



HORIZON CITY

Incorporated 1988

**AGENDA
PUBLIC MEETING
REGULAR PLANNING AND ZONING MEETING
THE TOWN OF HORIZON CITY, TEXAS
Monday, January 19, 2026, 6:00 PM**

Notice is hereby given that a Regular Planning and Zoning Meeting of the Town of Horizon City, Texas will be held on **Monday, January 19, 2026 at 6:00 PM** at City Council Chambers Room, 15001 Darrington Road, Horizon City, TX 79928, at which time the following will be discussed and considered:

1. CALL TO ORDER; PLEDGE OF ALLEGIANCE; ESTABLISHMENT OF QUORUM:

2. COMMISSION MEMBERS ATTENDANCE:

COMMISSIONERS EXCUSED AND UNEXCUSED:

3. OPEN FORUM: NOTE: The Planning & Zoning Commission encourages public comment on all matters of interest listed on this agenda. Speakers from the audience will be given an opportunity to discuss each item in the order in which it appears on the agenda, prior to the Commission discussing the item unless otherwise approved by the Chairman. A "Speaker Request" form is available for those who wish to sign up on the day of the meeting. This form is also available in advance by downloading the attached form. Please submit the "Speaker Request" form completely filled out to the Board Secretary prior to the meeting. The Commission retains the option to set reasonable limits on the number, frequency, and length of presentations. Please contact the Board Secretary at (915) 852-1046 Ext. 404 with any additional questions. **3**

4. PUBLIC HEARINGS

NOTICE TO THE PUBLIC AND APPLICANTS The staff report for an agenda item may include conditions, exceptions or modifications. The Commission's motion to approve an item in accordance with the staff report or with all staff comments means that any modification, waivers, exceptions requested by the applicant and recommended for approval by staff and any staff recommended conditions, have been approved, without necessitating that the Commission restate the modifications, exceptions, waivers, or conditions as part of the motion to approve and that any findings required to be made by the Commission, have been made. If the Commission does not wish to approve an exception or modification, or require a condition, then the Commission's motion will state which have not been approved, otherwise, the staff report, with all modifications, exceptions and conditions, is approved and the applicant shall comply with all provisions of the staff report.

A. DISCUSSION AND RECOMMENDATION:

4

Planner

On the **Preliminary Subdivision Plat** application for **Verdancia Unit 4 Phase I & II (Case No. SDP25-0006 and SDP25-0007)**, legally described as Being A Portion Of Section 30, Block 78, Township 3, Texas And Pacific Railway Company Surveys, El Paso County, Texas. Containing 86.51-acres ±. Application submitted by Applicant/Representative: CEA Group.

B. DISCUSSION AND RECOMMENDATION:

27

Planning Director

An Ordinance Amending the Municipal Code of the Town of Horizon City, Texas, Chapter 14 (Zoning), Exhibit A (Zoning Ordinance), to revise and amend the Following: Chapter 10 (Sign Regulations), Section 1016 (Exemptions) to add an exemption for civic use signs on City Right-of-Way; Proper Notice; and Effective Date; the Penalty Being as Provided in Section 810 of the Zoning Ordinance (No. 0102) of the Town of Horizon City, Texas, Creating a Misdemeanor Punishable by a Fine not to Exceed \$2,000.

5. OTHER BUSINESS

A. DISCUSSION AND ACTION:

30

On the Planning and Zoning meeting minutes for the meeting held on Monday, November 17, 2025.

6. ANNOUNCEMENTS

A. The next regular scheduled meeting: **Monday, February 16, 2026 at 6pm.**

Adjournment:

Motion to Adjournment: _____ 2nd _____

Dated this Monday January 12, 2026.

By: _____
Elvia Schuller, City Clerk

I, the undersigned authority, hereby certify that the above notice of the Regular Planning and Zoning Meeting of the Town of Horizon City, Texas is a correct copy of this notice, and that I posted this notice at least three (3) business days preceding the scheduled meeting at the City Hall Bulletin Boards of the Town of Horizon City, Texas on this Monday January 12, 2026. by 5:00 p.m.

Agenda Removed: _____ Time _____ By _____

In compliance with the Americans with Disabilities Act, the Town of Horizon City will provide for reasonable accommodations for persons attending meetings. Requests for auxiliary aids and services must be made 48 hours prior to this meeting by calling the City Clerk at (915) 852-1046.

SPEAKER REQUEST FORM

(for all persons who wish to address the Board or Commission)

Date of Meeting: _____

Your Name: _____

Residence Address: _____

City: _____ Contact Number: _____

IF SPEAKING FOR AN ORGANIZATION:

Name of Organization: _____

Speaker's Official Capacity: _____

Agenda Item No.: _____ Public Hearing Agenda Item No.: _____

For (if applicable) Against (if applicable)

OPEN FORUM:

To speak on an item not listed on the agenda, known as **OPEN FORUM**, please indicate area of interest:

Please remember to step to the podium as soon as you are recognized by the chair; state your name and address before beginning your presentation. If you have written notes you wish to present to the Chair and the Board/Commission, PLEASE FURNISH AN EXTRA COPY FOR THE BOARD/COMMISSION.

The Board/Commission will appreciate each speaker limiting an address on any one item to three minutes.

Thank you for your cooperation.

**PLEASE CARRY THIS FORM TO THE
BOARD SECRETARY AT THE DESK PRIOR
TO THE BEGINNING OF THE MEETING.**



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

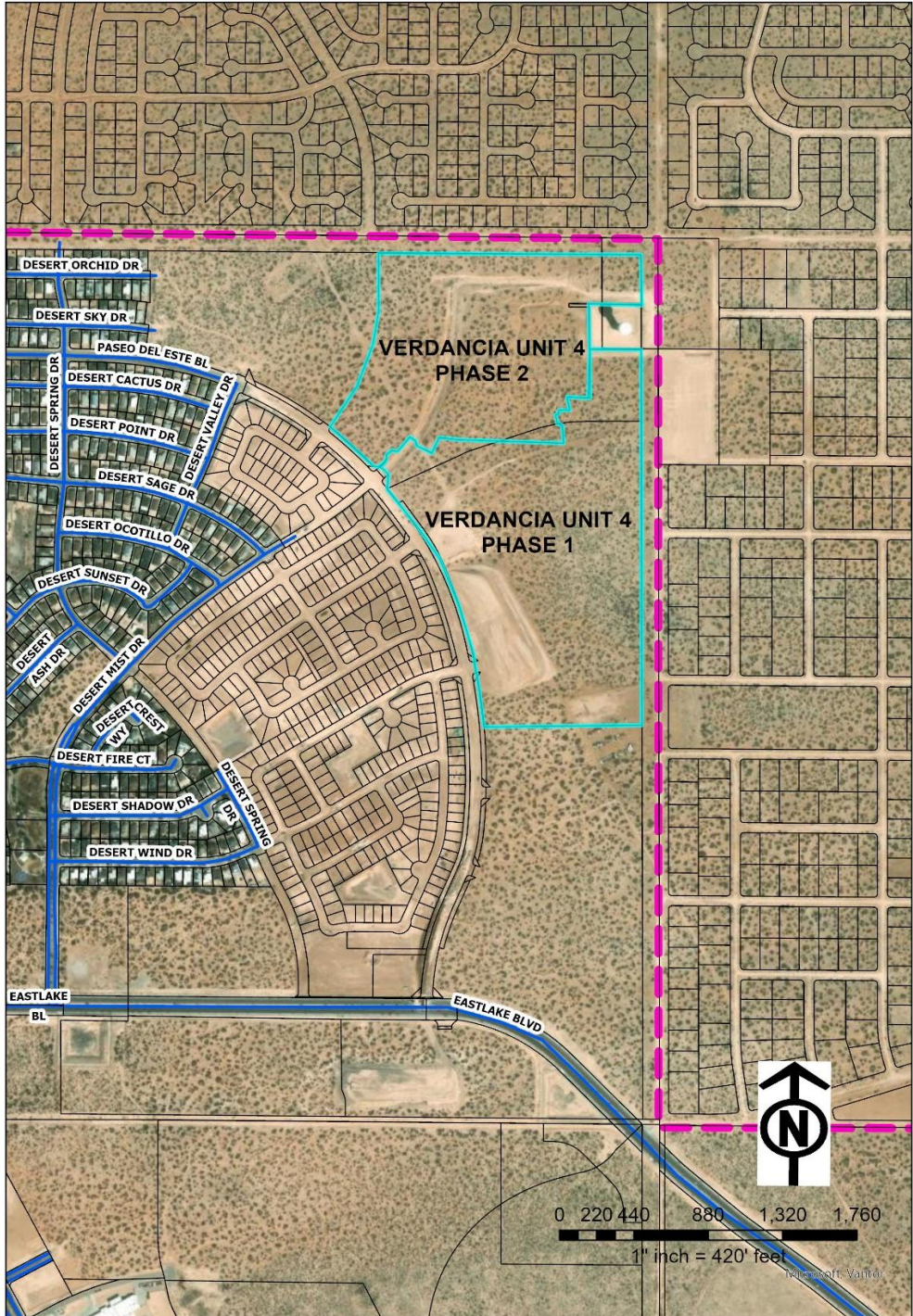
5 – Preliminary Plat Phase II

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

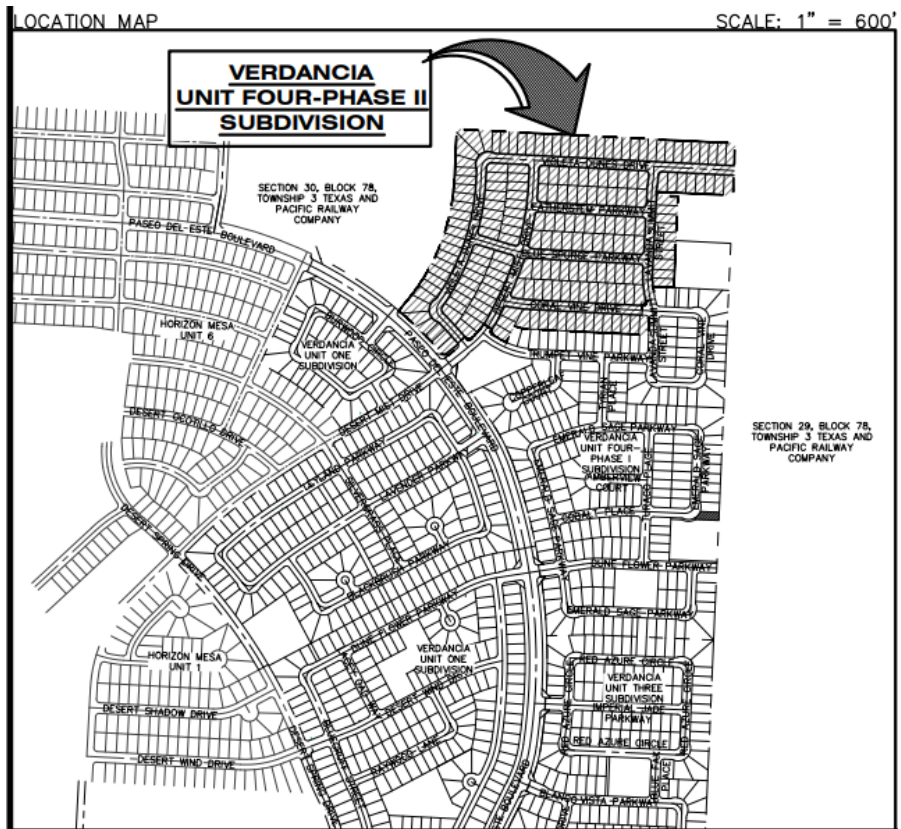
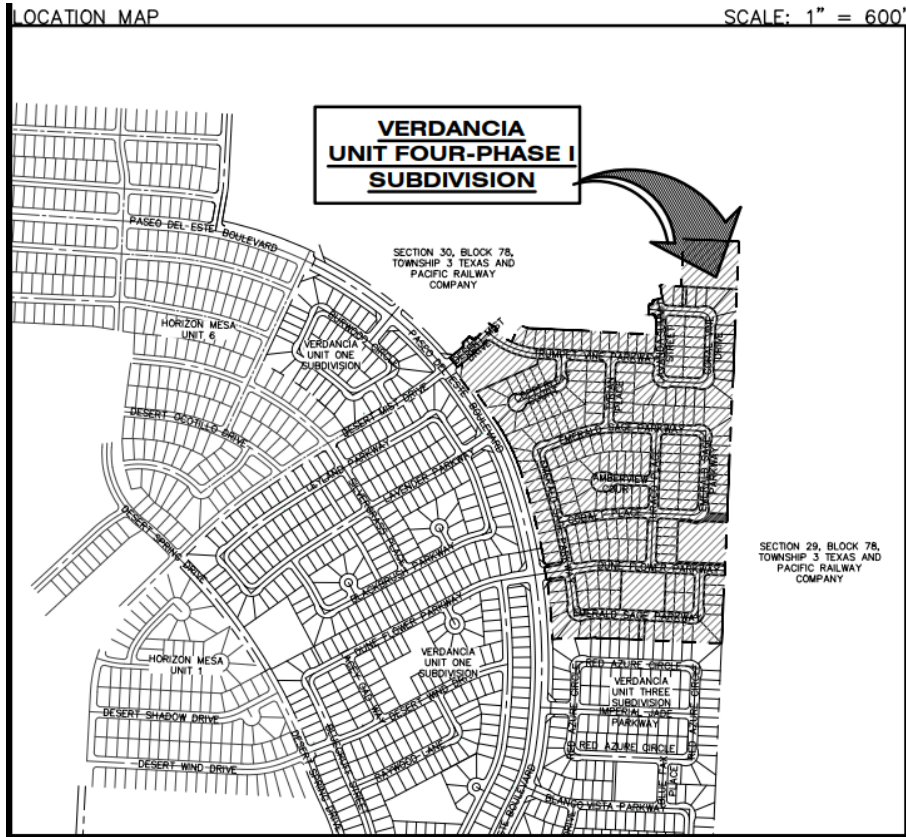
7 – Proposed Right-of-Way Cross Sections & Cul-De-Sac Design

8 – Preliminary Plat Application

**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.
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.

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 read 'JG', with a long horizontal flourish extending to the right.

