



**TOWN OF HORIZON CITY
MEMORANDUM**

Date: December 9, 2025

To: Honorable Mayor and Members of City Council

From: Art Rubio, Planning Director

SUBJECT: On the Final Subdivision Plat application for Verdancia Unit 2 (Case No. SDF25-0003), allowing recording of the final plat prior to the completion of all required improvements secured by sufficient bond and to authorize the Mayor to sign the recording plat, legally described as Being A Portion Of Section 32, Block 78, Township 3, Texas And Pacific Railway Company Surveys, El Paso County, Texas. Containing 69.31 acres \pm . Application submitted by Applicant/Representative: CEA Group.

On November 17, 2025, the Planning & Zoning Commission unanimously recommended approval of the Verdancia Unit 2 Final Subdivision Plat.

The application meets all minimum requirements of a final subdivision plat and staff recommends approval of Verdancia Unit 2 Final Subdivision Plat.

Attached for your review is the staff report that was prepared for the Planning and Zoning Commission.



TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.: SDF25-0003 Verdancia Unit 2 Final

Application Type: Final Subdivision Plat Application
P&Z Hearing Date: November 17, 2025
Staff Contact: Art Rubio, Planning Director
915-852-1046, Ext. 407; arubio@horizoncity.org

Address/Location: East 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 69.31 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	Vacant
E	PUD (Planned Unit Development)	Residential
S	Vacant	Vacant
W	C-2	School
LAND USE AND ZONING:		
	Existing	Proposed
Land Use	Vacant	Residential Subdivision
Zoning	R-3 Residential	R-3 Residential

Application Description:

Final Subdivision:

The proposed final plat residential subdivision includes 210 lots for single-family residential development, 1 commercial lot, 2 pond areas, 2 Public Parks, 1 Amenity Site, the smallest lot measuring approximately 5,376 sq. ft. and the largest lot measuring approximately 17,539 sq. ft. Internal 54 ft. residential sub-collector streets, a 68' feet residential collector street, a 64' feet velvet ash street residential collector, and a 78' velvet ash street residential collector.

Cumulative Parkland Dedication:

Verdancia Unit 2 requires .76-acres of parkland dedication, and they carried 4.68-acres of parkland credit. \$29,600.00 in park fees based on Horizon City's Cumulative parkland dedication and fee requirements. The applicant is proposing to satisfy the requirement through the dedication of 2.70-acres of parkland. The proposed dedication consists of 2 parks, a 1.11-acre on the north part of the subdivision and a 1.58-acre to the south of the subdivision.

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:

~~Correct blocks in this unit #2 blocks already exist in Unit 1~~

~~This area is very difficult to address because of the curvatures on Eastlake, but if we keep for the area west of this subdivision in the 14300 range and change the addressing on this plat so that it terminates at the 14500 range, this will follow the plan to have the 14600 range begin just east of the intersection of Horizon Blvd and Eastlake Blvd. The area N/E of Eastlake is going to be difficult as we will need to contain the addressing as it eventually turns into the 14700 range east of Rifton. Attached are my recommendations. Please disregard the highlighting of Desert Rosemary. I was going to say that it could follow the addressing on Eastlake at the 14700 range, but that didn't seem like a good idea in the end. Please let me know if you have any questions or suggestions.~~

TxDOT Comments:

~~No objections~~

El Paso Electric Company:

~~Please update the 12' wide underground easement to 12' wide easement along Eastlake Blvd.~~

Texas Gas Service:

~~Texas Gas has no comments.~~

El Paso Natural Gas / Kinder Morgan:

~~El Paso Natural Gas has no assets in that area.~~

Clint ISD:

~~Clint ISD takes no exceptions to the information presented~~

El Paso Central Appraisal District (EPCAD):

~~Change block number~~

HRMUD:

~~No objections~~

Attachments:

1 – Aerial

2 – Zoning Designation Map

3 – Location Map

4 – Final Plat

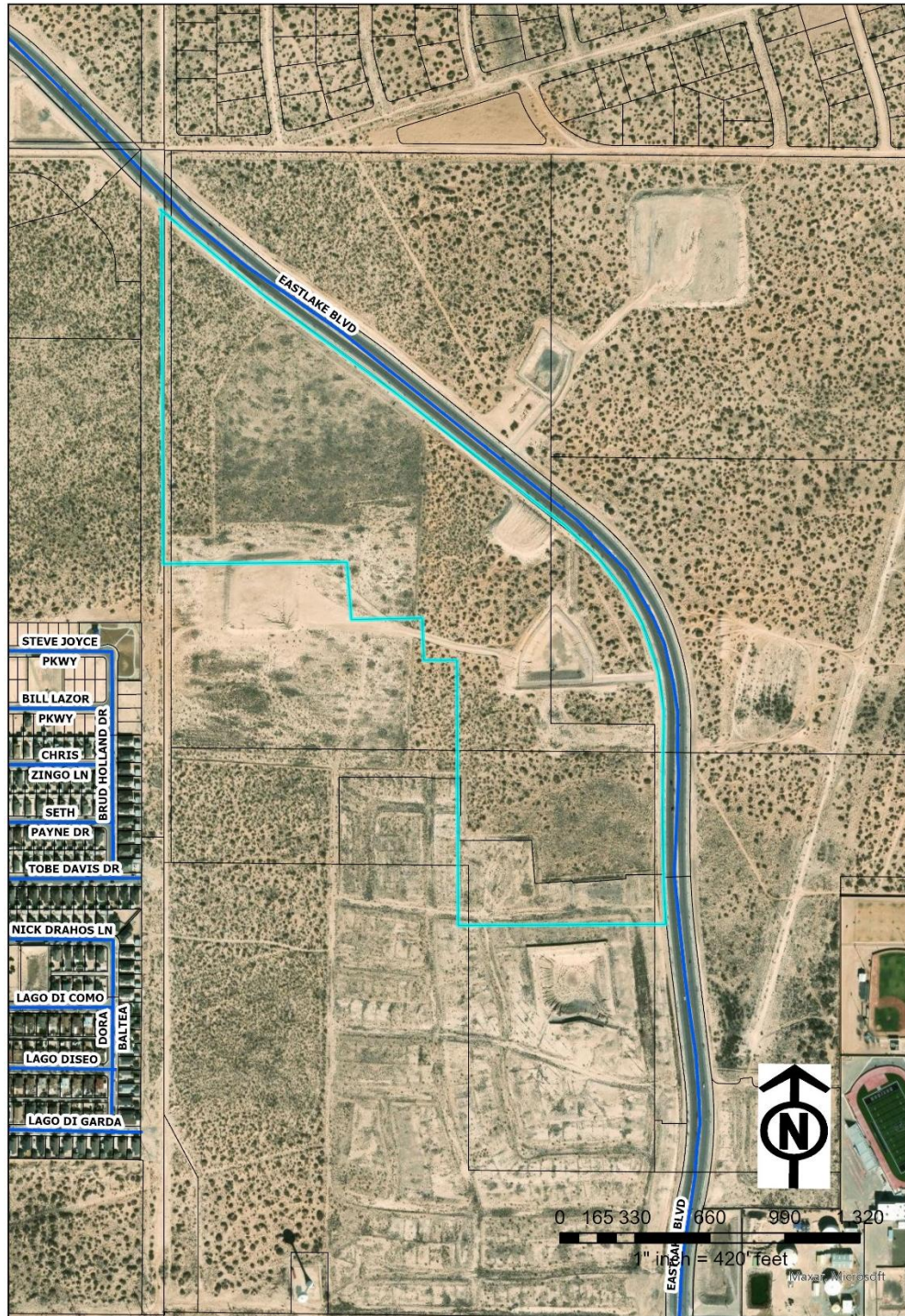
5 – Existing and Proposed Right-of-Way Cross Section and Cul-De-Sacs

