HORIZON CITY

Incorporated 1988

AGENDA
PUBLIC MEETING
REGULAR PLANNING AND ZONING MEETING
THE TOWN OF HORIZON CITY, TEXAS
Monday, November 16, 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, November 16, 2026 at 6:00 PM** at City Council Chambers, 15021 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 6** (Case No. SDP26-0004), legally described as Being a Portion of Land Situated in Section 32,

Block 78, Township 3, Texas and Pacific Railway Company Survey, Town of Horizon City, El Paso County, Texas. Containing 42.93-acres ±. Application submitted by Applicant/Representative: CEA Group.

B. **DISCUSSION AND RECOMMENDATION:** **17**
Planner
On the **Preliminary Subdivision Plat** application for **West Eastlake Estates Unit 3** (Case No. SDP26-0005), legally described as Being a Portion of Section 31, Block 78, Township 3, Texas and Pacific Railway Company Survey, Town of Horizon City, El Paso County, Texas. Containing 20.336-acres ±. Application submitted by Applicant/Representative:ESSCO Group

5. **OTHER BUSINESS**

A. **DISCUSSION AND ACTION:** **27**
On the Planning and Zoning meeting minutes for the meeting held on September 21, 2026.

B. **DISCUSSION AND ACTION:** **31**
On the review and adoption of the **2027 Meeting Schedule** for the Planning and Zoning Commission.

6. **ANNOUNCEMENTS**

A. The next regular scheduled meeting: Monday, December 21, 2026, at 6pm.

Adjournment:

Motion to Adjournment: _____ 2nd _____

Dated this Monday, November 9, 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, November 9, 2026. by 6:00 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.: **SDP26-0004 Verdancia Unit 6 Preliminary**

Application Type: **Preliminary Subdivision Plat Application**
P&Z Hearing Date: November 16, 2026
Staff Contact: David Ruiz, Planner
915-852-1046, Ext. 404; druiz@horizoncity.org

Address/Location: West of Eastlake Blvd & North of Horizon Blvd.
Property ID Nos.:
Legal Description: Being A Portion Of Section 32, Block 78, Township 3, Texas And Pacific Railway Company Surveys, El Paso County, Texas. Containing 42.93-Acres ±
Property Owner: Hunt Horizon Crossing, LLC
Applicant/Rep.: CEA Group, Jorge Grajeda
Nearest Park: Horizon Mesa Park
Nearest School: Horizon High School and Horizon Middle School

SURROUNDING PROPERTIES:		
	Zoning	**Land Use**
N	Vacant	Residential
E	Vacant	Residential (El Paso County)
S	Vacant	Residential
W	Residential	PUD Residential
LAND USE AND ZONING:		
	Existing	**Proposed**
Land Use	Vacant	Residential Subdivision
Zoning	R-3 Residential	R-3 Residential

Application Description:
Preliminary Subdivision:
The proposed preliminary plat residential subdivision includes 207 lots for single-family residential development, 1 pond area, 1 park, the smallest lot measuring approximately 5,500 sq. ft. and the largest lot measuring approximately 15,088 sq. ft. Internal 54 ft. residential sub-collector streets, a 68' feet residential sub-collector street, a 64' residential collector.

Cumulative Parkland Dedication:
The required parkland dedication for Verdancia Unit 6 is 5.88 acres. The developer will provide 1.50 acres of parkland dedication. The development also has an existing parkland credit of 8.203 acres, which will be applied toward the required dedication. After accounting for the 5.88-acre requirement and the additional 1.50-acre dedication, the development will have a remaining cumulative parkland credit of 9.703 acres. Additionally, $4,656.00 in park fees is due in accordance with the Town of Horizon City's cumulative parkland dedication and fee requirements.

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

Planning Division Comments:

Town Engineer Comments:

El Paso 9-1-1 District Comments:
The 9-1-1 District has no comments/concerns regarding this plat.

TxDOT Comments:

El Paso Electric Company:
We have no comments for Verdancia Unit 6. For the street crossing under our transmission line, please share a copy of our ROW guidelines. Any grade changes or improvements will need to be evaluated by our transmission department to make sure they meet safety guidelines.

Texas Gas Service:
In reference to Verdancia Unit 6 - Preliminary Plat, Texas Gas Service does not have any comments.

El Paso Natural Gas / Kinder Morgan:

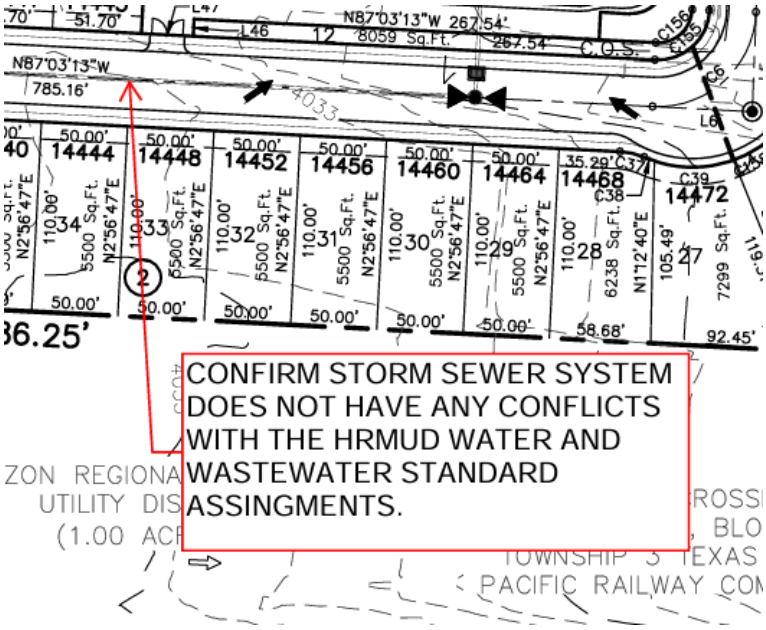
Clint ISD:

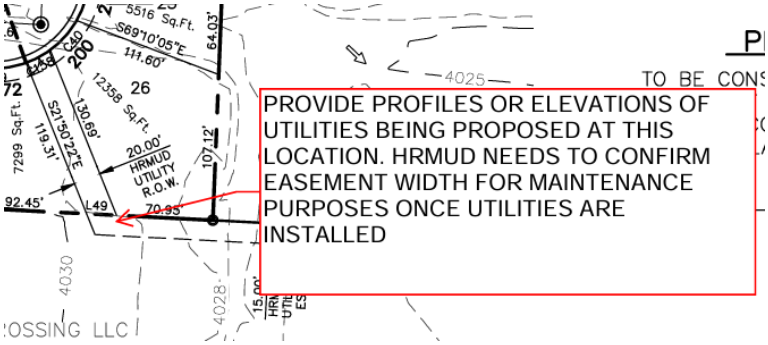
El Paso Central Appraisal District (EPCAD):
There are no comments from Central Appraisal.

