



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

**Case No.:** **SUC24-0002**  
*Rancho Desierto Bello Unit Seventeen (RDB U-17)*

**Application Type:** **SUBDIVISION COMBINATION**

**P&Z Hearing Date:** August 19, 2024

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

**Address/Location:** The vacant parcel is located south 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 19.647 acres.

**Owner:** Viva Land Ventures

**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-9 (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-U17 subdivision Combination includes 100 lots for single-family residential development. The smallest lot measuring approximately 6,018 sq. ft. and the largest lot measuring approximately 13,032 sq. ft. in size. Storm water drainage will be addressed from an adjacent pond in Rancho Desierto Bello Unit 16. 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 is not required to dedicate any parkland on the proposed 100 unit subdivision. The developer is required to pay \$40,000.00 in park fees.

**Staff Recommendation:**

Staff recommends approval of the combination plat.

**Planning Comments:**

Please correct 34 lots that do not meet the minimum lot width required of 50 ft. for R-9 (Single-Family Dwelling) zoning district as marked on plat.

**Public Works Director Comments:**

No comments.

**Town Engineer Comments:**

**§ 5.19 LOT SIZE REQUIREMENTS.**

**5.19.1 General Requirements**

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~~5.19.1.1 In proposed subdivisions utilizing approved public water systems and approved organized off-site wastewater facilities and there is no on-site ponding for individual lots, the minimum individual lot size shall be no less than six thousand (6,000) square feet in area.~~

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~~5.19.2 Lot Dimensions. Minimum lot frontage shall be no less than 50' at and behind building front setback line on 6,000 sq. ft. lots. On remaining lots, frontage may not be less than 1/3 of the length of the lot from front to back~~

To summarize:

- ~~1. For lots exactly 6,000 sq. ft.: The lot must have a frontage of at least 50 feet to meet requirements.~~
- ~~2. For lots exceeding 6,000 sq. ft.: If there is no specified minimum frontage in § 5.19.1.1, the primary requirement is that the lot meets the minimum area of 6,000 sq. ft., and additional frontage may not be necessary.~~

~~This suggests a focus on the area requirement for larger lots, while smaller lots (exactly at 6,000 sq. ft.) have an additional requirement for a minimum frontage.~~

~~We did not find any lots that were exactly 6000 sf; therefore the minimum lot width did not apply to these lots. A comments was added to included the size of each lot below the lot number, as required.~~

**School District Comments:**

No objections

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

The 911 District has no concerns regarding this plat.

**El Paso Electric:**

We have no comments for Rancho Desierto Bello Unit 17.

**Texas Gas:**

This project area is clear of El Paso Natural Gas a company of Kinder Morgans Pipelines and Facilities.

**El Paso Central Appraisal District:**

There are no comments for Rancho Desierto Bello #17 here at Central Appraisal.

**Clint Independent School District**

Clint ISD takes no exception to the information presented.

**Additional Requirements:**

§4.2.4 Expiration of Preliminary Plat Approval. Failure of the subdivider to submit a final plat for review and approval within six (6) months of the date of approval of the preliminary plat by the City Council will nullify the approval of the preliminary subdivision plat and obligate the subdivider to reapply for preliminary plat approval, should the subdivider wish to pursue the subdivision. No vested rights will survive if the preliminary plat approval is nullified by a failure of the subdivider to submit a final plat map within the timeframe specified in this section, nor shall the subdivider be entitled to a refund of any application fees or review fees that may have been paid.

