



TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.: SDF25-0001 Verdancia Unit 1 Final

Application Type: Final Plat
P&Z Hearing Date: April 21, 2025
Staff Contact: Art Rubio
915-852-1046 Ext. 407; arubio@horizongcity.org
Address/Location: North of Eastlake Blvd. and East of Desert Spring Dr.
Nearest Park: Horizon Mesa Park
Nearest School: Desert Hills Elementary, Horizon Middle School and Horizon High School

SURROUNDING PROPERTIES:		
	Zoning	Land Use
N	R-9 (Single-Family Dwellings)/R-3 Single-Family Dwellings)	Residential Dwellings/Vacant
E	R-3 (Single-Family Dwellings)	Vacant
S	R-3 Single-Family Dwellings)/C-1 (General Commercial)	Vacant
W	R-9 (Single-Family Dwellings)/R-3 Single-Family Dwellings)/C-1 (General Commercial)	Residential Dwellings/Vacant
LAND USE AND ZONING:		
	Existing	Proposed
Land Use	Vacant	Residential Subdivision
Zoning	R-3 Residential	R-3 Residential

Application Description:

The proposed Verdancia Unit 1 Preliminary Plat Subdivision includes 389 single-family lots for residential development. The smallest lot measuring approximately 5,502 sq. ft. and the largest lot measuring approximately 12,733 sq. ft. in size and one 87, 132 sq. ft. storm water drainage pond, 1.791-acres, pond 2, 1.891-acres, park 1, 1.649-acres and park 2, 1.094-acres. The applicant proposes 52' ROW Residential collectors, 54' Residential Sub-Collectors Streets, 68' ft. Residential Collectors at enhanced entrances, 60' ft. Residential collectors, to serve all the lots in the subdivision.

The applicant is also requesting the following modifications:

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. Landscaped 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. Landscaped areas will be maintained by the HOA.
5. Modification from a 50-foot radius cul-de-sac street to a 50-ft and a 53 % -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.

Cumulative Parkland Dedication:

Verdancia Unit 1 requires 2 1/2 -acres of parkland dedication and \$5,600 in park fees. The applicant is proposing to satisfy the requirement through the dedication of 2.74-acres of parkland. The proposed dedication consists of 2 parks, a 1.65-acre on the north part of the subdivision and a 1.09-acre to the south of the subdivision, leaving 0.244-acre credit.

Staff Recommendation:

Staff recommends approval subject to addressing all pending comments prior to City Council Meeting.

Planning Comments:

No Comments

Town Engineer Comments:

A modification letter from CEA dated August 21, 2024 requested a variance for a proposed 53.5' cul-de-sac. This cul-de-sac was not located in the Final Plat however a 48.50' cul-de-sac is shown. Please provide proof of approval for this variance on Curleaf Court with radio of 48.50'.

El Paso County 9-1-1 District:

No Comments

TxDOT Comments:

No Comments

El Paso Electric Company:

We have no further comments for Verdancia Unit 1.

Texas Gas Service:

In reference to Verdancia Unit 1, Texas Gas Service does not have any comments.

El Paso Natural Gas / Kinder Morgan:

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

Clint ISD:

Clint ISD takes no exception to the information presented.

El Paso Central Appraisal District (EPCAD):

No Comments

HRMUD

Lot 16, Block 1; label DE and Utility Easement as well, Proposed wastewater line goes through the easement.

Additional Requirements:

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)

