



TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.: **SDP24-0002 REVISED**
 Verdancia Unit 1

Application Type: **Preliminary Plat**

P&Z Hearing Date: September 16, 2024

Staff Contact: Art Rubio
 915-852-1046 Ext. 407; arubio@horizoncity.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		
Land Use	Vacant	
Zoning	R-3 (Single-Family Dwellings)/C-1 (General Commercial)	

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 @ 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 of Verdancia Unit 1 Preliminary Subdivision Plat on a Preliminary basis and approval of the requested ROW street modifications and ROW stub out vacation.

Planning Comments:

Include the following notes on the Preliminary Subdivison Plat:

- ~~1. Sidewalks & Open Space Improvements not dedicated to the Town of Horizon City shall be maintained by the Homeowner Association in place and should the HOA fail, the current property owner (Hunt Communities LLC) shall be responsible for all maintenance.~~
- ~~2. The Mayor of the Town of Horizon City hereby authorizes the release of the vacation of the portion of right of way identified as stub outs on this subdivision plat.~~
- ~~3. Portion of existing right of way existing identified as stub out on this plat, to be vacated by this subdivision plat.~~

- ~~4. Portion of existing right-of-way existing identified as stub out on this plat, to be vacated by this subdivision plat.~~
- ~~5. Subdivider shall coordinate and ensure all utility modifications needed will be coordinated with respective utility companies.~~

Public Works Director Comments:

VERDANCIA SUBDIVISION U- 1 (Preliminary Plat)

Review #1 8/29/2024

1. Correct note #9 to Town of Horizon City.
2. Verify notes 24,25,26 with Planning Department.
3. Add a note stating sidewalk to be constructed by developer in areas abutting pond, park and drainage easements.
4. Proposed street cross sections, pending legal department approval.
5. East and west side address numbers shall be 3 DIGITS (see section 107.090 ORDINANCE 00107).
6. Provide Drainage calculations. (See ordinance 4.2.2.6 section d Developed storm water shall be addressed in the drainage study).

TO INCLUDE DURING FINAL PLAT SUBMITTAL.

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

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:

Verdancia Subdivision Unit One

Summary of Recommended Conditions for Preliminary Plat Approval:

The Town Engineer recommends the following:

- ~~1. Address all corrections and/or redlines on all sheets.~~
- ~~2. Provide metes and bounds for platted area. Make sure that the bearings in the curve tables and metes/bounds match.~~
- ~~3. Use a darker line type for subdivision boundary.~~
- ~~4. Provide a closure report for the subdivision and individual lots to ensure closure.~~
- ~~5. Provide a proposed location of the U.S. Postal Service Delivery Collection Box Units. Include in the legend a symbol and description of the collection box units.~~
- ~~6. When submitting improvement plans, provide a Traffic Impact Analysis to determine if signals at major intersections are required.~~
- ~~7. Prepare to submit a geotechnical report showing slope and soil stability analysis.~~
- ~~8. Provide an AutoTURN analysis for a fire truck with the longest wheel base and length of truck based at the Horizon Fire Department, ESD No.1. Analyze the turning movements at all cul-de-sacs with landscape areas and at intersections where street provide raised medians.~~
- ~~9. Coordinate with the Town of Horizon City with regard to any additional comments they may have.~~
- ~~10. Verify area in the legal description.~~
- ~~11. Verify roadway names are consistent on the plat in all locations.~~
- ~~12. Show size and location of existing utilities tying into the new subdivision~~

Clint ISD Comments:

Clint ISD wants to make sure pedestrian traffic is taken into consideration with the developments in this area. We will inevitably see more students crossing Eastlake to get to campuses along Kenazo.

El Paso County 9-1-1 District:

No comments

El Paso Electric:

~~Please add a 12' wide easement along Eastlake Blvd and Paseo Del Est Blvd for potential future installation of electrical lines.~~

Texas Gas:

Texas Gas Service does not have any comments/objections.

