TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.: **SDP26-0004 Verdancia Unit 6 Preliminary**

Application Type: **Preliminary Subdivision Plat Application**
P&Z Hearing Date: November 16, 2026
Staff Contact: David Ruiz, Planner
915-852-1046, Ext. 404; druiz@horizoncity.org

Address/Location: West of Eastlake Blvd & North of Horizon Blvd.
Property ID Nos.:
Legal Description: Being A Portion Of Section 32, Block 78, Township 3, Texas And Pacific Railway Company Surveys, El Paso County, Texas. Containing 42.93-Acres ±
Property Owner: Hunt Horizon Crossing, LLC
Applicant/Rep.: CEA Group, Jorge Grajeda
Nearest Park: Horizon Mesa Park
Nearest School: Horizon High School and Horizon Middle School

SURROUNDING PROPERTIES:		
	Zoning	**Land Use**
N	Vacant	Residential
E	Vacant	Residential (El Paso County)
S	Vacant	Residential
W	Residential	PUD Residential
LAND USE AND ZONING:		
	Existing	**Proposed**
Land Use	Vacant	Residential Subdivision
Zoning	R-3 Residential	R-3 Residential

Application Description:
Preliminary Subdivision:
The proposed preliminary plat residential subdivision includes 207 lots for single-family residential development, 1 pond area, 1 park, the smallest lot measuring approximately 5,500 sq. ft. and the largest lot measuring approximately 15,088 sq. ft. Internal 54 ft. residential sub-collector streets, a 68' feet residential sub-collector street, a 64' residential collector.

Cumulative Parkland Dedication:
The required parkland dedication for Verdancia Unit 6 is 5.88 acres. The developer will provide 1.50 acres of parkland dedication. The development also has an existing parkland credit of 8.203 acres, which will be applied toward the required dedication. After accounting for the 5.88-acre requirement and the additional 1.50-acre dedication, the development will have a remaining cumulative parkland credit of 9.703 acres. Additionally, $4,656.00 in park fees is due in accordance with the Town of Horizon City's cumulative parkland dedication and fee requirements.

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

Planning Division Comments:

Town Engineer Comments:

El Paso 9-1-1 District Comments:
The 9-1-1 District has no comments/concerns regarding this plat.

TxDOT Comments:

El Paso Electric Company:
We have no comments for Verdancia Unit 6. For the street crossing under our transmission line, please share a copy of our ROW guidelines. Any grade changes or improvements will need to be evaluated by our transmission department to make sure they meet safety guidelines.

Texas Gas Service:
In reference to Verdancia Unit 6 - Preliminary Plat, Texas Gas Service does not have any comments.

El Paso Natural Gas / Kinder Morgan:

Clint ISD:

El Paso Central Appraisal District (EPCAD):
There are no comments from Central Appraisal.

HRMUD:



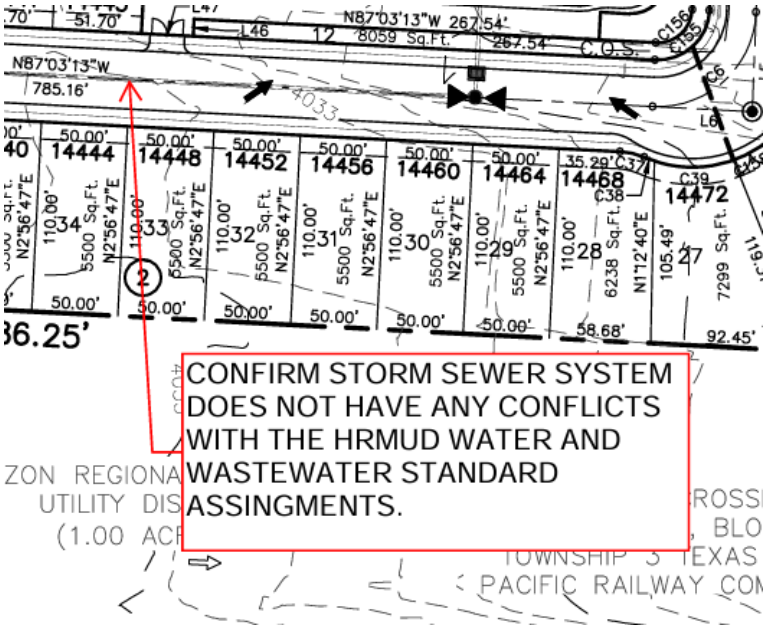
28. HRMUD SHALL MAINTAIN AND INCUR ALL COST OF REPAIR OR DAMAGES OF ANY WATER LINE BREAK WITHIN THE EXISTING UTILITY EASEMENT (DOCUMENT NO. 20000088892).