HRMUD:







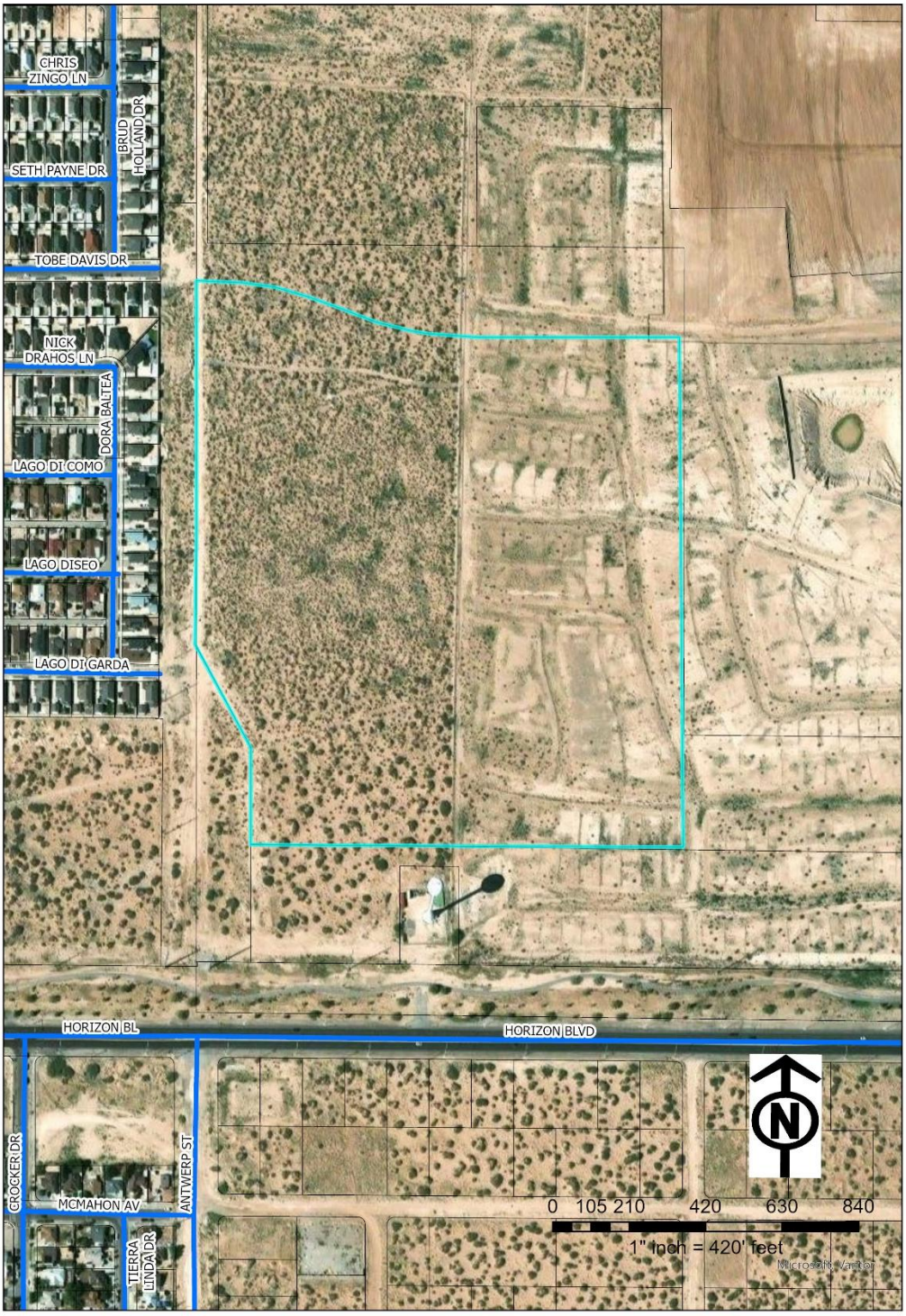


Attachments:

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

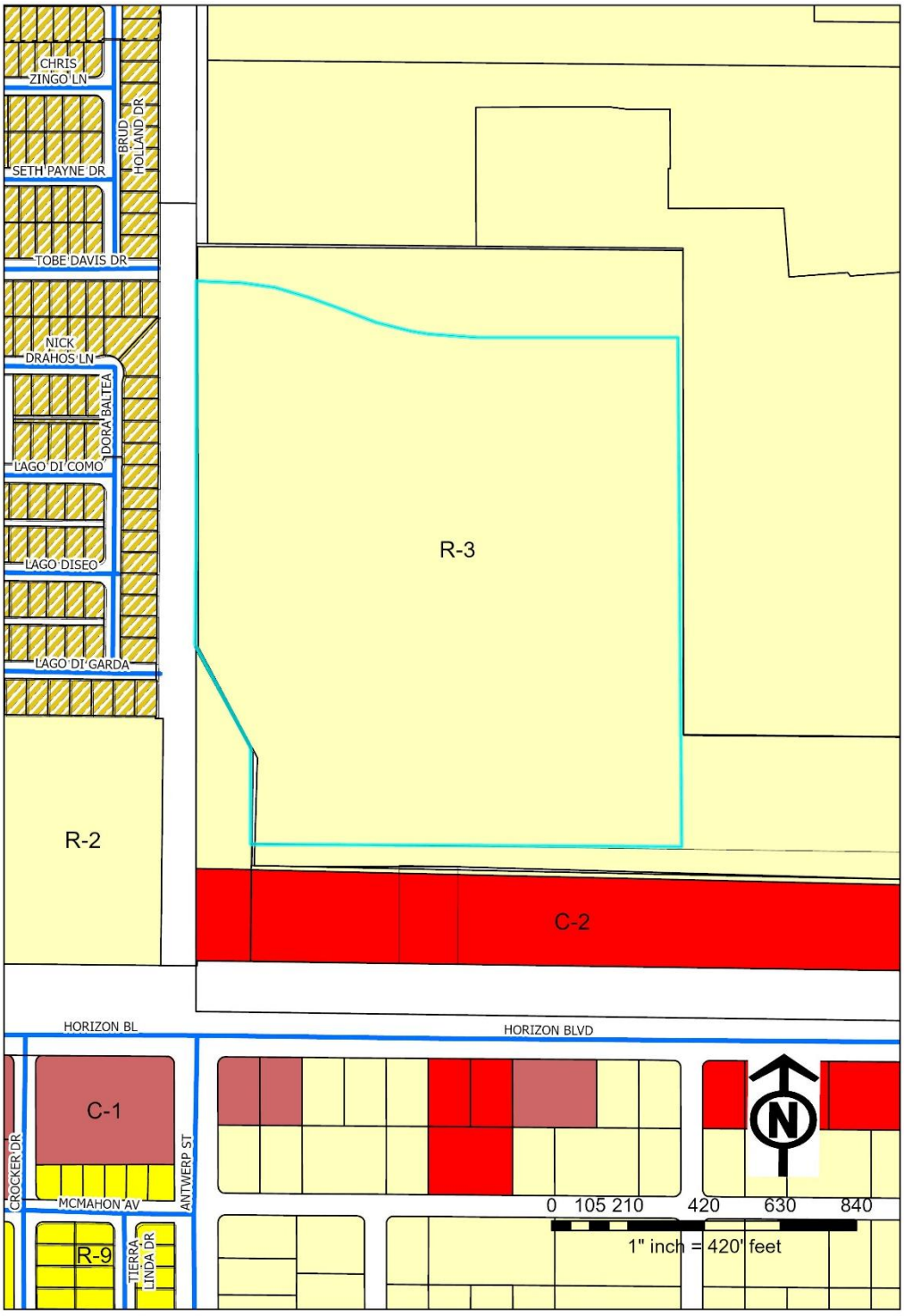
Attachment 1: Aerial Map

Planning & Zoning Commission
Verdancia Unit 6
Case No. SDP26-0004

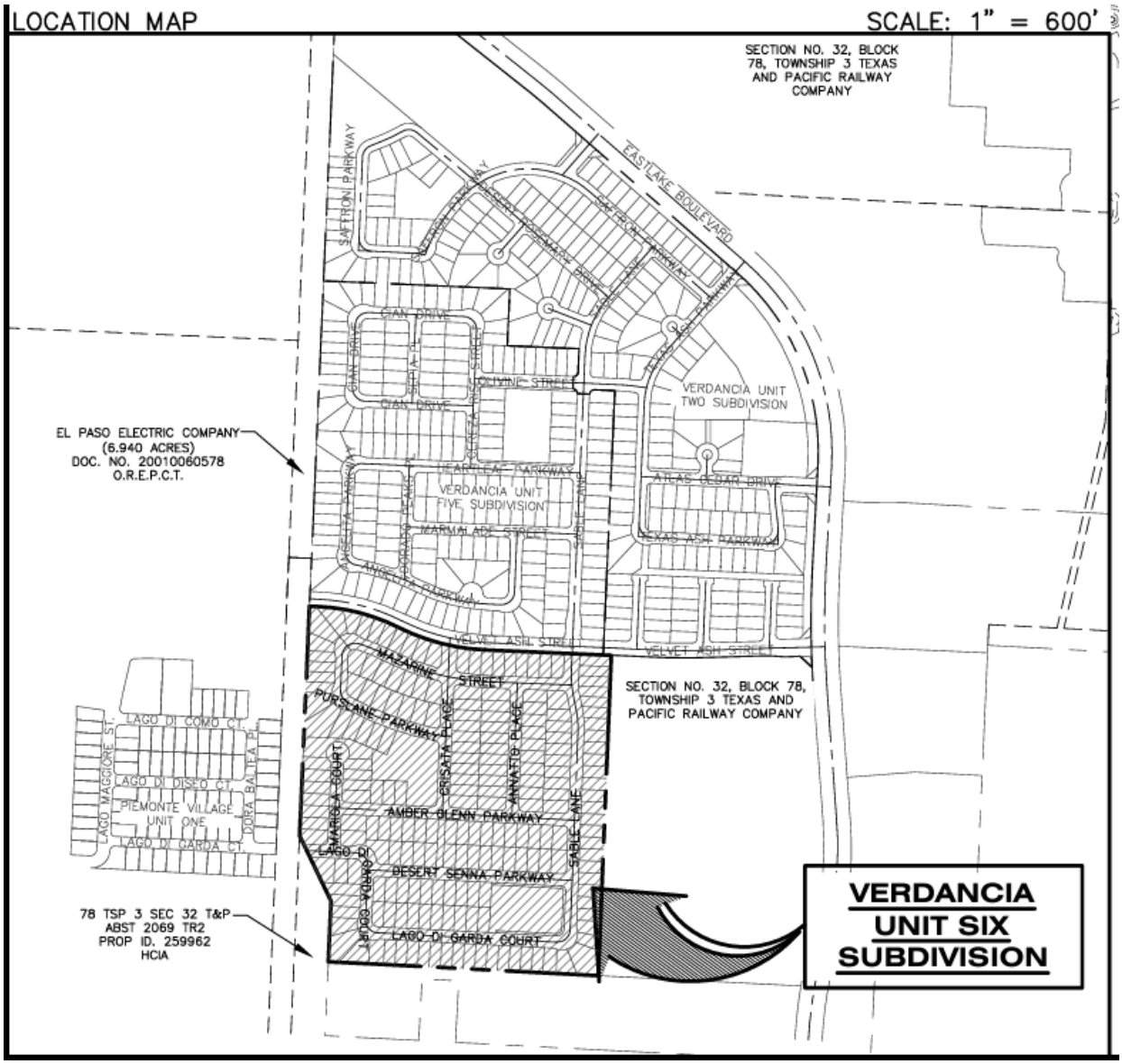


Attachment 2: Zoning Designation Map

Planning & Zoning Commission
Verdancia Unit 6
Case No. SDP26-0004



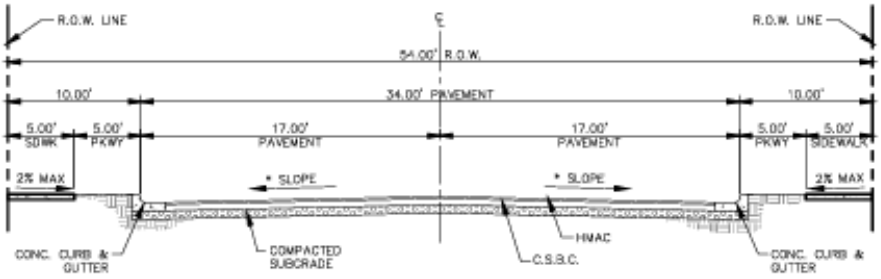
Attachment 3: Location Map



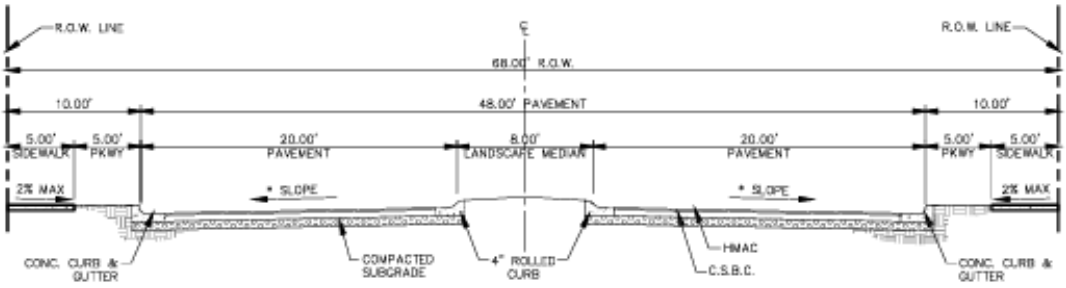
Attachment 4: Preliminary Subdivision Plat



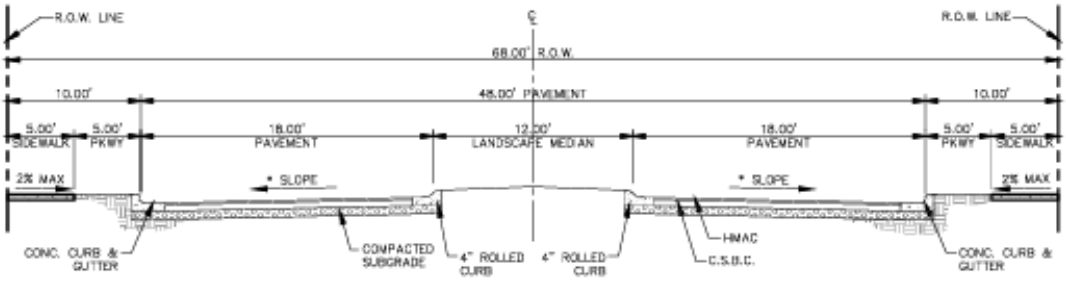
Attachment 5: Existing and Proposed Right-of-Way Cross Section and Cul-De-Sacs



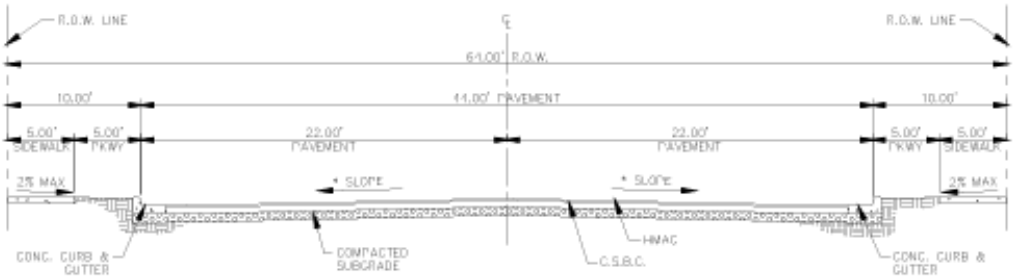
PROPOSED TYPICAL 54' ROW STREET SECTION DETAIL
(RESIDENTIAL SUB-COLLECTOR)
SCALE: N.T.S.



