



TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.: SDP25-0005 Verdancia Unit 3 Preliminary

Application Type: Preliminary 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 30, Block 78, Township 3, Texas And Pacific Railway Company Surveys, El Paso County, Texas. Containing 45.399 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	PUD
W	Vacant	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 final plat residential subdivision includes 206 lots for single-family residential development, 1 commercial lot, 1 pond areas, 1 Public Parks, the smallest lot measuring approximately 5,500 sq. ft. and the largest lot measuring approximately 14,016 sq. ft. Internal 54 ft. residential sub-collector streets, a 68' feet residential collector street, a 69' collector arterial, and a 120' major arterial.

Cumulative Parkland Dedication:

Verdancia Unit 3 requires 0-acres of parkland dedication, and they carried 5.863-acres of parkland credit. \$0 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 1.183-acres of parkland. The proposed dedication consists of 1 park, a 1.183-acre on the north part 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:**

1. Sec. 4.2.2.5: Provide features pertinent to subdivision such as any existing utilities with the size of sewer or water mains on Paseo del Este Blvd.
2. 2. Sec. 4.2.2.5: Provide acreage of each lot. Only square footage is shown.
3. 3. Sec. 4.2.2.9: Provide certification from utility and/or service agencies indicating their satisfaction with the location and extent of utility easements. The certification must also state whether utility services will be sufficient to serve the subdivision. If these certifications are not submitted with the preliminary plat, the City may forward the plat and a comment sheet to the agencies to request service information and easement location comments. A fee will be assessed to cover the associated cost.
4. 4. Add existing utilities to legend.
5. 5. Legend shows hatch for landscape/utility easements. Please show hatch on utility easements as well or revise legend.

El Paso 9-1-1 District Comments:

No objections

TxDOT Comments:

No objections

El Paso Electric Company:

Please change the 12' wide underground easement to 12' wide easement along Eastlake Blvd. Please also extend the 12' wide utility easement along Paseo Del Este Blvd.

Texas Gas Service:

Texas Gas Service has no comments.

El Paso Natural Gas / Kinder Morgan:

El Paso Natural Gas has no assets in that area.

Clint ISD:

No objections

El Paso Central Appraisal District (EPCAD):

~~Change block number~~

HRMUD:

No objections

Attachments:

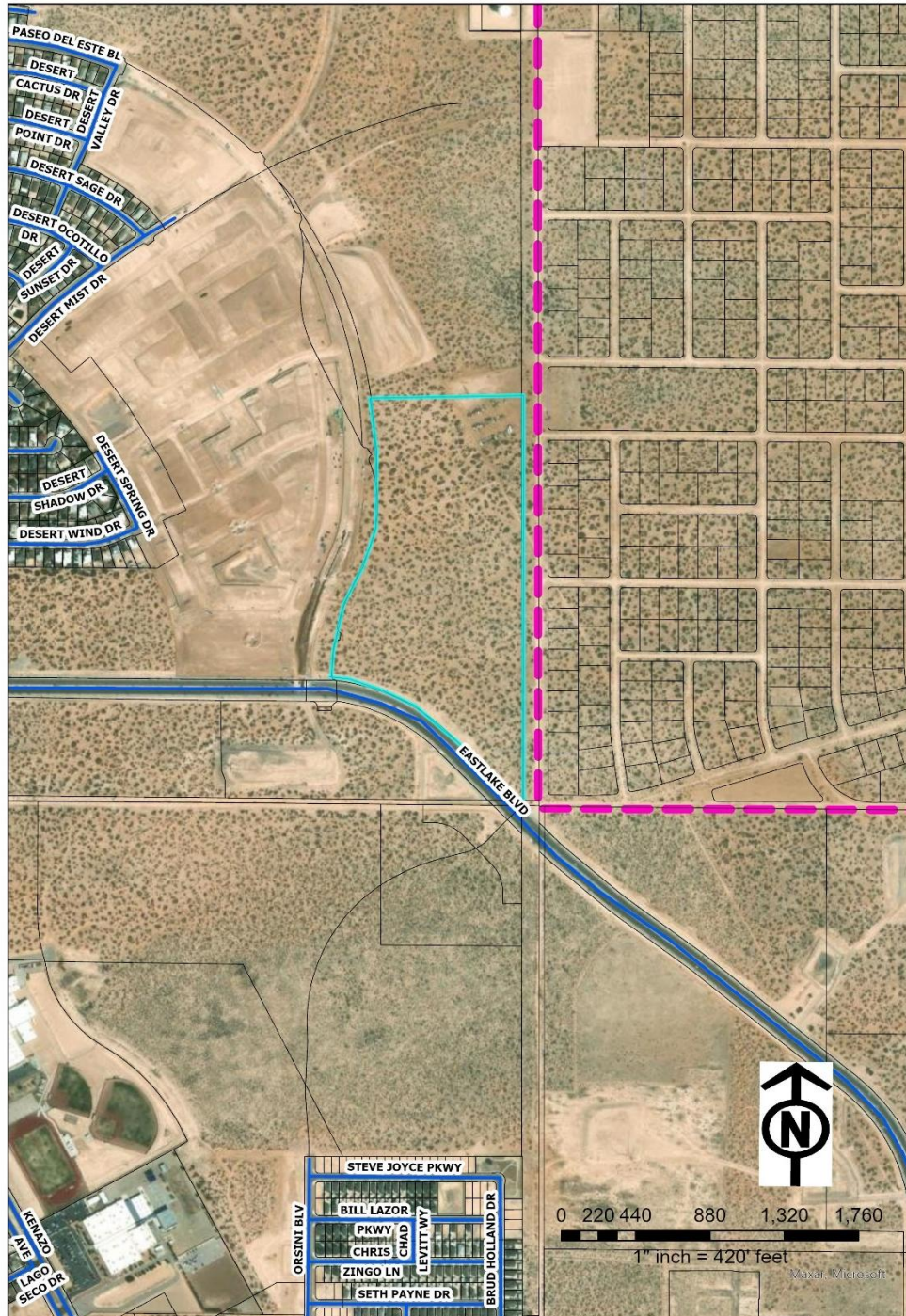
1 – Aerial

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**

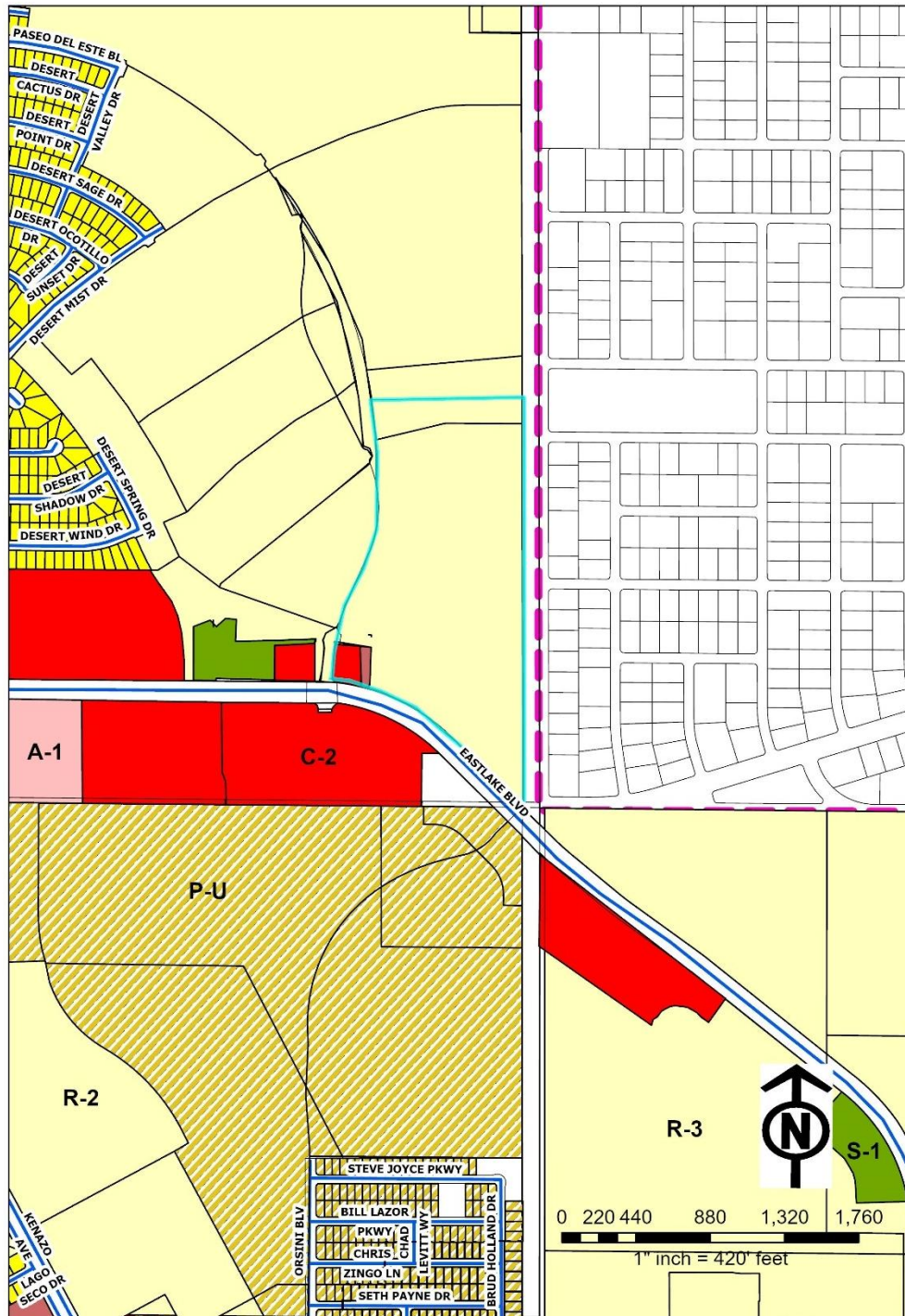
Attachment 1: Aerial Map

**Planning & Zoning Commission
Verdancia Unit 3
Case No. SDP25-0005**

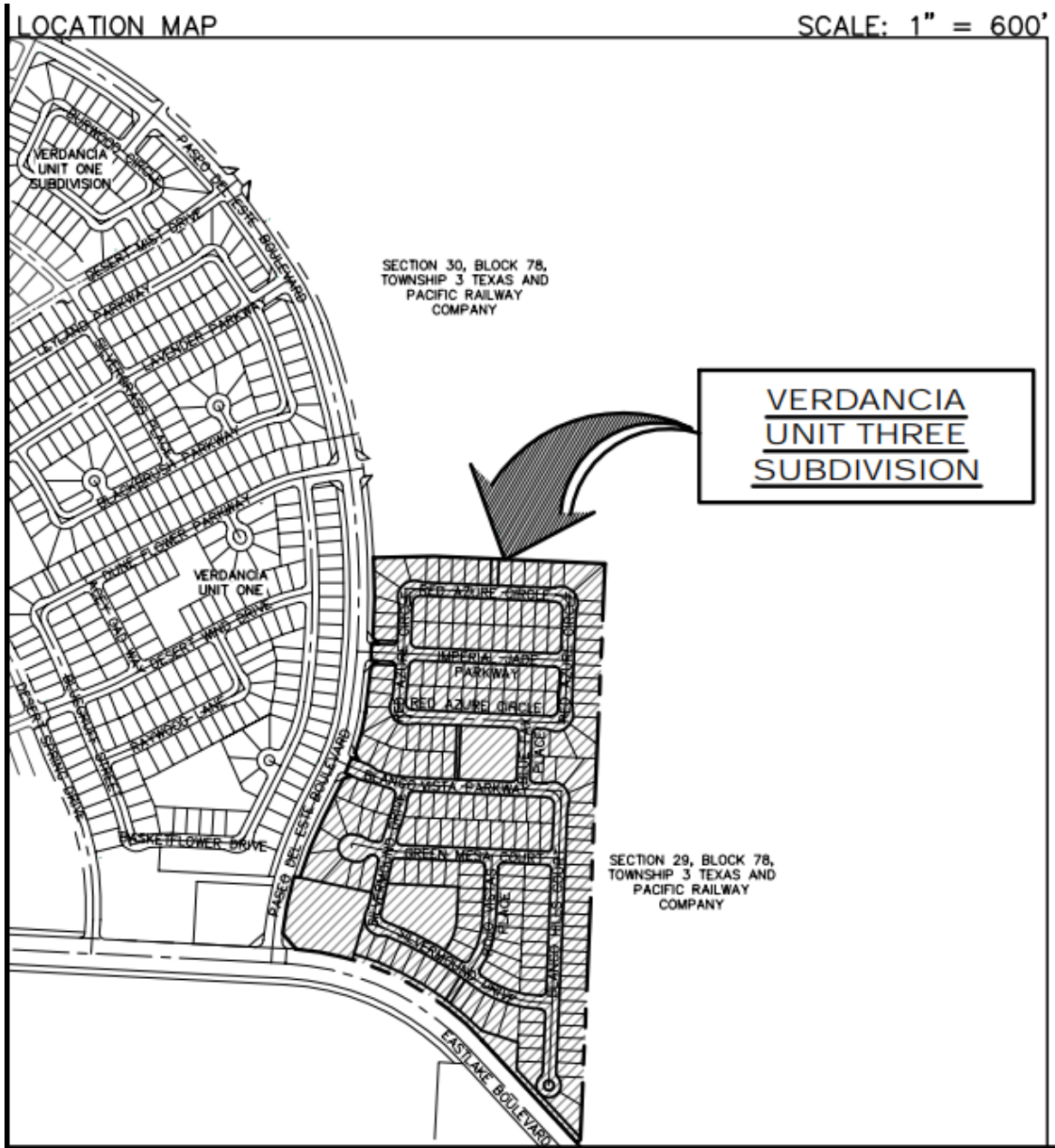


Attachment 2: Zoning Designation Map

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



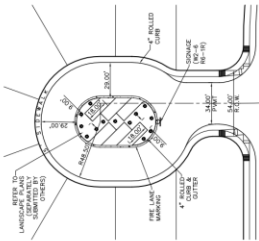
November 17, 2025

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