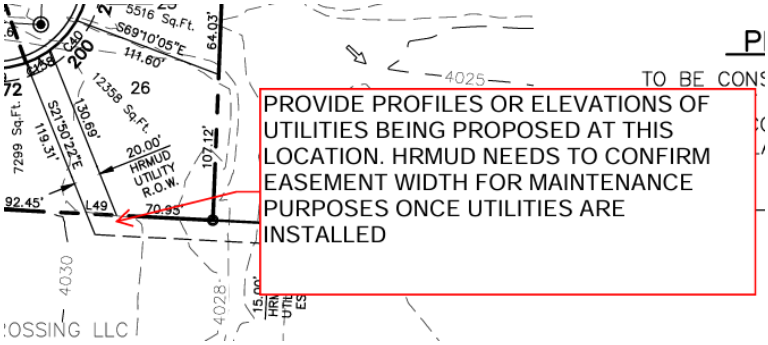
29. THIS SUBDIVISION IS PART OF A COMMUNITY GOVERNED BY THE VERDANCIA COMMUNITY ASSOCIATION, INC. THE PROPERTY IS SUBJECT TO RECORDED RESTRICTIVE COVENANTS AN A NOTICE OF APPLICABILITY (NOA) FILED IN THE OFFICIAL PUBLIC RECORDS.

REMOVE NOTE 28

A PLAT NOTE FOES NOT APPLY AND CANNOT OBLIGATE CONDITIONS ON ANOTHER GOVERMENT ENTITY.