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

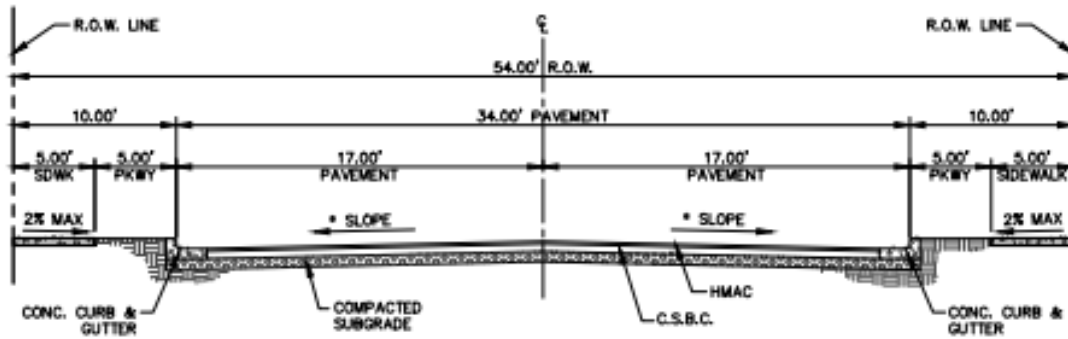
Attachment: Final Plat

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

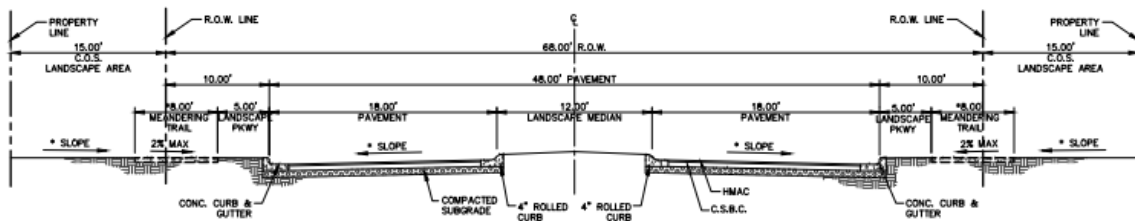
PUBLIC INFRASTRUCTURE. PRIVATE DEVELOPMENT.

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

Phase I

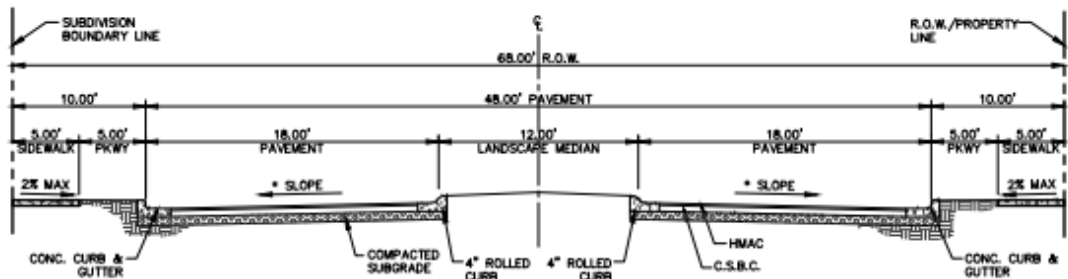


**PROPOSED TYPICAL 54' ROW STREET SECTION DETAIL
(RESIDENTIAL SUB-COLLECTOR)
SCALE: N.T.S.**

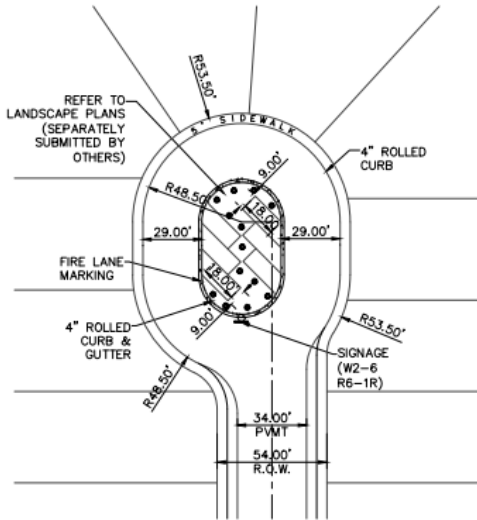


- NOTE:**
1. COMMON OPEN SPACE (C.O.S.) LANDSCAPE, SIDEWALK & LANDSCAPE MEDIAN WILL BE MAINTAINED BY THE HOA.
 2. *MEANDERING 8' TRAIL WITHIN R.O.W. AND COMMON OPEN SPACE.

**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.**

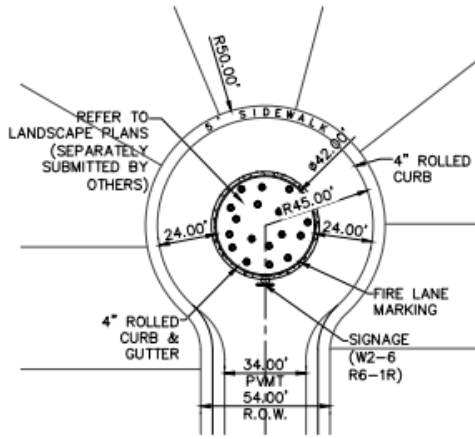


NOTES:

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

TYPICAL CUL-DE-SAC PARKING LAYOUT

SCALE: N.T.S.



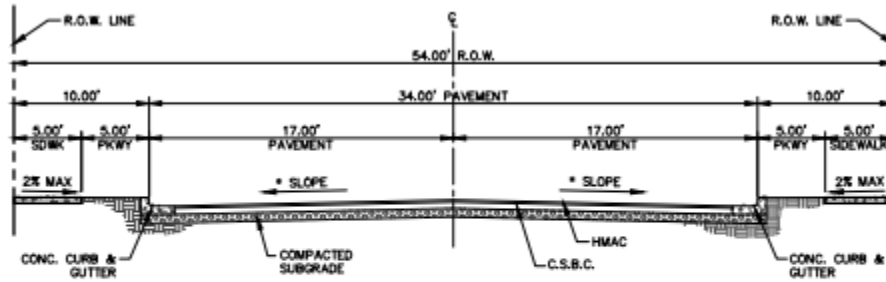
NOTES:

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 JS
 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)			AMENITY 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 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

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)

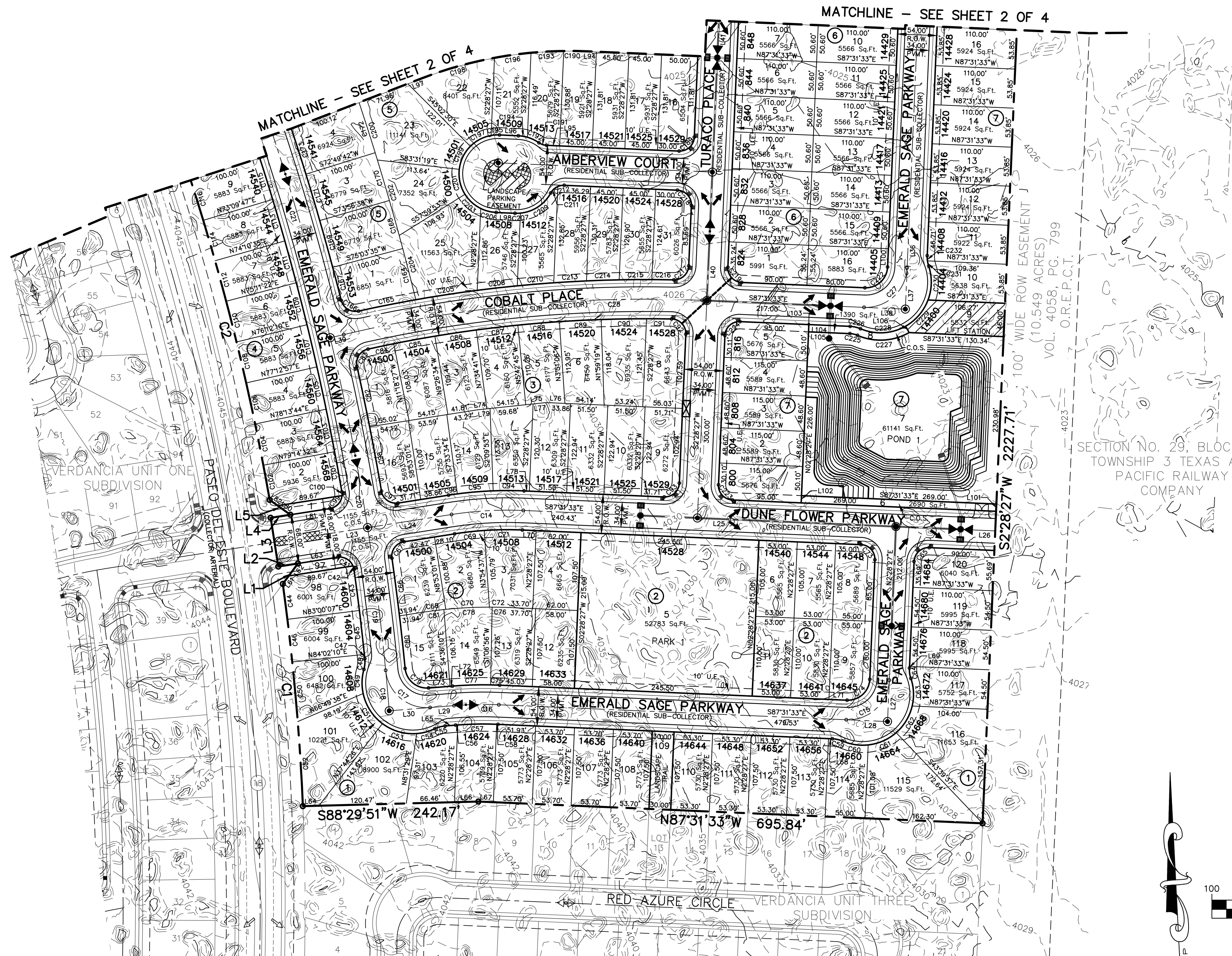
18. REP/POINT OF CONTACT _____
 (NAME & ADDRESS) (EMAIL) (PHONE)

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

VERDANCIA UNIT FOUR - PHASE I 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 50.77 ACRES ±
SHEET 1 OF 4



SECTION NO. 29, BLOCK 78,
TOWNSHIP 3 TEXAS AND
PACIFIC RAILWAY
COMPANY

SCHOOL DISTRICT
CLINT INDEPENDENT SCHOOL DISTRICT
14521 HORIZON BOULEVARD,
EL PASO, TEXAS 79928

BEARING BASIS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (93) HARN. THE BEARINGS SHOWN ARE GRID BEARINGS. THESE COORDINATES WERE ESTABLISHED AS FROM REFERENCE POINT TX04A (NGS PID NO. AB6217), HAVING VALUES 31°31'0.96688\"N), 106°14'29.61456\"W) COMBINED SCALE FACTOR 0.99977223. ALL DISTANCE SHOWN ARE SURFACE DISTANCES.

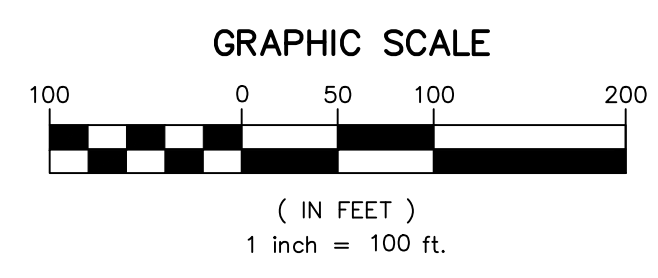
VERTICAL DATUM:
VERTICAL DATUM BASED ON WEST TEXAS AIRPORT REFERENCE POINT TX04A (NGS PID NO. AB6217) NAVD 88 DATUM AND REFERENCED TO NAD83, HAVING AN ELEVATION OF 4005.60.