El Paso Central Appraisal District:

~~On Block 1, I don't see lot 12, it jumps from 11 to 13, can you please double check lot me know if there is an error.~~

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 – Existing Right-of-Way Cross Sections

6 – Modification Request For Proposed Right-of-Way Cross Sections & Cul-De-Sac Design

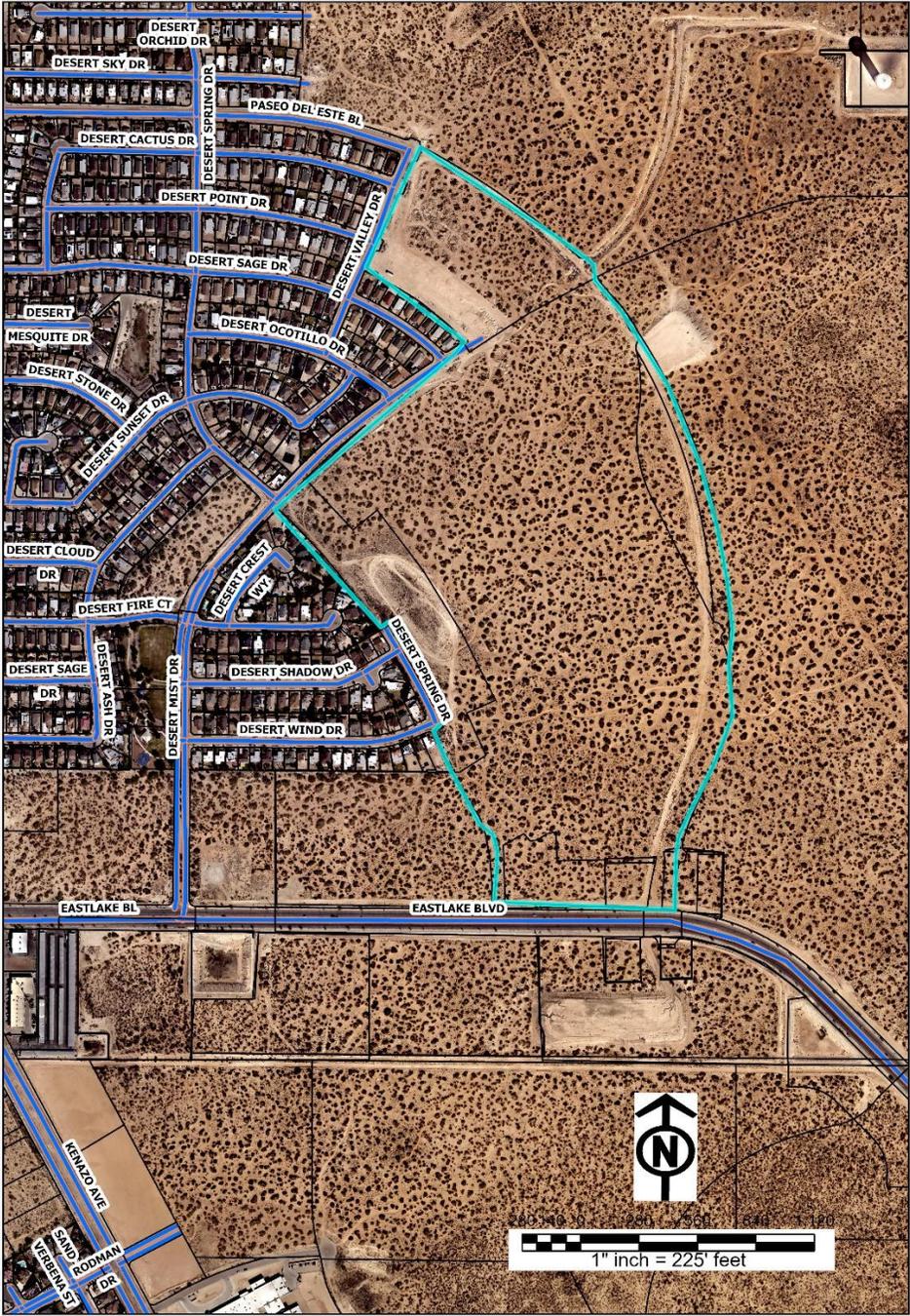
7 – Proposed Right-of-Way Cross Sections & Cul-De-Sac Design

