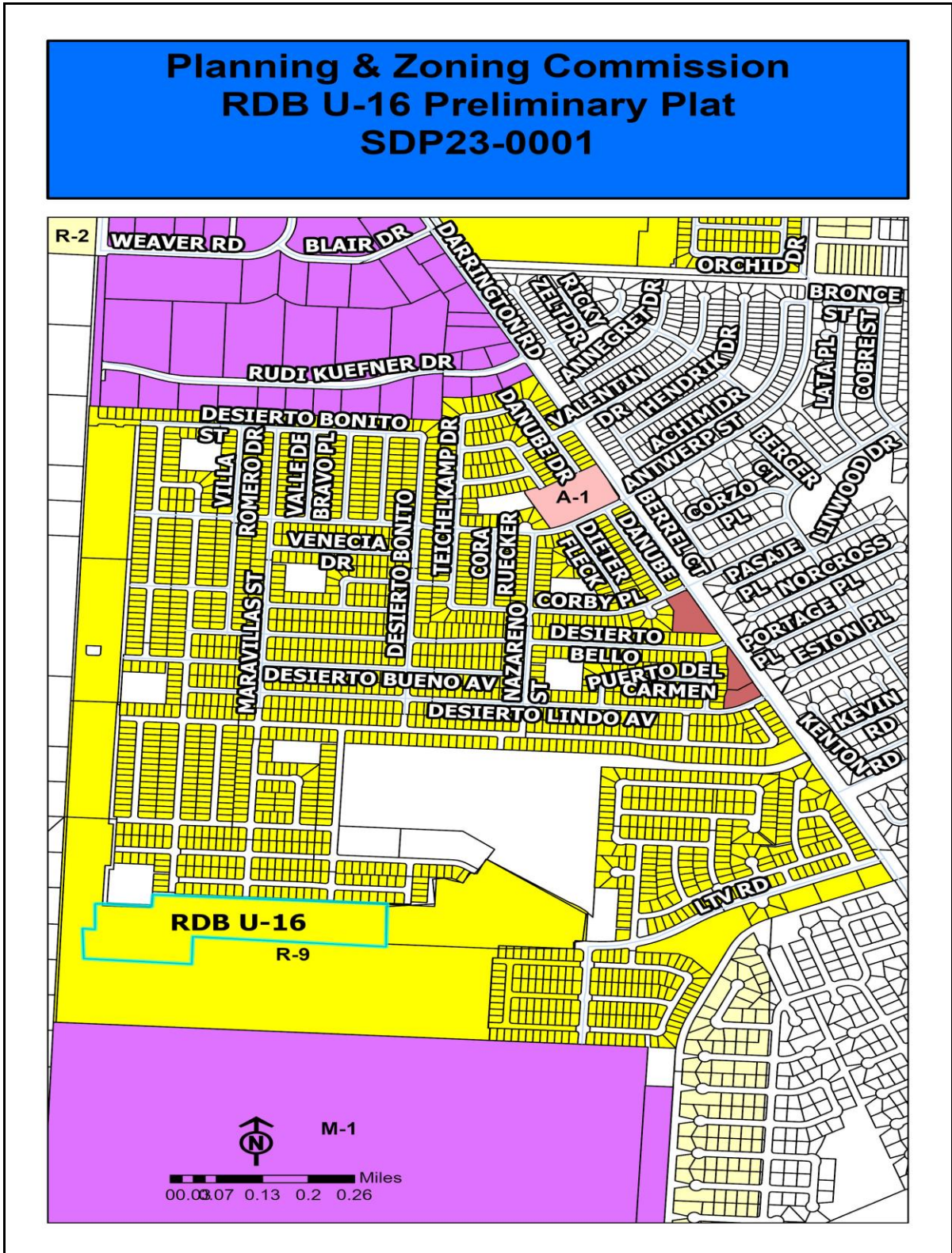
- 1 - Aerial**
- 2 - Zoning Designation Map**
- 3 - Location Map**
- 4 - Preliminary Plat**
- 5 - Right of Way Cross Sections**
- 6 - Preliminary Plat Application**