LEGEND

- SUBDIVISION BOUNDARY LINE
- STREET RIGHT OF WAY
- TOP OF CURB
- SIDEWALK
- PROPERTY LINE
- STREET CENTERLINE
- 10' UTILITY EASEMENT (10' U.E.)
- ③ LOT AND BLOCK NUMBER
- PROPOSED INLET & STORM SEWER PIPE
- ↑ DRAINAGE FLOW
- ↑ HIGH POINT
- ↓ LOW POINT
- ↑ EXISTING HIGH POINT
- ↓ EXISTING LOW POINT
- ⊙ PROPOSED MONUMENT
- ⊙ EXISTING MONUMENT
- 5/8" IRON ROD W/ZWA CAP SET
- 1/2" IRON ROD W/ZWA CAP SET
- 36.31 --- EXISTING MAJOR CONTOUR LINES
- --- EXISTING MINOR CONTOUR LINES
- LANDSCAPE AREA
- U.S. POSTAL SERVICE DELIVERY COLLECTION BOX
- EXS --- EXS --- EXISTING SEWER LINE
- EXISTING WATER LINE

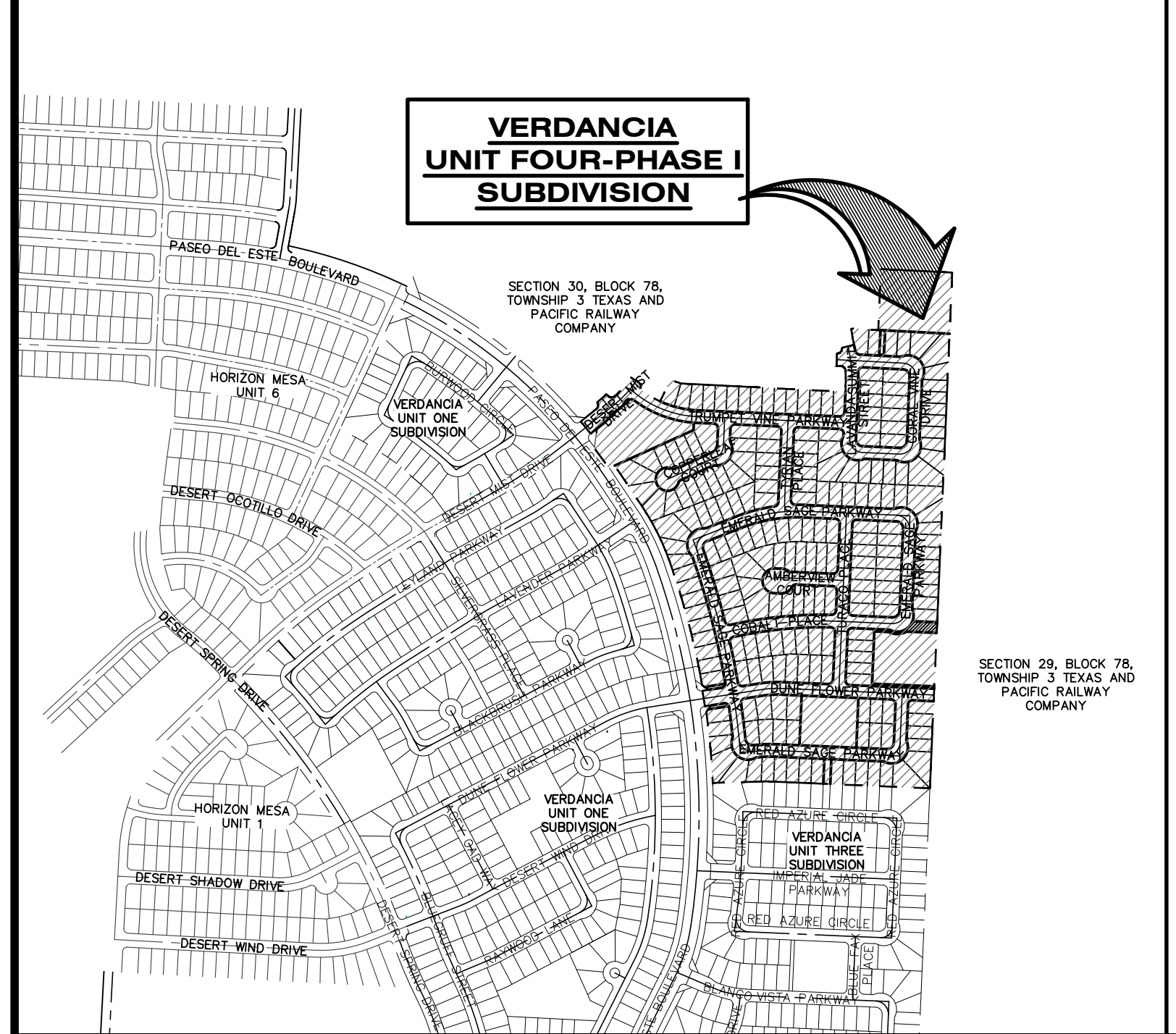
STREET NAME	LENGTH
DESERT MIST DRIVE	297.84'
VIOLETA DUNES DRIVE	55.43'
CORAL VINE DRIVE	696.31'
TRUMPET VINE PARKWAY	980.74'
LAVANDA SUMMIT STREET	695.27'
COPPERLEAF COURT	413.04'
TYRIAN PLACE	393.32'
EMERALD SAGE PARKWAY	3,477.48'
COBALT PARKWAY	523.63'
AMBERVIEW COURT	295.46'
TURACO PLACE	768.06'
DUNE FLOWER PARKWAY	997.74'

LOTS	QUANTITY	AREA (ac)
PONDS	2	3.27
PARKS	2	2.74
C.O.S.	4	0.22
R.O.W.	12	12.12
RESIDENTIAL LOTS	220	32.24
LIFT STATION	1	0.13
DRAINAGE R.O.W.	1	0.05
TOTAL	242	50.77



PRELIMINARY PLAT
SCALE: 1" = 100'

LOCATION MAP SCALE: 1" = 600'



PLAT NOTES AND RESTRICTIONS

- ALL PROJECT COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83(2011) (EPOCH 2010.00).
- THIS SYMBOL REPRESENTS ALL PROPOSED STREET MONUMENT LOCATIONS.
- THIS SUBDIVISION IS LOCATED WITHIN A FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500 YEAR, AREAS SUBJECT TO INUNDATION BY THE 1%-ANNUAL-CHANCE FLOOD EVENT GENERALLY USING APPROXIMATE METHODOLOGIES: FLOOD PLAIN - PANEL No. 480212 0250B, DATED SEPTEMBER 4, 1991.
- TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
DOCUMENT No. _____ DATE _____.
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
DOCUMENT No. _____ DATE _____.
- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO VERDANCIA UNIT FOUR-PHASE I BY THE HORIZON REGIONAL MUNICIPAL UTILITY DISTRICT IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE. WATER AND SEWER SERVICES WILL BE FROM EXISTING FACILITIES LOCATED ON PASEO DEL ESTE BOULEVARD AND WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION, WITHIN TWO (2) YEARS OF THE DATE OF FILING THE FINAL SUBDIVISION PLAT.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE HRMUD DISTRICT WATER AND SANITARY SEWER SYSTEM, PURSUANT TO RULES AND REGULATIONS OF THE DISTRICT, AND HRMUD, AND OTHER APPLICABLE STATE AND LOCAL RULES AND REGULATIONS.
- LOT CORNERS WILL BE SET UP ON COMPLETION OF CONSTRUCTION OF ROADWAYS.
- HUNT HORIZON CROSSING, LLC, SHALL OBTAIN A PERMIT FROM THE TOWN OF HORIZON CITY PRIOR TO CUTTING ANY EXISTING COUNTY ROADS FOR INSTALLATION OF UTILITIES, CONSTRUCTION OF DRIVEWAYS, OR ANY OTHER PURPOSE.
- HUNT HORIZON CROSSING, LLC, HAS PROVIDED ADEQUATE STORM RUNOFF AND PONDING PROVISIONS PRIOR TO SALE OF ANY PROPERTY.
- HUNT HORIZON CROSSING, LLC, THE SUBDIVIDER OF VERDANCIA UNIT FOUR-PHASE I HAS INSTALLED ALL UTILITY SERVICE LINES TO THE PROPERTY LINES, UNLESS OTHERWISE APPROVED IN WRITING.
- ROADS WILL NOT BE MAINTAINED BY THE TOWN OF HORIZON CITY UNTIL PAVED BY HUNT HORIZON CROSSING, LLC, AND LEGALLY APPROVED AND ACCEPTED.
- IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE SECTION 232.025(6), IT IS HEREBY EXPRESSED THAT ALL PURCHASE CONTRACTS MADE BETWEEN HUNT HORIZON CROSSING, LLC, AND A PURCHASER OF LAND IN THIS SUBDIVISION WILL CONTAIN A STATEMENT DESCRIBING WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THIS SUBDIVISION.
- POSTAL SERVICE WITHIN THE SUBDIVISION WILL BE PROVIDED USING NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
- ALL PUBLIC STORMWATER INFRASTRUCTURE, DRAINAGE EASEMENT AND PUBLIC PONDING AREA TO BE MAINTAINED AND OPERATED BY THE TOWN OF HORIZON CITY.
- LOTS WITHIN VERDANCIA UNIT FOUR-PHASE I ARE RESTRICTED TO RESIDENTIAL PURPOSES UNLESS OTHERWISE INDICATED. BLOCK 7, LOT 9 WILL BE RESTRICTED TO LIFT STATION USE.
- LOT OWNERS ARE RESPONSIBLE FOR MAINTAINING SIDEWALKS, PARKWAYS AND DRIVEWAYS ABUTTING THEIR PROPERTY, INCLUDING DOUBLE FRONTAGE LOTS.
- PUBLIC PARKS ARE TO BE MAINTAIN BY THE TOWN OF HORIZON CITY.
- LANDSCAPE EASEMENTS AT EYEBROWS AND CUL-DE-SACS ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).
- LANDSCAPE COMMON OPEN SPACE (C.O.S.) (BLOCK 1: LOT 97, BLOCK 4: LOT 1, BLOCK 7: LOT 6 AND 8) ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).
- REFER TO THE TOWN OF HORIZON CITY CODE OF ORDINANCES CHAPTER 14 OPEN SPACE REGULATIONS IN EFFECT.
- NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH RESIDENTIAL LOT.
- THE BUILDER WILL CONSTRUCT A 5' WIDE CONCRETE SIDEWALK AS PART OF THE CONSTRUCTION OF VERDANCIA UNIT FOUR-PHASE I. THESE SIDEWALKS ARE LOCATED ALONG THE FRONT, REAR, AND SIDES OF

- EACH LOT WHERE THE LOT ABUTS A PUBLIC DEDICATED ROAD, UNLESS OTHERWISE NOTED ON THE SUBDIVISION IMPROVEMENTS PLANS.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE OWNED OR LEASED TO, AND MAINTAINED BY THE TOWN OF HORIZON CITY IN ACCORDANCE WITH ITS RULES AND REGULATIONS.
- THE BUILDER SHALL CONSTRUCT CONCRETE DRIVEWAYS BETWEEN THE STREET CURB AND THE PROPERTY LINE AS PART OF THE CONSTRUCTION OF BUILDING IMPROVEMENTS.
- ALL UTILITY EASEMENTS ARE 10' WIDE UNLESS OTHERWISE SPECIFIED ON DRAWINGS.
- VEHICULAR ACCESS TO THOSE RESIDENTIAL LOTS ABUTTING PASEO DEL ESTE BOULEVARD SHALL BE FROM OTHER DEDICATED STREETS ONLY. THE INSTRUMENT ASSURING RELEASE OF ACCESS IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT NO. _____ DATE _____.
- BLOCK 7, LOTS 7 AND 76 ARE DESIGNATED AS PUBLIC PONDING AREAS AND RETENTION PONDS. NO DWELLING/OCCUPANCY SHALL BE PERMITTED ON THESE LOTS. THESE LOTS SHALL BE DEDICATED TO AND MAINTAINED BY THE TOWN OF HORIZON CITY.
- SIDEWALKS & OPEN SPACE IMPROVEMENTS NOT DEDICATED TO THE TOWN OF HORIZON CITY SHALL BE MAINTAINED BY THE HOMEOWNER ASSOCIATION IN PLACE AND SHOULD THE HOA FAIL, THE CURRENT PROPERTY OWNER (HUNT COMMUNITIES LLC) SHALL BE RESPONSIBLE FOR ALL MAINTENANCE.
- THE MAYOR OF THE TOWN OF HORIZON CITY HEREBY AUTHORIZES THE RELEASE OF THE PORTION OF RIGHT OF WAY IDENTIFIED AS STUB ONS ON THIS SUBDIVISION.

PRELIMINARY

TO BE CONSIDERED BY THE TOWN OF HORIZON CITY PLANNING AND ZONING CITY COUNCIL. RECOMMENDATIONS CONCERNING THIS PLAT MUST BE FILED BY:

ENGINEER

cea group 813 N. Kansas St. Suite 300 El Paso, TX 79902 915.544.5232 www.ceagroup.net TEXAS REGISTERED ENGINEERING FIRM F-4564 CONTACT: JORGE GRAJEDA, P.E.