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)

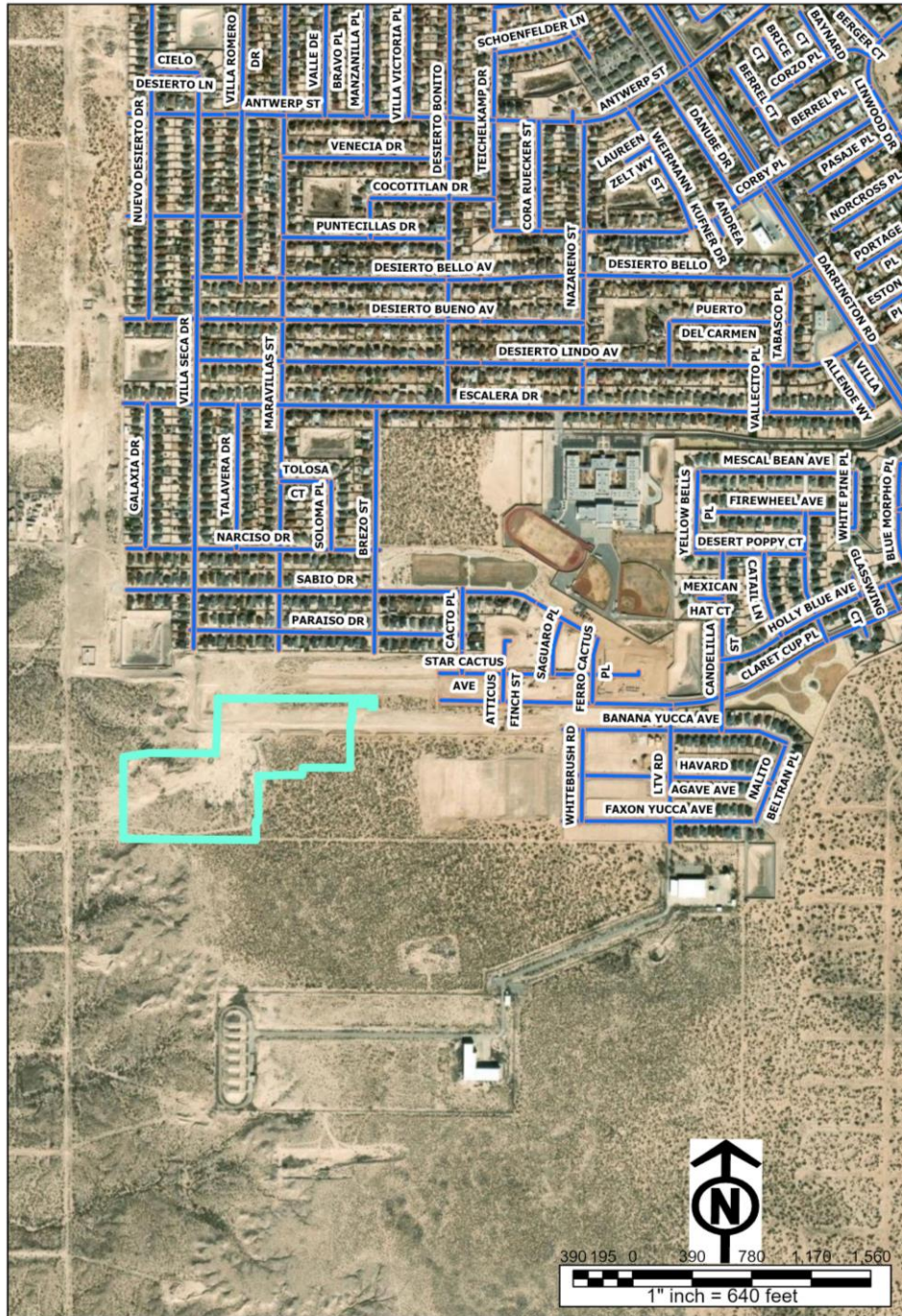
- Any required parks fees shall be paid prior to the recordation of the plat if applicable.