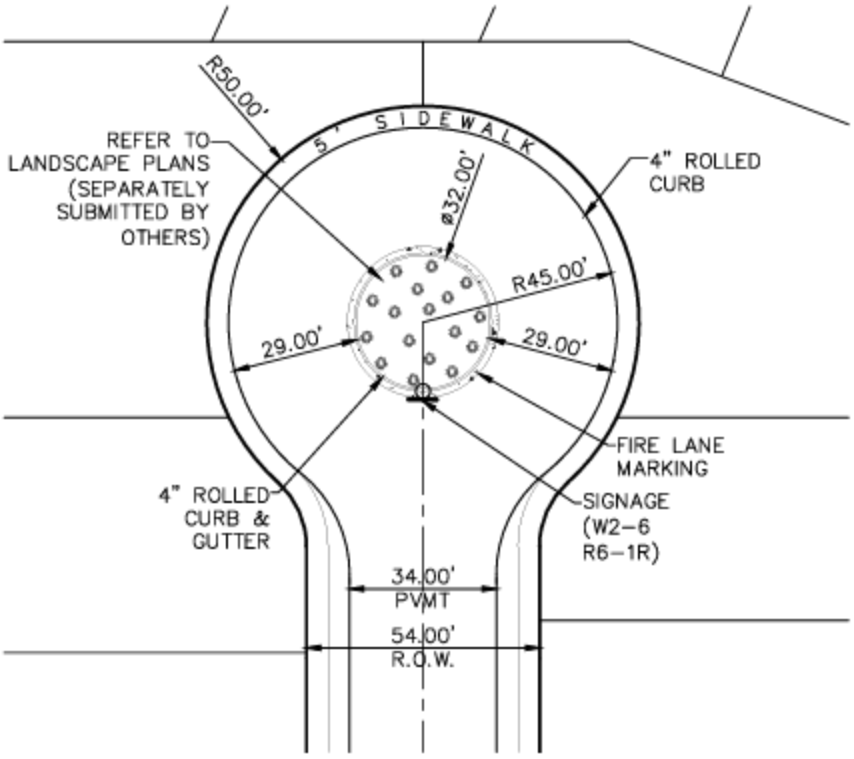
PROPOSED TYPICAL 68' ROW STREET SECTION DETAIL @ ENHANCED ENTRANCE
(SABLE LANE/RESIDENTIAL SUB-COLLECTOR)
SCALE: N.T.S.



PROPOSED TYPICAL 68' ROW STREET SECTION DETAIL @ ENHANCED ENTRANCE
(CRISATA PLACE/RESIDENTIAL SUB-COLLECTOR)
SCALE: N.T.S.



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



TYPICAL CUL-DE-SAC LAYOUT

SCALE: N.T.S.

Attachment 6: Modification Request

cea group

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

October 15, 2026

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

Attention: Mr. Art Rubio,
Chief Planner

Reference: Verdancia Unit Six 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 entrance. The 68-foot street right-of-way will consist of two 5-ft parkways, two 5-ft wide concrete sidewalks, two 20-ft wide pavement structures and an 8-ft raised landscape median with curbs & gutter. Landscape areas will be maintained by the HOA.

2. Modification to use a 68-ft residential collector at enhanced neighborhood entrance. The 68-foot street right-of-way will consist of two 5-ft parkways, two 5-ft wide concrete sidewalks, two 18-ft wide pavement structures and an 10-ft raised landscape median with curbs & gutter. Landscape areas will be maintained by the HOA.

3. Modification from a 52-ft wide residential sub-collector street right-of-way to a 54-ft wide street right-of-way at all local residential sub-collector streets. The 54-ft street will consist of two 5-ft parkways, two 5-ft wide concrete sidewalks and a 34-ft wide pavement structure with curb & gutter.

On behalf of the developer and CEA Group, we thank you in advance for your prompt attention to this issue and look forward to a favorable consideration to our modifications request. If you have any questions, please do not hesitate to call me at (915) 544-5232 or email jgrajeda@ceagroup.net.

Sincerely,
CEA Group

Jorge Grajeda, P.E.
Project Manager

I-2090-037-verdancia unit six - thc modification request
JG/jg

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

Attachment 7: Application

TOWN OF HORIZON CITY
14999 Darrington Road
Horizon City, Texas 79928
Phone 915-852-1046 Fax 915-852-1005

MAJOR SUBDIVISION PRELIMINARY APPLICATION

SUBDIVISION PROPOSED NAME: VERDANCIA UNIT SIX SUBDIVISION SUBMITTAL DATE: 10-15-2026

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)
BEING A PORTION OF LAND SITUATED IN SECTION 32, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, EL PASO COUNTY TEXAS, CONTAINING 42.93 ACRES.
2. PROPERTY LAND USES:

	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	29.28	207	OFFICE		
DUPLEX			STREET & ALLEY	10.18	9
APARTMENT			PONDING & DRAINAGE	1.46	1
MOBILE HOME			INSTITUTIONAL		
P.U.D.			OTHER		
PARK (Min 1 acre)	1.50	1	C.O.S. & DRAINAGE R.OW.	0.45	3
SCHOOL			HRMUD UTILITY R.OW.	0.06	1
COMMERCIAL			TOTAL NO. SITES	42.93	222
INDUSTRIAL			TOTAL (GROSS) ACREAGE	42.93	

3. WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? R3 & C2 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 a proposed pond.
7. IF SINGLE-FAMILY OR DUPLEX DEVELOPMENT IS PROPOSED: AVERAGE FLOOR AREA OF HOUSES
8. ARE SPECIAL IMPROVEMENTS PROPOSED IN CONNECTION WITH THE DEVELOPMENT? YES ☐ NO ☑
9. IS A MODIFICATION OF ANY PORTION OF THE SUBDIVISION ORDINANCE PROPOSED? YES ☑ NO ☐
IF ANSWER IS "YES", PLEASE EXPLAIN THE NATURE OF THE MODIFICATION See attached modification request letter.
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 Crossing, LLC. 601 North Mesa, El Paso, Texas 79902 (NAME & ADDRESS) jose.lares@huntcompanies.com (EMAIL) 915-504-4764 (PHONE)
15. DEVELOPER Hunt Horizon Crossing, LLC. 601 North Mesa, El Paso, Texas 79902 (NAME & ADDRESS) jose.lares@huntcompanies.com (EMAIL) 915-504-4764 (PHONE)
16. ENGINEER CEA Group 813 N. Kansas St, Suite 300, El Paso, Texas 79902 (NAME & ADDRESS) jgrajeda@ceagroup.net (EMAIL) 915-544-5232 (PHONE)
17. APPLICANT CEA Group 813 N. Kansas St, Suite 300, El Paso, Texas 79902 (NAME & ADDRESS) jgrajeda@ceagroup.net (EMAIL) 915-544-5232 (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 Jgrajeda@ceagroup.net

APPLICATION MUST BE COMPLETE & VALIDATED PRIOR TO SUBDIVISION PROCESSING
Acceptance of fee does not grant acceptance of application.
Non Refundable Deposit $800.00 | Application Fee: $1500.00