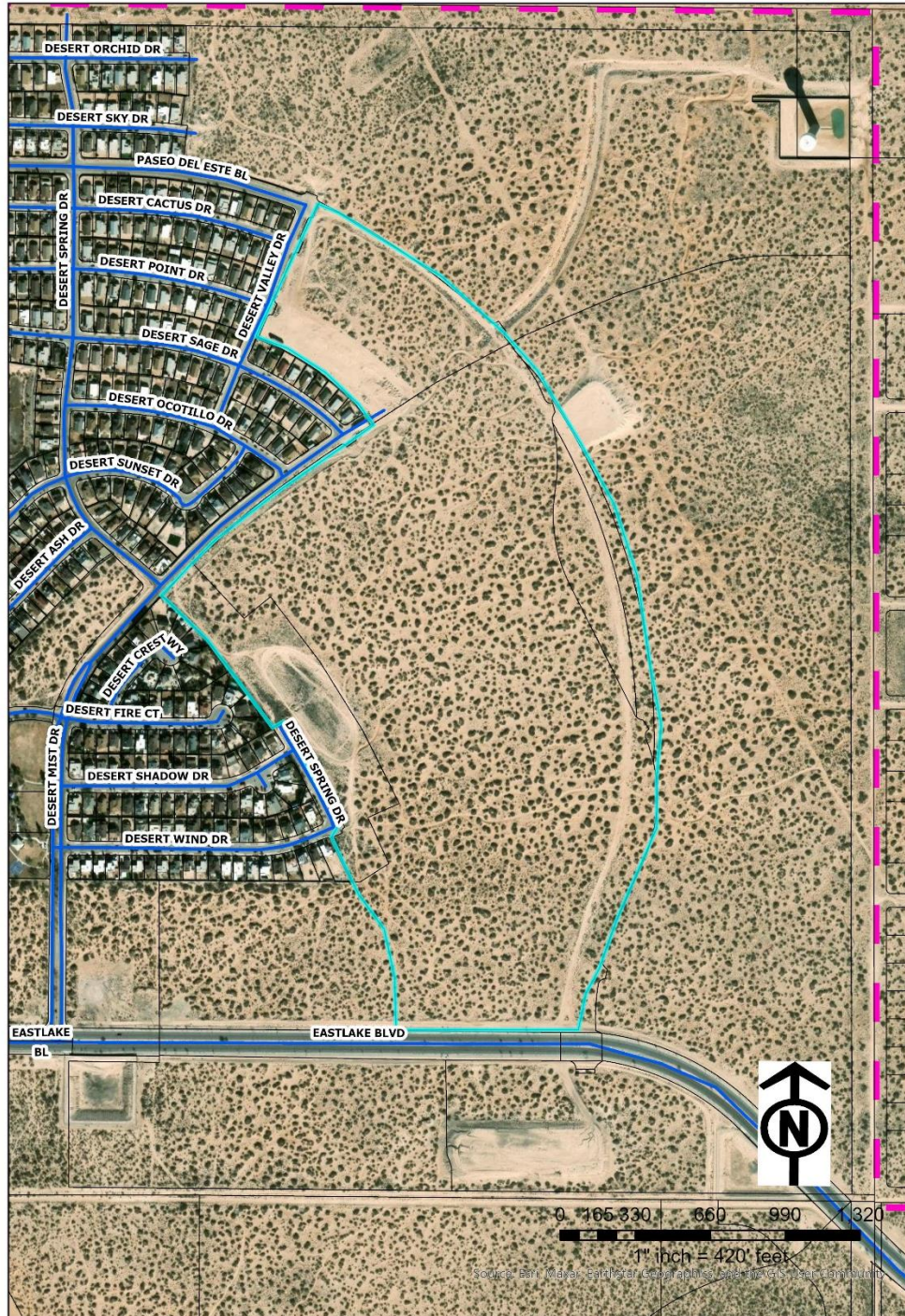
- Any required parks fees shall be paid prior to the recordation of the plat if applicable.

Attachments:

- 1 – Aerial**
- 2 – Zoning Designation Map**
- 3 – Location Map**
- 4 – Preliminary Plat**
- 5 – Final Plat**
- 6 – Modification Request For Proposed Right-of-Way Cross Sections & Cul-De-Sac Design**
- 7 – Proposed Right-of-Way Cross Sections & Cul-De-Sac Design**
- 8 – Vacation Request**
- 9 – Preliminary Plat Application**
- 10 – Final Plat Application**