SURVEYOR

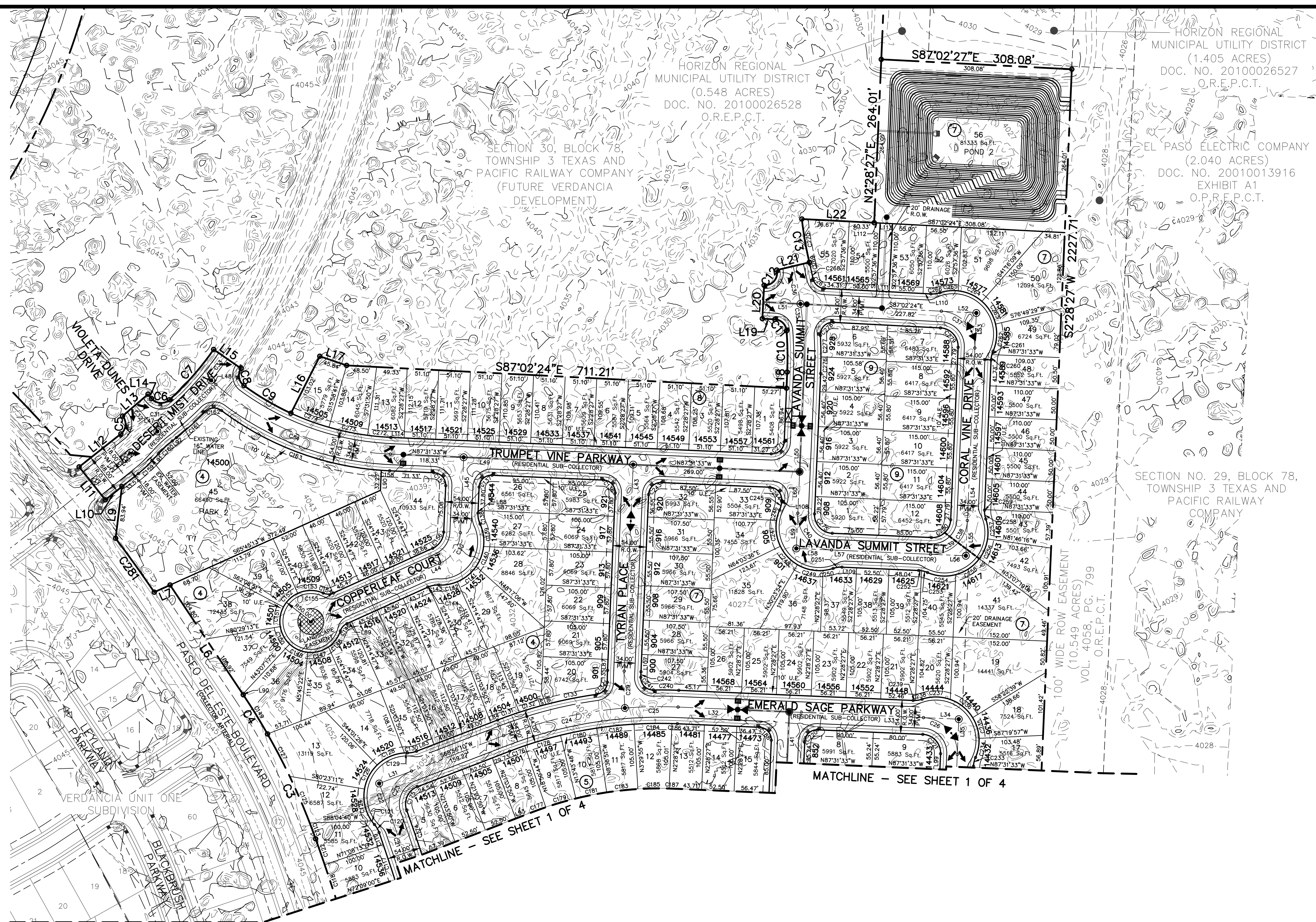
ZWA
Zamora, L.L.C.
Professional Land Surveyors
1510 Zaragoza Road, Suite B-8 • El Paso, TX 79936
Office: (915) 955-9009 • Fax: (915) 855-9012
CONTACT: G. RENE ZAMORA, R.P.L.S.

OWNER/DEVELOPER

HUNT COMMUNITIES
HUNT HORIZON MESA, LLC
601 NORTH MESA SUITE 1900
EL PASO, TEXAS 79902
VOICE (915) 298-0418
CONTACT: JOSE LARES, P.E.

VERDANCIA UNIT FOUR - PHASE I 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 50.77 ACRES ±
SHEET 2 OF 4



SCHOOL DISTRICT
CLINT INDEPENDENT SCHOOL DISTRICT
14521 HORIZON BOULEVARD,
EL PASO, TEXAS 79928

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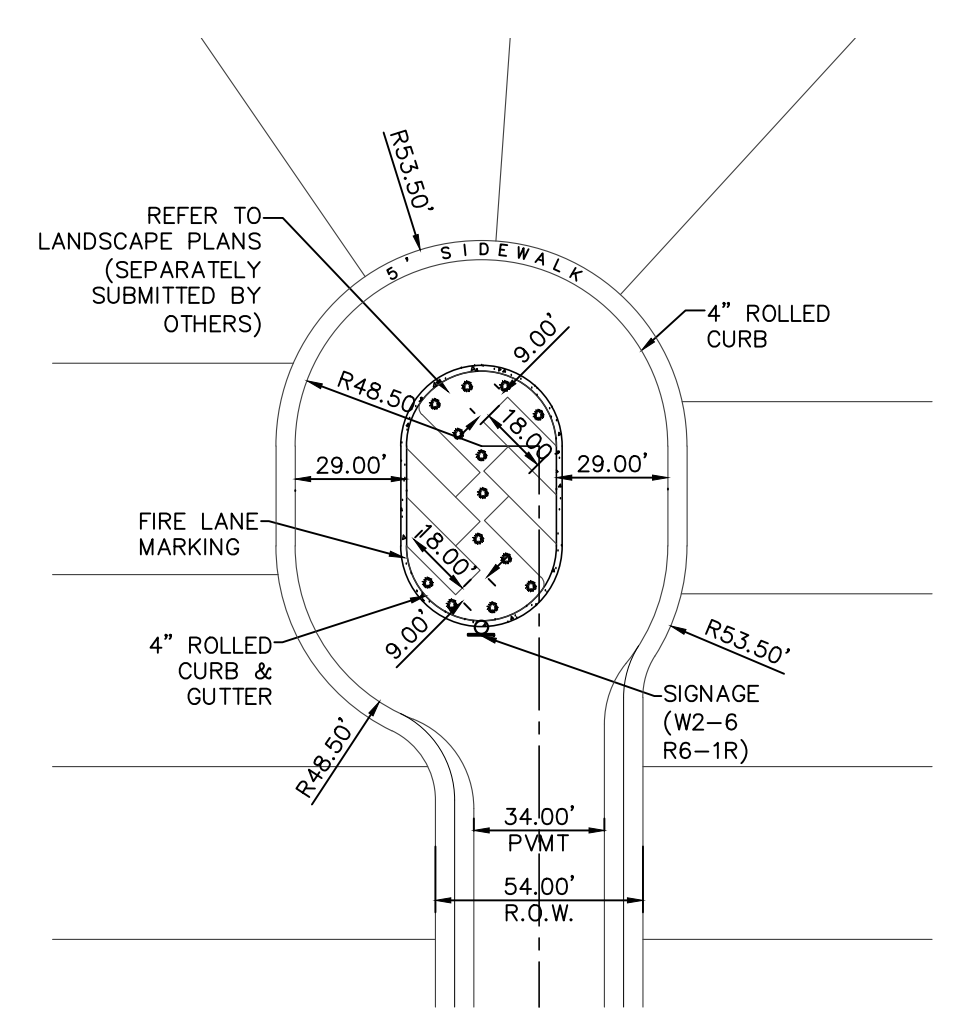
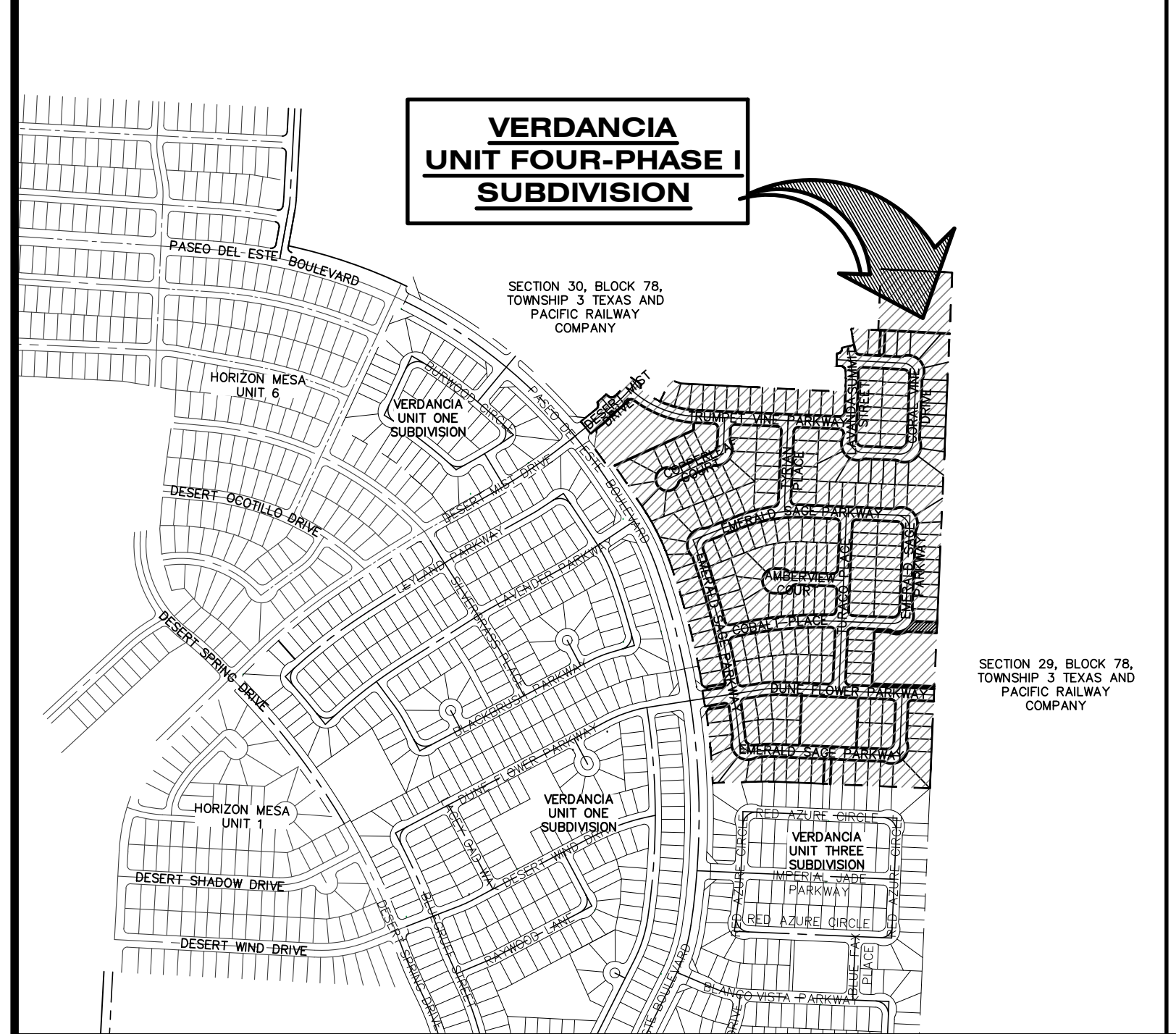
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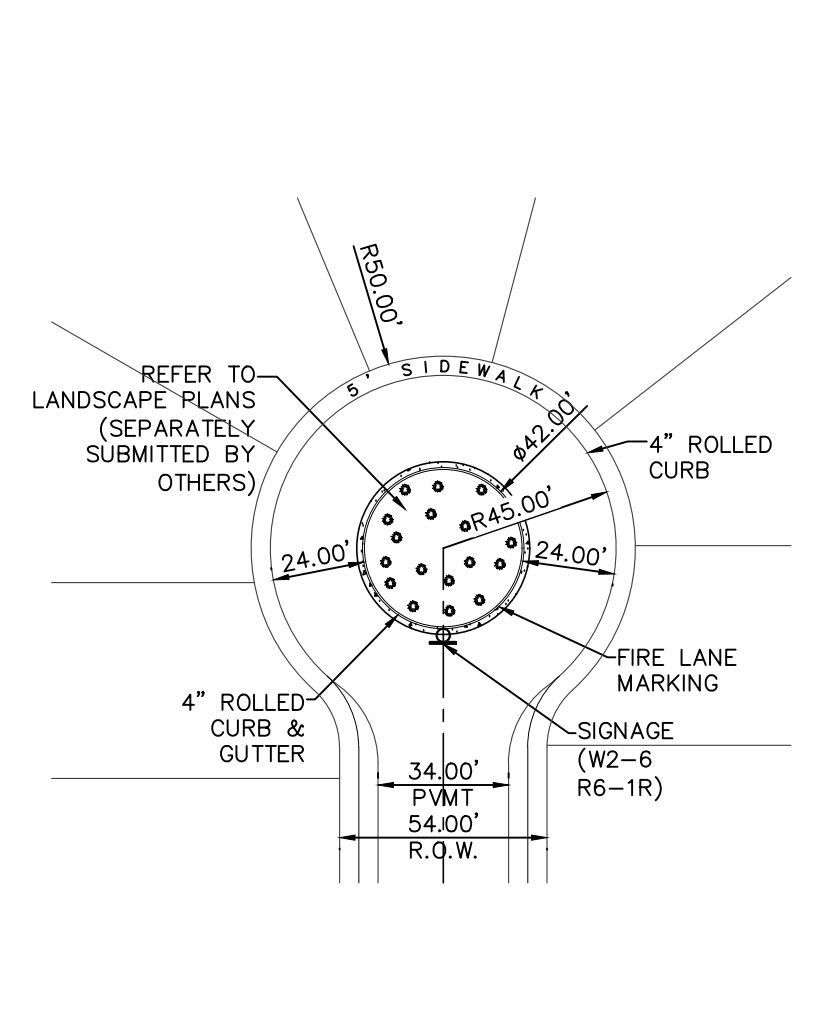
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 - PROPOSED INLET & STORM SEWER PIPE
 - ↑ DRAINAGE FLOW
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 - ↓ LOW POINT
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 - ⊕ EXISTING MONUMENT
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 - 1/2" IRON ROD W/ZWA CAP SET
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 - --- EXISTING MINOR CONTOUR LINES
 - ▨ LANDSCAPE AREA
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 - Exs --- EXISTING SEWER LINE
 - --- EXISTING WATER LINE

