



**TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report**

Case No.: SDP25-0006 Verdancia Unit 4 Preliminary Phase 1
SDP25-0007 Verdancia Unit 4 Preliminary Phase 2

Application Type: Preliminary Plat
P&Z Hearing Date: January 19, 2026
Staff Contact: Art Rubio
 915-852-1046 Ext. 407; arubio@horizoncity.org

Address/Location: North of Eastlake Blvd. and East of Paseo del Este Blvd.
Nearest Park: Horizon Mesa Park
Nearest School: Desert Hills Elementary, Horizon Middle School and Horizon High School

SURROUNDING PROPERTIES:		
	Zoning	Land Use
N	R-9 (Single-Family Dwellings)/R-3 Single-Family Dwellings)	Residential Dwellings/Vacant
E	R-3 (Single-Family Dwellings)	Vacant
S	R-3 Single-Family Dwellings)/C-1 (General Commercial)	Vacant
W	R-9 (Single-Family Dwellings)/R-3 Single-Family Dwellings)/C-1 (General Commercial)	Residential Dwellings/Vacant
LAND USE AND ZONING:		
	Existing	Proposed
Land Use	Vacant	Residential Subdivision
Zoning	R-3 Residential	R-3 Residential

Application Description:

The proposed Verdancia Unit 4 Preliminary Plat Subdivision Phase I includes 220 single-family lots for residential development. The smallest lot measuring approximately 5,500 sq. ft. and the largest lot measuring approximately 14,441 sq. ft. in size. Pond 1 is 61,141 sq. ft / 1.403-acres, pond 2 is 81,333-sqft / 1.867-acres, park 1 is 52,783-sqft / 1.211-acre and park 2 is 66,490-sqft / 1.526-acres. The applicant proposes 54' Residential Sub-Collectors Streets, 68' ft. Residential Collectors at enhanced entrances to serve all the lots in the subdivision.

The proposed Verdancia Unit 4 Preliminary Plat Subdivision Phase II includes 196 single-family lots for residential development. The smallest lot measuring approximately 5,531 sq. ft. and the largest lot measuring approximately 11,879 sq. ft. in size. Pond 2 in Phase I will be shared with Phase II which is 81,333-sqft / 1.867-acres. The applicant proposes 54' Residential Sub-Collectors Streets, 68' ft. Residential Collectors at enhanced entrances to serve all the lots in the subdivision.

The applicant is requesting the following modifications:

Verdancia Unit 4 Phase I

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 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.
3. Modification to use a 68-ft residential collector with meandering trails 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.
4. 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.
5. Variance from a 50-foot radius Cul-de-Sac street to a 53 ½ -foot radius cul-de-sac with interior parking/landscape islands and outside travel lane roadway width of 29-feet. The proposed cul-de-sac and parking/landscape islands will enhance the neighborhood character, reduce the impervious surface, aid to eliminate typical cul-de-sac "stack" parking while maintaining adequate room for emergency vehicle turning movement. Landscape areas will be maintained by the HOA.

Verdancia Unit 4 Phase II

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.

Cumulative Parkland Dedication:

Verdancia Unit 4 requires 0.4 -acres of parkland dedication and \$2,512.00 in park fees. The applicant is proposing to satisfy the requirement through the dedication of 2.74-acres of parkland. The proposed dedication consists of 2 parks, a 1.52-acre and a 1.21-acres, leaving 8.203-acre credit.

Staff Recommendation:

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

Planning Comments:

- ~~1. Adjust square footage on Verdancia Unit 4 Phase I, Block 8, Lot 1 and Lot 2. Lots are under the minimum square footage requirement. Lot 1 is 5,408 sqft and Lot 2 is 5,498 sqft. The minimum requirement is 5,500 sqft.~~
- ~~2. On note 17, remove "including double frontage lots" from the note.~~
- ~~3. Add a Plat Note specifying that by Code, double frontage is not allowed.~~
- ~~4. Specify on plat the stub outs mentioned on Plat Note 30 from Phase I Plat and Note 28 on Phase II Plat~~
- ~~5. Subdivider will require Fire (El Paso County ESD #1) review and approval of all Right-Of-Way Modification Request.~~

Town Engineer Comments:

Phase I

- 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. Sec. 4.2.2.5: Provide acreage of each lot. Only square footage is shown.
- 3. Add existing water utility to legend. Linetype is missing.

