



TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.: SDF26-0001 Verdancia Unit 3 Final

Application Type: Final 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: 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:

Final 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:

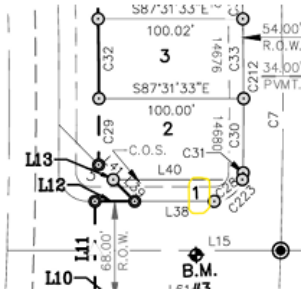
Verdancia Unit 3 requires 0-acres of parkland dedication, and they carried 5.863-acres of parkland credit. \$0 in park fees based on Horizon City's Cumulative parkland dedication and fee requirements. The applicant is proposing to satisfy the requirement through the dedication of 1.183-acres of parkland. The proposed dedication consists of 1 park, a 1.183-acre on the north part of the subdivision.

Staff Recommendation:

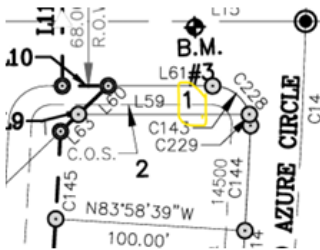
Staff recommends approval subject to addressing all pending comments prior to City Council Meeting.

Planning Division Comments:

1. What is the proposed use on Lot 1, Block 1, was it supposed to be a lot?



2. What is the proposed use on Lot 1, Block 4, was it supposed to be a lot?



3. Missing property boundaries between Lot 76-77, Block 1



Town Engineer Comments:

El Paso 9-1-1 District Comments:

The 9-1-1 District has no comments/concerns regarding this plat.

TxDOT Comments:

No comments

El Paso Electric Company:

We have no comments for Verdancia Unit 3.

Texas Gas Service:

Texas Gas Service has this project on queue, no additional comments at this time.

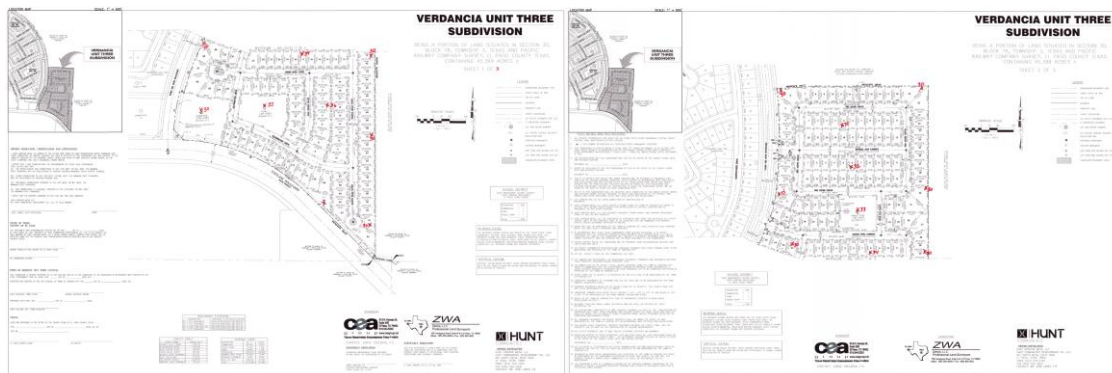
El Paso Natural Gas / Kinder Morgan:

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):