LOCATION MAP SCALE: 1" = 600'



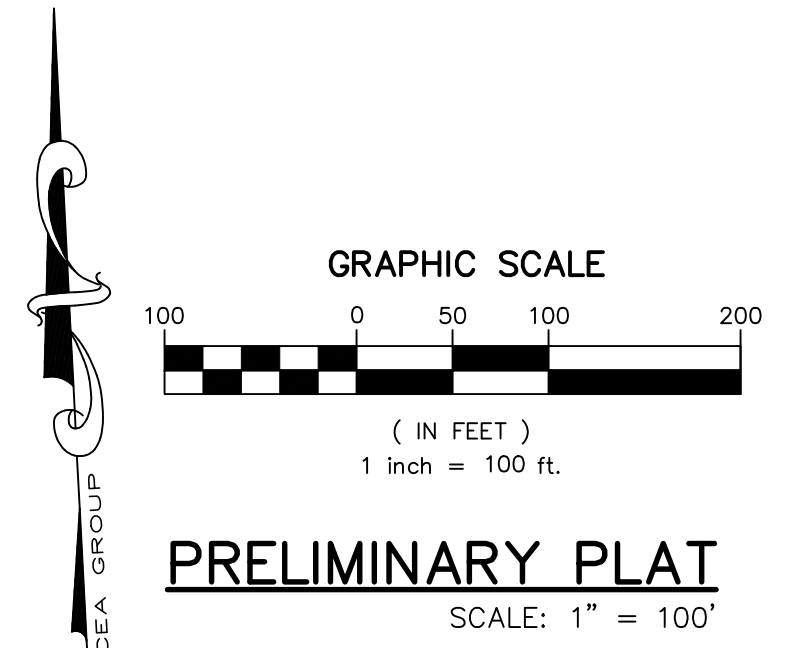
NOTES:
1. CUL-DE-SAC ISLAND LANDSCAPING TO BE MAINTAINED BY HOA.

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.



PRELIMINARY PLAT
SCALE: 1" = 100'

PRELIMINARY
TO BE CONSIDERED BY THE TOWN OF HORIZON CITY PLANNING AND ZONING CITY COUNCIL RECOMMENDATIONS CONCERNING THIS PLAT MUST BE FILED BY:

ENGINEER
cea group
813 N. Kansas St.
Suite 300
El Paso, TX 79902
915.544.5232
www.ceagroup.net
TEXAS REGISTERED ENGINEERING FIRM F-4564
CONTACT: JORGE GRAJEDA, P.E.

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VERDANCIA UNIT FOUR - PHASE I SUBDIVISION

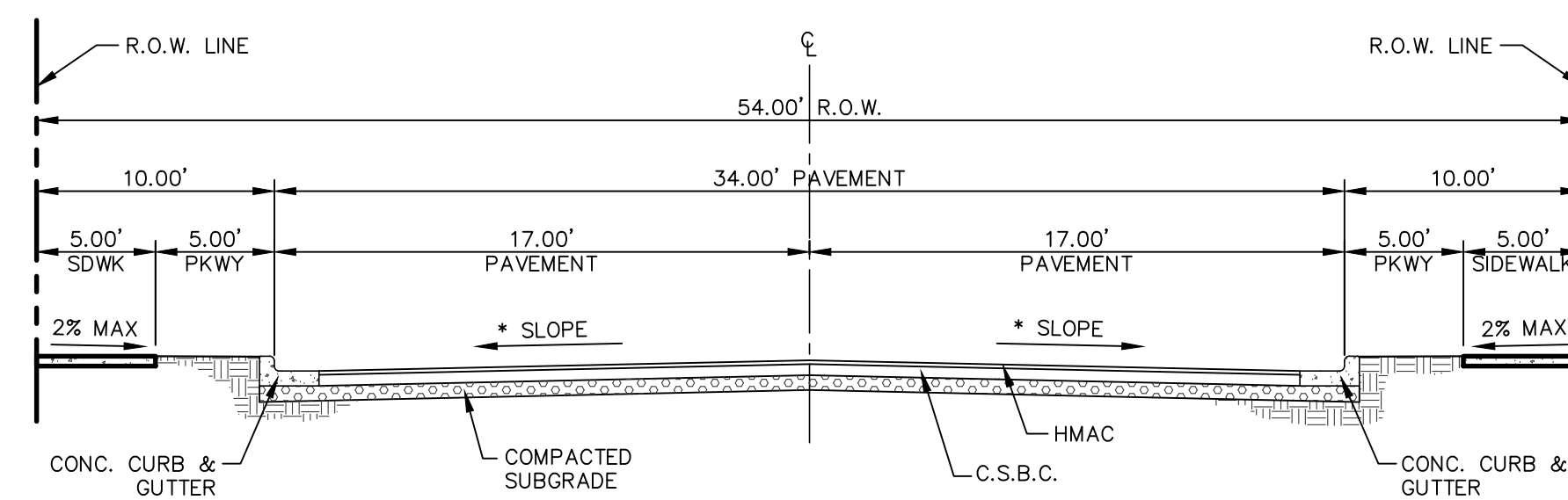
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TEXAS AND PACIFIC RAILWAY COMPANY SURVEY,
EL PASO COUNTY TEXAS.
CONTAINING 50.77 ACRES ±
SHEET 3 OF 4

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	3277.00'	307.69'	153.96'	307.58'	N05°10'09"W	005°22'47"
C2	3277.00'	556.42'	278.88'	555.76'	N14°46'21"W	009°43'43"
C3	1062.00'	186.56'	93.52'	186.32'	N24°40'10"W	010°03'54"
C4	1062.00'	74.40'	37.21'	74.38'	N31°42'31"W	004°00'50"
C5	20.00'	32.21'	20.81'	28.84'	N05°30'10"E	092°16'31"
C6	20.04'	31.99'	20.56'	28.70'	S86°15'35"E	091°27'54"
C7	465.62'	108.43'	54.46'	108.19'	N41°19'58"E	013°20'35"
C8	20.00'	30.88'	19.47'	27.90'	S09°27'45"E	088°27'24"
C9	433.00'	88.19'	44.25'	88.04'	S59°31'32"E	011°40'11"
C10	573.00'	66.69'	33.36'	66.65'	N00°51'36"W	006°40'06"
C11	20.00'	28.92'	17.65'	26.46'	N45°37'01"W	082°50'44"
C12	20.00'	37.12'	26.70'	32.02'	N39°47'28"E	106°20'16"
C13	573.00'	70.99'	35.54'	70.94'	S09°49'42"E	007°05'54"
C14	500.00'	99.11'	49.72'	98.95'	S86°47'43"W	011°21'27"
C15	57.00'	89.54'	57.00'	80.61'	N47°28'27"E	090°00'00"
C16	500.00'	61.76'	30.92'	61.72'	S88°56'08"W	007°04'37"
C17	57.00'	88.60'	56.07'	79.94'	S50°04'29"E	089°03'23"
C18	3404.00'	56.06'	28.03'	56.06'	N05°04'29"W	000°56'37"
C19	3404.00'	198.25'	99.16'	198.23'	N07°12'54"W	003°20'13"
C20	3404.00'	266.76'	133.45'	266.69'	N11°07'43"W	004°29'24"
C21	3404.00'	366.23'	183.29'	366.06'	N16°27'21"W	006°09'52"
C22	3404.00'	55.49'	27.75'	55.49'	N20°00'18"W	000°56'03"
C23	57.00'	88.02'	55.50'	79.53'	S24°41'56"W	088°28'28"
C24	700.00'	201.58'	101.49'	200.89'	S77°11'09"W	016°30'00"
C25	700.00'	85.99'	43.05'	85.93'	S88°57'18"W	007°02'17"
C26	57.00'	89.54'	57.00'	80.61'	N42°31'33"W	090°00'00"
C27	57.00'	89.54'	57.00'	80.61'	N47°28'27"E	090°00'00"
C28	1800.00'	497.87'	250.53'	496.28'	S84°33'01"W	015°50'52"
C29	500.00'	59.65'	29.86'	59.62'	S00°56'37"E	006°50'08"
C30	57.00'	62.95'	35.12'	59.80'	N34°06'50"E	063°16'47"
C31	500.00'	102.21'	51.28'	102.03'	N45°35'38"E	011°42'44"
C32	2410.13'	55.43'	27.72'	55.43'	N39°58'34"W	001°19'04"
C33	500.00'	43.39'	21.71'	43.37'	N37°15'06"E	004°58'18"
C34	460.00'	309.26'	160.73'	303.47'	S68°15'57"E	038°31'12"
C35	600.00'	111.51'	55.92'	111.35'	N02°31'01"W	010°38'56"
C36	600.00'	58.30'	29.17'	58.28'	N10°57'30"W	005°34'01"
C37	57.00'	89.05'	56.52'	80.27'	N42°16'59"W	089°30'50"
C38	57.00'	39.75'	20.72'	38.95'	N22°27'11"E	039°57'28"
C39	57.00'	49.78'	26.61'	48.22'	N67°27'11"E	050°02'32"
C40	57.00'	52.91'	28.53'	51.03'	S24°07'07"E	053°11'07"
C41	20.00'	26.36'	15.49'	24.49'	N61°07'20"W	075°31'21"
C42	20.00'	5.38'	2.70'	5.36'	N15°39'41"W	015°23'57"
C43	3377.00'	56.81'	28.41'	56.81'	N07°28'48"W	000°57'50"
C44	3277.00'	49.24'	24.62'	49.24'	N07°25'42"W	000°51'39"
C45	3377.00'	60.94'	30.47'	60.94'	N06°28'52"W	001°02'02"
C46	3277.00'	59.14'	29.57'	59.14'	N06°28'52"W	001°02'02"
C47	3377.00'	5.92'	2.96'	5.92'	N05°54'49"W	000°06'02"
C48	40.00'	14.91'	7.54'	14.83'	N04°49'00"E	021°21'38"
C49	70.00'	33.58'	17.12'	33.26'	S01°45'10"W	027°29'18"
C50	3277.00'	82.51'	41.25'	82.50'	N05°14'34"W	001°26'33"
C51	70.00'	50.34'	26.31'	49.26'	S32°35'37"E	041°12'15"
C52	3277.00'	116.81'	58.41'	116.80'	N03°30'01"W	002°02'32"
C53	70.00'	50.31'	26.30'	49.24'	S73°47'12"E	041°10'57"
C54	70.00'	26.07'	13.19'	25.92'	N74°57'03"E	021°20'33"
C55	40.00'	14.74'	7.46'	14.66'	S74°50'18"W	021°07'03"
C56	473.00'	2.94'	1.47'	2.94'	S85°34'30"W	000°21'20"
C57	473.00'	53.72'	26.89'	53.69'	S89°00'23"W	006°30'26"
C58	473.00'	1.77'	0.88'	1.77'	N87°37'59"W	000°12'51"
C59	40.00'	14.57'	7.36'	14.49'	N77°05'37"W	020°51'52"
C60	70.00'	36.02'	18.42'	35.62'	S81°24'06"E	029°28'50"
C61	70.00'	42.80'	22.09'	42.14'	N66°20'30"E	035°01'59"
C62	70.00'	43.58'	22.52'	42.88'	N30°59'24"E	035°40'13"
C63	70.00'	38.54'	19.77'	38.05'	N02°37'04"W	031°32'43"
C64	40.00'	14.57'	7.36'	14.49'	S07°57'29"E	020°51'52"
C65	20.00'	31.42'	20.00'	28.28'	S47°28'27"W	090°00'00"
C66	3431.00'	80.30'	40.15'	80.30'	N07°25'58"W	001°20'27"
C67	20.00'	31.14'	19.73'	28.09'	S36°30'24"W	089°13'11"
C68	600.00'	29.87'	14.94'	29.86'	S82°32'33"W	002°51'07"
C69	473.00'	41.06'	20.54'	41.04'	S83°36'11"W	004°58'23"
C70	600.00'	60.29'	30.17'	60.27'	S87°06'19"W	005°45'28"
C71	473.00'	52.71'	26.38'	52.68'	S89°16'55"W	006°23'04"
C72	600.00'	22.37'	11.19'	22.37'	N88°35'39"W	002°08'12"
C73	20.00'	31.42'	20.00'	28.28'	N42°31'33"W	090°00'00"
C74	30.00'	47.12'	30.00'	42.43'	N47°28'27"E	090°00'00"
C75	527.00'	12.49'	6.25'	12.49'	N88°12'19"W	001°21'30"
C76	600.00'	22.37'	11.19'	22.37'	N88°35'39"W	002°08'12"
C77	527.00'	52.60'	26.32'	52.58'	S88°15'23"W	005°43'07"
C78	600.00'	60.29'	30.17'	60.27'	S87°06'19"W	005°45'28"
C79	30.00'	46.63'	29.51'	42.08'	S50°04'29"E	089°03'23"
C80	3431.00'	72.80'	36.40'	72.80'	N06°09'16"W	001°12'56"
C81	600.00'	29.87'	14.94'	29.86'	S82°32'33"W	002°51'07"
C82	3431.00'	84.89'	42.45'	84.89'	N11°52'51"W	001°25'04"
C83	20.00'	31.46'	20.04'	28.31'	S32°27'59"W	090°06'44"
C84	1773.00'	36.24'	18.12'	36.23'	S78°06'29"W	001°10'15"
C85	1773.00'	57.67'	28.84'	57.67'	S79°37'31"W	001°51'50"