Phase II

- 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. Sec. 4.2.2.5: Provide acreage of each lot. Only square footage is shown.

El Paso County 9-1-1 District:

~~I have a couple of suggestions regarding the addressing for Verdancia Unit 4 Phases I & II. Primarily, I would like to request that addressing on Emerald Sage Parkway follow a clockwise direction instead of the counter clockwise direction shown on the plat. I have attached a write up showing the recommendations in addressing. Secondly, I would like to request that the street name Coral Vine Dr extend onto Lots 36-41 of Block 7, eliminating this portion of Lavandia Summit. The street signage is going to be awkward regardless, but it helps the addressing flow better.~~

TxDOT Comments:

No objections

El Paso Electric Company:

~~Please add a 10' wide easement along proposed Paseo Del Este Blvd for future access to the proposed subdivisions. (Both Phase I & II)~~

Texas Gas Service:

~~Texas Gas Service does not have any comments concerning these Subdivision phases, Verdancia Unit Four Phase I & II. We look forward to working with the developer to extend gas service to these residential developments.~~

El Paso Natural Gas / Kinder Morgan:

~~Both the project areas attached are clear of El Paso Natural Gas a Kinder Morgan Companies Pipelines and Facilities.~~

Clint ISD:

~~Clint ISD takes no exceptions.~~

El Paso Central Appraisal District (EPCAD):

~~There are no comments for Verdancia #4 phase I & II~~

HRMUD

No objections

Additional Requirements:

Failure of the subdivider to submit a recording plat within twelve (12) months of approval of the final plat by the City Council will nullify the approval of the final plat and obligate the subdivider to reapply for preliminary plat approval should the subdivider wish to pursue the subdivision. (§4.11.2 Subdivision Municode Chapter 10)

- Any required parks fees shall be paid prior to the recordation of the plat if applicable.

Attachments:

1 – Aerial

2 – Zoning Designation Map

3 – Location Map

4 – Preliminary Plat Phase I

5 – Preliminary Plat Phase II

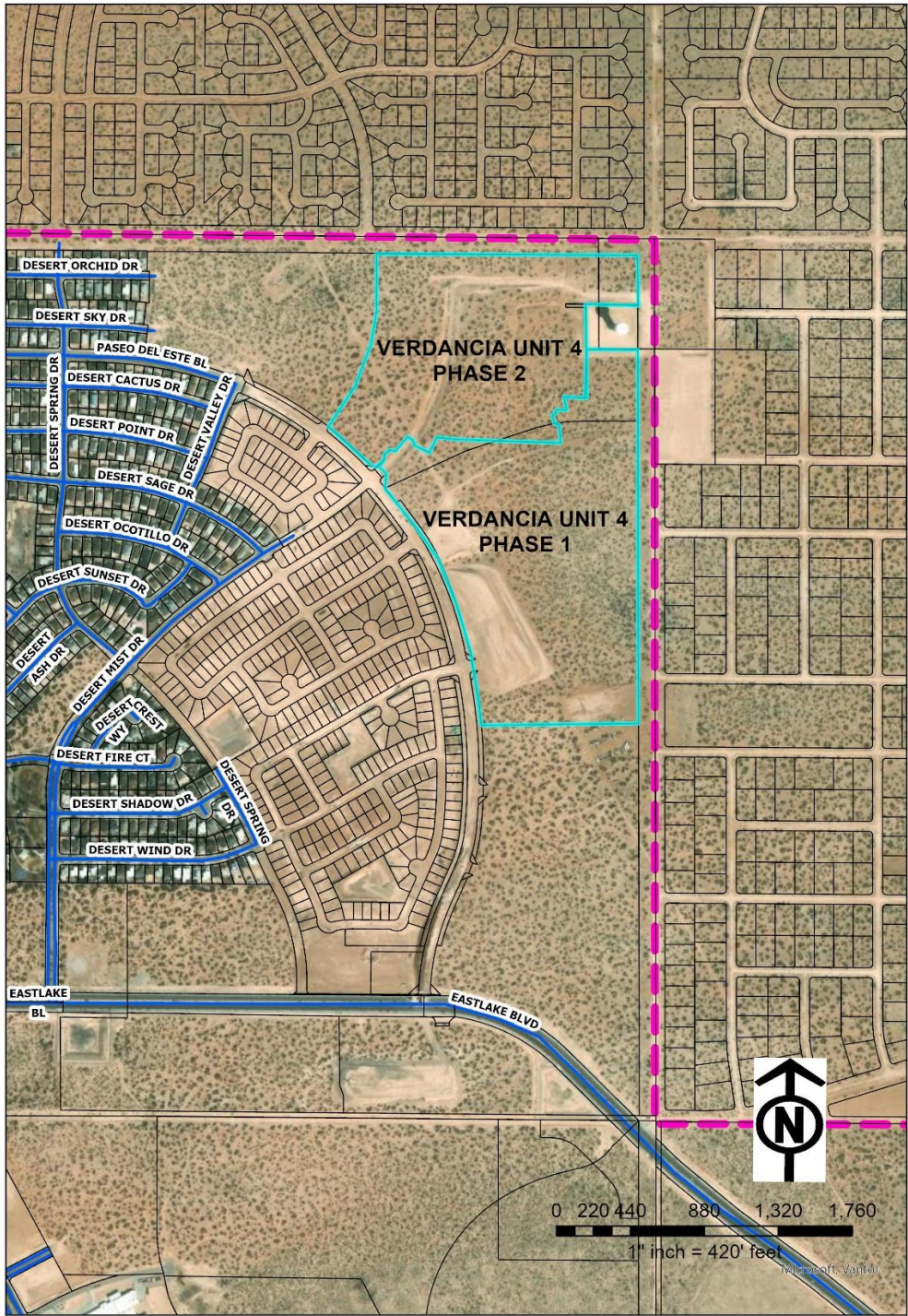
6 – Modification Request For Proposed Right-of-Way Cross Sections & Cul-De-Sac Design