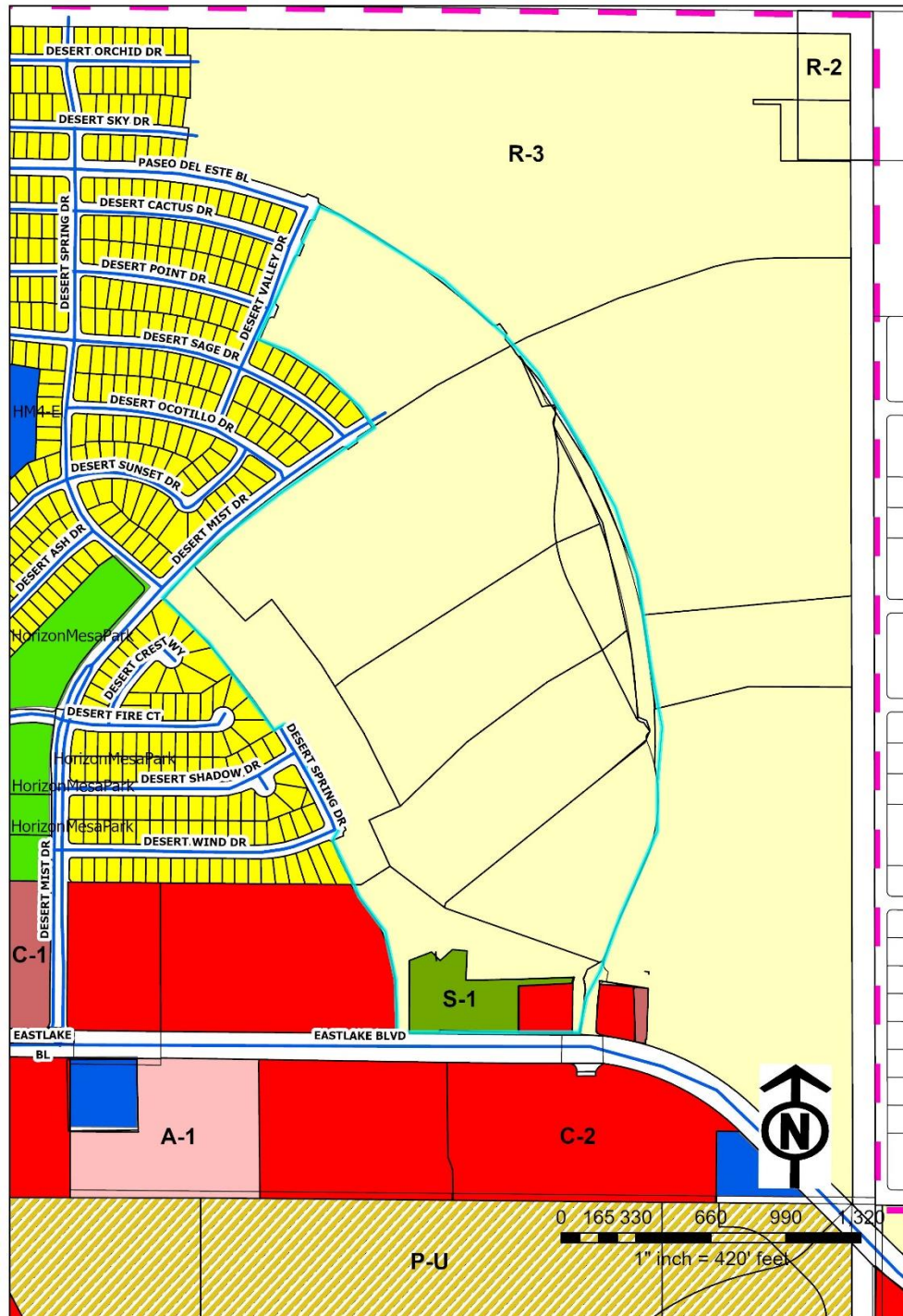
Attachment 1: Aerial

**Planning & Zoning Commission
Verdancia Unit 1 Final Plat
Case No. SDF25-0001**

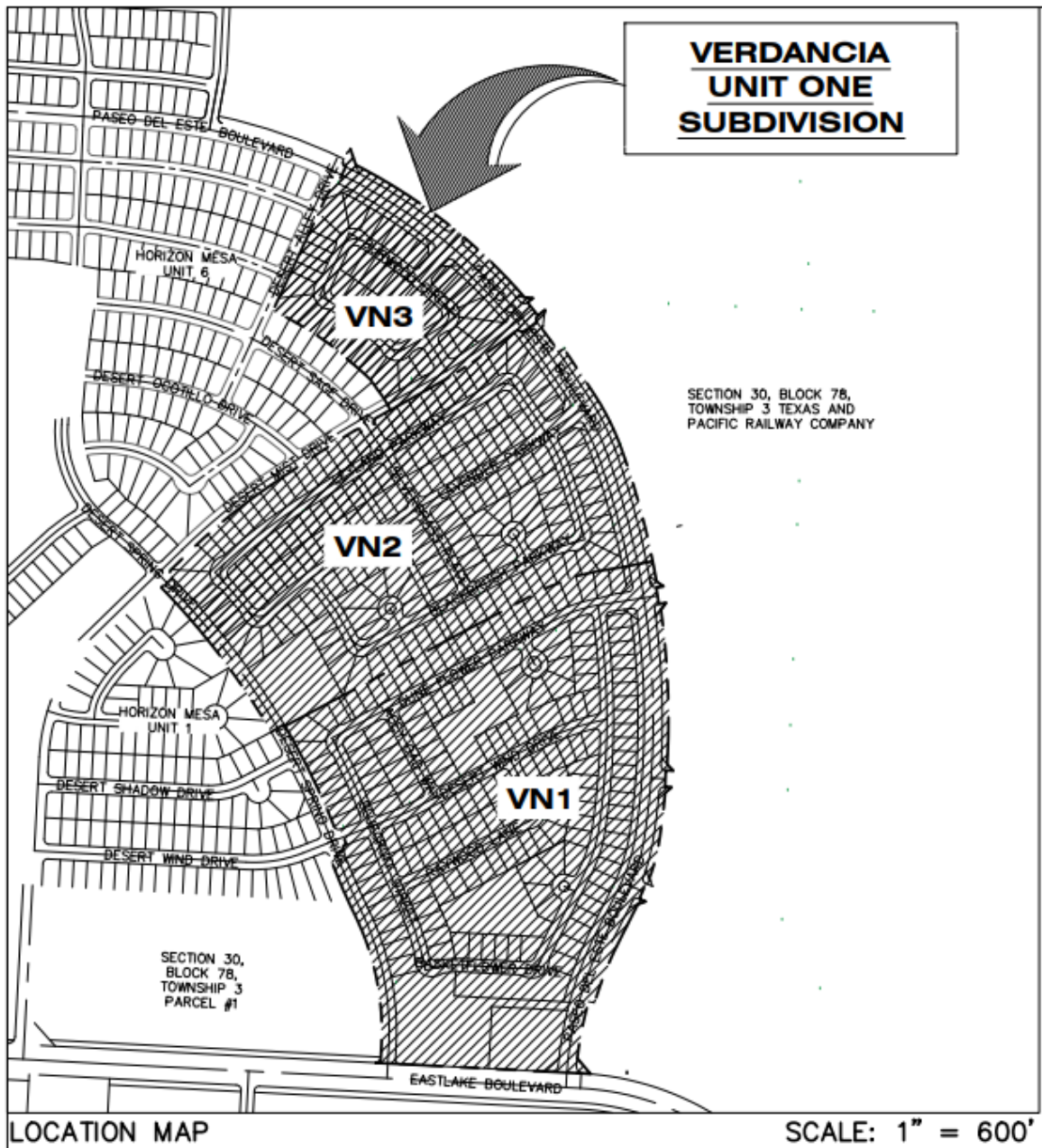