6 – Modification Request

7 – Application

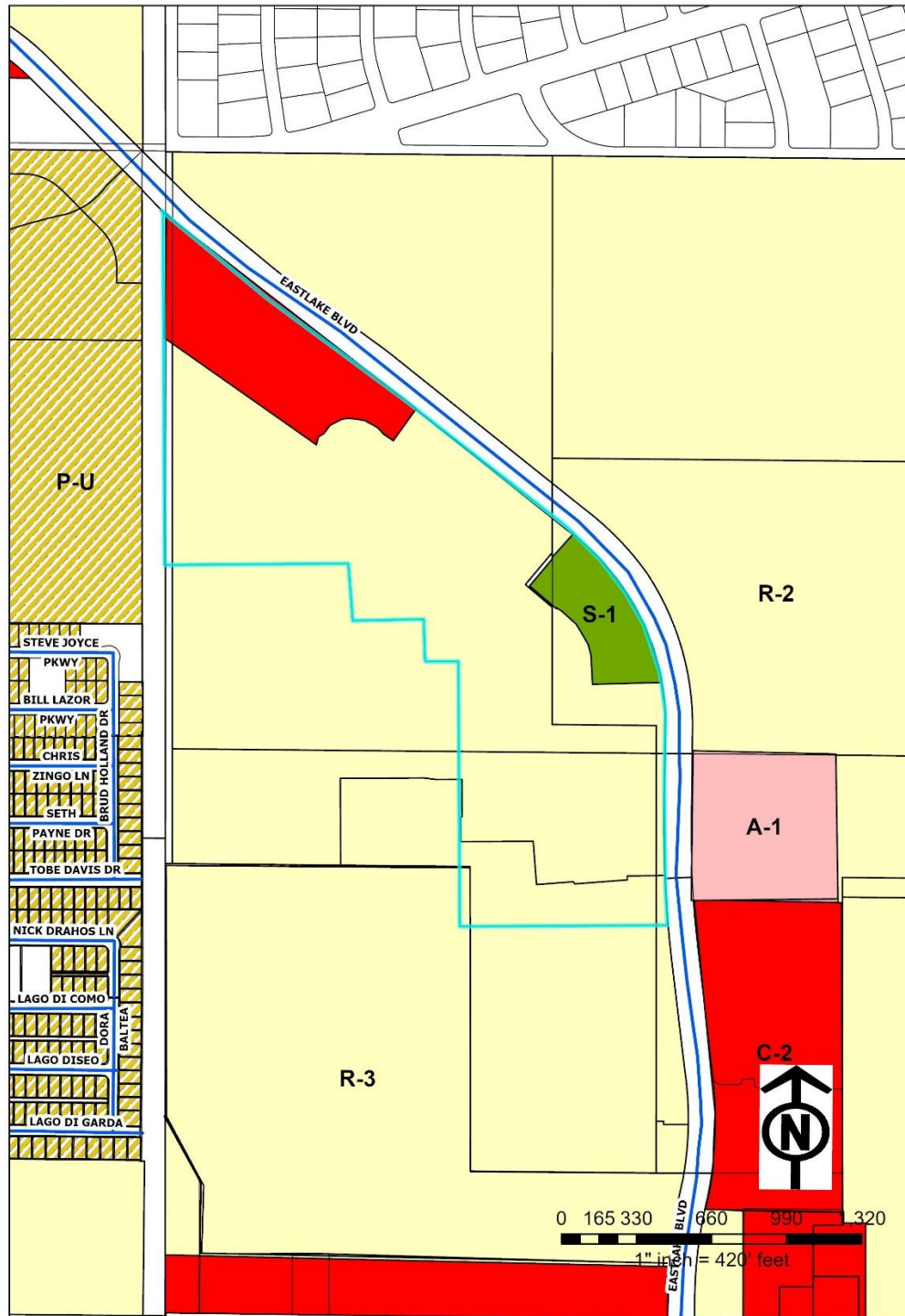
Attachment 1: Aerial Map

**Planning & Zoning Commission
Verdancia Unit 2 Preliminary Plat
Case No. SUC25-0002**



Attachment 2: Zoning Designation Map

**Planning & Zoning Commission
Verdancia Unit 2 Preliminary Plat
Case No. SUC25-0002**



LOCATION MAP

SCALE: 1" = 600'