7 – Proposed Right-of-Way Cross Sections & Cul-De-Sac Design

8 – Preliminary Plat Application

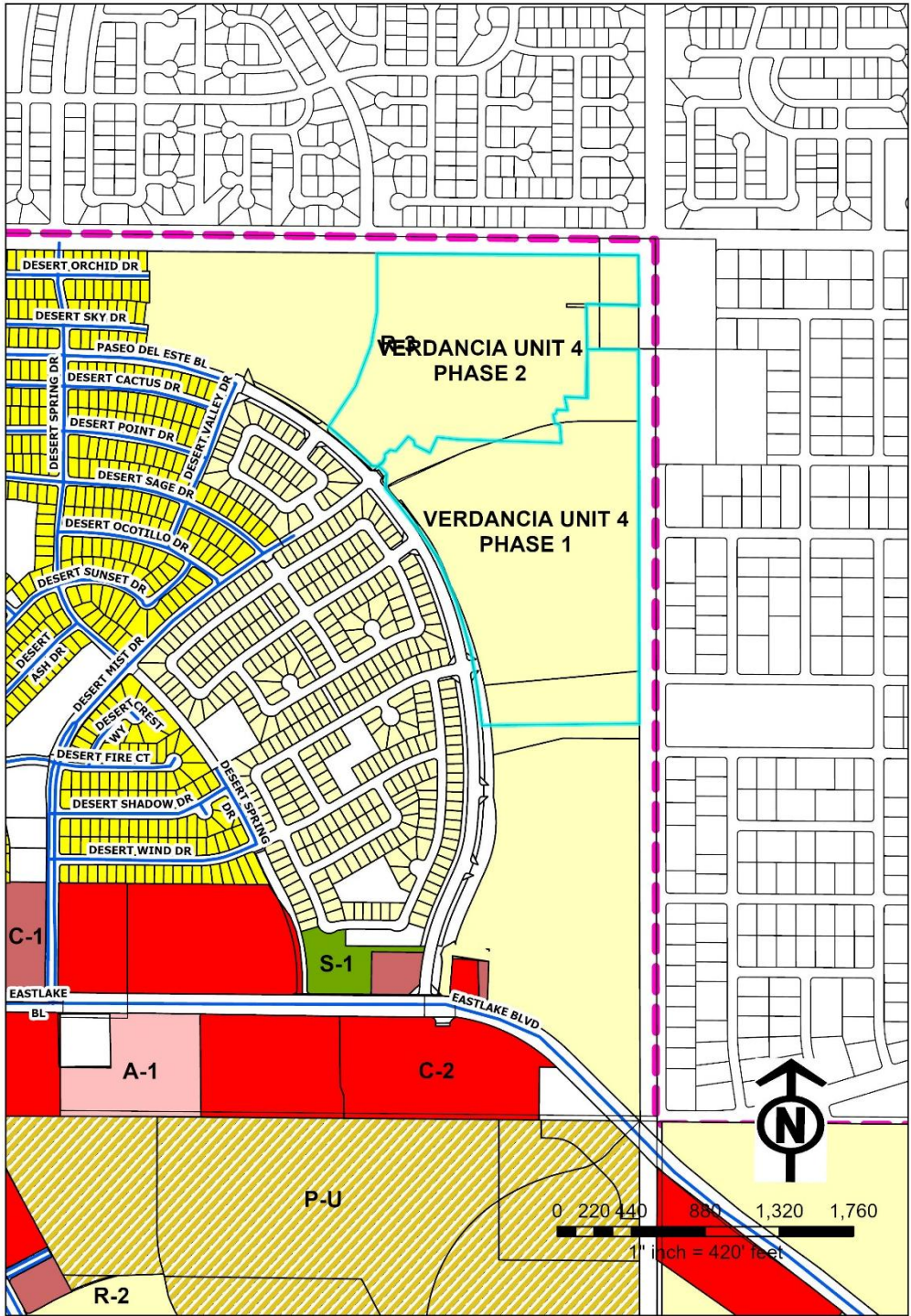
Attachment 1: Aerial

**Planning & Zoning Commission
Verdancia Unit 4 Preliminary
Case No. SDP25-0006 Phase 1
Case No. SDP25-0007 Phase 2**

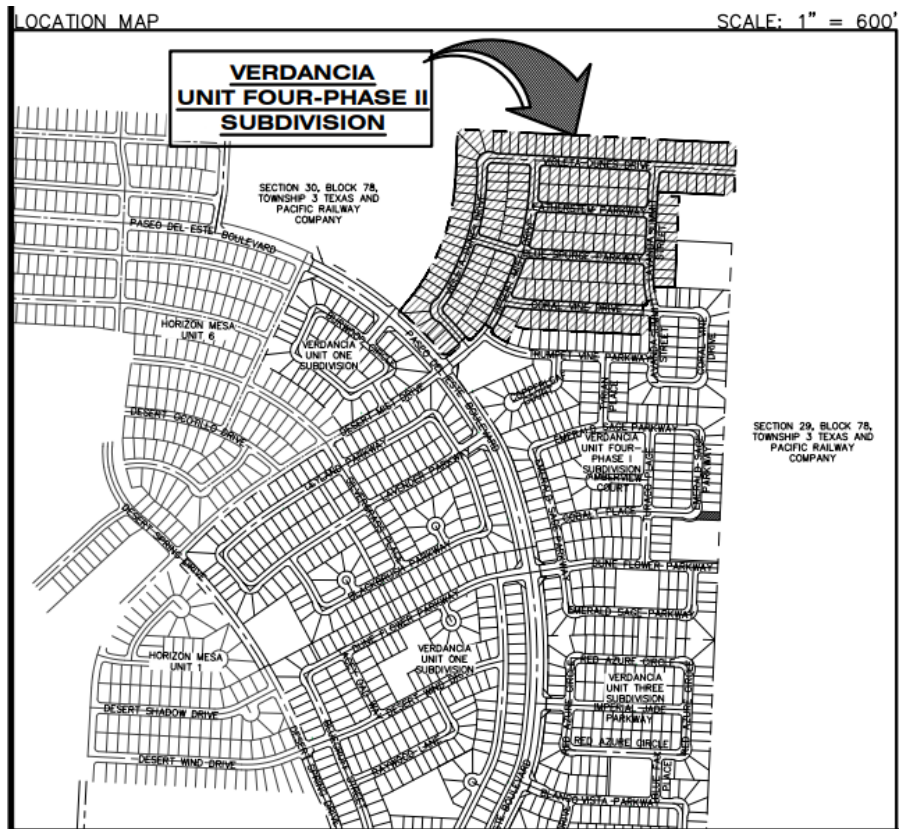
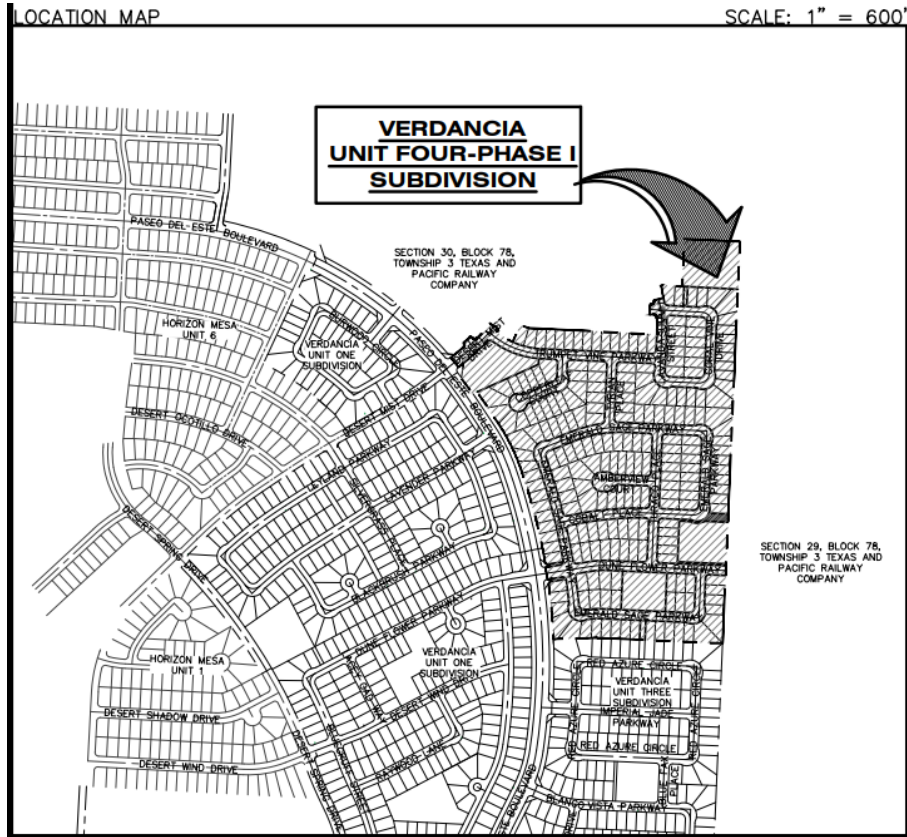


Attachment 2: Zoning Designation Map

**Planning & Zoning Commission
Verdancia Unit 4 Preliminary
Case No. SDP25-0006 Phase 1
Case No. SDP25-0007 Phase 2**



Attachment 3: Location Map



**Attachment 6: Phase I & II Modification Request For Proposed Right-of-Way Cross Sections
& Cul-De-Sac Design Cont.**

Phase I



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

November 10, 2025

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

Attention: Mr. Art Rubio,
Chief Planner

Reference: Verdancia Unit Four-Phase I 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 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.
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PUBLIC INFRASTRUCTURE. PRIVATE DEVELOPMENT.