Attachment 2: Zoning Designation Map

**Planning & Zoning Commission
Verdancia Unit 1 Final Plat
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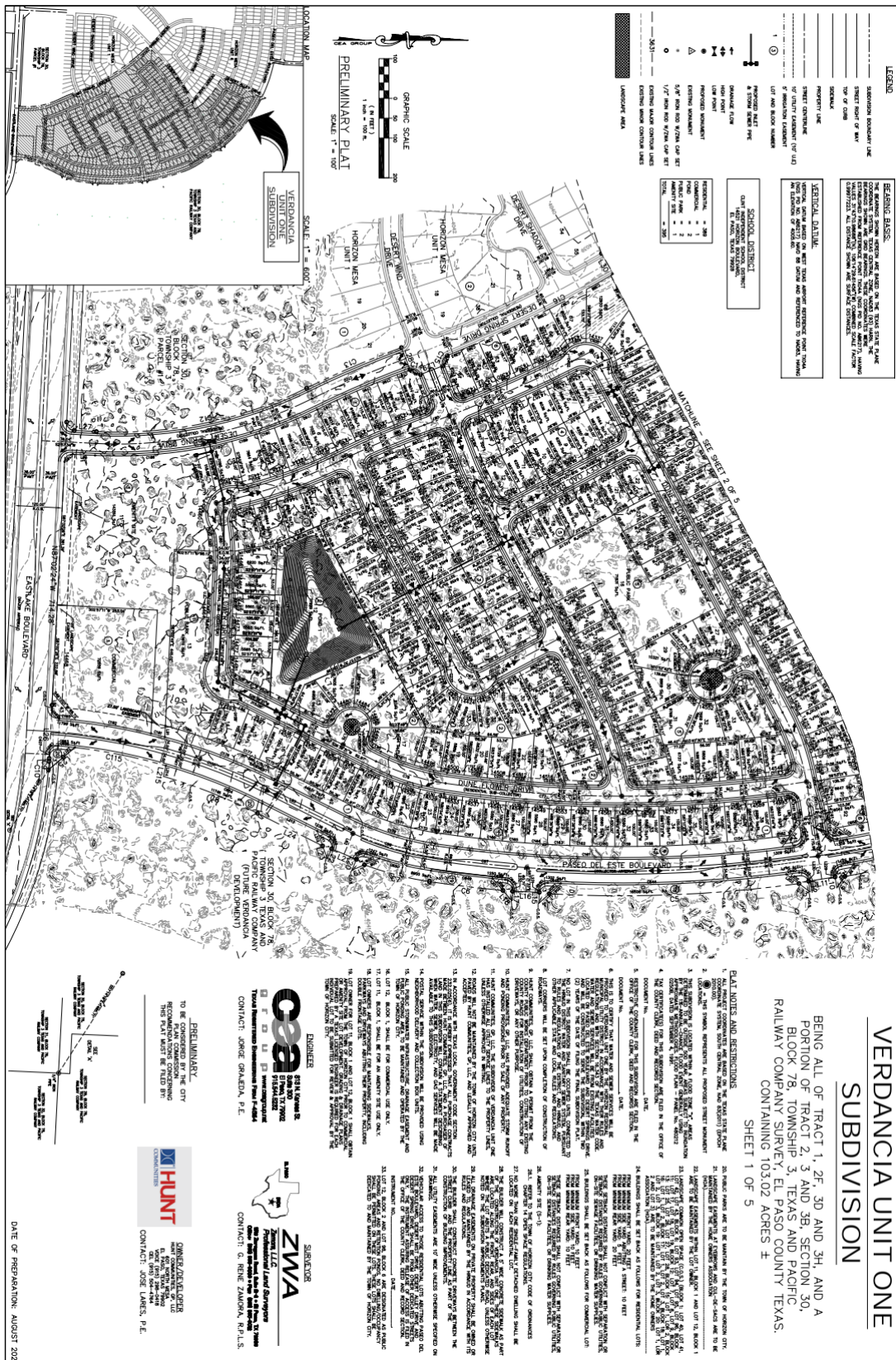
Attachment 3: Location Map