HORIZON CITY UNIT 95

SUNBURST DRIVE

HORIZON CITY UNIT 95
REPLAT OF BLOCK 854

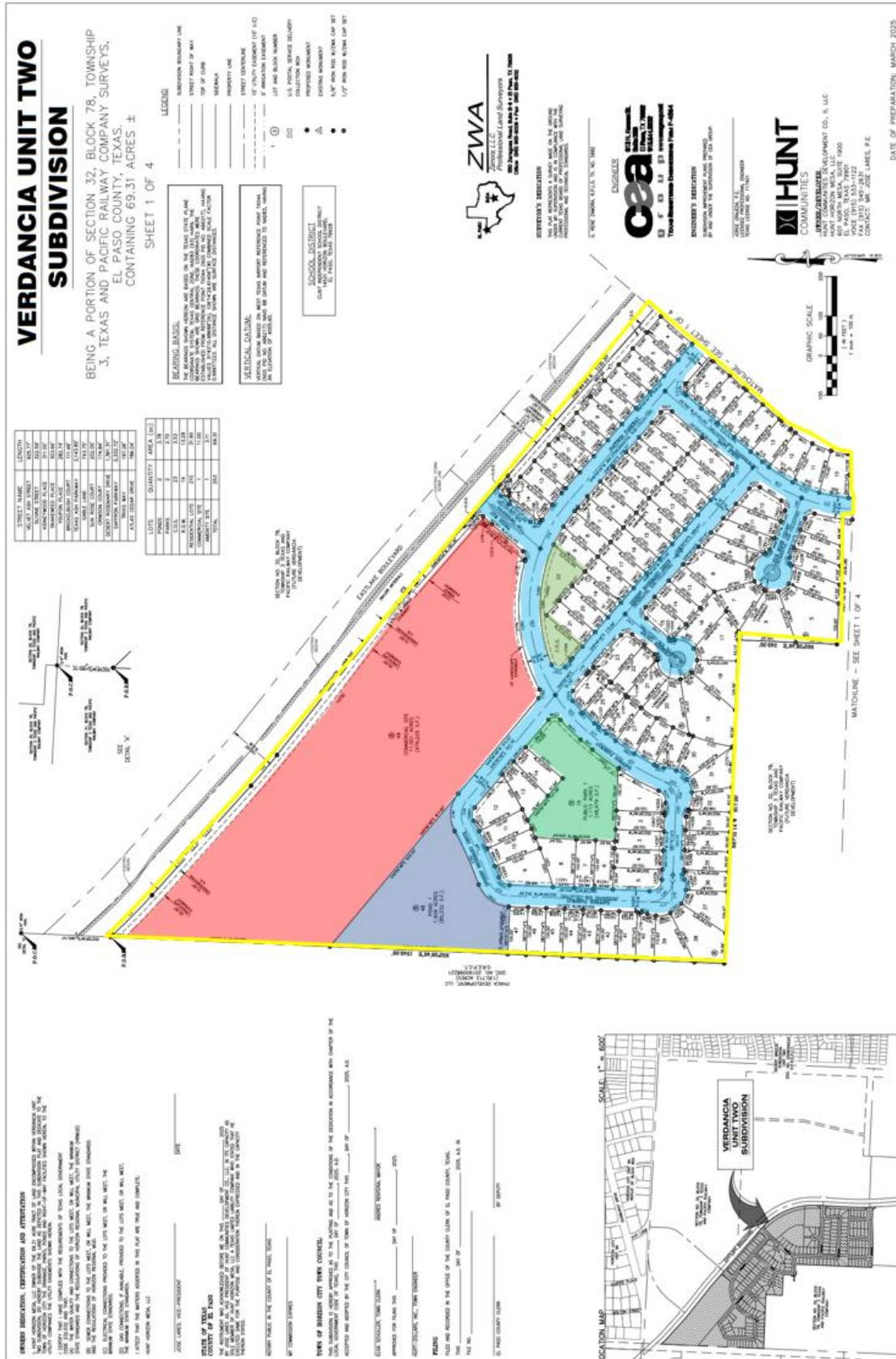
SECTION NO. 32, BLOCK 78, TOWNSHIP 3 TEXAS
AND PACIFIC RAILWAY COMPANY

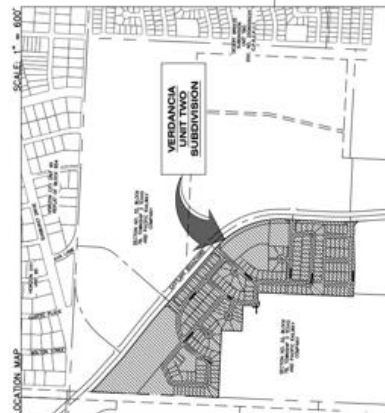
**VERDANCIA
UNIT TWO
SUBDIVISION**

DESERT BREEZE
SUBDIVISION
UNIT TWO
DOC. NO. 2006009225
O.P.R.P.C.T.