Mr. Art Rubio, Chief Planner
Verdancia Unit Four-Phase I - Modification Request-Revised
November 10, 2025

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 handwritten signature in blue ink, appearing to be 'JG', written over the typed name and title.

Jorge Grajeda, P.E.
Project Manager

I-2090-031-verdanciaunitfour-pisubd._thc modificationrequest.ar.10november.2025
JG/jg

Attachment: Final Plat

cc: Jose Lares, P.E., Hunt Communities, LLC.

PUBLIC INFRASTRUCTURE. PRIVATE DEVELOPMENT.

Phase II



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

November 10, 2025

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

Attention: Mr. Art Rubio,
Chief Planner

Reference: Verdancia Unit Four-Phase II 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.

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-2090-031-verdanciaunitfour-piisubd._thc modificationrequest.ar.10november.2025
JG/jg

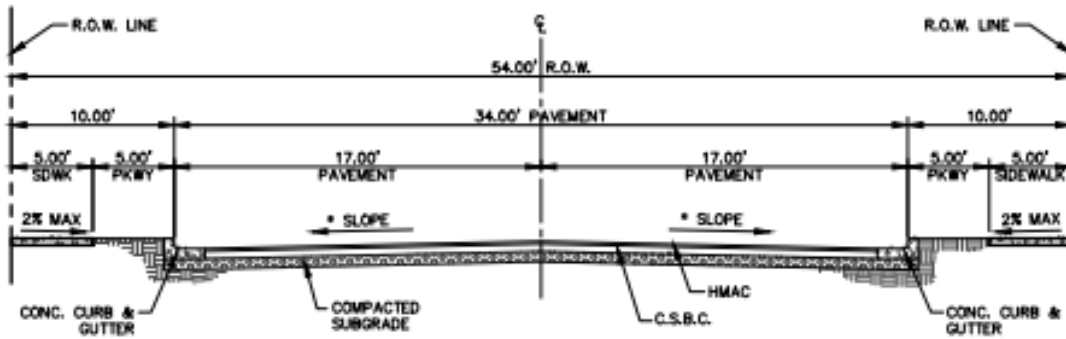
Attachment: Final Plat

cc: Jose Lares, P.E., Hunt Communities, LLC.

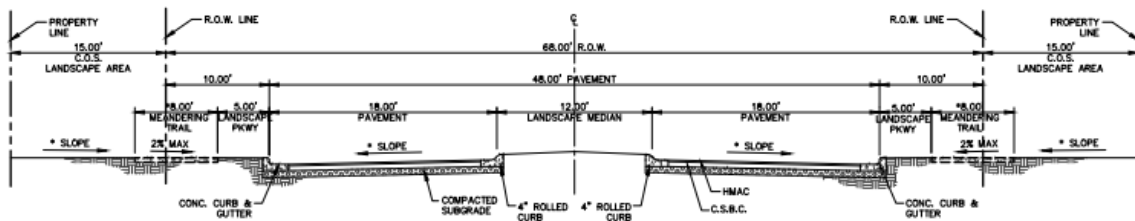
PUBLIC INFRASTRUCTURE. PRIVATE DEVELOPMENT.