Attachment 4: Preliminary Plat North



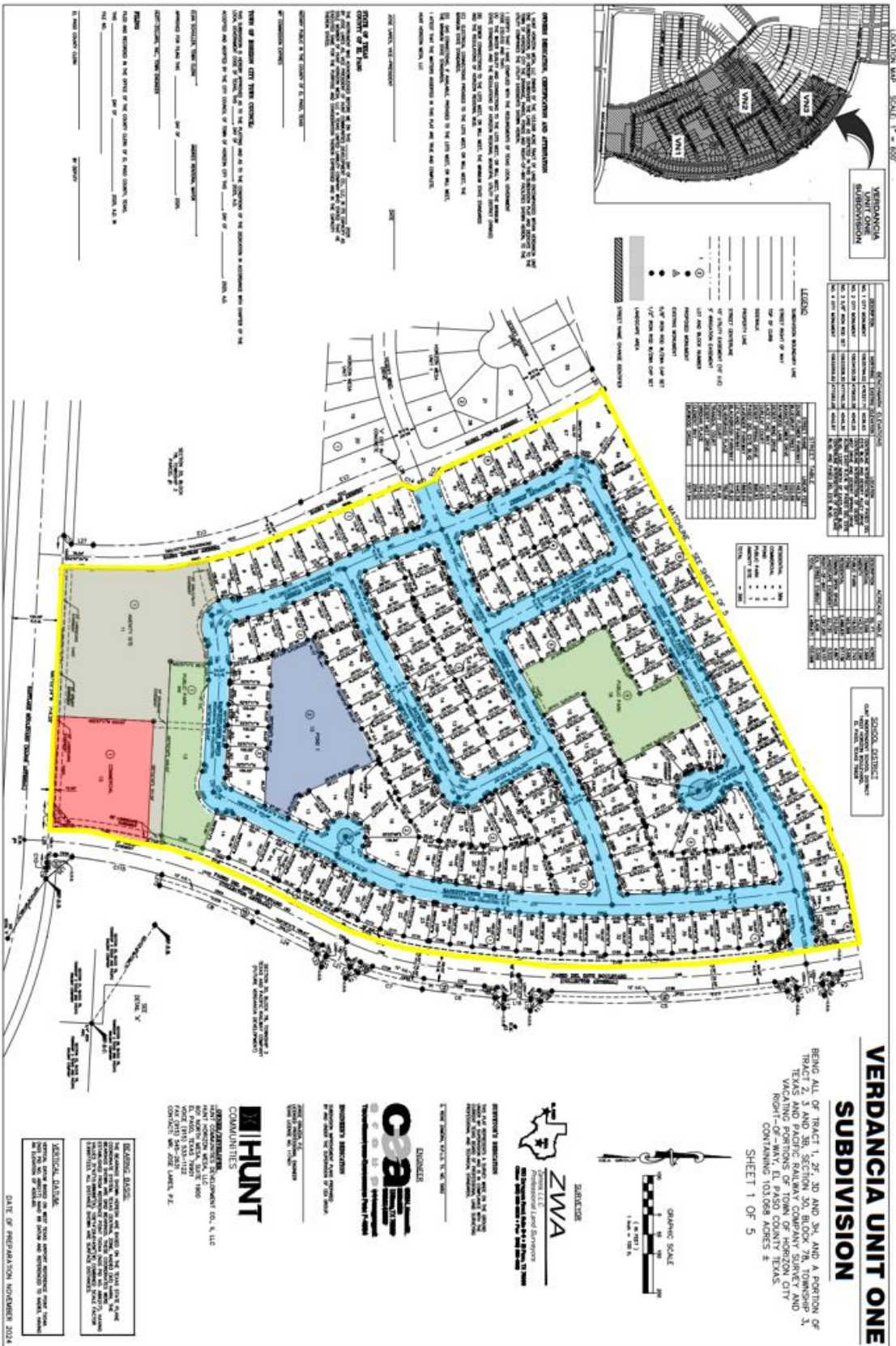
Attachment 4: Preliminary Plat South



Attachment 5: Final Plat North



Attachment 5: Final Plat South



**Attachment 6: REVISED Modification Request For Proposed Right-of-Way Cross Sections
& Cul-De-Sac Design**



Uptown centre
813 N. Kansas St., Ste. 300
El Paso, TX 79902
915.544.5232
www.ceagroup.net

September 30, 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 - **REVISED**

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.
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, a 40-ft wide pavement structure with curb & gutter. This right-of-way will be consistent with the adjacent existing residential collector street of Desert Springs Dr. to the west.
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PUBLIC INFRASTRUCTURE. PRIVATE DEVELOPMENT.