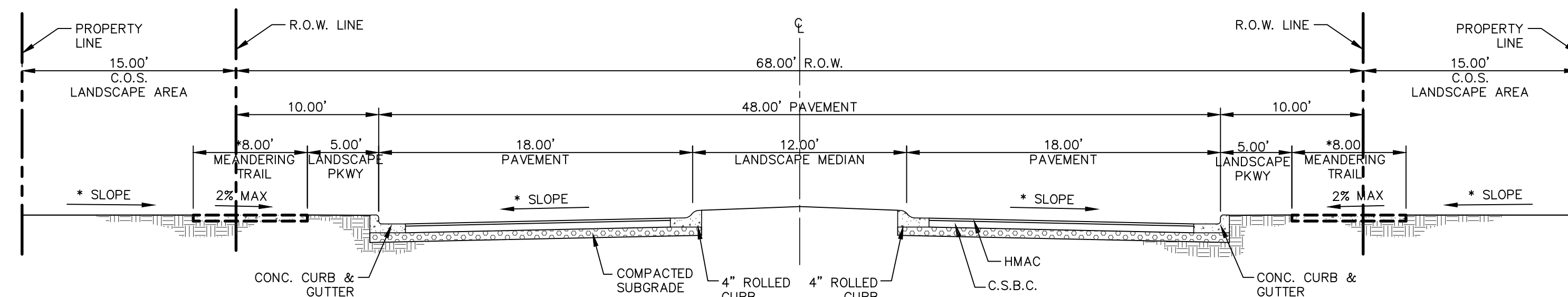
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C86	1773.00'	57.71'	28.86'	57.70'	S81°29'22"W	001°51'53"
C87	1773.00'	57.73'	28.87'	57.73'	S83°21'17"W	001°51'56"
C88	1773.00'	57.58'	28.79'	57.57'	S85°13'05"W	001°51'38"
C89	1773.00'	57.65'	28.83'	57.65'	S87°04'47"W	001°51'47"
C90	1773.00'	62.54'	31.27'	62.54'	S89°01'19"W	002°01'16"
C91	1773.00'	34.59'	17.29'	34.59'	N89°24'31"W	001°07'04"
C92	20.00'	31.88'	20.47'	28.61'	N43°11'16"W	091°19'26"
C93	20.00'	31.42'	20.00'	28.28'	N47°28'27"E	090°00'00"
C94	527.00'	42.67'	21.35'	42.66'	N89°50'43"W	004°38'20"
C95	527.00'	49.62'	24.83'	49.60'	S85°08'17"W	005°23'41"
C96	527.00'	12.18'	6.09'	12.18'	S81°46'43"W	001°19'27"
C97	20.00'	31.14'	19.73'	28.09'	S54°16'25"E	089°13'11"
C98	3431.00'	90.31'	45.16'	90.30'	N10°25'05"W	001°30'29"
C99	20.00'	28.36'	15.49'	24.49'	N43°21'19"E	075°31'21"
C100	20.00'	5.38'	2.70'	5.36'	N02°06'20"W	015°23'57"
C101	3377.00'	56.15'	28.08'	56.15'	N10°16'54"W	000°57'10"
C102	3277.00'	48.60'	24.30'	48.60'	N10°19'59"W	000°59'50"
C103	3377.00'	59.72'	29.86'	59.71'	N11°15'52"W	001°00'47"
C104	3277.00'	57.95'	28.97'	57.95'	N11°15'52"W	001°00'47"
C105	3377.00'	59.72'	29.86'	59.71'	N12°16'39"W	001°00'47"
C106	3277.00'	57.95'	28.97'	57.95'	N12°16'39"W	001°00'47"
C107	3377.00'	59.72'	29.86'	59.71'	N13°17'27"W	001°00'47"
C108	3277.00'	57.95'	28.97'	57.95'	N13°17'27"W	001°00'47"
C109	3377.00'	59.72'	29.86'	59.71'	N14°18'14"W	001°00'47"
C110	3277.00'	57.95'	28.97'	57.95'	N14°18'14"W	001°00'47"
C111	3377.00'	59.72'	29.86'	59.71'	N15°19'02"W	001°00'47"
C112	3277.00'	57.95'	28.97'	57.95'	N15°19'02"W	001°00'47"
C113	3377.00'	59.72'	29.86'	59.71'	N16°19'49"W	001°00'47"
C114	3277.00'	57.95'	28.97'	57.95'	N16°19'49"W	001°00'47"
C115	3377.00'	59.72'	29.86'	59.71'	N17°20'36"W	001°00'47"
C116	3277.00'	57.95'	28.97'	57.95'	N17°20'36"W	001°00'47"
C117	3377.00'	59.72'	29.86'	59.71'	N18°21'24"W	001°00'47"
C118	3277.00'	57.95'	28.97'	57.95'	N18°21'24"W	001°00'47"
C119	3377.00'	20.71'	10.35'	20.71'	N19°02'20"W	000°21'05"
C120	40.00'	15.02'	7.60'	14.93'	N29°58'25"W	021°31'05"
C121	70.00'	7.50'	3.75'	7.49'	S37°39'50"E	006°08'15"
C122	3277.00'	44.25'	22.12'	44.25'	N19°15'00"W	000°46'25"
C123	1062.00'	27.36'	13.68'	27.36'	N20°22'30"W	001°28'34"
C124	70.00'	54.01'	28.43'	52.68'	S12°29'27"E	044°12'31"
C125	1062.00'	82.01'	41.02'	81.99'	N23°19'31"W	004°25'28"
C126	70.00'	44.43'	22.99'	43.68'	S27°47'41"W	036°21'45"
C127	1062.00'	77.19'	38.61'	77.17'	N27°37'10"W	004°09'52"
C128	70.00'	49.23'	25.66'	48.23'	S66°07'31"W	040°17'55"
C129	70.00'	4.80'	2.40'	4.80'	S88°14'27"W	003°55'57"
C130	40.00'	14.85'	7.51'	14.76'	N79°34'18"E	021°16'16"
C131	727.00'	37.18'	18.59'	37.17'	S70°24'03"W	002°55'48"
C132	727.00'	45.02'	22.51'	45.01'	S73°38'23"W	003°32'52"
C133	727.00'	83.40'	41.75'	83.36'	S78°42'00"W	006°34'23"
C134	20.00'	28.48'	17.26'	26.13'	N41°11'51"E	027°29'18"
C135	527.00'	19.00'	9.50'	19.00'	S01°26'29"W	002°03'56"
C136	20.00'	31.42'	20.00'	28.28'	N42°31'33"W	090°00'00"
C137	20.00'	31.42'	20.00'	28.28'	S47°28'27"W	090°00'00"
C138	40.00'	18.49'	9.41'	18.32'	S10°45'59"E	026°28'51"
C139	70.00'	37.14'	19.02'	36.70'	N08°48'31"W	030°23'46"
C140	70.00'	34.72'	17.72'	34.36'	N20°35'52"E	028°25'00"
C141	70.00'	39.58'	20.34'	39.06'	N51°00'21"E	032°23'57"
C142	70.00'	30.58'	15.54'	30.34'	N79°43'12"E	025°01'46"
C143	40.00'	16.71'	8.48'	16.59'	S80°15'59"W	023°56'11"
C144	40.00'	1.78'	0.89'	1.78'	S67°01'33"W	002°32'40"
C145	20.00'	16.69'	8.87'	16.21'	S41°50'33"W	047°49'21"
C146	50.00'	32.71'	16.97'	32.13'	N36°40'28"E	037°29'11"
C147	50.00'	35.20'	18.37'	34.48'	N75°35'12"E	040°20'18"
C148	50.00'					

VERDANCIA UNIT FOUR - PHASE I 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 50.77 ACRES ±
SHEET 4 OF 4



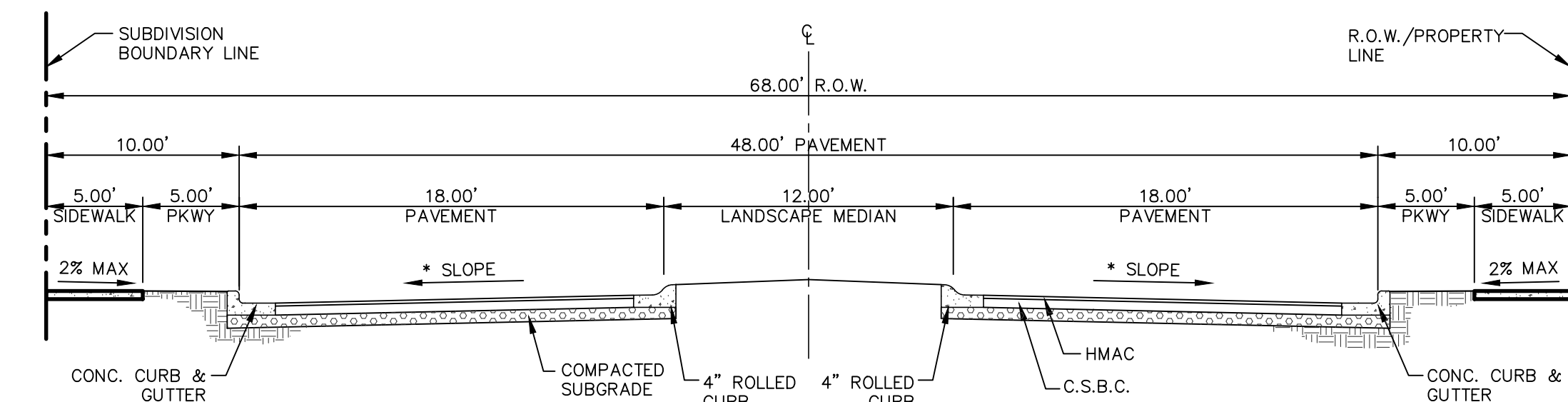
**PROPOSED TYPICAL 54' ROW STREET SECTION DETAIL
(RESIDENTIAL SUB-COLLECTOR)**
SCALE: N.T.S.



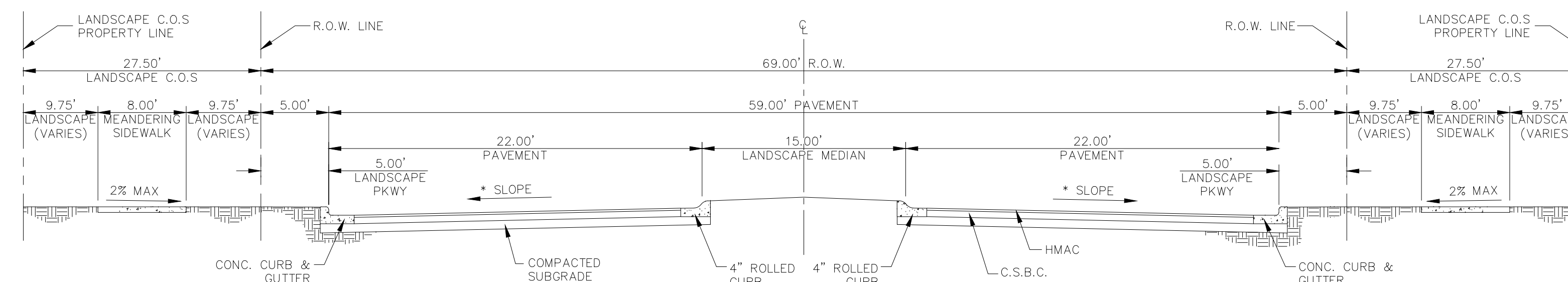
NOTE:

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.