8 – Vacation Request

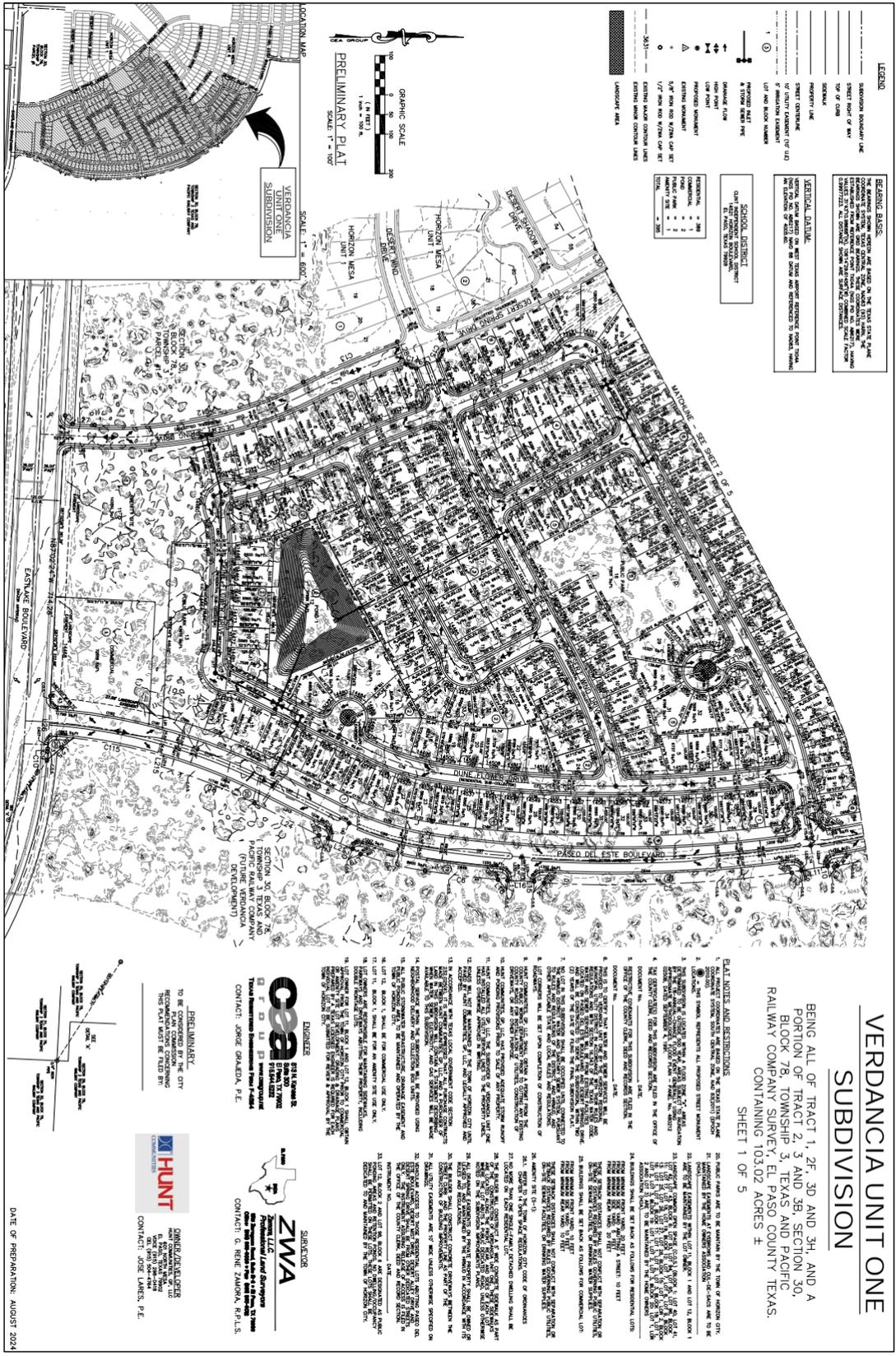
9 – Preliminary Plat Application

Attachment 1: Aerial

**Planning & Zoning Commission
Preliminary Subdivision Plat &
Modification and Vacation Request
Case No. SDP24-0002**



Attachment 4: Preliminary Plat South



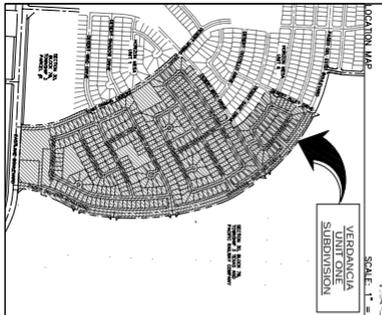
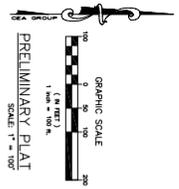
LEGEND

- SUBDIVISION BOUNDARY LINE
- STREET RIGHT OF WAY
- TOP OF CURB
- SIDEWALK
- PROPERTY LINE
- STREET CENTERLINE
- CENTERLINE OF DRIVE
- LOT AND BLOCK NUMBER
- PERMITS
- EXISTING BOUNDARY LINES
- EXISTING BOUNDARY LINES

SECTION 8.05
 SECTION 8.05 OF THE TEXAS CONSTITUTION, ARTICLE VII, SECTION 8.05, PROVIDES THAT THE STATE SHALL HAVE THE RIGHT TO TAKE PRIVATE PROPERTY FOR PUBLIC USE, BUT THAT JUST COMPENSATION SHALL BE MADE TO THE OWNER THEREOF. THE STATE SHALL NOT TAKE PRIVATE PROPERTY FOR PUBLIC USE WITHOUT JUST COMPENSATION TO THE OWNER THEREOF.

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VERDANCIA UNIT ONE SUBDIVISION

BEING ALL OF TRACT 1, 2F, 3D AND 3H, AND A PORTION OF TRACT 2, 3 AND 3B, SECTION 30, BLOCK 7B, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, EL PASO COUNTY TEXAS, CONTAINING 103.02 ACRES ±
 SHEET 1 OF 5

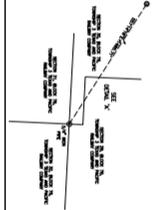
- PLAT NOTES AND RESTRICTIONS:**
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ENGINEER
CSA
 CONSULTING SURVEYORS AND ENGINEERS
 10000 W. HUNTERS TRAIL, SUITE 100
 DALLAS, TEXAS 75243
 CONTACT: JAMES GONZALES, P.E.

SUBDIVISION
ZWA
 PROFESSIONAL LAND SURVEYORS
 10000 W. HUNTERS TRAIL, SUITE 100
 DALLAS, TEXAS 75243
 CONTACT: G. NIKKI ZAMORA, P.L.S.