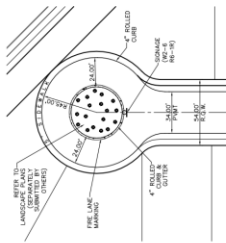
VERDANCIA UNIT THREE SUBDIVISION

BEING A PORTION OF LAND SITUATED IN SECTION 30,
BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC
RAILWAY COMPANY SURVEY, EL PASO COUNTY TEXAS,
CONTAINING 45.399 ACRES ±

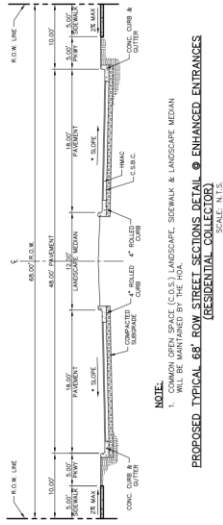
SHEET 4 OF 4



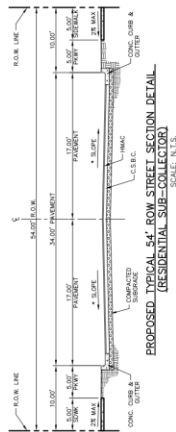
NOTES:
1. CUL-DE-SAC ISLAND LANDSCAPING TO BE MAINTAINED BY HOA.
TYPICAL CUL-DE-SAC PARKING LAYOUT
SCALE: N.T.S.