Attachment 7: Phase I & II Proposed Right-of-Way Cross Sections & Cul-De-Sac Design

Phase I

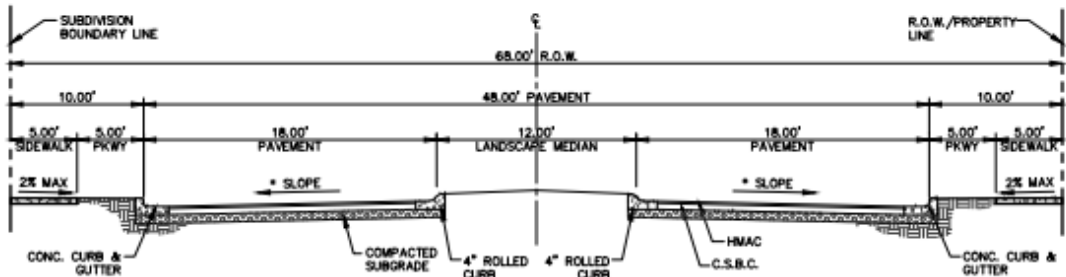


**PROPOSED TYPICAL 54' ROW STREET SECTION DETAIL
(RESIDENTIAL SUB-COLLECTOR)
SCALE: N.T.S.**

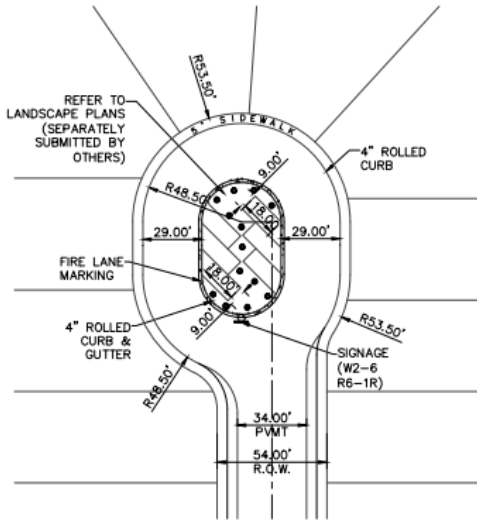


- NOTE:**
1. COMMON OPEN SPACE (C.O.S.) LANDSCAPE, SIDEWALK & LANDSCAPE MEDIAN WILL BE MAINTAINED BY THE HOA.
 2. *MEANDERING 8' TRAIL WITHIN R.O.W. AND COMMON OPEN SPACE.

**PROPOSED TYPICAL 68' ROW STREET WITH C.O.S. TRAIL SECTION DETAIL @ ENHANCED ENTRANCE
(DUNE FLOWER PARKWAY RESIDENTIAL COLLECTOR)
SCALE: N.T.S.**



**PROPOSED TYPICAL 68' ROW STREET SECTION DETAIL @ ENHANCED ENTRANCE
(DESERT MIST DRIVE RESIDENTIAL COLLECTOR)
SCALE: N.T.S.**

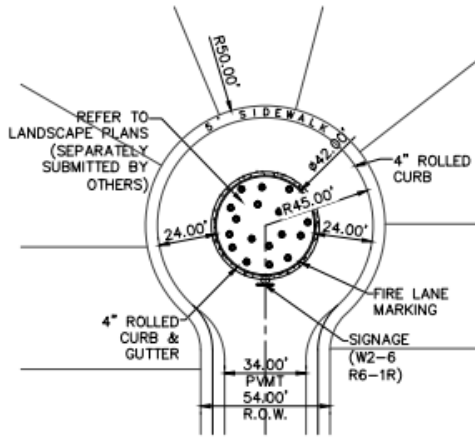


NOTES:

1. CUL-DE-SAC ISLAND LANDSCAPING TO BE MAINTAINED BY HOA.

TYPICAL CUL-DE-SAC PARKING LAYOUT

SCALE: N.T.S.