**Attachments:**

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

Attachment 1: Aerial

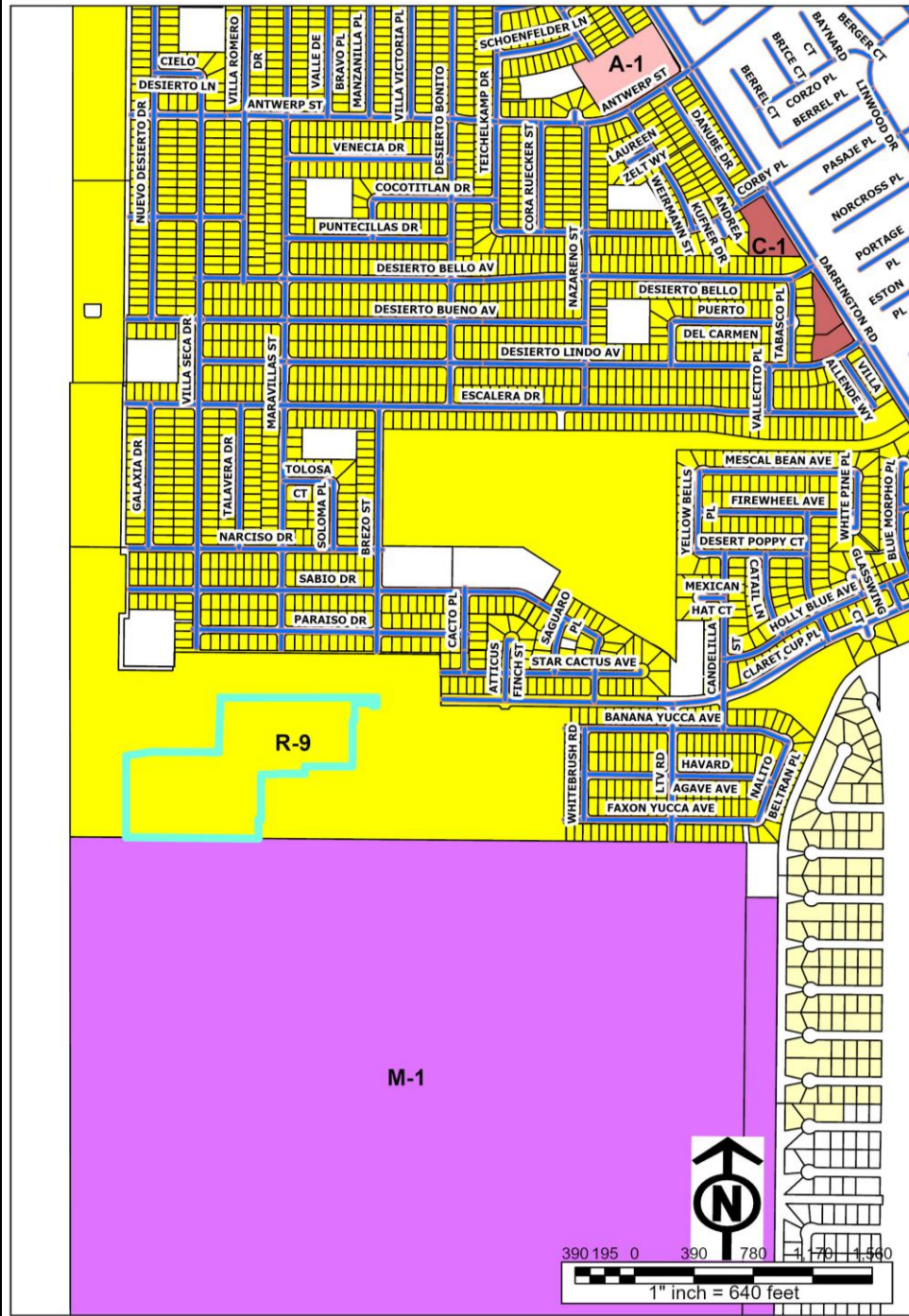