CATION MAP



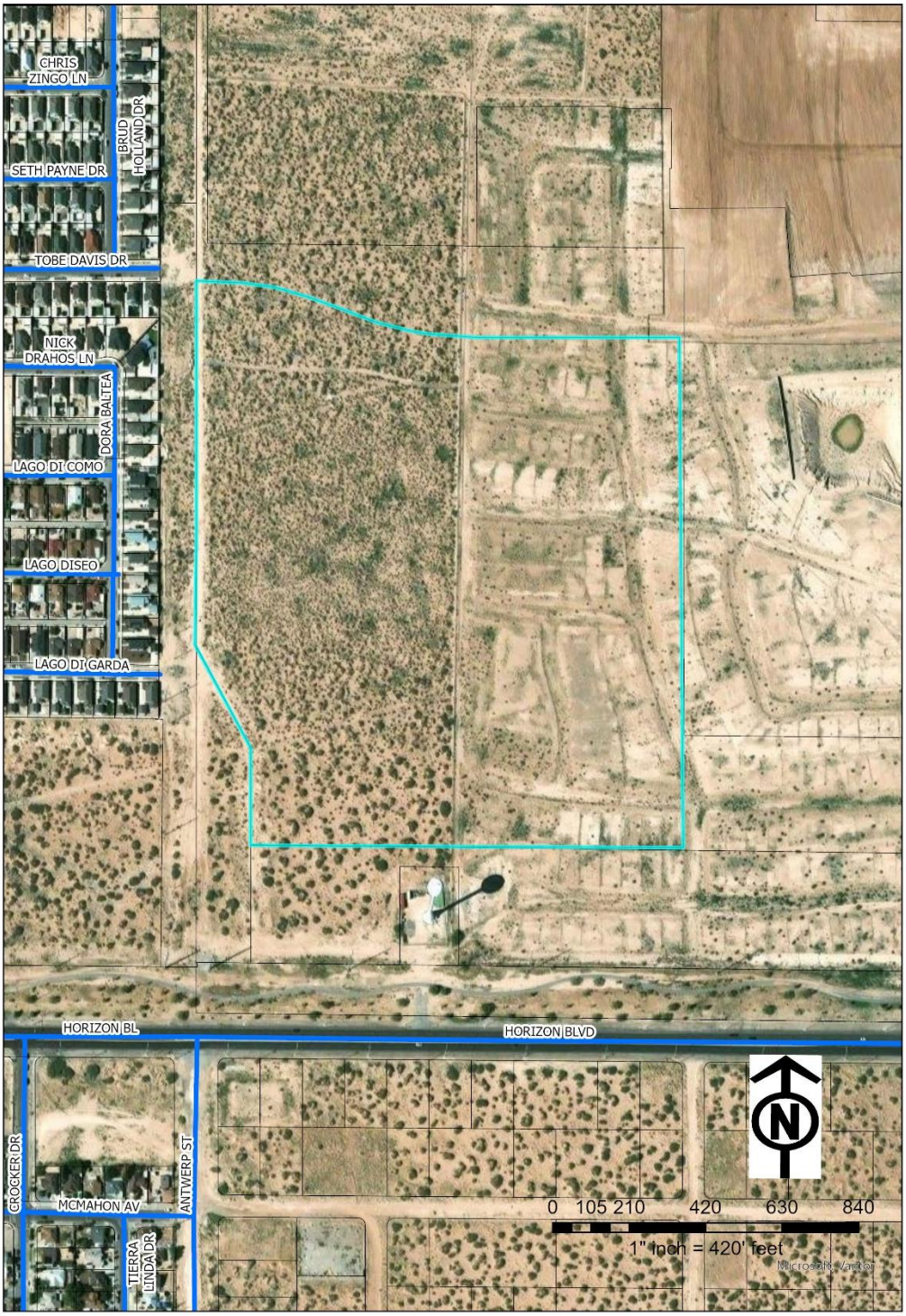


Attachments:

1 – Aerial
2 – Zoning Designation Map
3 – Location Map
4 – Preliminary Plat
5 – Existing and Proposed Right-of-Way Cross Section and Cul-De-Sacs
6 – Modification Request
7 – Application