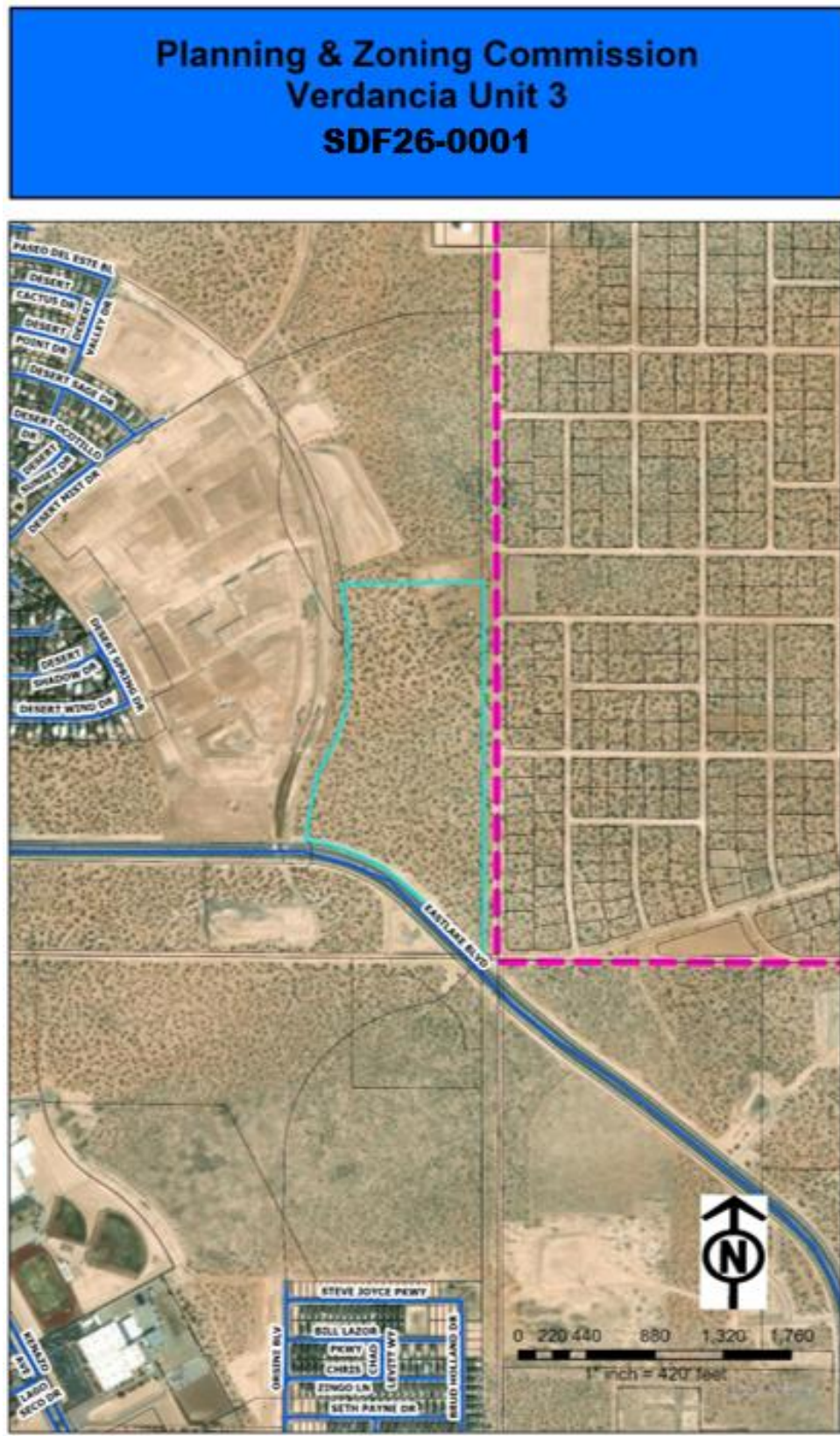
HRMUD:

No comments

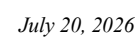
Attachments:

- 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

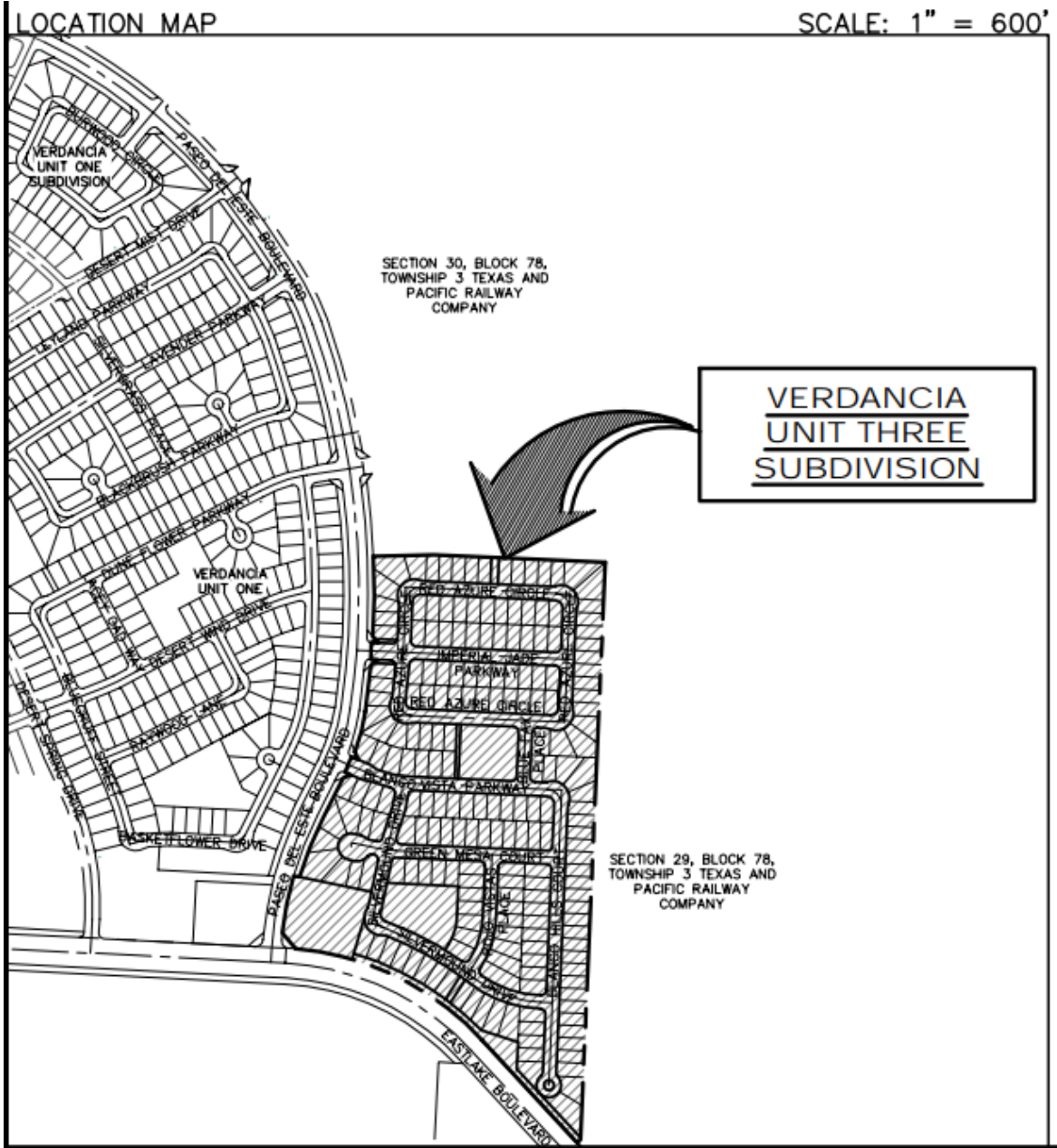
Attachment 1: Aerial Map



**Planning & Zoning Commission
Verdancia Unit 3
SDF26-0001**



Attachment 3: Location Map



July 20, 2026

**VERDANCIA UNIT THREE
SUBDIVISION**



POWER REDUCTION, REGISTRATION AND ATTENUATION

20. For more details and comments on the 1971-72, see the author's 1975 manuscript and the discussion in *Journal of American Studies*, 9 (1975), 179-180.

[illegible]

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and results are discussed in the concluding section.

_____ *Professor, The Ohio State*

CITY OF TEXAS
COUNTY OF EL PASO

the authors are acknowledged owing to the constructive criticism of the author of the manuscript. The author is also grateful to the referees for their valuable comments and suggestions. The author is also grateful to the referees for their valuable comments and suggestions.

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07-06-07 08:00 09:00 10:00 11:00

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DATE RECEIVED _____
 RECEIVED BY _____
 COMMENTS AND DATE _____

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Figure 1

_____ at _____
_____ and _____


 C.S.A. Chapter 26
 Suite 100
 17 Hwy. 17, NW
 P.O. Box 1227
 Dallas, TX 75247
 972.341.1227


 ZWA
 Zarnes LLC
 Professional Land Surveyors



CSA



COMMUNITY FILM

OVERSEAS/FOREIGNER
HARDY CRONIN, with L.L.
SCOTT STANLEY, 1975, 20 minutes, BB.
RUE NORTH WEST, 1977, 1980
16 mm, color, 1980
VHS, 1980, \$10.95
DAR VHS, \$10.95
CONTACT: MR. AND LARUE, P.O.