**Planning & Zoning Commission  
Preliminary / Final Combination Plat  
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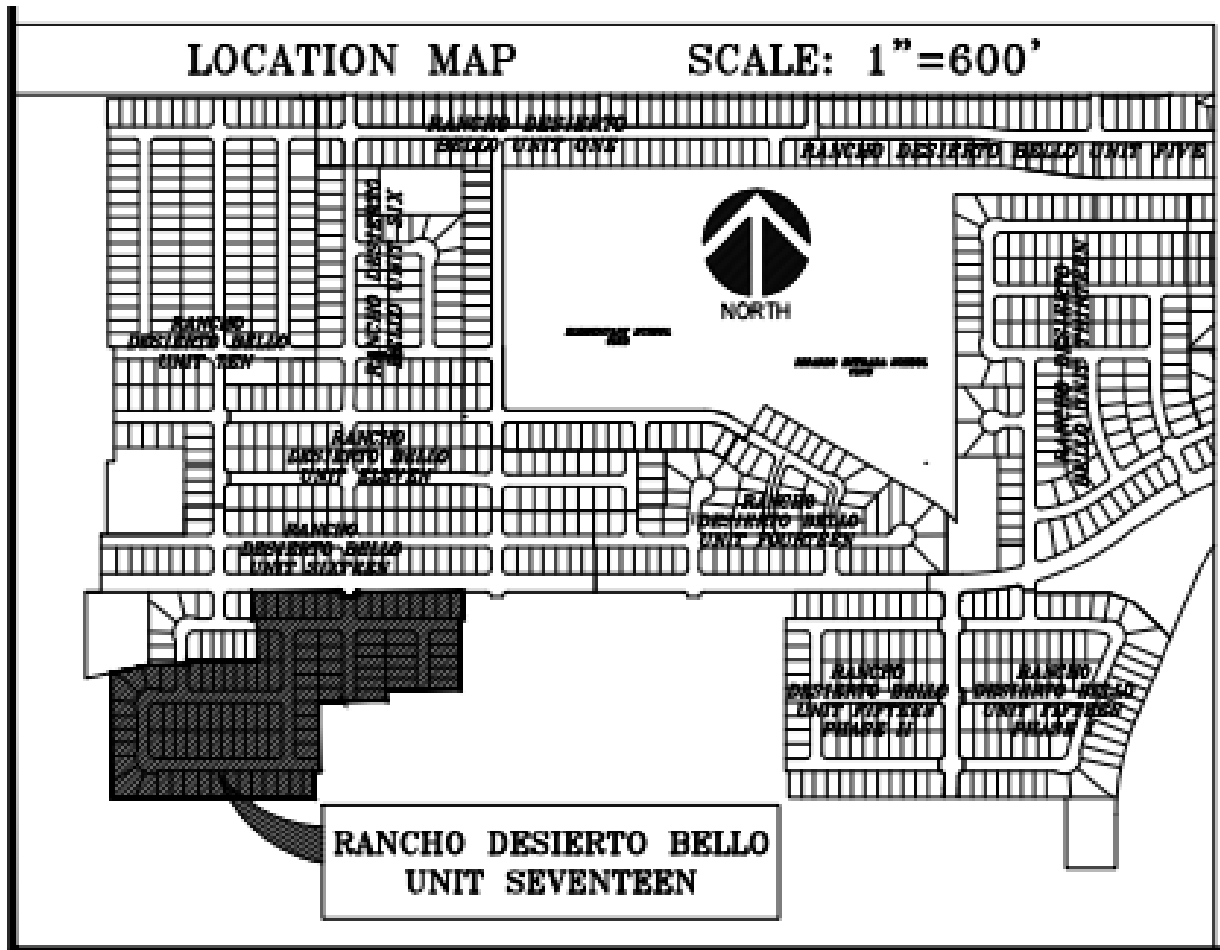