Attachment 1: Aerial

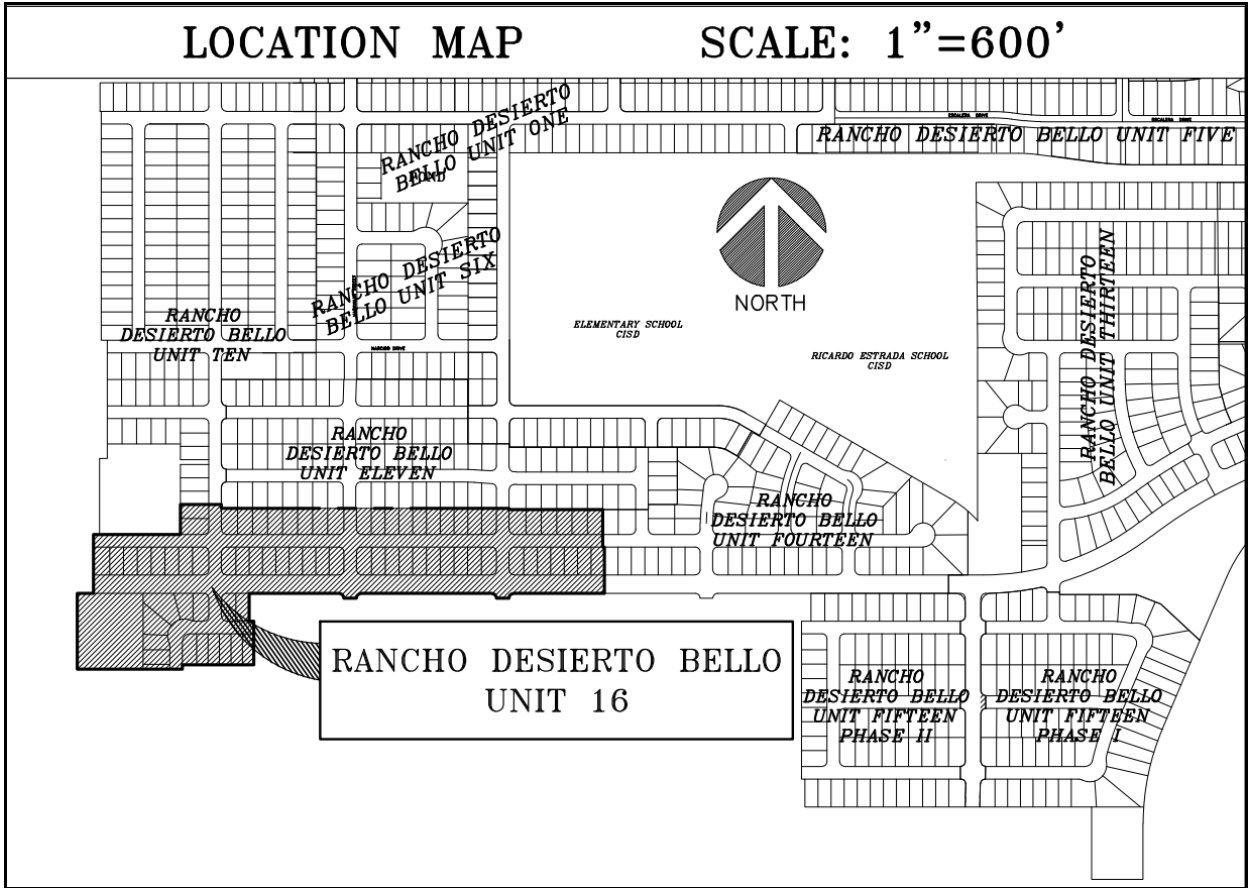
**Planning & Zoning Commission
RDB U-16 Preliminary Plat
SDP23-0001**