Page 1 of 2 Rev08OCT2024

VERDANCIA UNIT SIX SUBDIVISION

BEING A PORTION OF LAND SITUATED
IN SECTION 32, BLOCK 78, TOWNSHIP 3,
TEXAS AND PACIFIC RAILWAY COMPANY SURVEY,
EL PASO COUNTY TEXAS.
CONTAINING 42.93 ACRES ±
SHEET 1 OF 2

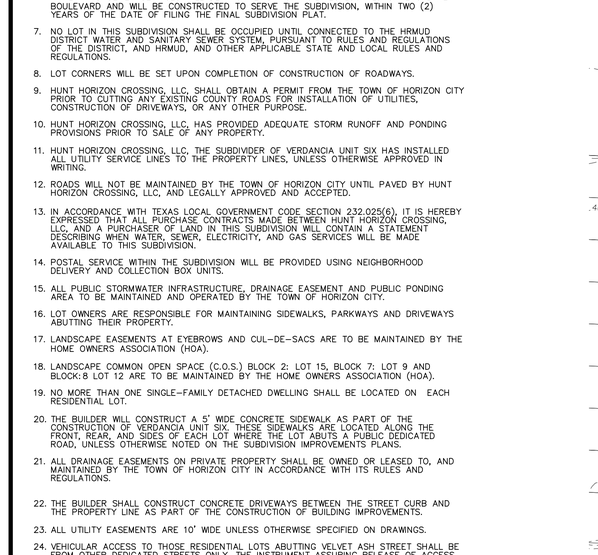
PLAT NOTES AND RESTRICTIONS

1. ALL PROJECT COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83(2011) (EPOCH 2010.00).
2. ◉ = THIS SYMBOL REPRESENTS ALL PROPOSED STREET MONUMENT LOCATIONS.
3. 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.
4. TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.

   DOCUMENT No. _____, DATE.
5. NOTICE OF APPLICABILITY FOR THIS SUBDIVISION IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.

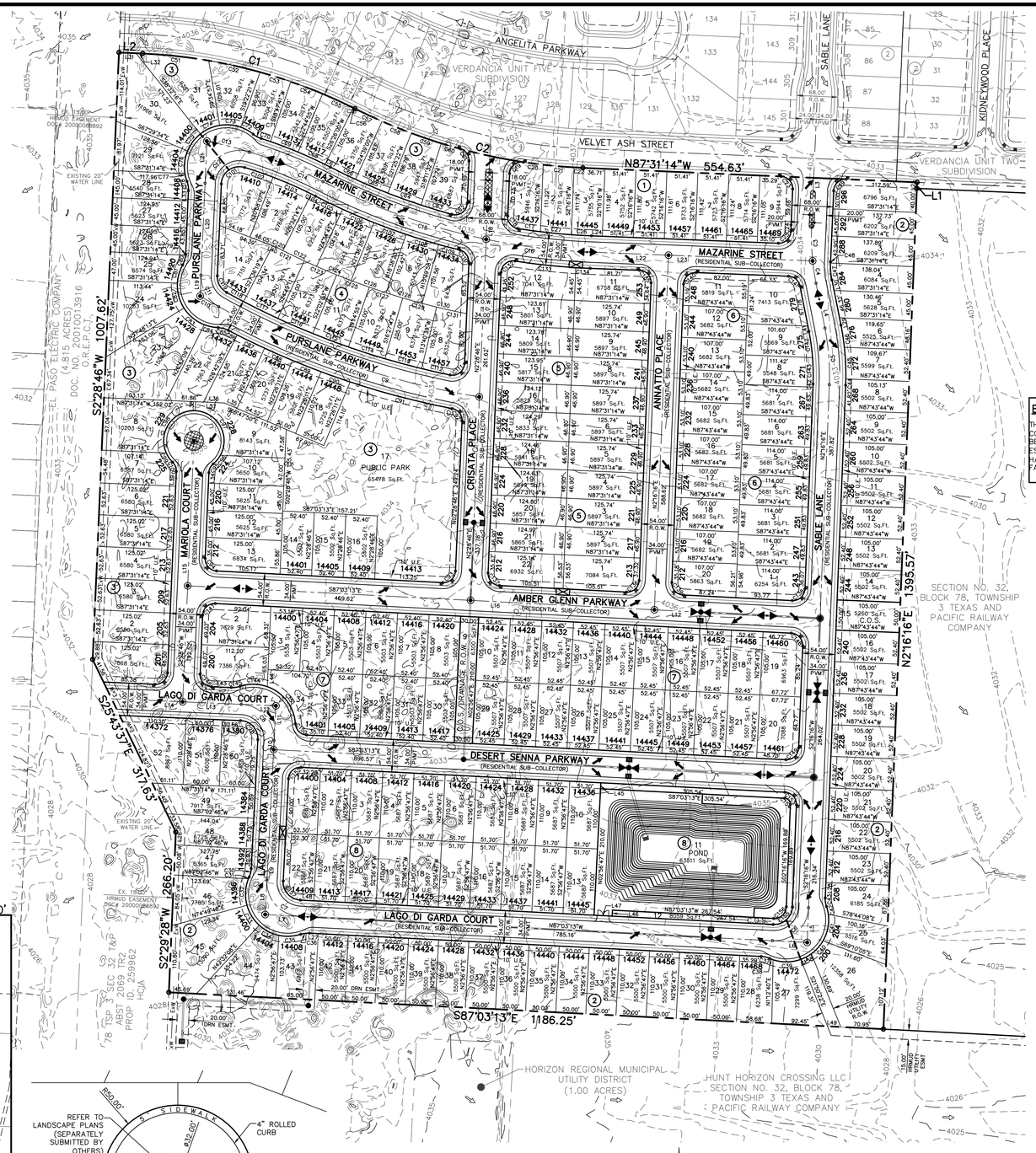
   DOCUMENT No. _____, DATE.
6. THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO VERDANCIA UNIT SIX BY THE HORIZON REGIONAL MUNICIPAL UTILITY DISTRICT IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE. WATER AND SEWER SERVICES WILL BE FROM EXISTING FACILITIES LOCATED ON EASTLAKE BOULEVARD AND WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION, WITHIN TWO (2) YEARS OF THE DATE OF FILING THE FINAL SUBDIVISION PLAT.
7. 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.
8. LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS.
9. 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.
10. HUNT HORIZON CROSSING, LLC, HAS PROVIDED ADEQUATE STORM RUNOFF AND PONDING PROVISIONS PRIOR TO SALE OF ANY PROPERTY.
11. HUNT HORIZON CROSSING, LLC, THE SUBDIVIDER OF VERDANCIA UNIT SIX HAS INSTALLED ALL UTILITY SERVICE LINES TO THE PROPERTY LINES, UNLESS OTHERWISE APPROVED IN WRITING.
12. ROADS WILL NOT BE MAINTAINED BY THE TOWN OF HORIZON CITY UNTIL PAVED BY HUNT HORIZON CROSSING, LLC, AND LEGALLY APPROVED AND ACCEPTED.
13. 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.
14. POSTAL SERVICE WITHIN THE SUBDIVISION WILL BE PROVIDED USING NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
15. ALL PUBLIC STORMWATER INFRASTRUCTURE, DRAINAGE EASEMENT AND PUBLIC PONDING AREA TO BE MAINTAINED AND OPERATED BY THE TOWN OF HORIZON CITY.
16. LOT OWNERS ARE RESPONSIBLE FOR MAINTAINING SIDEWALKS, PARKWAYS AND DRIVEWAYS ABUTTING THEIR PROPERTY.
17. LANDSCAPE EASEMENTS AT EYEBROWS AND CUL–DE–SACS ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).
18. LANDSCAPE COMMON OPEN SPACE (C.O.S.) BLOCK 2: LOT 15, BLOCK 7: LOT 9 AND BLOCK 8 LOT 12 ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).
19. NO MORE THAN ONE SINGLE–FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH RESIDENTIAL LOT.
20. THE BUILDER WILL CONSTRUCT A 5' WIDE CONCRETE SIDEWALK AS PART OF THE CONSTRUCTION OF VERDANCIA UNIT SIX. 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.
21. 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.
22. THE BUILDER SHALL CONSTRUCT CONCRETE DRIVEWAYS BETWEEN THE STREET CURB AND THE PROPERTY LINE AS PART OF THE CONSTRUCTION OF BUILDING IMPROVEMENTS.
23. ALL UTILITY EASEMENTS ARE 10' WIDE UNLESS OTHERWISE SPECIFIED ON DRAWINGS.
24. VEHICULAR ACCESS TO THOSE RESIDENTIAL LOTS ABUTTING VELVET ASH STREET 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.