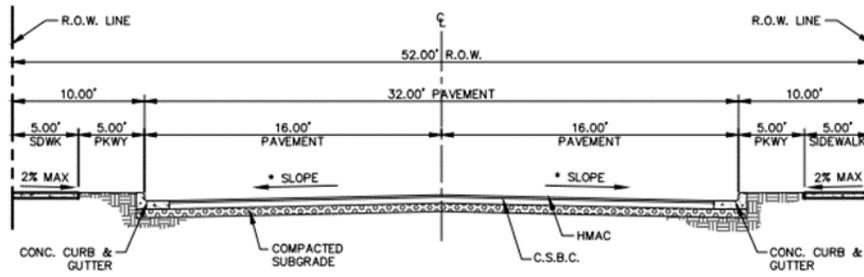
TO BE CONVEYED BY THE CITY
 RECOMMENDED FOR CONVEYING
 THIS PLAT MUST BE FILED BY:

HUNT
 CONVEYANCE SERVICES
 10000 W. HUNTERS TRAIL, SUITE 100
 DALLAS, TEXAS 75243
 CONTACT: JOSE LABRES, P.E.



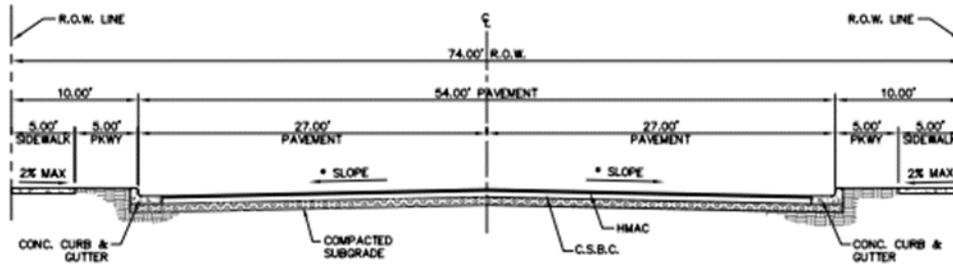
DATE OF PREPARATION: AUGUST 2024

Attachment 5: Existing Right-of-Way Cross Sections



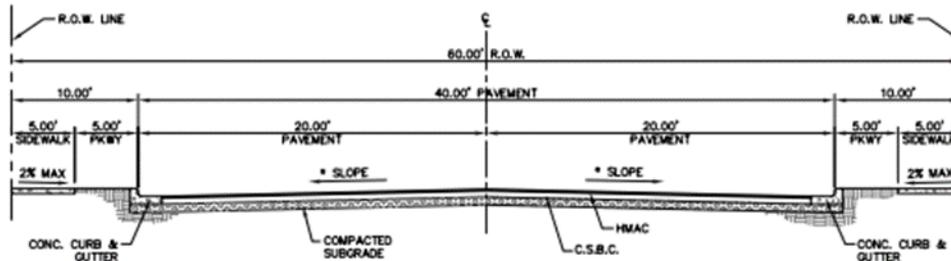
**EXISTING TYPICAL 52' ROW STREET SECTION DETAIL
(RESIDENTIAL SUB-COLLECTOR)**

SCALE: N.T.S.



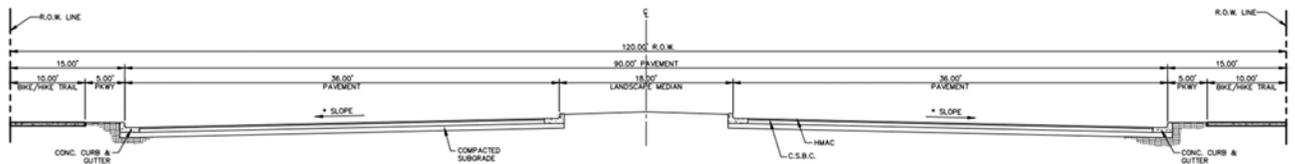
**EXISTING TYPICAL 74' ROW STREET SECTIONS DETAIL
(PASEO DEL ESTE BOULEVARD COLLECTOR ARTERIAL)**

SCALE: N.T.S.



**EXISTING TYPICAL 60' ROW STREET SECTIONS DETAIL
(DESERT SPRING DRIVE RESIDENTIAL COLLECTOR)**

SCALE: N.T.S.