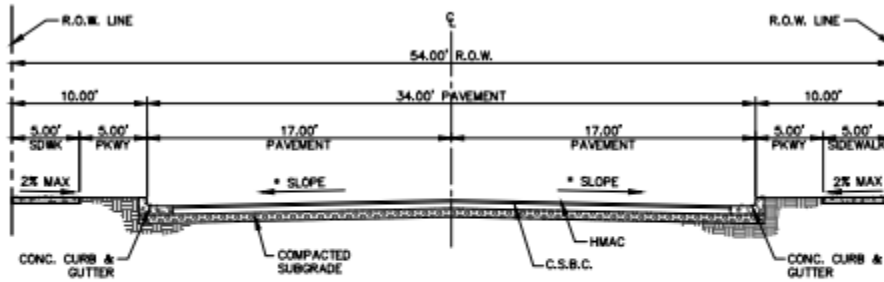
NOTES:

1. CUL-DE-SAC ISLAND LANDSCAPING TO BE MAINTAINED BY HOA.

TYPICAL CUL-DE-SAC LAYOUT

SCALE: N.T.S.

Phase II



**PROPOSED TYPICAL 54' ROW STREET SECTION DETAIL
(RESIDENTIAL SUB-COLLECTOR)**

SCALE: N.T.S.

Attachment 8: Preliminary Plat 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 FOUR-PHASE I SUBDIVISION SUBMITTAL DATE: 11-10-25

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)
BEING A PORTION OF SECTION 30, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, EL PASO COUNTY
TEXAS, CONTAINING 50.77 ACRES.

2. PROPERTY LAND USES:

	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	32.24	220	OFFICE		
DUPLEX			STREET & ALLEY	12.12	12
APARTMENT			PONDING & DRAINAGE	3.32	3
MOBILE HOME			INSTITUTIONAL		
P.U.D.			OTHER	0.13	1
PARK (Min 1 acre)	2.74	2	AMENITY SITE		
SCHOOL			C.O.S & LANDSCAPE TRAILS	0.22	4
COMMERCIAL			TOTAL NO. SITES	50.77	242
INDUSTRIAL			TOTAL (GROSS) ACREAGE	50.77	

3. WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? R3 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 TWO PROPOSED PONDS.

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	HUNT HORIZON MESA, 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	915-504-4764
16. ENGINEER	CEA GROUP 813 N. KANSAS ST, SUITE 300, EL PASO, TEXAS 79902	JGRAJEDA@CEAGROUP.NET	915-544-5232
17. APPLICANT	CEA GROUP 813 N. KANSAS ST, SUITE 300, EL PASO, TEXAS 79902	JGRAJEDA@CEAGROUP.NET	915-544-5232
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 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 \$500.00 | Application Fee: \$100



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 FOUR-PHASE II SUBDIVISION

SUBMITTAL DATE: 11-10-25

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)
BEING A PORTION OF SECTION 30, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, EL PASO COUNTY TEXAS CONTAINING 35.74 ACRES

2. PROPERTY LAND USES:

	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	<u>27.57</u>	<u>196</u>	OFFICE		
DUPLEX			STREET & ALLEY	<u>8.14</u>	<u>6</u>
APARTMENT			PONDING & DRAINAGE		
MOBILE HOME			INSTITUTIONAL		
P.U.D.			OTHER		
PARK (Min 1 acre)			AMENTIY SITE		
SCHOOL			C.O.S & LANDSCAPE TRAILS	0.03	<u>1</u>
COMMERCIAL			TOTAL NO. SITES	<u>35.74</u>	<u>203</u>
INDUSTRIAL			TOTAL (GROSS) ACREAGE	<u>35.74</u>	

3. WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? R3 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 PORPOSED STORM SEWER THAT WILL ULTIMATELY DISCHARGE INTO TWO PROPOSED PONDS.

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

10. WHAT TYPE OF LANDSCAPING IS PROPOSED? PARKWAY MEDIANS OTHER PARKWAYS & COMMON OPEN SPACE

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 MESA, 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 915-504-4764
 (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 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 _____

APPLICATION MUST BE COMPLETE & VALIDATED PRIOR TO SUBDIVISION PROCESSING
 Acceptance of fee does not grant acceptance of application.
 Non Refundable Deposit \$500.00 | Application Fee: \$100