



TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.: SDP26-0001 Verdancia Unit 5 Preliminary

Application Type: Preliminary Subdivision Plat Application
P&Z Hearing Date: July 20, 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 42.27-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	Vacant	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 203 lots for single-family residential development, 1 pond area, the smallest lot measuring approximately 5,500 sq. ft. and the largest lot measuring approximately 12,894 sq. ft. Internal 54 ft. residential sub-collector streets, a 68' feet residential sub-collector street, a 64' residential collector.

Cumulative Parkland Dedication:

Verdancia Unit 5 is required to provide 4.49 acres of parkland dedication. Since the development carried a parkland credit of 8.203 acres, the required dedication was satisfied through the available credit, leaving a remaining cumulative parkland credit of 3.713 acres. In addition, \$3,594.00 in park fees is due in accordance with 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:

No comments

TxDOT Comments:

No comments

El Paso Electric Company:

Please add a 12' wide easement along Velvet Ash St to access the new lots. Please provide the construction plans for Velvet Ash to cross our transmission line.

Texas Gas Service:

Texas Gas Services does not have any comments at this time. We do have existing mains in close proximity to this preliminary plat application, Verdancia Unit Five Subdivision, and are looking forward to working with the developer when they are ready.

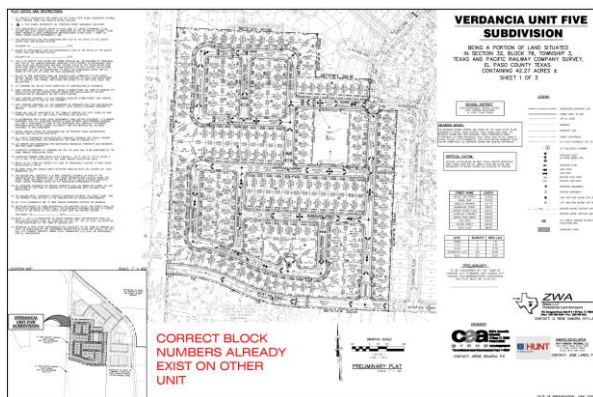
El Paso Natural Gas / Kinder Morgan:

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):



HRMUD:

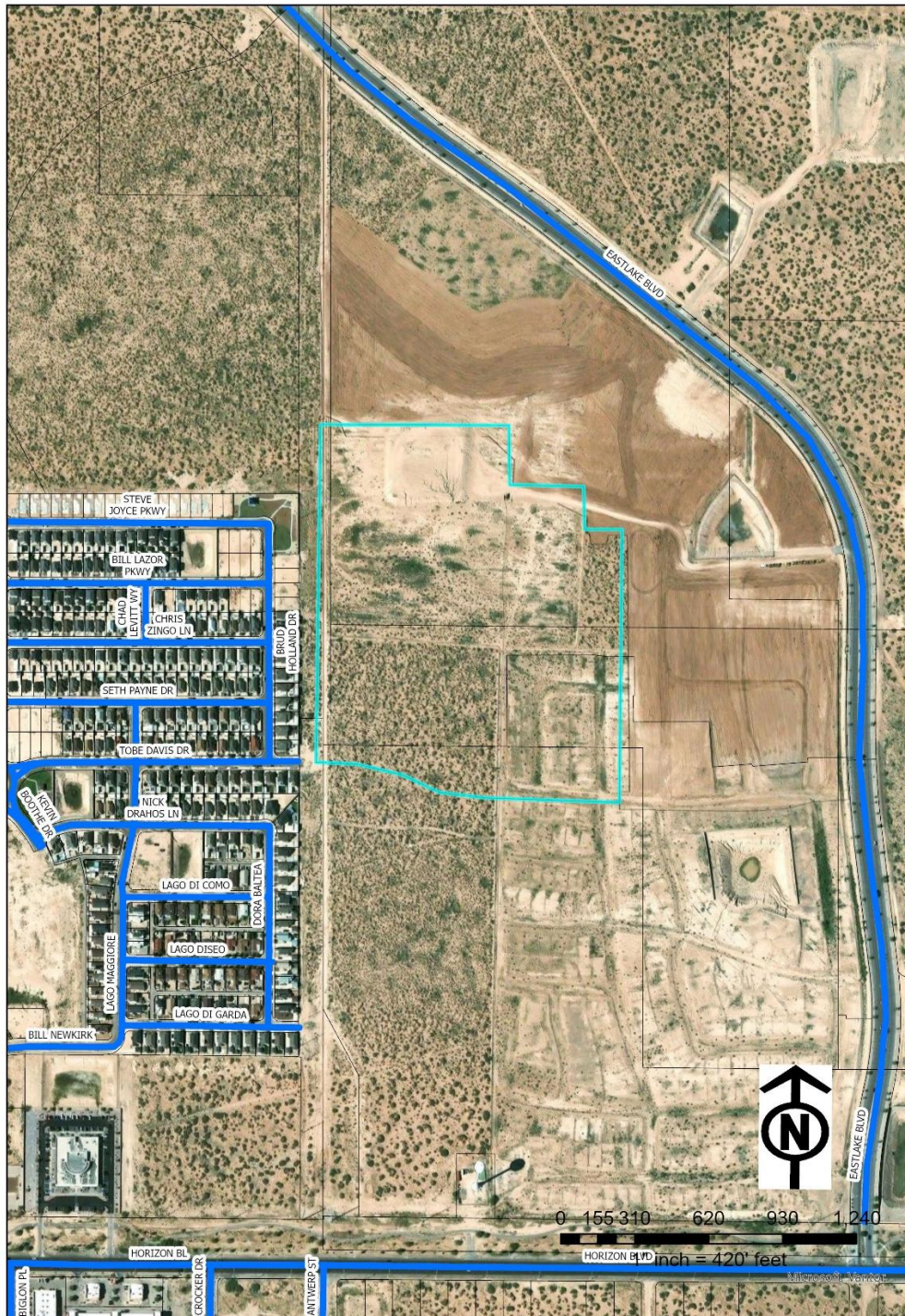
No comments

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**

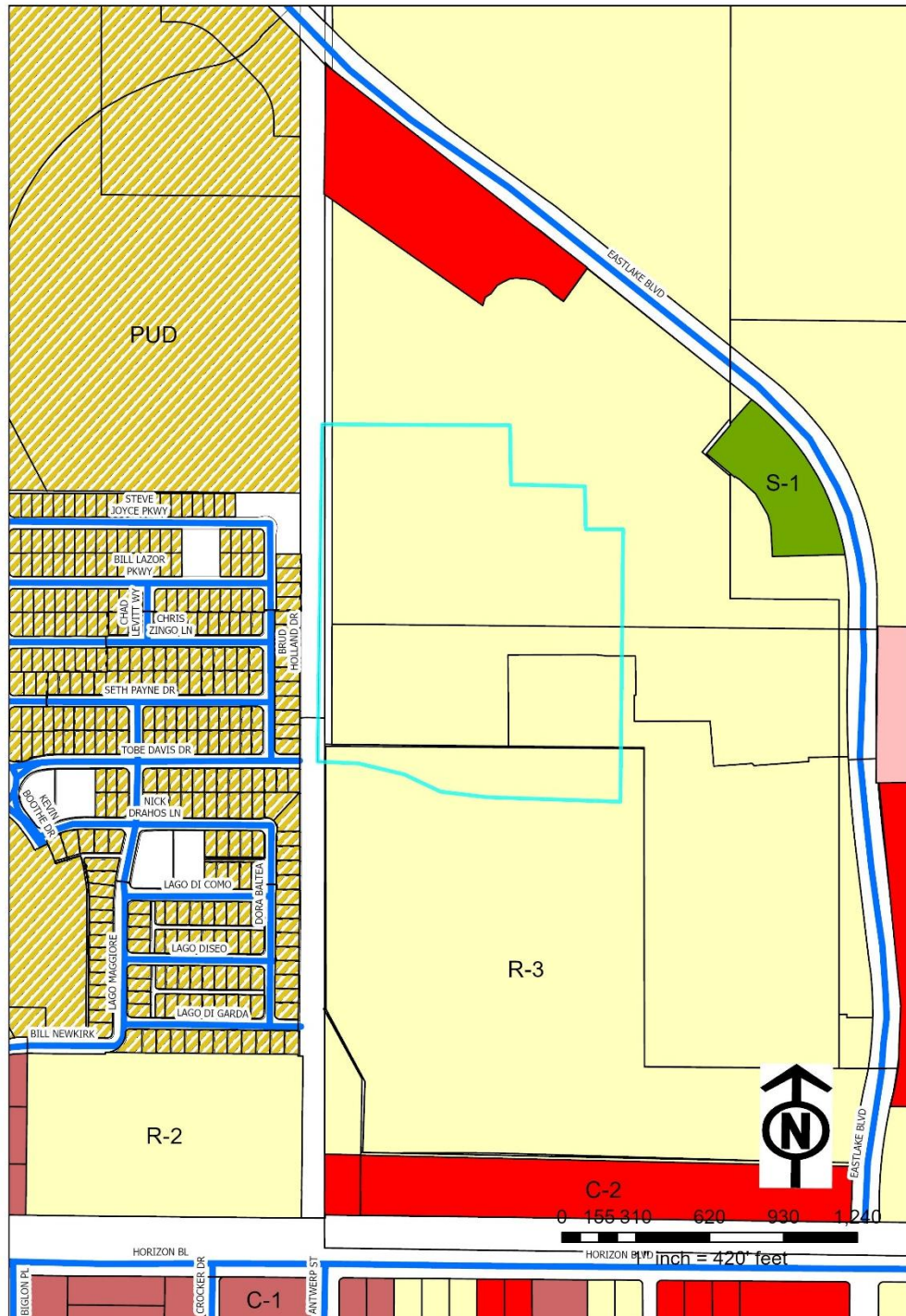
Attachment 1: Aerial Map

**Planning & Zoning Commission
Verdancia Unit 5
Case No. SDP26-0001**



Attachment 2: Zoning Designation Map

**Planning & Zoning Commission
Verdancia Unit 5
Case No. SDP26-0001**



LOCATION MAP

VERDANCIA
UNIT FIVE
SUBDIVISION

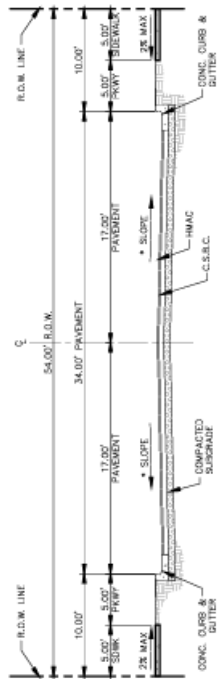
EL PASO ELECTRIC COMPANY
(6.940 ACRES)
DOC. NO. 20010060578
O.R.E.P.C.T.

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

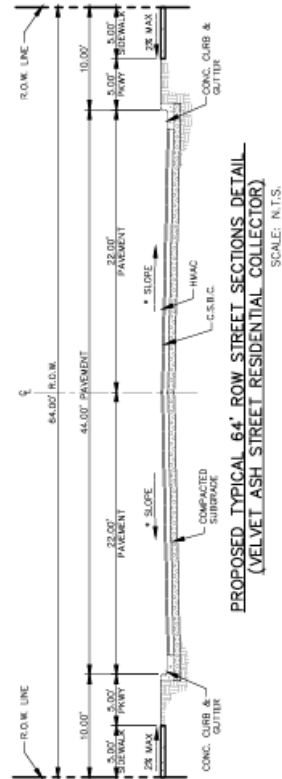
VERDANCIA UNIT
TWO SUBDIVISION

SECTION NO. 32, BLOCK 78,
TOWNSHIP 3 TEXAS AND
PACIFIC RAILWAY COMPANY
(FUTURE REGIONAL PARK)

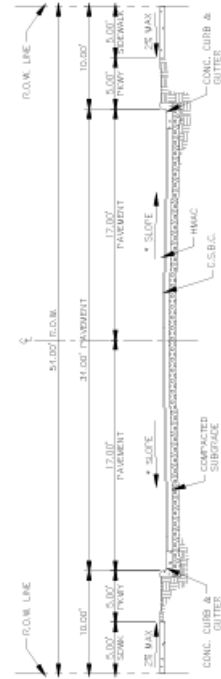
PROPOSED TYPICAL 54' ROW STREET SECTION DETAIL
(RESIDENTIAL SUB-COLLECTOR)
SCALE: N.T.S.



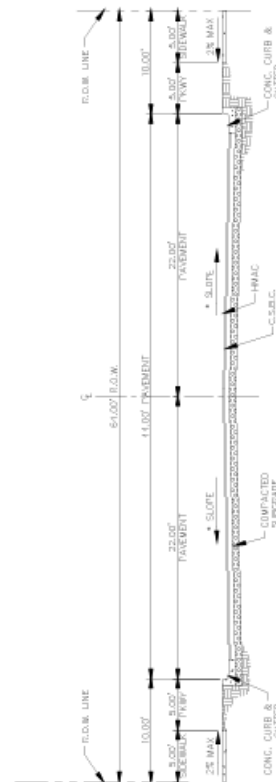
PROPOSED TYPICAL 64' ROW STREET SECTIONS DETAIL
(VELVET ASH STREET RESIDENTIAL COLLECTOR)
SCALE: N.T.S.



EXISTING 54' ROW STREET SECTION DETAIL
(OLIVINE STREET & SABLE LANE/RESIDENTIAL SUB-COLLECTOR)
SCALE: N.T.S.



EXISTING 64" ROW STREET SECTIONS DETAIL
(VELVET ASH STREET/RESIDENTIAL COLLECTOR)
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

July 16, 2026

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

Attention: Mr. Art Rubio,
Chief Planner

Reference: Verdancia Unit Five Subdivision – Modification Request Letter-**REVISED**

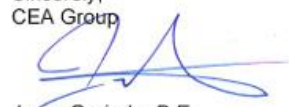
Dear Mr. Rubio:

Hunt Communities, GP, LLC is requesting the following modifications from the Town of Horizon City Subdivision Regulations.

1. Modification 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 50-foot radius eyebrow street with interior landscape islands and outside travel lane roadway width of 29-feet. The proposed eyebrow and landscape island will enhance the neighborhood character, reduce the impervious surface, and maintain adequate room for emergency vehicle turning movement. 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-2090-036-verdancia unit five - thc modification request_revised
JG/jg

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

PUBLIC INFRASTRUCTURE. PRIVATE DEVELOPMENT.

Attachment 7: Application