**EXISTING 120' ROW STREET WITH HIKE/BIKE TRAIL SECTIONS DETAIL
(EASTLAKE BOULEVARD/MAJOR ARTERIAL)**

SCALE: N.T.S.

**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.
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5. Modification 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.

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

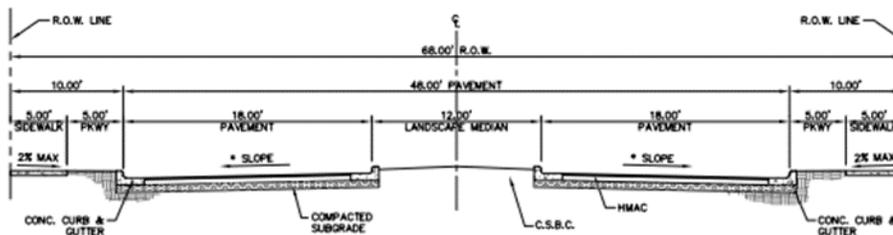
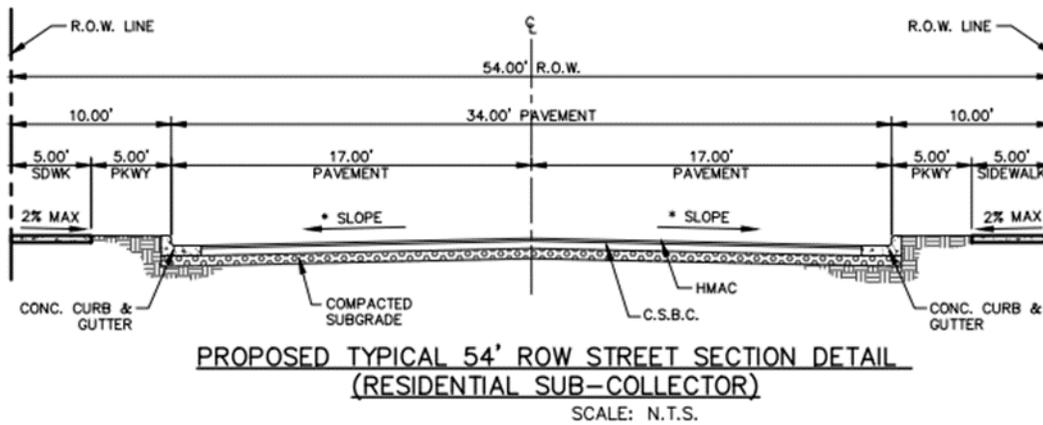
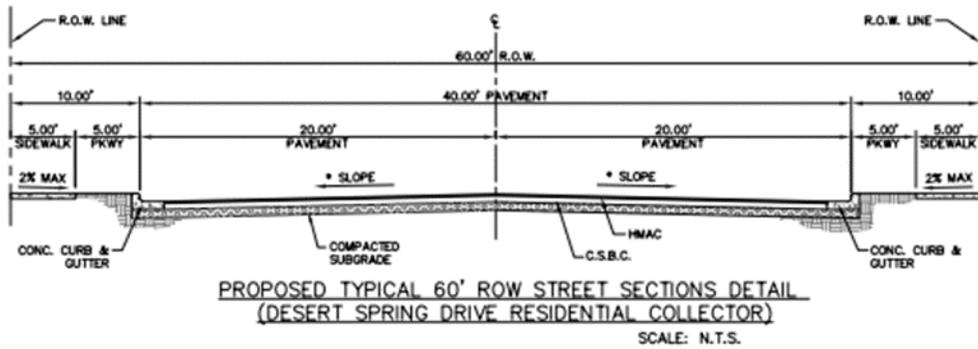
I-2090-028-verdanciaunitonesubd._the modificationrequest.ar.21august.2024
JG/jg

Attachment: Preliminary Plat & Exhibits

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

PUBLIC INFRASTRUCTURE.PRIVATE DEVELOPMENT.