NOTE:

1. COMMON OPEN SPACE (C.O.S.) LANDSCAPE, SIDEWALK & LANDSCAPE MEDIAN WILL BE MAINTAINED BY THE HOA.

**EXISTING 69' ROW STREET SECTION DETAIL
(PASEO DEL ESTE BOULEVARD/COLLECTOR ARTERIAL)**
SCALE: N.T.S.

VERDANCIA UNIT FOUR - PHASE II 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 35.74 ACRES ±
SHEET 2 OF 2

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	433.00'	88.19'	44.25'	88.04'	S59°31'32"E	011°40'11"
C2	20.00'	30.88'	19.47'	27.90'	S09°27'45"E	088°27'24"
C3	465.62'	108.43'	54.46'	108.19'	N41°19'58"E	013°20'35"
C4	20.04'	31.99'	20.56'	28.70'	S86°15'35"E	091°27'54"
C5	20.00'	32.21'	20.81'	28.84'	N05°30'10"E	092°16'31"
C6	2278.13'	348.01'	174.34'	347.67'	N45°11'56"W	008°45'09"
C7	1151.50'	739.30'	382.89'	726.67'	N21°21'11"E	036°47'09"
C8	573.00'	70.99'	35.54'	70.99'	S09°49'42"E	007°05'54"
C9	20.00'	37.12'	26.70'	32.02'	N39°47'28"E	106°20'16"
C10	20.00'	28.92'	17.65'	26.46'	N45°37'01"W	082°50'44"
C11	573.00'	66.69'	33.38'	66.65'	N00°51'36"W	006°40'06"
C12	2410.13'	178.59'	89.34'	178.55'	N42°45'28"W	00414'44"
C13	2410.13'	48.77'	24.38'	48.77'	N45°27'37"W	001°09'34"
C14	1301.00'	48.30'	24.15'	48.29'	N36°18'55"E	002°07'37"
C15	57.00'	79.72'	47.94'	73.38'	S04°48'52"E	080°07'56"
C16	1301.00'	414.67'	209.11'	412.92'	N26°07'14"E	018°15'44"
C17	1301.00'	318.56'	160.08'	317.77'	N09°58'29"E	014°01'46"
C18	57.00'	89.54'	57.00'	80.61'	S47°57'36"W	090°00'00"
C19	400.00'	28.84'	14.42'	28.83'	N05°01'31"E	004°07'50"
C20	400.00'	28.84'	14.42'	28.83'	S05°01'31"W	004°07'50"
C21	600.00'	171.09'	86.13'	170.51'	S05°12'32"E	016°20'16"
C22	750.00'	158.44'	79.51'	158.14'	S80°59'17"E	012°06'13"
C23	500.00'	72.07'	36.10'	72.01'	N30°38'11"E	008°15'33"
C24	1596.00'	270.37'	135.51'	270.04'	N21°39'13"E	009°42'22"
C25	1596.00'	261.64'	131.11'	261.34'	N12°06'16"E	009°23'33"
C26	1596.00'	123.90'	61.98'	123.87'	N05°11'03"E	004°26'53"
C27	750.00'	88.88'	44.49'	88.83'	S76°24'20"E	006°47'24"
C28	750.00'	94.76'	47.45'	94.70'	S83°25'13"E	007°14'22"
C29	573.00'	48.77'	24.40'	48.75'	S03°50'28"E	004°52'35"
C30	573.00'	43.63'	21.83'	43.62'	S00°46'43"W	004°21'47"
C31	373.00'	26.89'	13.45'	26.88'	S05°01'31"W	004°07'50"
C32	427.00'	27.88'	13.95'	27.88'	N05°13'13"E	003°44'28"
C33	20.00'	31.28'	19.86'	28.19'	S48°09'17"W	089°36'38"
C34	433.00'	88.19'	44.25'	88.04'	S59°31'32"E	011°40'11"
C35	20.00'	30.88'	19.47'	27.90'	S09°27'45"E	088°27'24"
C36	527.00'	38.41'	19.21'	38.40'	N32°40'41"E	004°10'32"
C37	527.00'	37.56'	18.79'	37.55'	N28°32'55"E	004°05'00"
C38	20.00'	26.45'	15.56'	24.57'	S64°23'46"W	075°46'44"
C39	777.00'	89.09'	44.59'	89.04'	S80°59'56"E	006°34'09"
C40	777.00'	37.38'	18.69'	37.37'	S85°39'42"E	002°45'22"
C41	20.00'	28.92'	17.65'	26.46'	N45°37'01"W	082°50'44"
C42	573.00'	66.69'	33.38'	66.65'	N00°51'36"W	006°40'06"
C43	627.00'	93.43'	46.80'	93.35'	S09°06'31"E	008°32'17"
C44	20.00'	37.12'	26.70'	32.02'	N39°47'28"E	106°20'16"
C45	723.00'	39.79'	19.90'	39.78'	S85°27'48"E	003°09'11"
C46	723.00'	53.76'	26.89'	53.75'	S81°45'24"E	004°15'38"
C47	20.00'	36.58'	25.96'	31.69'	S27°13'58"E	104°47'13"
C48	1623.00'	89.20'	44.61'	89.19'	N23°35'10"E	003°08'57"
C49	1623.00'	107.26'	53.65'	107.24'	N20°07'06"E	003°47'11"
C50	20.00'	27.57'	16.48'	25.44'	S57°43'13"W	078°59'26"
C51	777.00'	29.32'	14.66'	29.32'	S83°51'56"E	002°09'44"
C52	777.00'	28.39'	14.20'	28.39'	S85°59'36"E	002°05'36"
C53	20.00'	31.42'	20.00'	28.28'	N42°02'24"W	090°00'00"
C54	627.00'	85.35'	42.74'	85.29'	S00°56'23"E	007°47'59"
C55	20.00'	31.42'	20.00'	28.28'	N47°57'36"E	090°00'00"
C56	723.00'	37.76'	18.88'	37.76'	S85°32'37"E	002°59'33"
C57	20.00'	34.54'	23.39'	30.40'	S34°34'32"E	098°56'39"
C58	1623.00'	81.27'	40.65'	81.27'	N13°27'43"E	002°52'09"
C59	1623.00'	87.84'	43.93'	87.83'	N10°28'37"E	003°06'04"
C60	20.00'	29.33'	18.02'	26.77'	S50°56'35"W	084°02'02"
C61	20.00'	31.42'	20.00'	28.28'	N42°02'24"W	090°00'00"
C62	427.00'	9.95'	4.98'	9.95'	S03°37'39"W	001°20'06"
C63	20.00'	31.42'	20.00'	28.28'	N47°57'36"E	090°00'00"
C64	20.00'	32.35'	20.96'	28.94'	S40°42'03"E	092°40'42"
C65	1623.00'	75.87'	37.94'	75.86'	N04°17'57"E	002°40'42"
C66	20.00'	31.42'	20.00'	28.28'	S47°57'36"W	090°00'00"
C67	20.00'	31.59'	20.17'	28.41'	N41°47'36"W	090°29'36"
C68	373.00'	23.68'	11.84'	23.68'	N05°16'19"E	003°38'14"
C69	427.00'	20.83'	10.42'	20.83'	S05°41'35"W	002°47'44"
C70	1448.50'	49.05'	24.53'	49.05'	N14°57'05"E	001°56'25"
C71	20.00'	30.72'	19.31'	27.79'	S29°00'34"E	088°00'07"
C72	1328.00'	29.74'	14.87'	29.74'	N14°21'00"E	001°16'59"
C73	1328.00'	50.93'	25.47'	50.93'	N12°36'35"E	002°11'51"
C74	1448.50'	41.24'	20.62'	41.24'	N12°53'34"E	001°37'52"
C75	1328.00'	50.93'	25.47'	50.93'	N10°24'44"E	002°11'51"
C76	1448.50'	33.82'	16.91'	33.82'	N10°50'31"E	001°20'16"
C77	1328.00'	50.93'	25.47'	50.93'	N08°12'53"E	002°11'51"
C78	1448.50'	29.15'	14.58'	29.15'	N07°41'34"E	001°09'11"
C79	1328.00'	50.93'	25.47'	50.93'	N06°01'03"E	002°11'51"
C80	1448.50'	36.57'	18.29'	36.57'	N05°38'31"E	001°26'48"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C81	1328.00'	45.40'	22.70'	45.39'	N03°56'22"E	001°57'31"
C82	1448.50'	37.95'	18.98'	37.95'	N03°42'38"E	001°30'04"
C83	30.00'	47.12'	30.00'	42.43'	S47°57'36"W	090°00'00"
C84	20.00'	31.42'	20.00'	28.28'	N42°02'24"W	090°00'00"
C85	1569.00'	41.11'	20.56'	41.11'	N03°42'38"E	001°30'04"
C86	1448.50'	37.95'	18.98'	37.95'	N03°42'38"E	001°30'04"
C87	1569.00'	52.14'	26.07'	52.14'	N05°24'48"E	001°54'14"
C88	1448.50'	36.57'	18.29'	36.57'	N05°38'31"E	001°26'48"
C89	1569.00'	52.14'	26.07'	52.14'	N07°19'02"E	001°54'14"
C90	1448.50'	29.15'	14.58'	29.15'	N07°41'34"E	001°09'11"
C91	1569.00'	52.14'	26.07'	52.14'	N09°13'18"E	001°54'14"
C92	1448.50'	26.40'	13.20'	26.40'	N08°47'29"E	001°02'40"
C93	1569.00'	52.14'	26.07'	52.14'	N11°07'31"E	001°54'14"
C94	1448.50'	33.82'	16.91'	33.82'	N10°50'31"E	001°20'16"
C95	1569.00'	52.14'	26.07'	52.14'	N13°01'45"E	001°54'14"
C96	1448.50'	41.24'	20.62'	41.24'	N12°53'34"E	001°37'52"
C97	1569.00'	33.56'	16.78'	33.56'	N14°35'38"E	001°13'32"
C98	20.00'	30.87'	19.46'	27.90'	N59°25'45"E	088°26'42"
C99	723.00'	42.12'	21.07'	42.11'	S74°40'46"E	003°20'16"
C100	1448.50'	49.05'	24.53'	49.05'	N14°57'05"E	001°56'25"
C101	1448.50'	50.39'	25.20'	50.39'	N36°09'00"E	001°59'38"
C102	2437.13'	96.12'	48.07'	96.11'	N43°45'03"W	002°15'35"
C103	30.00'	41.96'	25.23'	38.62'	S04°48'52"E	080°07'56"
C104	1328.00'	23.09'	11.54'	23.08'	N34°45'13"E	000°59'46"
C105	1328.00'	46.11'	23.05'	46.10'	N33°15'40"E	001°59'21"
C106	1448.00'	23.60'	11.80'	23.60'	N33°47'20"E	000°56'02"
C107	1328.00'	46.11'	23.05'	46.10'	N31°16'19"E	001°59'21"
C108	1448.00'	29.29'	14.65'	29.29'	N30°51'25"E	001°09'33"
C109	1328.00'	46.11'	23.05'	46.10'	N29°16'58"E	001°59'21"
C110	1448.00'	31.92'	15.96'	31.92'	N28°55'11"E	001°15'46"
C111	1328.00'	46.11'	23.05'	46.10'	N27°17'37"E	001°59'21"
C112	1448.00'	34.54'	17.27'	34.54'	N26°58'56"E	001°22'00"
C113	1328.00'	46.11'	23.05'	46.10'	N25°18'16"E	001°59'21"
C114	1448.00'	37.16'	18.58'	37.16'	N25°02'42"E	001°28'14"
C115	1328.00'	46.11'	23.05'	46.10'	N23°18'55"E	001°59'21"
C116	1448.00'	39.78'	19.89'	39.78'	N23°06'28"E	001°34'27"
C117	1328.00'	46.11'	23.05'	46.10'	N21°19'34"E	001°59'21"
C118	1448.00'	42.41'	21.20'	42.41'	N21°10'13"E	001°40'41"
C119	1328.00'	31.15'	15.57'	31.15'	N19°39'34"E	001°20'38"
C120	20.00'	30.72'	19.31'	27.79'	S62°59'19"W	088°00'07"
C121	1448.00'	52.21'	26.11'	52.21'	N19°05'27"E	002°03'58"
C122	1448.00'	52.21'	26.11'	52.21'	N19°05'27"E	002°03'58"
C123	776.98'	39.99'	20.00'	39.98'	S74°29'06"E	002°56'55"
C124	20.00'	33.04'	21.69'	29.41'	N28°38'06"W	094°36'54"
C125	1569.00'	39.29'	19.65'	39.29'	N19°24'24"E	001°26'05"
C126	1569.00'	51.63'	25.82'	51.63'	N21°04'00"E	001°53'07"
C127	1448.00'	42.41'	21.20'	42.41'	N21°10'13"E	001°40'41"
C128	1569.00'	51.63'	25.82'	51.63'	N22°57'08"E	001°53'07"
C129	1448.00'	39.78'	19.89'	39.78'	N23°06'28"E	001°34'27"
C130	1569.00'	51.63'	25.82'	51.63'	N24°50'15"E	001°53'07"
C131	1448.00'	37.16'	18.58'	37.16'	N25°02'42"E	001°28'14"
C132	1569.00'	19.90'	9.95'	19.90'	N26°08'37"E	000°43'36"
C133	1448.00'	34.54'	17.27'	34.54'	N26°58'56"E	001°22'00"
C134	1448.00'	31.92'	15.96'	31.92'	N28°55'11"E	001°15'46"
C135	473.00'	16.54'	8.27'	16.54'	N27°30'32"E	002°00'14"
C136	1448.00'	29.29'	14.65'	29.29'	N30°51'25"E	001°09'33"
C137	473.00'	51.64'	25.84'	51.61'	N31°38'18"E	006°15'18"
C138	1448.00'	26.67'	13.34'	26.67'	N32°47'39"E	001°03'19"
C139	465.62'	59.01'	29.55'	58.97'	N38°19'06"E	007°15'42"
C140	1448.00'	22.68'	11.34'	22.68'	N34°42'16"E	000°53'51"
C141	465.62'	49.21'	24.63'	49.18'	N44°58'37"E	006°03'18"
C142	20.04'	31.99'	20.56'	28.70'	S86°15'35"E	091°27'54"
C143	2437.13'	84.47'	42.24'	84.47'	N41°37'41"W	001°59'09"
C144	1448.00'	50.39'	25.20'	50.39'	N36°09'00"E	001°59'38"
C145	20.00'	26.36'	15.49'	24.49'	N13°52'45"E	075°31'21"
C146	2383.13'	51.41'	25.71'	51.41'	N41°15'11"W	001°14'10"
C147	20.00'					