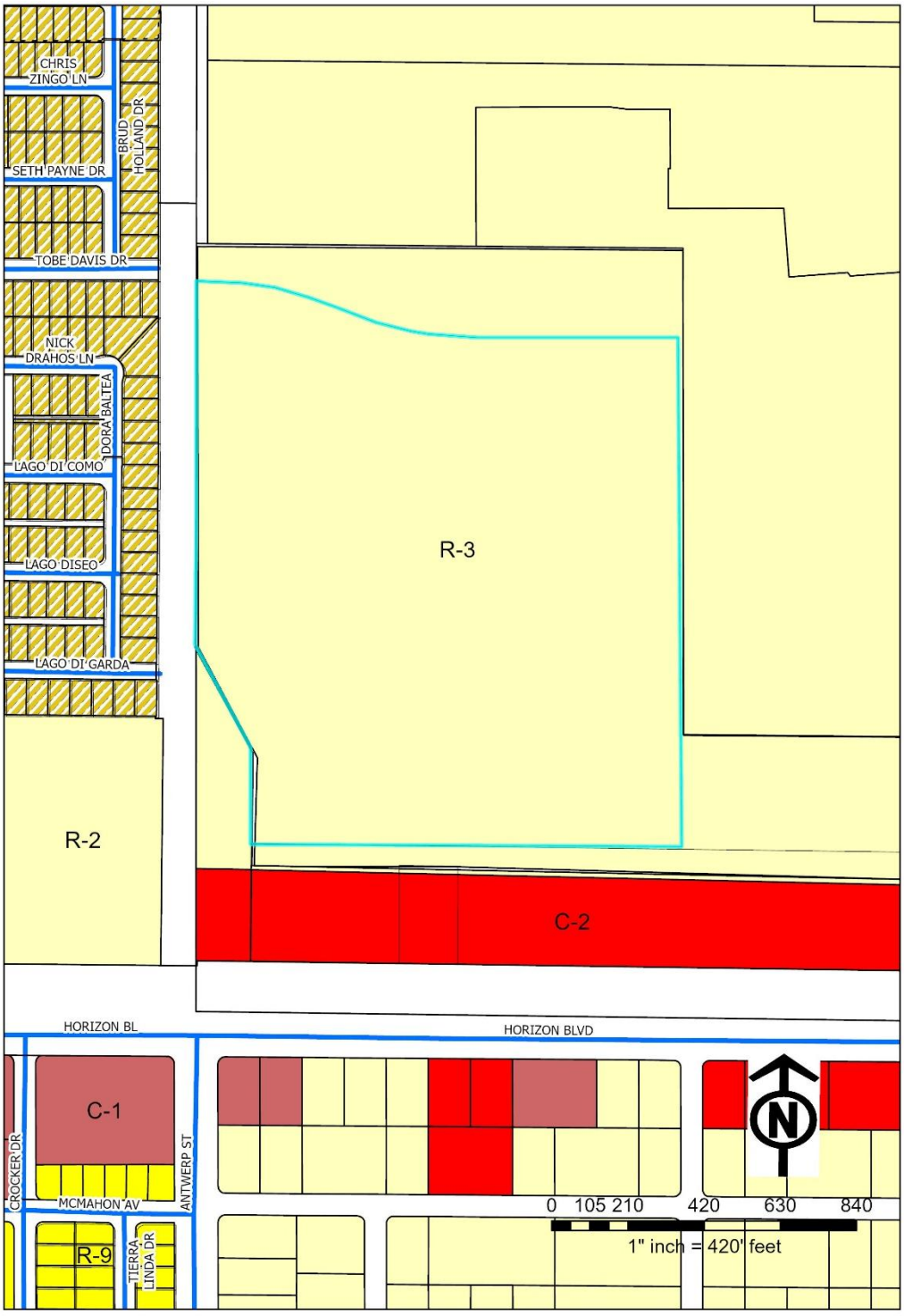
Attachment 1: Aerial Map

Planning & Zoning Commission
Verdancia Unit 6
Case No. SDP26-0004

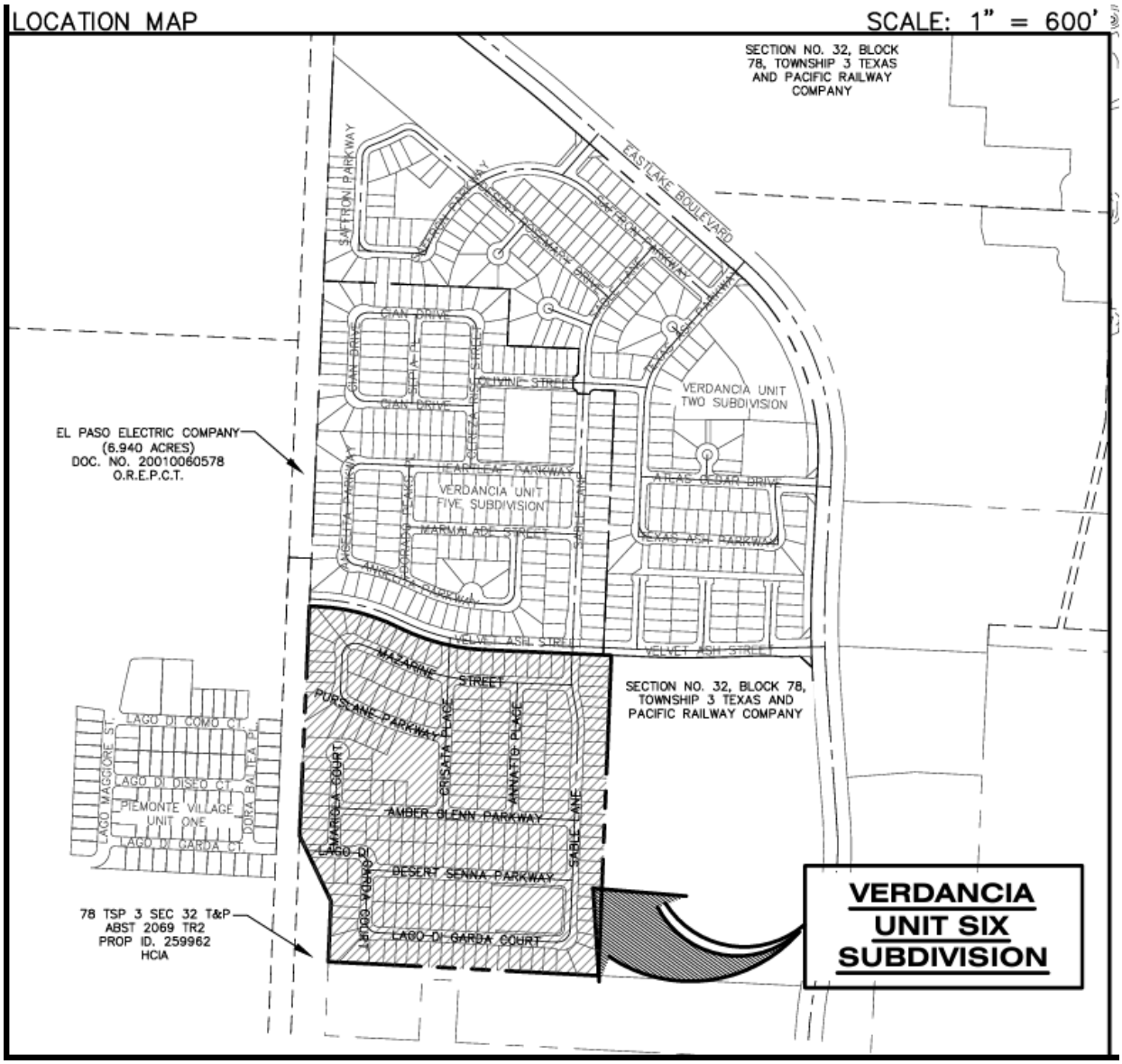


Attachment 2: Zoning Designation Map