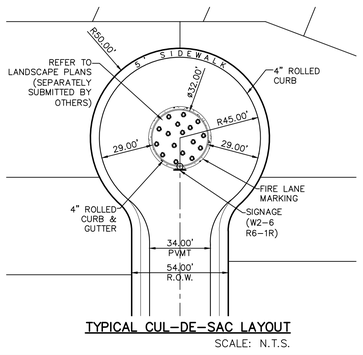
    INSTRUMENT NO._____, DATE_____.
25. BLOCK 8, LOT 11 IS DESIGNATED AS PUBLIC PONDING AREA AND RETENTION POND. NO DWELLING/OCCUPANCY SHALL BE PERMITTED ON THIS LOT. THIS LOT SHALL BE DEDICATED TO AND MAINTAINED BY THE TOWN OF HORIZON CITY.
26. SIDEWALKS & OPEN SPACE IMPROVEMENTS NOT DEDICATED TO THE TOWN 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.
27. PARKWAY FRONTING POND TO BE MAINTAINED BY THE HOMEOWNER ASSOCIATION.
28. HRMUD SHALL MAINTAIN AND INCUR ALL COST OF REPAIR OR DAMAGES OF ANY WATER LINE BREAK WITHIN THE EXISTING UTILITY EASEMENT (DOCUMENT NO. 20000088892).
29. THIS SUBDIVISION IS PART OF A COMMUNITY GOVERNED BY THE VERDANCIA COMMUNITY ASSOCIATION, INC. THE PROPERTY IS SUBJECT TO RECORDED RESTRICTIVE COVENANTS AND A NOTICE OF APPLICABILITY (NOA) FILED IN THE OFFICIAL PUBLIC RECORDS.



LOCATION MAP SCALE: 1" = 600'

VERDANCIA UNIT SIX SUBDIVISION





TYPICAL CUL–DE–SAC LAYOUT
SCALE: N.T.S.

NOTES:

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

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

PRELIMINARY PLAT
SCALE: 1" = 100'

STREET NAME	LENGTH
SABLE LANE	1269.80'
LAGO DI GARDA COURT	1446.41'
CRISATA PLACE	737.68'
MAZARINE STREET	1016.04'
PURSLANE PARKWAY	725.67'
ANNATTO PLACE	588.62'
AMBER GLENN PARKWAY	1049.85'
MARIOLA COURT	433.18'
DESERT SENNA PARKWAY	896.57'

LOTS	QUANTITY	AREA (ac)
POND	1	1.46
PARK	1	1.50
C.O.S.	3	0.45
R.O.W.	9	10.18
HRMUD UTILITY R.O.W.	1	0.06
RESIDENTIAL LOTS	207	29.28
TOTAL	222	42.93

LEGEND

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°43'10.98688"(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.

- SUBDIVISION BOUNDARY LINE
- STREET RIGHT OF WAY
- TOP OF CURB
- SIDEWALK
- PROPERTY LINE
- STREET CENTERLINE
- 10' UTILITY EASEMENT (10' U.E)
- 1 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
- 3631 EXISTING MAJOR CONTOUR LINES
- EXISTING MINOR CONTOUR LINES
- U.S. POSTAL SERVICE DELIVERY COLLECTION BOX
- LANDSCAPE AREA

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

_____

EL PASO BUDA

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

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.

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

DATE OF PREPARATION: OCTOBER 2026

VERDANCIA UNIT SIX SUBDIVISION

BEING A PORTION OF LAND SITUATED
IN SECTION 32, BLOCK 78, TOWNSHIP 3,
TEXAS AND PACIFIC RAILWAY COMPANY SURVEY,
EL PASO COUNTY TEXAS.
CONTAINING 42.93 ACRES ±
SHEET 2 OF 2