**Attachment 6: Modification Request For Proposed Right-of-Way Cross Sections
& Cul-De-Sac Design Cont.**



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

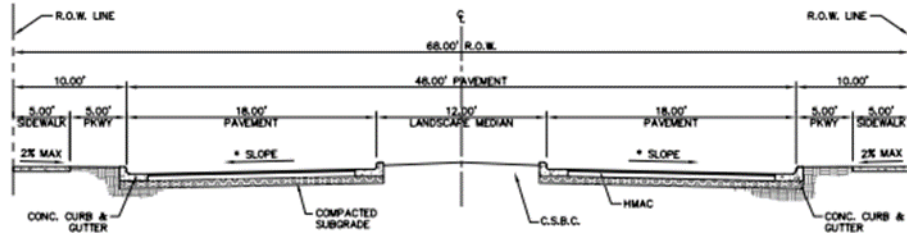
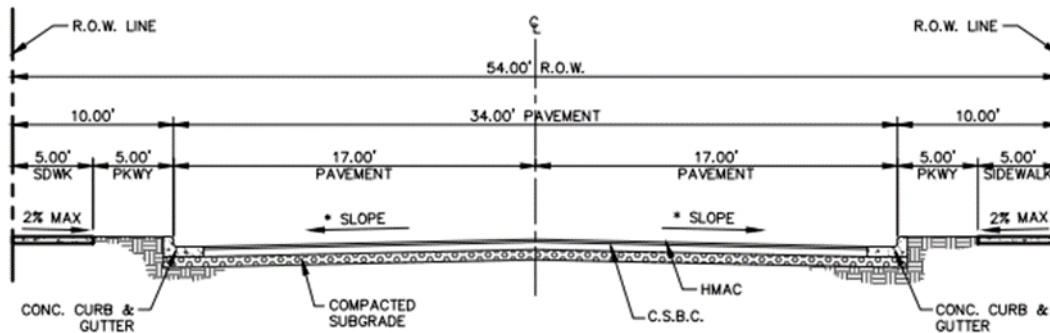
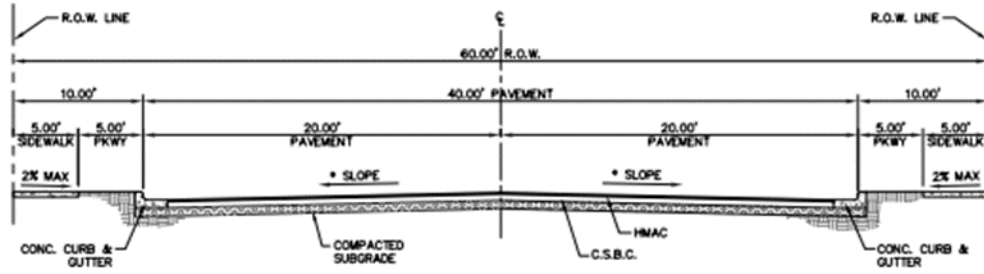
I-2090-028-verdanciaunitonesubd._the modificationrequest.ar.21august.2024
JG/jg

Attachment: Preliminary Plat & Exhibits

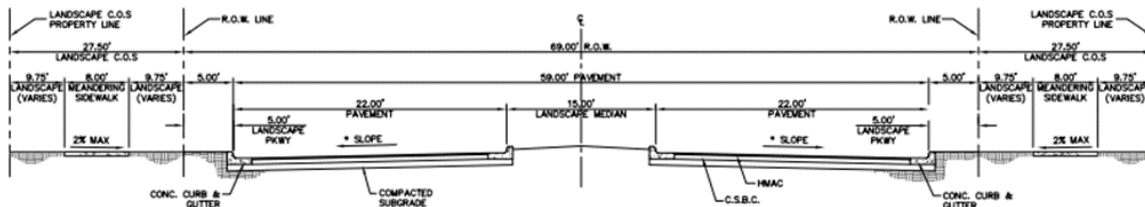
cc: Jose Lares, P.E., Hunt Communities, LLC.

PUBLIC INFRASTRUCTURE.PRIVATE DEVELOPMENT.

Attachment 7: Proposed Right-of-Way Cross Sections & Cul-De-Sac Design

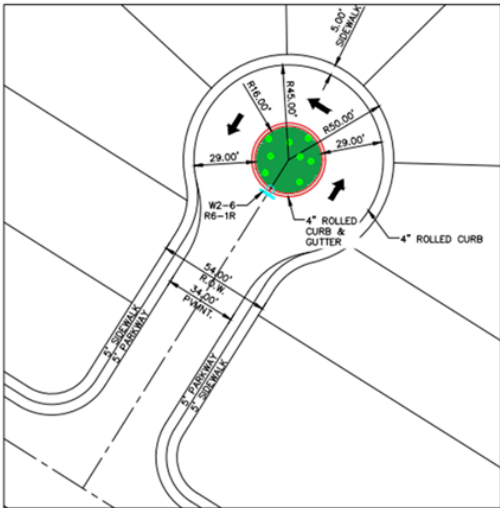


PROPOSED TYPICAL 68' ROW STREET SECTIONS DETAIL @ ENHANCED ENTRANCES
(RESIDENTIAL COLLECTOR)
SCALE: N.T.S.

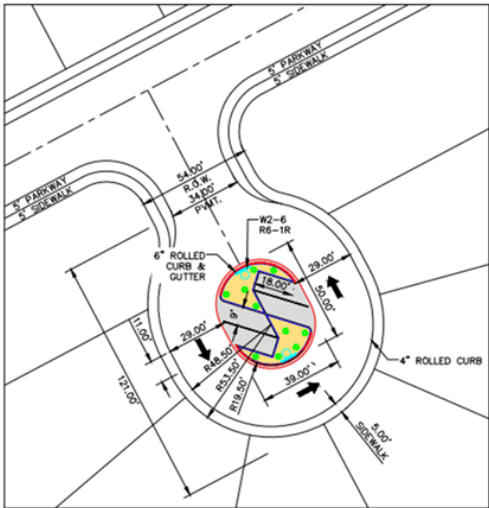


PROPOSED 69' ROW STREET SECTIONS DETAIL
(PASEO DEL ESTE BOULEVARD COLLECTOR ARTERIAL)
SCALE: N.T.S.