Planning & Zoning Commission
Verdancia Unit 6
Case No. SDP26-0004



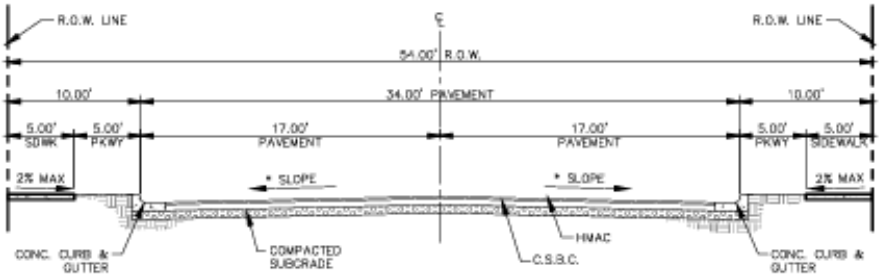
Attachment 3: Location Map



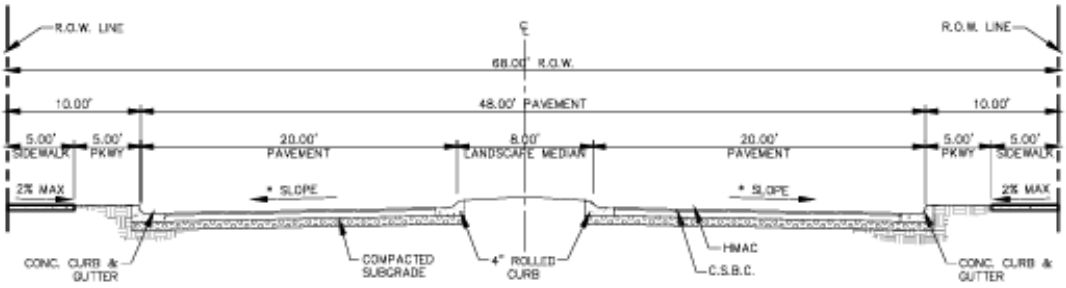
Attachment 4: Preliminary Subdivision Plat