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	873.00'	368.32'	186.94'	365.59'	N75°26'02"W	024°10'23"
C2	932.00'	393.21'	199.57'	390.30'	S75°26'02"E	024°10'23"
C3	400.00'	58.26'	29.18'	58.20'	S01°41'34"E	008°20'40"
C4	400.00'	37.43'	18.73'	37.41'	S08°32'44"E	005°21'40"
C5	400.00'	94.23'	47.33'	94.01'	N04°28'39"W	013°29'49"
C6	57.00'	90.21'	57.68'	81.08'	N47°36'32"E	090°40'31"
C7	57.00'	89.54'	57.01'	80.62'	S42°02'59"E	090°00'27"
C8	57.00'	90.01'	57.47'	80.94'	N42°17'00"W	090°28'27"
C9	1328.00'	459.51'	232.07'	457.22'	S70°54'26"E	019°49'30"
C10	1328.00'	35.50'	17.75'	35.49'	S60°13'44"E	001°31'53"
C11	57.00'	63.15'	35.25'	59.97'	S29°15'27"E	063°28'27"
C12	57.00'	103.91'	73.55'	90.11'	S54°42'20"W	104°27'08"
C13	736.00'	72.75'	36.40'	72.72'	N75°53'59"W	005°39'47"
C14	736.00'	131.84'	66.10'	131.67'	N67°56'12"W	010°15'49"
C15	1064.00'	287.77'	144.77'	286.89'	S70°33'10"E	015°29'46"
C16	1064.00'	175.08'	87.74'	174.89'	S83°00'53"E	009°25'41"
C17	1037.00'	37.81'	18.91'	37.81'	S81°59'19"E	002°05'21"
C18	20.00'	29.12'	17.83'	26.62'	S39°13'56"E	083°25'25"
C19	20.00'	33.54'	22.25'	29.75'	S50°31'22"W	096°05'12"
C20	932.00'	32.95'	16.48'	32.95'	S82°26'45"E	002°01'32"
C21	932.00'	51.38'	25.70'	51.37'	S85°02'16"E	003°09'31"
C22	932.00'	14.69'	7.35'	14.69'	S87°04'08"E	000°54'12"
C23	20.00'	31.42'	20.00'	28.28'	N42°31'14"W	090°00'00"
C24	434.00'	10.77'	5.38'	10.77'	S01°46'08"W	001°25'17"
C25	20.00'	31.84'	20.43'	28.58'	N46°39'53"E	091°12'46"
C26	1037.00'	33.58'	16.79'	33.58'	S86°48'04"E	001°51'20"
C27	1037.00'	51.41'	25.71'	51.40'	S84°27'12"E	002°50'25"
C28	30.00'	47.37'	30.25'	42.60'	N42°17'00"W	090°28'27"
C30	40.00'	14.56'	7.36'	14.48'	N13°23'06"E	020°51'45"
C31	70.00'	3.08'	1.54'	3.08'	S22°33'27"W	002°31'03"
C32	70.00'	44.56'	23.06'	43.81'	S03°03'51"W	036°28'10"
C33	70.00'	39.45'	20.27'	38.93'	S31°19'03"E	032°17'39"
C34	70.00'	36.89'	18.88'	36.46'	S62°33'40"E	030°11'35"
C35	70.00'	36.97'	18.93'	36.54'	N87°12'47"E	030°15'30"
C36	40.00'	14.56'	7.36'	14.48'	S82°30'55"W	020°51'45"
C37	40.00'	14.44'	7.30'	14.36'	N76°42'48"W	020°40'49"
C38	70.00'	6.38'	3.19'	6.38'	S68°59'07"E	005°13'27"
C39	70.00'	46.57'	24.18'	45.71'	N89°20'40"E	038°06'58"
C40	70.00'	29.38'	14.91'	29.16'	N41°44'27"E	024°02'52"
C41	70.00'	45.49'	23.58'	44.70'	N11°05'55"E	037°14'12"
C42	70.00'	13.30'	6.67'	13.28'	N12°57'52"W	010°53'22"
C43	40.00'	14.44'	7.30'	14.36'	S08°04'09"E	020°40'49"
C44	427.00'	10.58'	5.29'	10.58'	N01°33'40"E	001°25'11"
C45	427.00'	52.63'	26.35'	52.60'	N02°40'47"W	007°03'43"
C46	427.00'	37.38'	18.70'	37.36'	N08°43'06"W	005°00'55"
C47	127.20'	28.33'	14.22'	28.27'	S04°50'45"E	012°45'36"
C48	127.20'	2.10'	1.05'	2.10'	S02°00'25"W	000°56'43"
C49	20.00'	31.42'	20.00'	28.28'	S47°28'46"W	090°00'00"
C50	20.00'	31.42'	20.00'	28.28'	N47°28'46"E	090°00'00"
C51	868.00'	109.95'	55.05'	109.87'	N83°53'30"W	007°15'27"
C52	868.00'	87.31'	43.69'	87.27'	N77°22'54"W	005°45'47"
C53	868.00'	53.41'	26.72'	53.41'	N72°44'14"W	003°31'33"
C54	868.00'	56.40'	28.21'	56.39'	N69°06'46"W	003°43'23"
C55	868.00'	55.82'	27.92'	55.81'	N65°24'32"W	003°41'04"
C56	868.00'	3.32'	1.66'	3.32'	N63°27'25"W	000°13'10"
C57	932.00'	49.61'	24.81'	49.61'	S64°52'20"E	003°03'00"
C58	932.00'	52.43'	26.22'	52.42'	S68°00'32"E	003°13'23"
C59	932.00'	52.43'	26.22'	52.42'	S71°13'55"E	003°13'23"
C60	932.00'	32.50'	16.25'	32.49'	S73°50'33"E	001°59'52"
C61	20.00'	26.99'	16.00'	24.99'	N36°10'51"W	077°19'15"
C62	20.00'	35.87'	25.03'	31.25'	N53°51'19"E	102°45'05"
C63	1037.00'	53.60'	26.80'	53.59'	S73°17'18"E	002°57'41"
C64	1037.00'	58.47'	29.24'	58.46'	S70°11'33"E	003°13'50"
C65	1037.00'	58.41'	29.21'	58.40'	S66°57'49"E	003°13'38"
C66	1037.00'	46.07'	23.04'	46.06'	S64°04'39"E	002°32'43"
C67	763.00'	10.15'	5.07'	10.15'	N63°11'09"W	000°45'43"
C68	763.00'	49.07'	24.54'	49.06'	N65°24'32"W	003°41'04"
C69	763.00'	49.16'	24.59'	49.15'	N69°05'49"W	003°41'28"
C70	763.00'	16.35'	8.17'	16.35'	N71°33'23"W	001°13'39"
C71	40.00'	14.80'	7.49'	14.72'	S61°34'11"E	021°12'03"
C72	70.00'	24.02'	12.13'	23.90'	N60°47'54"W	019°39'30"
C73	70.00'	35.38'	18.07'	35.00'	N85°06'18"W	028°57'18"
C74	70.00'	35.38'	18.07'	35.00'	S65°56'23"W	028°57'18"
C75	70.00'	35.38'	18.07'	35.00'	S36°59'05"W	028°57'18"
C76	70.00'	38.53'	19.77'	38.04'	S06°44'21"W	031°32'11"
C77	70.00'	13.47'	6.76'	13.45'	S14°32'30"E	011°01'30"
C78	40.00'	15.73'	7.97'	15.63'	N08°47'14"W	022°32'02"
C79	40.00'	1.15'	0.58'	1.15'	N03°18'14"E	001°38'55"
C80	40.00'	17.31'	8.79'	17.18'	N16°31'43"E	024°48'04"
C81	70.00'	31.47'	16.01'	31.21'	S16°03'00"W	025°45'30"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C82	70.00'	43.21'	22.32'	42.53'	S14°30'46"E	035°22'02"
C83	70.00'	44.46'	23.01'	43.72'	S50°23'32"E	036°23'29"
C84	70.00'	23.63'	11.93'	23.51'	S78°15'25"E	019°20'17"
C85	40.00'	17.83'	9.06'	17.68'	N75°09'34"W	025°31'59"
C86	1355.00'	16.40'	8.20'	16.40'	S62°44'22"E	000°41'36"
C87	1355.00'	50.44'	25.22'	50.44'	S64°09'10"E	002°07'59"
C88	1355.00'	50.44'	25.22'	50.44'	S66°17'08"E	002°07'59"
C89	1355.00'	51.01'	25.51'	51.01'	S68°25'50"E	002°09'25"
C90	1355.00'	51.07'	25.54'	51.07'	S70°35'20"E	002°09'35"
C91	1355.00'	175.14'	87.69'	175.02'	S75°22'18"E	007°24'21"
C92	20.00'	28.47'	17.25'	26.12'	N38°17'51"W	081°33'14"
C93	20.00'	31.58'	20.16'	28.40'	N47°42'47"E	090°28'01"
C94	20.00'	31.25'	19.84'	28.17'	S42°17'13"E	089°31'59"
C95	20.00'	16.69'	8.87'	16.21'	S26°23'27"W	047°49'21"
C96	50.00'	18.91'	9.57'	18.80'	N39°28'05"E	021°40'05"
C97	50.00'	101.36'	80.26'	84.88'	N29°26'35"W	116°09'17"
C98	50.00'	101.36'	80.26'	84.88'	S34°24'08"W	116°09'17"
C99	50.00'	18.91'	9.57'	18.80'	S34°30'33"E	021°40'05"
C100	20.00'	16.69'	8.87'	16.21'	N21°25'54"W	047°49'21"
C101	30.00'	54.69'	38.71'	47.43'	S54°42'20"W	104°27'08"
C102	709.00'	49.72'	24.87'	49.71'	N71°03'34"W	004°01'03"
C103	709.00'	69.15'	34.60'	69.12'	N66°15'24"W	005°35'17"
C104	709.00'	8.14'	4.07'	8.14'	N63°08'01"W	000°39'28"
C105	1091.00'	49.83'	24.92'	49.83'	S64°06'48"E	002°37'02"
C106	1091.00'	56.52'	28.27'	56.52'	S66°54'22"E	002°58'06"
C107	1091.00'	56.57'	28.29'	56.56'	S69°52'32"E	002°58'14"
C108	1091.00'	56.61'	28.31'	56.60'	S72°50'51"E	002°58'22"
C109	1091.00'	36.14'	18.07'	36.14'	S75°16'59"E	001°53'54"
C110	20.00'	27.48'	16.40'	25.37'	N36°52'35"W	078°42'42"
C111	20.00'	34.58'	23.45'	30.43'	N52°00'54"E	099°04'15"
C112	1301.00'	48.30'	24.15'	48.30'	S77°23'10"E	002°07'37"
C113	1301.00'	63.25'	31.63'	63.24'	S74°55'47"E	002°47'08"
C114	1301.00'	63.25'	31.63'	63.24'	S72°08'39"E	002°47'08"
C115	1301.00'	63.25'	31.63'	63.24'	S69°21'31"E	002°47'08"
C116	1301.00'	63.25'	31.63'	63.24'	S66°34'23"E	002°47'08"
C117	1301.00'	63.25'	31.63'	63.24'	S63°47'15"E	002°47'08"
C118	1301.00'	31.79'	15.90'	31.79'	S61°41'41"E	001°24'01"
C119	30.00'	33.23'	18.56'	31.56'	S29°15'27"E	063°28'27"
C120	1196.00'	12.87'	6.44'	12.87'	S62°58'51"E	000°37'00"
C121	1196.00'	52.35'	26.18'	52.35'	N63°55'35"W	002°30'28"
C122	1196.00'	61.55'	30.78'	61.55'	S64°45'49"E	002°56'55"
C123	1196.00'	58.15'	29.08'	58.14'	S66°34'23"E	002°47'08"
C124	1196.00'	61.90'	30.96'	61.90'	S67°43'15"E	002°57'56"
C125	1196.00'	58.15'	29.08'	58.14'	S69°21'31"E	002°47'08"
C126	1196.00'	61.91'	30.96'	61.90'	S70°41'11"E	002°57'56"
C127	1196.00'	58.15'	29.08'	58.14'	S72°08'39"E	002°47'08"
C128	1196.00'	61.91'	30.96'	61.90'	S73°39'07"E	002°57'56"
C129	1196.00'	58.15'	29.08'	58.14'	S74°55'47"E	002°47'08"
C130	1196.00'	75.87'	37.95'	75.86'	S76°57'08"E	003°38'05"
C131	1196.00'	51.08'	25.54'	51.08'	S77°32'46"E	002°26'50"
C132	20.00'	33.64'	22.36'	29.81'	S50°40'12"W	096°22'51"
C133	1091.00'	101.43'	50.75'	101.40'	S83°48'11"E	005°19'37"
C134	1091.00'	24.04'	12.02'	24.04'	S87°05'52"E	001°15'44"
C135	20.00'	31.42'	20.00'	28.28'	N42°43'44"W	090°00'00"
C136	20.00'	31.65'	20.24'	28.45'	N47°36'32"E	090°40'31"
C137	20.00'	31.25'	19.84'	28.17'	S42°17'13"E	089°31'59"
C138	20.00'	31.65'	20.24'	28.45'	N47°36'32"E	090°40'31"
C139	20.00'	31.18'	19.77'	28.12'	S42°23'28"E	089°19'29"
C140	20.00'	31.42'	20.00'	28.28'	S47°16'16"W	090°00'00"
C141	20.00'	26.70'	15.77'	24.76'	N49°28'39"W	076°30'11"
C142	373.00'	43.96'	22.01'	43.94'	N07°50'57"W	006°45'12"
C143	373.00'	43.90'	21.98'	43.88'	N01°06'03"W	006°44'38"
C144	70.00'	46.19'	23.97'	45.35'	N89°21'15"W	037°48'11"
C145	40.00'	14.48'	7.32'	14.40'	N82°06'43"E	020°44'08"
C146	20.00'	31.42'	20.00'	28.28'	S42°31'14"E	090°00'00"
C147	20.00'	31.58'	20.16'	28.40'	S47°42'47"W	090°28'01"
C148	20.00'	31.18'	19.77'	28.12'	N42°23'28"W	089°19'29"
C149	20.00'	31.65'	20.24'	28.45'	N47°36'32"E	090°40'31"
C150	20.00'	29.10'	17.80'	26.60'	S45°22'41"E	083°21'04"
C151	70.00'	81.55'	46.11'	77.02'	N37°04'39"W	066°45'01"
C152	20.00'	31.41'	20.00'	28.28'	S47°57'01"W	089°59'33"
C153	20.00'	31.18'	19.77'	28.12'	N42°23'28"W	089°19'29"
C154	10.00'	15.59'	9.88'	14.06'	N42°23'28"W	089°19'29"
C155	30.00'	47.48'	30.36'	42.68'	N47°36'32"E	090°40'31"
C156	20.00'	31.65'	20.24'	28.45'	N47°36'32"E	090°40'31"
C157	30.00'	47.13'	30.00'	42.43'	S42°02'59"E	090°00'27"
C158	70.00'	20.19'	10.16'	20.12'	N62°01'32"E	016°31'18"