DOI: 10.1017/S002229240000163

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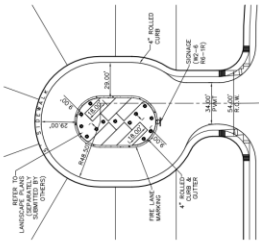
DATE OF SUBMISSION: AUGUST 27, 2025

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

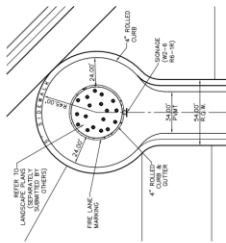
VERDANCIA UNIT THREE SUBDIVISION

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 ±

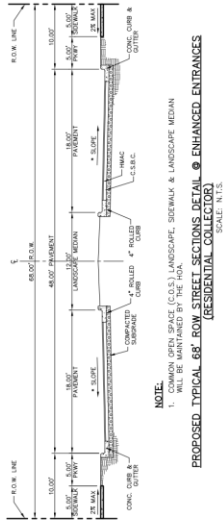
SHEET 4 OF 4



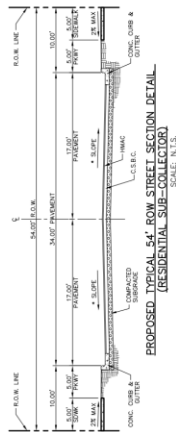
NOTES:
1. CUL-DE-SAC ISLAND LANDSCAPING TO BE MAINTAINED BY HOA.
TYPICAL CUL-DE-SAC PARKING LAYOUT
SCALE: N.T.S.



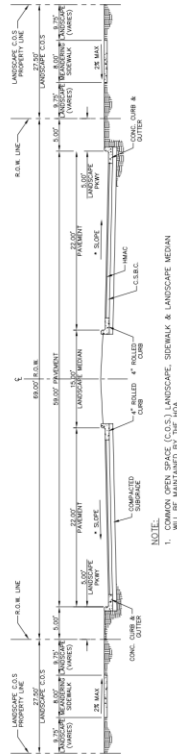
NOTES:
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TYPICAL CUL-DE-SAC LAYOUT
SCALE: N.T.S.



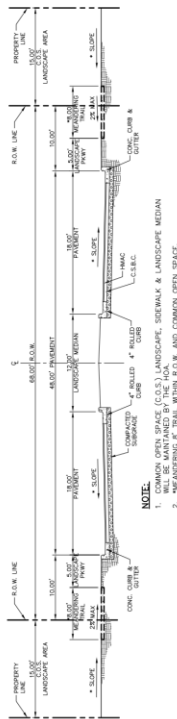
NOTE:
1. COMMON OPEN SPACE (C.O.S.) LANDSCAPE, SIDEWALK & LANDSCAPE MEDIAN WILL BE MAINTAINED BY THE HOA.
PROPOSED TYPICAL 68' ROW STREET SECTIONS DETAIL @ ENHANCED ENTRANCES (RESIDENTIAL COLLECTOR)
SCALE: N.T.S.



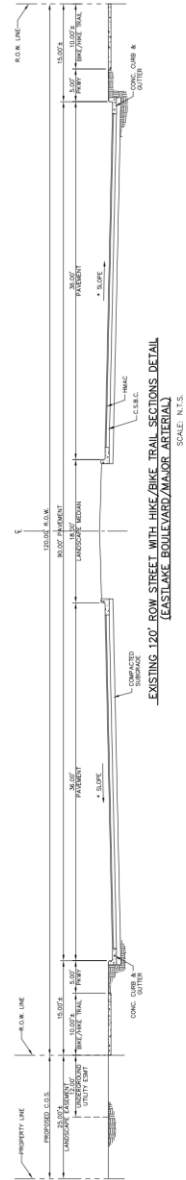
NOTE:
1. COMMON OPEN SPACE (C.O.S.) LANDSCAPE, SIDEWALK & LANDSCAPE MEDIAN WILL BE MAINTAINED BY THE HOA.
2. MEASURING AT TRAIL WITHIN R.O.W. & COMMON OPEN SPACE.
PROPOSED TYPICAL 68' ROW STREET SECTION DETAIL (RESIDENTIAL SUB-COLLECTOR)
SCALE: N.T.S.



NOTE:
1. COMMON OPEN SPACE (C.O.S.) LANDSCAPE, SIDEWALK & LANDSCAPE MEDIAN WILL BE MAINTAINED BY THE HOA.
EXISTING 68' ROW STREET SECTIONS DETAIL (PASEO DEL ESTE BOULEVARD/COLLECTOR ARTERIAL)
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 WITH C.O.S. TRAIL SECTIONS DETAIL @ ENHANCED ENTRANCES (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: 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