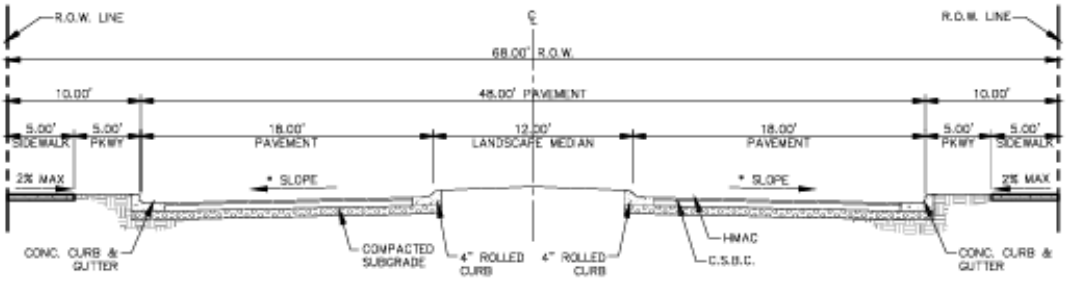
Attachment 5: Existing and Proposed Right-of-Way Cross Section and Cul-De-Sacs



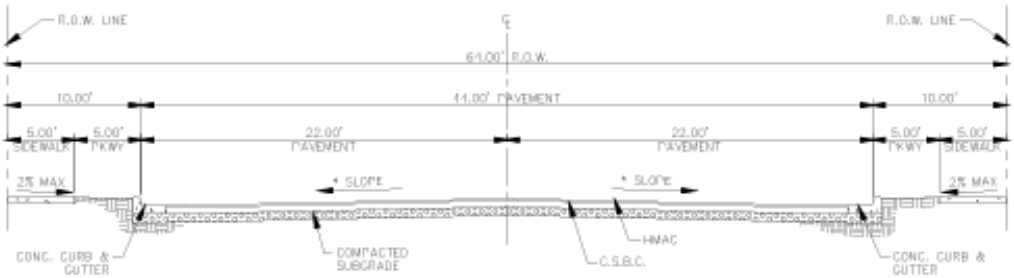
PROPOSED TYPICAL 54' ROW STREET SECTION DETAIL
(RESIDENTIAL SUB-COLLECTOR)
SCALE: N.T.S.



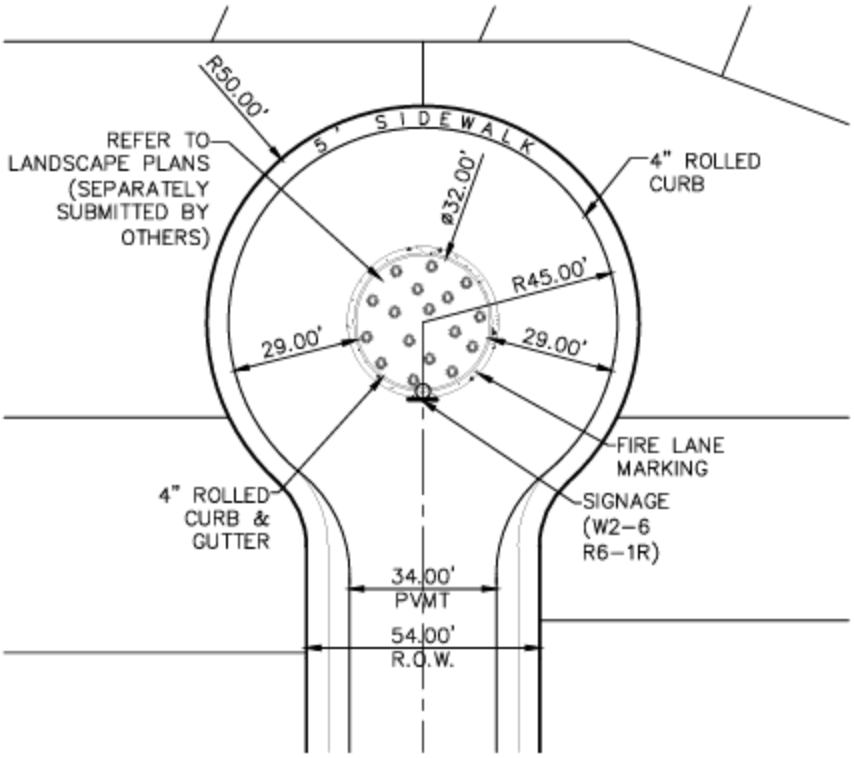
PROPOSED TYPICAL 68' ROW STREET SECTION DETAIL @ ENHANCED ENTRANCE
(SABLE LANE/RESIDENTIAL SUB-COLLECTOR)
SCALE: N.T.S.