**Attachment 2: Zoning Designation Map**

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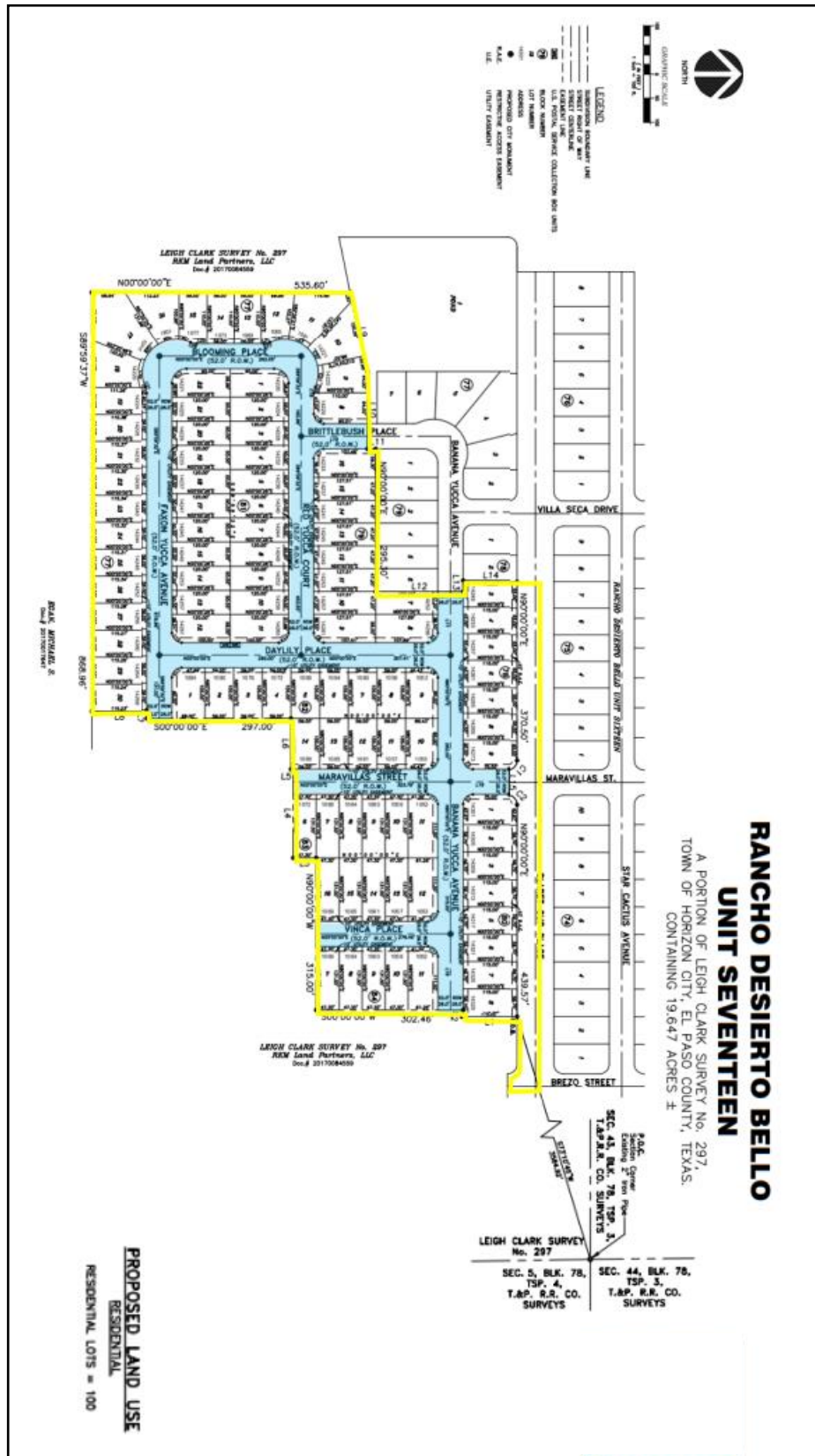