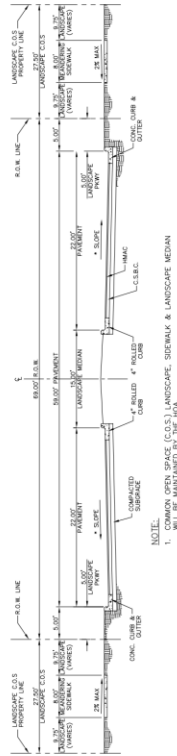
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SCALE: N.T.S.



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.

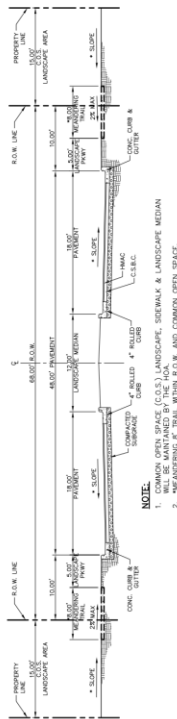


NOTE:
1. COMMON OPEN SPACE (C.O.S.) LANDSCAPE, SIDEWALK & LANDSCAPE MEDIAN WILL BE MAINTAINED BY THE HOA.
2. MEASURING AT TRAIL WITHIN R.O.W. & COMMON OPEN SPACE.
PROPOSED TYPICAL 68' ROW STREET SECTIONS DETAIL @ ENHANCED ENTRANCES (RESIDENTIAL SUB-COLLECTOR)
SCALE: N.T.S.