PROPOSED TYPICAL 68' ROW STREET SECTION DETAIL @ ENHANCED ENTRANCE
(CRISATA PLACE/RESIDENTIAL SUB-COLLECTOR)
SCALE: N.T.S.



EXISTING 64' ROW STREET SECTIONS DETAIL
(VELVET ASH STREET/RESIDENTIAL COLLECTOR)
SCALE: N.T.S.



TYPICAL CUL-DE-SAC LAYOUT

SCALE: N.T.S.

Attachment 6: Modification Request

cea group

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

October 15, 2026

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

Attention: Mr. Art Rubio,
Chief Planner

Reference: Verdancia Unit Six 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 to use a 68-ft residential collector at enhanced neighborhood entrance. The 68-foot street right-of-way will consist of two 5-ft parkways, two 5-ft wide concrete sidewalks, two 20-ft wide pavement structures and an 8-ft raised landscape median with curbs & gutter. Landscape areas will be maintained by the HOA.

2. Modification to use a 68-ft residential collector at enhanced neighborhood entrance. The 68-foot street right-of-way will consist of two 5-ft parkways, two 5-ft wide concrete sidewalks, two 18-ft wide pavement structures and an 10-ft raised landscape median with curbs & gutter. Landscape areas will be maintained by the HOA.

3. 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.

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 request. If you have any questions, please do not hesitate to call me at (915) 544-5232 or email jgrajeda@ceagroup.net.

Sincerely,
CEA Group

Jorge Grajeda, P.E.
Project Manager

I-2090-037-verdancia unit six - thc modification request
JG/jg

Attachment: Preliminary Plat
cc: Jose Lares, P.E., Hunt Communities, LLC.

PUBLIC INFRASTRUCTURE. PRIVATE DEVELOPMENT.

Attachment 7: 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: VERDANCIA UNIT SIX SUBDIVISION SUBMITTAL DATE: 10-15-2026

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)
BEING A PORTION OF LAND SITUATED IN SECTION 32, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, EL PASO COUNTY TEXAS, CONTAINING 42.93 ACRES.
2. PROPERTY LAND USES:

	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	29.28	207	OFFICE		
DUPLEX			STREET & ALLEY	10.18	9
APARTMENT			PONDING & DRAINAGE	1.46	1
MOBILE HOME			INSTITUTIONAL		
P.U.D.			OTHER		
PARK (Min 1 acre)	1.50	1	C.O.S. & DRAINAGE R.OW.	0.45	3
SCHOOL			HRMUD UTILITY R.OW.	0.06	1
COMMERCIAL			TOTAL NO. SITES	42.93	222
INDUSTRIAL			TOTAL (GROSS) ACREAGE	42.93	

3. WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? R3 & C2 PROPOSED ZONING R3
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 a proposed pond.
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 ANSWER IS "YES", PLEASE EXPLAIN THE NATURE OF THE MODIFICATION See attached modification request letter.
10. WHAT TYPE OF LANDSCAPING IS PROPOSED? PARKWAY ☐ MEDIANS ☐ OTHER ☐ Parkways, common 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, Municode 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 Crossing, LLC. 601 North Mesa, El Paso, Texas 79902 (NAME & ADDRESS) jose.lares@huntcompanies.com (EMAIL) 915-504-4764 (PHONE)
15. DEVELOPER Hunt Horizon Crossing, LLC. 601 North Mesa, El Paso, Texas 79902 (NAME & ADDRESS) jose.lares@huntcompanies.com (EMAIL) 915-504-4764 (PHONE)
16. ENGINEER CEA Group 813 N. Kansas St, Suite 300, El Paso, Texas 79902 (NAME & ADDRESS) jgrajeda@ceagroup.net (EMAIL) 915-544-5232 (PHONE)
17. APPLICANT CEA Group 813 N. Kansas St, Suite 300, El Paso, Texas 79902 (NAME & ADDRESS) jgrajeda@ceagroup.net (EMAIL) 915-544-5232 (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 Preliminary Plat approval request, including but not limited to attorney's fees, engineering fees and publication. Charges exceeding deposit will be invoiced separately. Initials _____.

Applicant 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: $1500.00

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