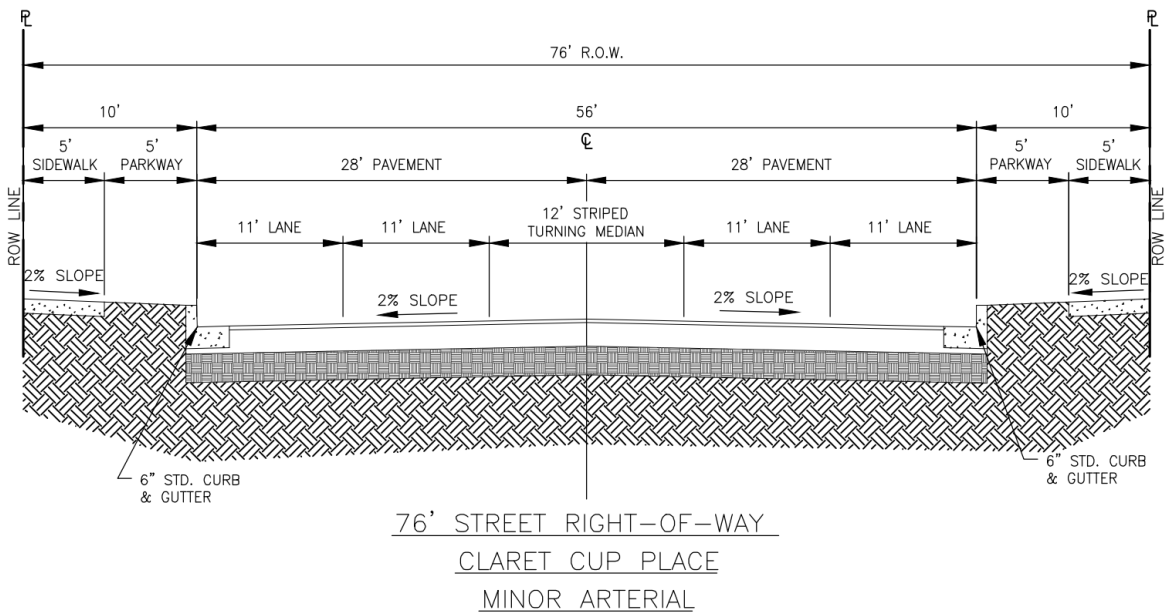
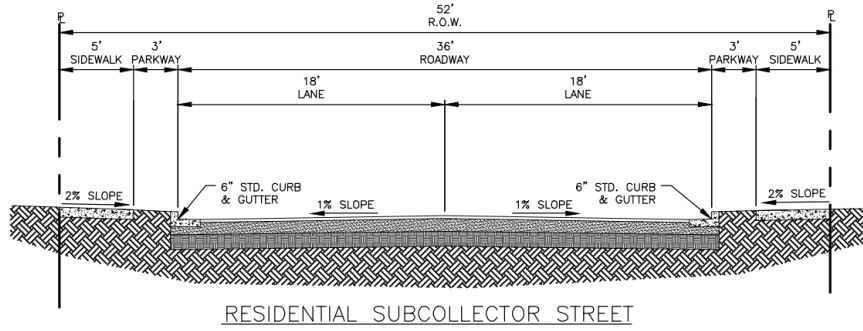
Attachment 2: Zoning Designation Map



Attachment 3- Location Map



Attachment 5 – Right of Way Cross Sections



Attachment 6 –Preliminary Plat 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 16 SUBMITTAL DATE: August 23, 2023

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 21,244 ACRES +/-

2. PROPERTY LAND USES:

	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	<u>11.388</u>	<u>74</u>	OFFICE	_____	_____
DUPLEX	_____	_____	STREET & ALLEY	_____	_____
APARTMENT	_____	_____	PONDING & DRAINAGE	<u>2.000</u>	<u>1</u>
MOBILE HOME	_____	_____	INSTITUTIONAL	_____	_____
P.U.D.	_____	_____	OTHER	_____	_____
PARK (Min 1 acre)	_____	_____	<u>R.O.W.</u>	<u>7.856</u>	_____
SCHOOL	_____	_____	TOTAL NO. SITES	_____	_____
COMMERCIAL	_____	_____	TOTAL (GROSS) ACREAGE	<u>21.244</u>	_____
INDUSTRIAL	_____	_____			

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 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: N/A

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

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

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

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

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

18. REP/POINT OF CONTACT Alexis Alvarez - TRE & Associates, LLC 110 Mesa Park Dr. Suite 200 El Paso, Tx 79915 aalvarez@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 AA.
 Applicant Signature [Signature] EMAIL aalvarez@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