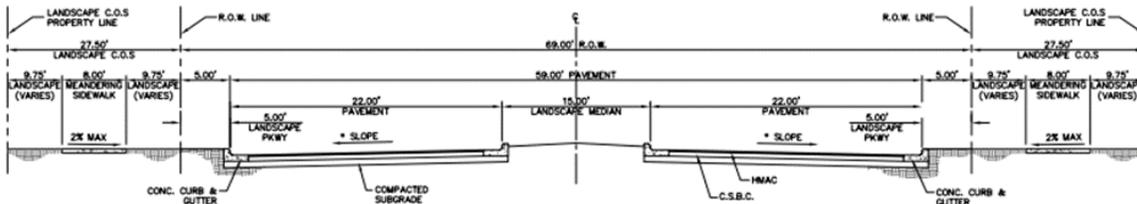
Attachment 7: Proposed Right-of-Way Cross Sections & Cul-De-Sac Design



NOTE:

1. COMMON OPEN SPACE (C.O.S.) LANDSCAPE, SIDEWALK & LANDSCAPE MEDIAN WILL BE MAINTAINED BY THE HOA.

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

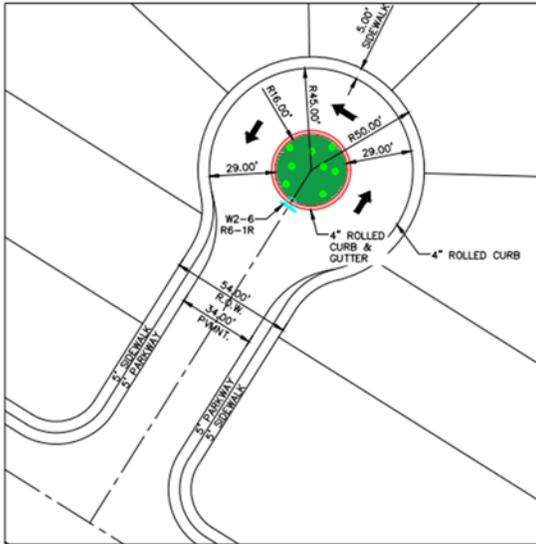


NOTE:

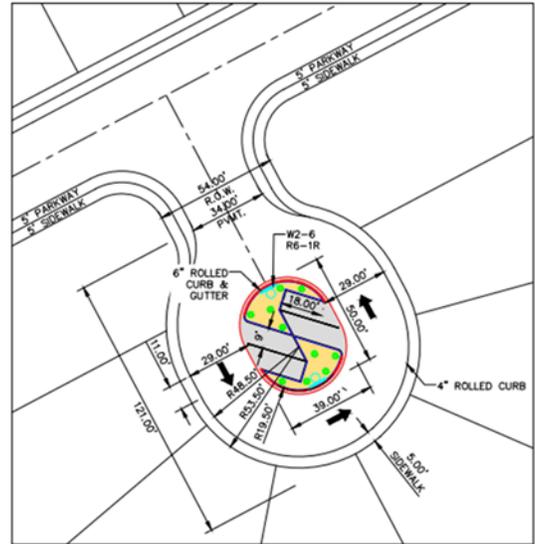
1. COMMON OPEN SPACE (C.O.S.) LANDSCAPE, SIDEWALK & LANDSCAPE MEDIAN WILL BE MAINTAINED BY THE HOA.