Attachment 3- Location Map



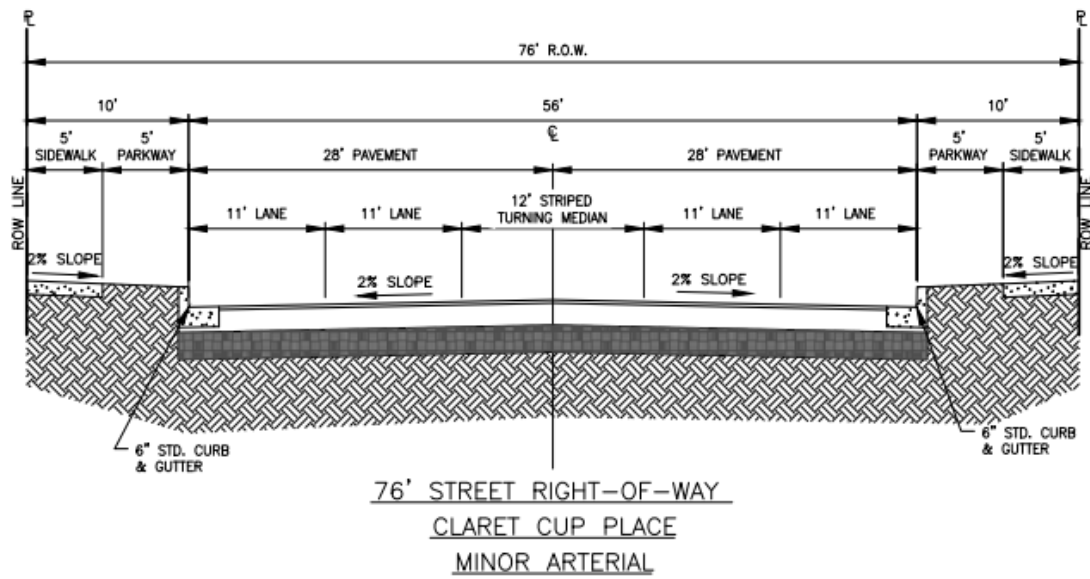
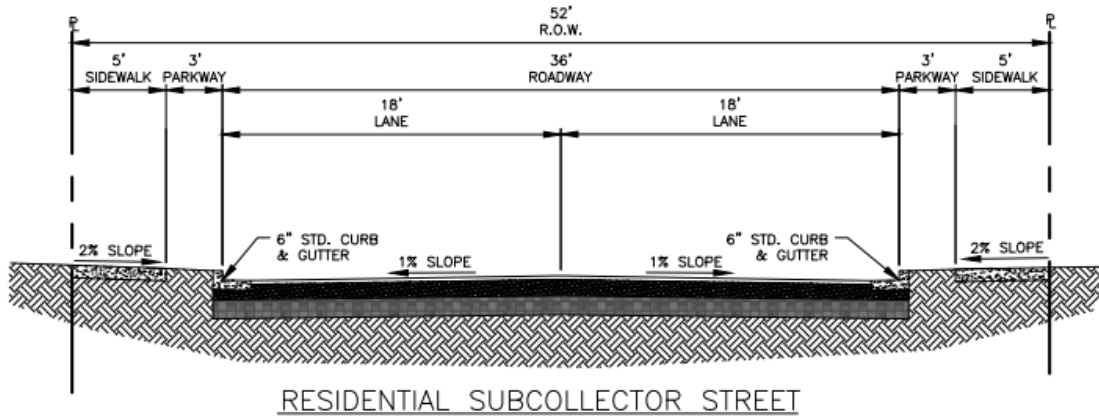
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**Attachment 5- Final Plat**





## Attachment 6 – Right of Way Cross Sections



**Attachment 7 – Preliminary-Final Plat Application**



**Town of Horizon City, TX**

**Town of Horizon City Hall**

14999 Darrington Road  
Horizon City, TX 79928  
915-852-1046  
<https://www.horizocity.org/>

**PERMIT**

**SUC24-0002**

**SUBDIVISION COMBO (SUB/REPLAT-  
BOTH PRELIM/FINAL)**

**SITE ADDRESS:** 0 UNKNOWN HORIZON CITY

**ISSUED:**

**PRIMARY PARCEL:** X29700000000080

**EXPIRES:**

**PROJECT NAME:** RANCHO DESIERTO BELLO U-17

**APPLICANT:** Barraza, Karen  
110 Mesa Park Dr. Suite 200  
El Paso, TX 79912  
9154128906

**OWNER:** RKM LAND PARTNERS LLC  
7910 GATEWAY #102  
EL PASO, TX 79915-1810

Detail Name

Detail Value

If the project will have improvements dedicated to the City, have the plans been approved?

N