Attachment 7: Proposed Right-of-Way Cross Sections & Cul-De-Sac Design Cont.



CUL-DE-SAC WITH LANDSCAPE ISLAND



CUL-DE-SAC WITH LANDSCAPE PARKING

LEGEND:

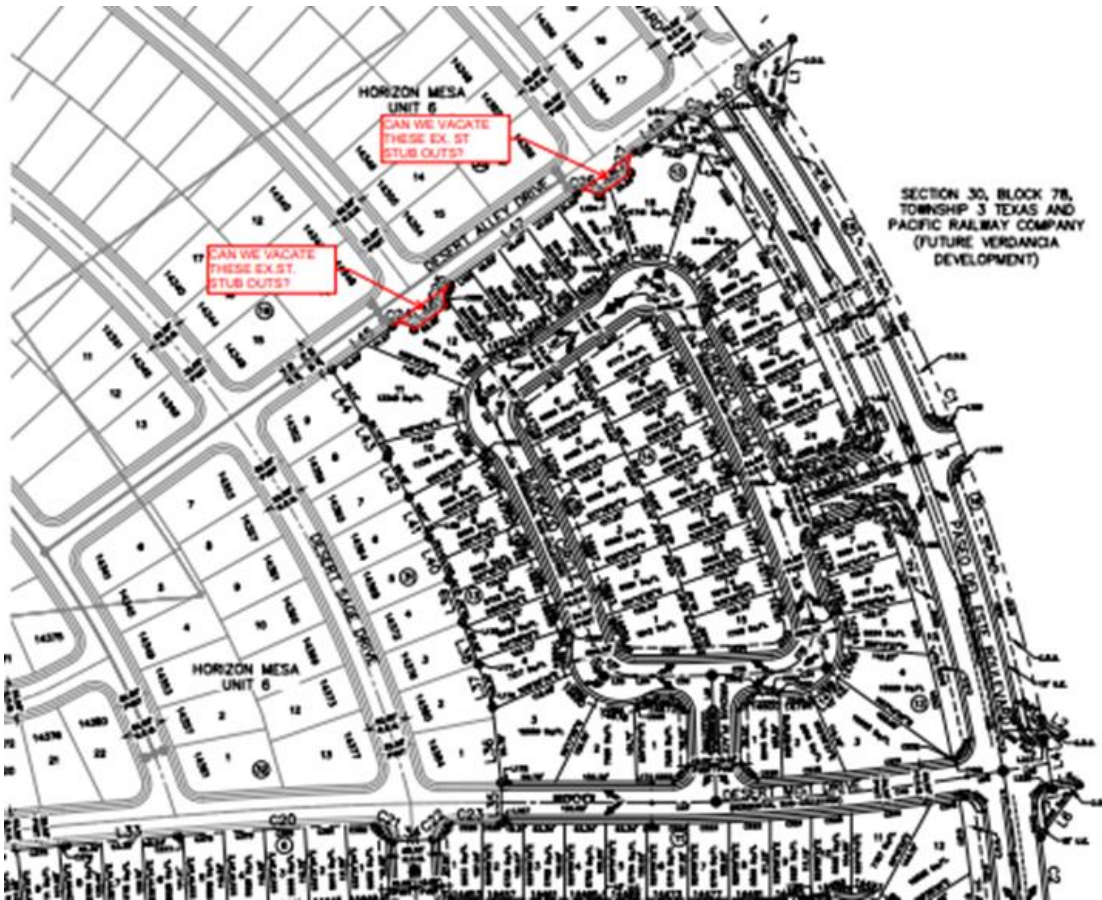
- LANDSCAPE
- CONCRETE/ASPHALT PARKING PAD
- STREET SIGN
- FIRE LANE STRIPING
- TRAFFIC FLOW

W2-6

ONE WAY

R6-1R

Attachment 8: Vacation Request



Attachment 9: Preliminary Plat Application



Town of Horizon City, TX

Town of Horizon City Hall

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

PERMIT

SDP24-0002**SUBDIVISION (PRELIMINARY)**

SITE ADDRESS: 0 UNKNOWN HORIZON CITY
PRIMARY PARCEL: X57800033001030
PROJECT NAME:

ISSUED:**EXPIRES:**

APPLICANT: Grajeda, Jorge
813 N. Kansas St.
El Paso, TX 79902
9154979535

OWNER: RODMAN GROWTH 30 LTD
4401 N MESA ST
EL PASO, TX 79902-1150

Detail Name	Detail Value
Number of Acres	103
Please select the Land Use here:	Residential
Please provide the Specific Use here - e.g. <input type="checkbox"/> Residential: <input type="checkbox"/> single-family/duplex. <input type="checkbox"/> Commercial: <input type="checkbox"/> retail/office. <input type="checkbox"/> Industrial: <input type="checkbox"/> manufacturing/assembly. <input type="checkbox"/> Institutional: <input type="checkbox"/> church/hospital. <input type="checkbox"/> Civic: <input type="checkbox"/> library/park/government	Residential Subdivision Development
Number of Units:	389
Acreage:	103.2
If single-family or duplex development is proposed: enter the average floor area of houses	1,800 sq.ft.
Are special improvements proposed in connection with the development?	No
Is a modification of any portion of the subdivision ordinance proposed?	Yes
If answer is "Yes", please explain the nature of the modification or enter N/A	Modification for proposed street sections. See attached Modification Request Letter
What type of landscaping is proposed?	Medians
If answered "Other", please describe the landscaping type proposed or enter N/A	N/A
Remarks and/or explanation of special circumstances	N/A
Will plat be recorded prior to subdivision improvements being completed & approved?	N/A
If answered "Yes" to plat recorded before completion of subdivision improvements, have Required Guarantee OR Improvement Cost Estimates & Construction Agreement been submitted?	Not Applicable
Will any Restrictions and Covenants be recorded with plat?	No

Attachment 10: Final Plat Application



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

MAJOR SUBDIVISION FINAL PLAT APPLICATION

SUBDIVISION PROPOSED NAME: VERDANCIA UNIT ONE SUBDIVISION SUBMITTAL DATE: 3-5-2025

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)
BEING ALL OF TRACT 1, 2F, 3D AND 3H, AND A PORTION OF TRACT 2, 3 AND 3B, SECTION 30, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, EL PASO COUNTY TEXAS CONTAINING 103.02 ACRES
2. PROPERTY LAND USES:

	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	<u>57.14</u>	<u>389</u>	OFFICE		
DUPLEX			STREET & ALLEY	<u>28.98</u>	<u>17</u>
APARTMENT			PONDING & DRAINAGE	<u>3.68</u>	<u>2</u>
MOBILE HOME			INSTITUTIONAL		
P.U.D.			OTHER		
PARK (Min 1 Acre)	<u>2.74</u>	<u>2</u>	AMENITY SITE	<u>3.29</u>	<u>1</u>
SCHOOL			C.O.S. & LANDSCAPE TRAILS	<u>5.54</u>	<u>41</u>
COMMERCIAL	<u>1.65</u>	<u>1</u>	TOTAL NO. SITES	<u>103.02</u>	<u>453</u>
INDUSTRIAL			TOTAL (GROSS) ACREAGE	<u>103.02</u>	

3. WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? R3 & C1 PROPOSED ZONING R3, C1 & S1
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) SURFACE FLOW TO PROPOSED STORM SEWER THAT WILL ULTIMATELY DISCHARGE INTO TWO PROPOSED PONDS
7. IF SINGLE-FAMILY OR DUPLEX DEVELOPMENT IS PROPOSED: AVERAGE FLOOR AREA OF HOUSES _____
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 SEE ATTACHED MODIFICATION REQUEST LETTER FOR THE 44', 60', 66', 80' FOOT STREET R.O.W. & CULDESAC
10. WHAT TYPE OF LANDSCAPING IS PROPOSED? PARKWAY ☐ MEDIANS ☐ OTHER ☐ PARKWAYS, DRAINAGE OPEN SPACE & MEDIANS
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 _____
IF YES, submit REQUIRED GUARANTEE (SECTION 4.10.3 & 8.1.7, Municoode Chapter 10) OR Improvement Cost Estimates & Construction Agreement
13. WILL ANY RESTRICTIONS AND COVENANTS BE RECORDED WITH PLAT? YES ☐ NO ☐ INITIALS _____ IF YES, PLEASE SUBMIT COPY.
14. OWNER OF RECORD HUNT HORIZON MESA, LLC / HUNT COMMUNITIES HOLDING, LLC / COLONY PARTNERS EAST, L.P. (ADDRESS / EMAIL / PHONE (SAME AS DEVELOPER))
(NAME & ADDRESS) (EMAIL) (PHONE)
15. DEVELOPER HUNT COMMUNITIES, GP LLC, 601 NORTH MESA, EL PASO, TEXAS 79902 JOSE LARES@HUNTCOMPANIES.COM 915-504-4764
(NAME & ADDRESS) (EMAIL) (PHONE)
16. ENGINEER CEA GROUP, 813 N. KANSAS ST, SUITE 300, EL PASO, TEXAS 79902 JGRAJEDA@CEAGROUP.NET 915-544-5232
(NAME & ADDRESS) (EMAIL) (PHONE)
17. APPLICANT CEA GROUP, 813 N. KANSAS ST, SUITE 300, EL PASO, TEXAS 79902 JGRAJEDA@CEAGROUP.NET 915-544-5232
(NAME & ADDRESS) (EMAIL) (PHONE)
18. REP/POINT OF CONTACT _____
(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 JL

Applicant Signature [Signature]

EMAIL jgrajeda@ceagroup.net

APPLICATION MUST BE COMPLETE & VALIDATED PRIOR TO SUBDIVISION PROCESSING

Acceptance of fee does not grant acceptance of application.

Non Refundable Deposit \$800.00 | Application Fee: \$1600.00