**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



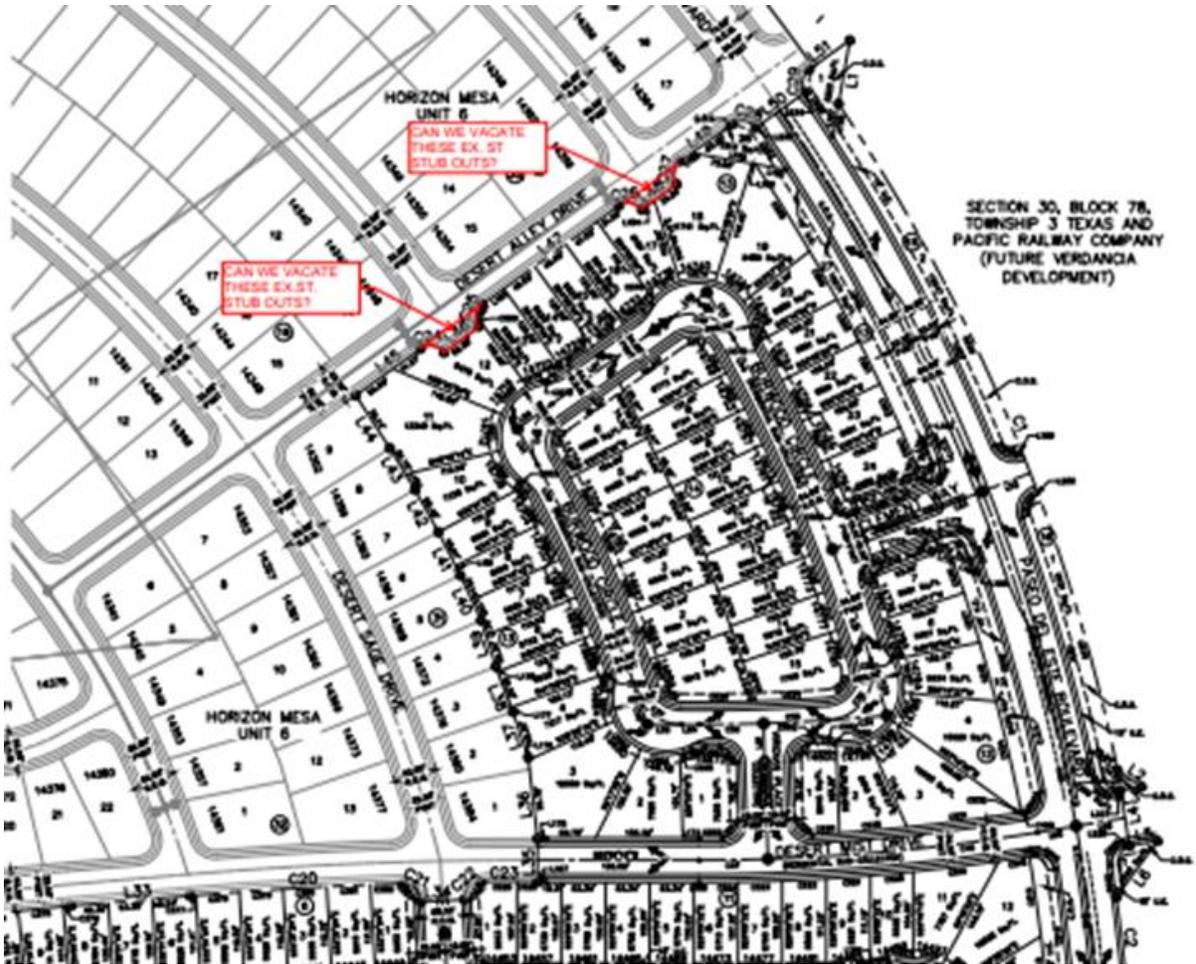
CUL-DE-SAC WITH LANDSCAPE PARKING

LEGEND:

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



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. Residential: single-family/duplex. Commercial: retail/office. Industrial: manufacturing/assembly. Institutional: church/hospital. Civic: 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



Town of Horizon City, TX
Town of Horizon City Hall

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

If the project will have improvements dedicated to the City, have the plans been approved?	N
If the project has improvements dedicated to the City, please enter the date the submitted improvement plans were received, or enter N/A if not applicable (attach Transmittal Proof of Plans Submitted)	N/A
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.	I acknowledge
Planning and Zoning Commission review date	9/16/2024
City Council date	10/8/2024