



August 21, 2024

Town of Horizon City
14999 Darrington Road
Horizon City, Texas 79928

Attention: Mr. Art Rubio,
Chief Planner

Reference: Verdancia Unit One Subdivision – Modification Request Letter

Dear Mr. Rubio:

Hunt Communities, GP, LLC is requesting the following modifications from the Town of Horizon City Subdivision Regulations.

1. Modification from a 52-ft wide residential sub-collector street right-of-way to a 54-ft wide street right-of-way at all local residential sub-collector streets. The 54-ft street will consist of two 5-ft parkways, two 5-ft wide concrete sidewalks and a 34-ft wide pavement structure with curb & gutter. This right-of-way will coincide with typical parkway widths and maintains a 34-ft wide street pavement width, as recommended by ESD#1.
2. Modification to use a 60-ft wide street right-of-way residential collector, which consist of two 5-ft parkways, two 5-ft wide concrete sidewalks, two 40-ft wide pavement structures with curb & gutter. This right-of-way will be consistent with the adjacent existing residential collector street of Desert Springs Dr. to the west.
3. Modification to use a 68-ft wide residential collector at enhanced neighborhood entrances. The 68-foot street will consist of two 5-ft parkways, two 5-ft wide concrete sidewalks, two 18-ft wide pavement structures and a 12-ft raised landscape median with curbs & gutter. Landscape areas will be maintained by the HOA.
4. Modification from an existing 74-ft wide collector arterial street right-of-way to a 69-ft wide collector arterial street right-of-way, along Paseo Del Este Blvd. The proposed 69-ft collector arterial street will consist of two 5-ft landscape parkways, two 22-ft wide pavement structures and a 15-ft raised landscape median, with curbs & gutter. The sidewalk will consist of an 8-ft wide concrete structure and will be located adjacent to this right-of-way, and meandering within the abutting Common Open Space 27.5-ft wide landscaped buffer. This will provide a visually appealing and safe walking trail along this corridor. Landscape areas will be maintained by the HOA.
5. Variance from a 50-foot radius cul-de-sac street to a 50-ft and a 53 ½ -foot radius cul-de-sac with interior parking/landscape islands. The proposed cul-de-sac and parking/landscape islands will enhance the neighborhood character, reduce the impervious surface, and aid to eliminate typical cul-de-sac “stack” parking, while maintaining adequate room for emergency vehicle turning movement. Landscape areas will be maintained by the HOA.



On behalf of the developer and CEA Group, we thank you in advance for your prompt attention to this issue and look forward to a favorable consideration to our modifications. If you have any questions, please do not hesitate to call me at (915) 544-5232 or email jgrajeda@ceagroup.net.

Sincerely,
CEA Group

A handwritten signature in blue ink, appearing to read 'Jorge Grajeda', written over a horizontal line.

Jorge Grajeda, P.E.
Project Manager

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JG/jg

Attachment: Preliminary Plat & Exhibits

cc: Jose Lares, P.E., Hunt Communities, LLC.