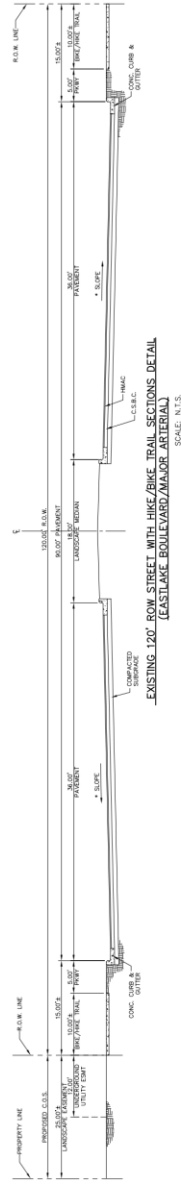
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SCALE: N.T.S.



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SCALE: N.T.S.

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SCALE: N.T.S.



EXISTING 120' ROW STREET WITH HIKE/BIKE TRAIL SECTIONS DETAIL (EASTLAKE BOULEVARD/MAJOR ARTERIAL)
SCALE: N.T.S.

Attachment 6: Modification Request



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

October 15, 2025

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

Attention: Mr. Art Rubio,
Chief Planner

Reference: Verdancia Unit Three 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 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.
2. 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.
3. Modification to use 53.50-foot radius Cul-de-Sac streets with interior landscape/parking islands and outside travel lane roadway width of 24-feet. The proposed cul-de-sac and landscape/parking 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.

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

A blue ink signature of Jorge Grajeda, P.E., written over a light blue circular stamp.

Jorge Grajeda, P.E.
Project Manager

I-2090-030-verdancia unit three - 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 Three Subdivision

SUBMITTAL DATE: 10/21/25

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)
Being a portion of land situated in section 30, block 78, township 3, Texas and Pacific Railway Company survey, El Paso County Texas. Containing 45.40 acres.
2. PROPERTY LAND USES:
- | | ACRES | SITES | | ACRES | SITES |
|-------------------|--------------|------------|---------------------------|--------------|------------|
| SINGLE-FAMILY | <u>29.40</u> | <u>206</u> | OFFICE | | |
| DUPLEX | | | STREET & ALLEY | <u>10.31</u> | <u>8</u> |
| APARTMENT | | | PONDING & DRAINAGE | <u>1.39</u> | <u>1</u> |
| MOBILE HOME | | | INSTITUTIONAL | | |
| P.U.D. | | | OTHER | | |
| PARK (Min 1 acre) | <u>1.18</u> | <u>1</u> | C.O.S. & Landscape Trails | <u>1.04</u> | <u>4</u> |
| SCHOOL | | | Drainage Easement | <u>0.08</u> | |
| COMMERCIAL | <u>2.00</u> | <u>1</u> | TOTAL NO. SITES | <u>45.40</u> | <u>222</u> |
| INDUSTRIAL | | | TOTAL (GROSS) ACREAGE | <u>45.40</u> | |
3. WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? C1 & R3 PROPOSED ZONING C1 & 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 for proposed street R.O.W. & Cul-De-Sac.
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 601 North Mesa, El Paso, Texas 79902 jose.lares@huntcompanies.com 915-504-4764
(NAME & ADDRESS) (EMAIL) (PHONE)
Hunt Horizon Mesa, LLC.
15. DEVELOPER 601 North Mesa, El Paso, Texas 79902 jose.lares@huntcompanies.com 915-504-4764
(NAME & ADDRESS) (EMAIL) (PHONE)
CEA Group
16. ENGINEER 813 N. Kansas St, Suite 300, El Paso, Texas 79902 jgrajeda@ceagroup.net 915-544-5232
(NAME & ADDRESS) (EMAIL) (PHONE)
CEA Group
17. APPLICANT 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 SAKE AS APPLICANT
(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 JG

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: \$1500.00