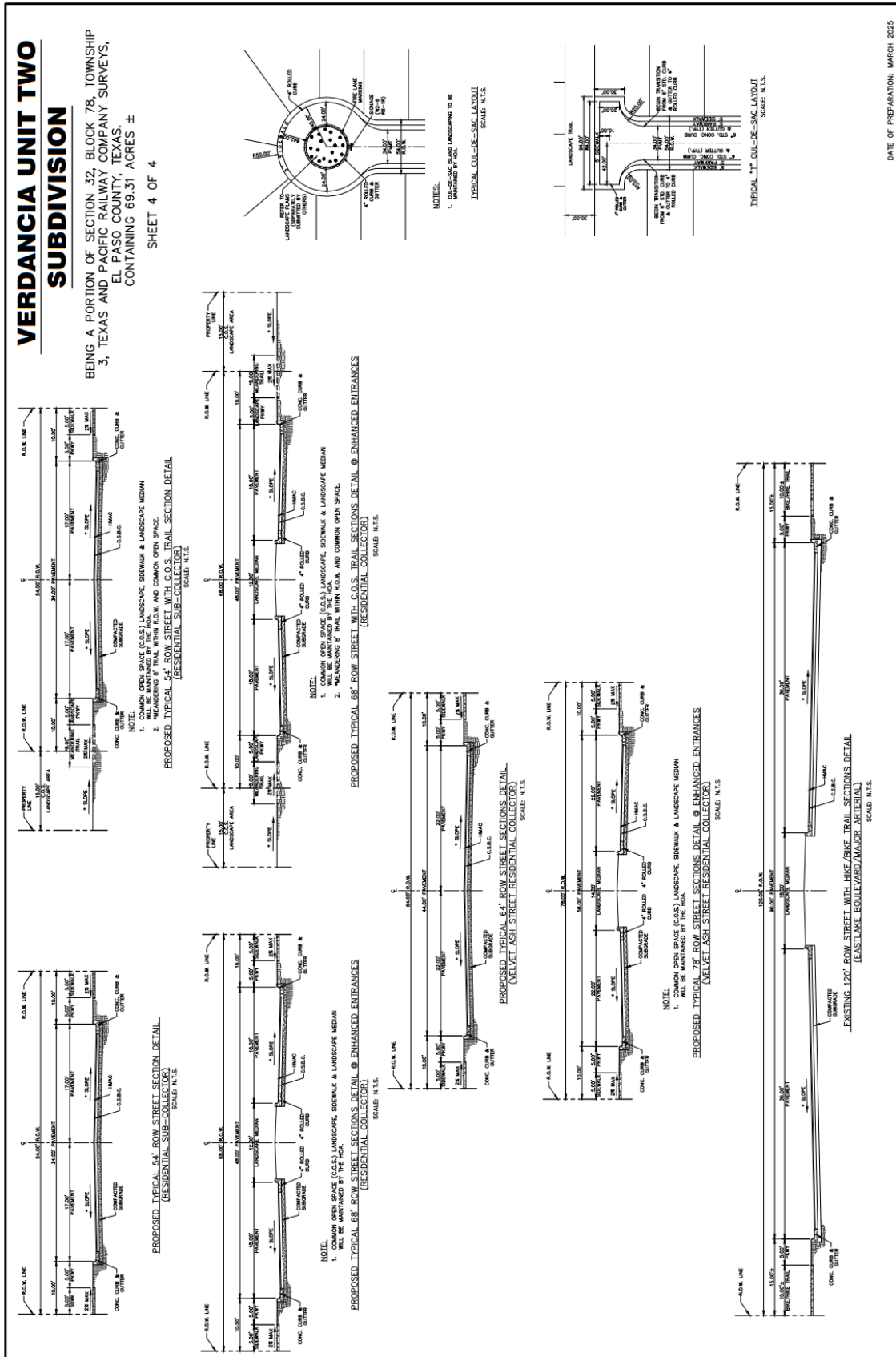
SECTION NO. 32, BLOCK 78, TOWNSHIP 3 TEXAS
AND PACIFIC RAILWAY COMPANY

Attachment 4: Final Subdivision Plat (North)





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



Attachment 6: Modification Request



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

October 6, 2025

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

Attention: Mr. Art Rubio,
Chief Planner

Reference: Verdancia Unit Two 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 residential sub-collector street right-of-way to a 54-ft street right-of-way at all local residential sub-collector streets. The 54-ft street right-of-way 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 54-ft street right-of-way with meandering trails at all local residential sub-collector streets abutting common open space lots. The 54-ft street right-of-way will consist of two 5-ft parkways, 34-ft wide pavement structure with curb & gutter and two 8-ft wide meandering trails. The 8-ft trails will meander within the street right-of-way parkway area and the adjacent 15-ft common open space landscape lot. This will provide a visually appealing and safe walking trail along this corridor. Landscape areas will be maintained by the HOA.
3. Modification to use a 68-ft residential collector at enhanced neighborhood entrances. 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 a 12-ft raised landscape median with curbs & gutter. Landscape areas will be maintained by the HOA.
4. Modification to use a 68-ft street right-of-way with meandering trails at all local residential sub-collector streets at enhanced neighborhood entrances abutting common open space lots. The 68-ft street right-of-way will consist of two 5-ft parkways, 36-ft wide pavement structure with curb & gutter, a 12-ft raised landscape median and two 8-ft wide meandering trails. The 8-ft trails will meander within the street right-of-way parkway area and the adjacent 15-ft common open space landscape lot. This will provide a visually appealing and safe walking trail along this corridor. Landscape areas will be maintained by the HOA.
5. Modification to use a 64-ft street right-of-way residential collector at Velvet Ash St. which consist of two 5-ft parkways, two 5-ft wide concrete sidewalks and a 44-ft wide pavement structure with curb & gutter.
6. Modification to use a 78-ft street right-of-way residential collector at the enhanced neighborhood entrance on Velvet Ash and Eastlake Blvd. intersection. The 78-foot street will consist of two 5-ft parkways, two 5-ft wide concrete sidewalks, two 22-ft wide pavement structures and a 14-ft raised landscape median with curbs & gutter. Landscape areas will be maintained by the HOA.