TOWN OF HORIZON CITY

ORDINANCE NO. 0102, AMENDMENT NO. 038

AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE TOWN OF HORIZON CITY, TEXAS, CHAPTER 14 (ZONING), EXHIBIT A (ZONING ORDINANCE), TO REVISE AND AMEND THE FOLLOWING: CHAPTER 10 (SIGN REGULATIONS) SECTION 1016 (EXEMPTIONS), TO AMEND AND ADD AN EXEMPTION FOR CIVIC USE SIGNS; PROPER NOTICE; AND EFFECTIVE DATE; THE PENALTY BEING AS PROVIDED IN SECTION 810 OF THE ZONING ORDINANCE (NO. 0102) OF THE TOWN OF HORIZON CITY, TEXAS, CREATING A MISDEMEANOR PUNISHABLE BY A FINE NOT TO EXCEED \$2,000.

WHEREAS, a proposal was brought forward by staff to and considered by the Town of Horizon City Planning and Zoning Commission to amend portions of Ordinance No. 0102 relating to sign regulations, exemptions; and

WHEREAS, the Planning and Zoning Commission will consider the staff's proposals at its January 19, 2026; and

WHEREAS, public hearings have been held by the Town Council as required by law; and

WHEREAS, all written and oral protests (if any) submitted against the proposed ordinance change have been reviewed and considered; and

WHEREAS, pursuant to Texas Local Government Code section 51.001, the town has general authority to adopt an ordinance that is for the good government, peace or order of the Town and is necessary or proper for carrying out a power granted by law to the Town; and

WHEREAS, the City Council finds that it is necessary and proper for the good government, peace, and order and that our physical environment has a direct impact on the chances for happy, prosperous lives for the residents of the Town of Horizon City to adopt this Ordinance and technical code; and

WHEREAS, the Texas Local Government Code Section 211.005(b) requires "that zoning regulations be uniform for each class or kind of building in a district", furthermore, "regulations shall be adopted with reasonable consideration, among other things, for the character of each district and its particular suitability for particular uses, with a view of conserving the value of buildings, maximizing the best use of property, and encouraging the most appropriate use of land in the municipality".

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE TOWN OF HORIZON CITY, TEXAS:

I. ENACTMENT OF AMENDMENTS

Pursuant to Sections 51.001 and 51.012 of the Texas Local Government Code, the City Council of the Town of Horizon City hereby enacts and adopts this amendment no. 038 to Ordinance no.0102, which regulates zoning within the territorial limits of the Town of Horizon City and related matters, to amend Chapter 10 Sign Regulations, Section 1016 Exemptions as follows:

Chapter 10 Sign Regulations:

Section 1016 Exemptions:

To revise Sub Section (10) from:

~~(10) Traffic or other municipal signs, legal notices, railroad crossing signs, danger and such emergency, temporary or non-advertising signs as may be approved by the city council or its designated representative.~~

And to add Civic Use Sign Exemption as follows:

(10) Civic use signs to include but not limited to: Traffic or other municipal signs, way finding, legal notices, railroad crossing signs, danger and such emergencies, temporary or other public use signs on City of Horizon or Economic Development Corporation or other civic use property or city right-of-way adhering to all visibility requirements shall be exempt from all city regulations.

II. FINDINGS OF FACT

That this ordinance was duly enacted with all requisites and formalities incident thereto the enactment of ordinance, and such is evidenced by the signatures below; and further that the foregoing recitals are incorporated into this ordinance by reference as findings of fact as if expressly set forth herein.

III. REPEALER

All ordinances, resolutions, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the effect of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.

IV. SEVERABILITY

Should any of the clauses, sentences, paragraphs, sections, or parts of this ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

V. PROPER NOTICE AND MEETING

It is officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52, Texas Local Government Code and the Charter of the Town of Horizon City, Texas.

PASSED AND APPROVED this the ____ day of _____, 2026, by a vote of ____ (ayes) to ____ (nays) to ____ (abstentions) of the City Council of Horizon City, Texas.

Town of Horizon City

By: _____
Andres Renteria, Mayor

ATTEST:

By: _____
Elvia Schuller, City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Sylvia Borunda Firth
City Attorney

Arturo Rubio
Planning Director



MINUTES – REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
HELD ON MONDAY, NOVEMBER 17, 2025 @ 6:00 PM
15001 DARRINGTON RD., HORIZON CITY, TEXAS 79928

1. **CALL MEETING TO ORDER & DETERMINATION OF QUORUM-PLEDGE OF ALLIGIEANCE**

Quorum established and meeting called to order at 6:00 pm.

2. **COMMISSION MEMBERS ATTENDANCE: MELENDEZ, PADILLA, BERRY, CORRAL, BORREGO, PARKER.
COMMISSIONERS EXCUSED AND UNEXCUSED: JOLLEY and RODRIGUEZ**

ACTION: Motion made by **PADILLA**, 2nd by **BORREGO** to excuse absent commissioners **JOLLEY** and **RODRIGUEZ**.

AYES: **MELENDEZ, PADILLA, BERRY, CORRAL, BORREGO, PARKER.**

ABSTAIN: None

MOTION CARRIED

3. **OPEN FORUM:** NOTE: The Planning & Zoning Commission encourages public comment on all matters of interest listed on this agenda. Speakers from the audience will be given an opportunity to discuss each item in the order in which it appears on the agenda, prior to the Commission discussing the item unless otherwise approved by the Chairman. A "Speaker Request" form is available for those who wish to sign up on the day of the meeting. This form is also available in advance by downloading the attached form. Please submit the "Speaker Request" form completely filled out to the Board Secretary prior to the meeting. The Commission retains the option to set reasonable limits on the number, frequency, and length of presentations. Please contact the Board Secretary at (915) 852-1046 Ext. 404 with any additional questions.

No one signed up to speak

4. **PUBLIC HEARINGS**

NOTICE TO THE PUBLIC AND APPLICANTS The staff report for an agenda item may include conditions, exceptions or modifications. The Commission's motion to approve an item in accordance with the staff report or with all staff comments means that any modification, waivers, exceptions requested by the applicant and recommended for approval by staff and any staff recommended conditions, have been approved, without necessitating that the Commission restate the modifications, exceptions, waivers, or conditions as part of the motion to approve and that any findings required to be made by the Commission, have been made. If the Commission does not wish to approve an exception or modification, or require a condition, then the Commission's motion will state which have not been approved, otherwise, the staff report, with all modifications, exceptions and conditions, is approved and the applicant shall comply with all provisions of the staff report.

4A. **DISCUSSION AND RECOMMENDATION:**

Planning Director

On the submitted **Replat** application for **Darrington Park Replat B (Case No. SUC25-0008)**, legally described as a portion of Lot 4, Block 3, Darrington Park, El Paso County, Texas. Located in the Horizon City Extra Territorial Jurisdiction (ETJ). Containing 10.034 acres ±. Application submitted by GECCA, LLC. **(Postponed at the October 20, 2025, P&Z Meeting)**

ACTION: Motion made by **PADILLA**, 2nd by **MELENDEZ** to recommend approval of Darrington Park Replat B on Preliminary and Final Subdivison Plat basis, subject to addressing all pending comments prior to City Council.

AYES: **MELENDEZ, PADILLA, BERRY, CORRAL, BORREGO, PARKER.**

ABSTAIN: None

MOTION CARRIED



MINUTES – REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
HELD ON MONDAY, NOVEMBER 17, 2025 @ 6:00 PM
15001 DARRINGTON RD., HORIZON CITY, TEXAS 79928

4B. DISCUSSION AND RECOMMENDATION:

Planning Director

On the **Final Subdivision Plat** application for **Verdancia Unit 2 (Case No. SDF25-0003)**, allow 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 ±. Application submitted by Applicant/Representative: CEA Group.

ACTION: Motion made by **PADILLA** , 2nd by **BORREGO** to recommend approval of Verdancia Unit 2 on Final Subdivision Plat basis, and all modification request, subject to addressing all pending comments prior to City Council.

AYES: MELENDEZ, PADILLA, BERRY, CORRAL, BORREGO, PARKER.

ABSTAIN: None

MOTION CARRIED

4C. DISCUSSION AND RECOMMENDATION:

Planner

On the **Preliminary Subdivision Plat** application for **Verdancia Unit 3 (Case No. SDP25-0005)**, legally described as Being A Portion Of Section 30, Block 78, Township 3, Texas And Pacific Railway Company Surveys, El Paso County, Texas. Containing 45.399 acres ±. Application submitted by Applicant/Representative: CEA Group.

ACTION: Motion made by **PADILLA** , 2nd by **BORREGO** to recommend approval of Verdancia Unit 3 on Preliminary Subdivision Plat basis, and all modification request, subject to addressing all pending comments prior to City Council.

AYES: MELENDEZ, PADILLA, BERRY, CORRAL, BORREGO, PARKER.

ABSTAIN: None

MOTION CARRIED

5. OTHER BUSINESS

5A. DISCUSSION AND ACTION:

On the Planning and Zoning meeting minutes for the meeting held on October 20, 2025.

ACTION: Motion made by **PADILLA**, 2nd by **PARKER** to approve October 20, 2025, regular meeting minutes.

AYES: MELENDEZ, PADILLA, BERRY, CORRAL, BORREGO, PARKER.

ABSTAIN: None

MOTION CARRIED

5B. DISCUSSION AND ACTION:

On the review and adoption of the **2026 Meeting Schedule** for the Planning and Zoning Commission.

ACTION: Motion made by **PADILLA**, 2nd by **BERRY** to approve the adoption of the Planning & Zoning 2026 Meeting Schedule .

AYES: MELENDEZ, PADILLA, BERRY, CORRAL, BORREGO, PARKER.

ABSTAIN: None

MOTION CARRIED



**MINUTES – REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
HELD ON MONDAY, NOVEMBER 17, 2025 @ 6:00 PM
15001 DARRINGTON RD., HORIZON CITY, TEXAS 79928**

6. ANNOUNCEMENTS

6A. The next regular scheduled meeting: **Monday, December 15, 2025 at 6pm.**

EXECUTIVE SESSION

The Planning and Zoning Commission of the Town of Horizon City may recess into Executive Session pursuant to the Texas Government Code, Chapter 551, Subchapter D, under Article 551.071 – Consultation with Attorney; 551.072 – Deliberation regarding Real Property; and 551.087 – Deliberation regarding Economic Development Negotiations.

ADJOURNMENT: The meeting adjourned at 6:40 pm.

ACTION: ADJOURNMENT

**AYES: MELENDEZ, PADILLA, BERRY, CORRAL, BORREGO, PARKER.
MOTION CARRIED**

Samantha Corral – Chair

(Date)

ATTEST:

David Ruiz - Planner

DISTRIBUTION OF MINUTES:

- Original: Horizon City Administrative File
- Copy: Planning and Zoning Commission
- Posted: Internet Website: www.horizoncity.org