PUBLIC INFRASTRUCTURE. PRIVATE DEVELOPMENT.



7. Modification to use 50-foot radius Cul-de-Sac streets with interior landscape islands and outside travel lane roadway width of 24-feet. The proposed cul-de-sac and landscape islands will enhance the neighborhood character, reduce the impervious surface, aid to eliminate typical cul-de-sac "stack" parking and maintain adequate room for emergency vehicle turning movement. Landscape areas will be maintained by the HOA.
8. Modification to use "T" Cul-de-Sac access streets on Kidneywood Place, Snakeweed Place and Youpon Place. The proposed "T" Cul-de-Sac will consist of a 54-foot right-of-way within the straight segment with 34-ft pavement width, two 5-ft parkways and two 5-ft wide concrete sidewalks. The "T" hammer head section will consist of a 94-ft width right-of-way, width an 84-ft wide pavement section and 5-ft sidewalks on each end. The length of these "T" Cul-de-Sacs will vary between 285-ft to 311-ft from center of intersecting street to center of "T" Cul-de-Sac.

The proposed "T" Cul-de-Sacs will enhance the neighborhood character by allowing visibility and pedestrian access to the proposed 30-ft access landscape trail adjacent and abutting these. In addition to, the proposed layout allows room for emergency vehicle turning movement. The use of "T" Cul-de-Sacs have been an accepted means of street access within the El Paso County region.

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-2090-029-verdanciaunittwosubd._thc modificationrequest.ar.06october.2025
JG/jg

Attachment: Final 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 FINAL PLAT APPLICATION

SUBDIVISION PROPOSED NAME: VERDANCIA UNIT TWO SUBDIVISION SUBMITTAL DATE: 10-16-2025

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)
BEING A PORTION OF SECTION 32, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, EL PASO COUNTY, TEXAS.
CONTAINING 69.31 ACRES

2. PROPERTY LAND USES:

	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	<u>31.90</u>	<u>210</u>	OFFICE		
DUPLEX			STREET & ALLEY	<u>13.29</u>	<u>14</u>
APARTMENT			PONDING & DRAINAGE	<u>3.78</u>	<u>2</u>
MOBILE HOME			INSTITUTIONAL		
P.U.D.			OTHER		
PARK (Min 1 Acre)	<u>2.70</u>	<u>2</u>	AMENITY SITE	<u>3.11</u>	<u>1</u>
SCHOOL			C.O.S. & LANDSCAPE TRAILS	<u>3.53</u>	<u>23</u>
COMMERCIAL	<u>11.00</u>	<u>1</u>	TOTAL NO. SITES	<u>69.31</u>	<u>229</u>
INDUSTRIAL			TOTAL (GROSS) ACREAGE	<u>69.31</u>	

3. WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? R3 PROPOSED ZONING R3, C2 & 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 ONE EXISTING POND AND ONE 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 "YES", PLEASE LIST SECTION & EXPLAIN THE NATURE OF THE MODIFICATION SEE ATTACHED MODIFICATION REQUEST LETTER FOR PROPOSED STREET R.O.W., T.C.A. DE-SAG & C.U.D. DE-SAG

10. WHAT TYPE OF LANDSCAPING IS PROPOSED? PARKWAY ☐ MEDIANS ☐ OTHER ☐ PARKWAY, COUNCIL OPEN SPACE & MEDIAN

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 sp
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 sp IF YES, PLEASE SUBMIT COPY.

14. OWNER OF RECORD HUNT HORIZON CROSSING, LLC. (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 915-504-4784
(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 sp

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**