LINE TABLE		
LINE	BEARING	LENGTH
L1	N02°28'46"E	10.00'
L2	N87°31'14"W	39.49'
L3	N02°28'46"E	79.66'
L4	N11°13'33"W	76.03'
L5	S02°16'16"W	57.68'
L6	N87°03'13"W	57.68'
L7	N87°03'13"W	57.01'
L8	S02°57'14"W	57.01'
L9	S02°57'14"W	216.99'
L10	S02°57'14"W	15.27'
L11	S02°57'14"W	57.47'
L12	N87°31'14"W	57.47'
L13	N87°31'14"W	97.35'
L14	N87°31'14"W	117.89'
L15	S02°28'46"W	240.66'
L16	S87°03'13"E	305.20'
L17	S87°03'13"E	275.02'
L18	N02°28'46"E	138.28'
L19	S02°28'46"W	34.72'
L20	S02°28'46"W	152.56'
L21	S02°28'46"W	69.84'
L22	S87°43'44"E	128.71'
L23	S87°43'44"E	239.19'
L24	N87°43'44"W	17.83'
L25	N02°28'46"E	10.00'
L26	S02°29'28"W	21.27'
L27	N87°03'13"W	14.40'
L28	S02°16'16"W	25.26'
L29	N11°13'33"W	12.25'
L30	N11°13'33"W	17.46'
L31	N87°31'14"W	28.24'
L32	N87°31'14"W	11.26'
L33	N02°28'46"E	16.81'
L34	S02°28'46"W	17.16'
L35	S66°47'50"E	22.90'
L36	N87°31'14"W	34.72'
L37	N87°31'14"W	47.69'
L38	N02°28'46"E	15.00'
L39	S02°28'46"W	24.65'
L40	N69°01'53"W	5.84'
L41	N11°13'33"W	8.99'
L42	N02°16'16"E	5.20'
L43	S87°31'14"E	32.71'
L44	N02°28'46"E	28.34'
L45	N02°56'47"W	10.00'
L46	S02°56'47"W	10.00'
L47	S87°03'13"E	30.00'
L48	S87°03'13"E	22.31'
L49	S87°03'13"E	22.03'

LOT AREAS		
BLOCK NO.	LOT NO.	AREA
BLOCK 1	1	0.14 Acres
BLOCK 1	2	0.13 Acres
BLOCK 1	3	0.13 Acres
BLOCK 1	4	0.13 Acres
BLOCK 1	5	0.13 Acres
BLOCK 1	6	0.13 Acres
BLOCK 1	7	0.13 Acres
BLOCK 1	8	0.13 Acres
BLOCK 1	9	0.14 Acres

LOT AREAS		
BLOCK NO.	LOT NO.	AREA
BLOCK 4	1	0.16 Acres
BLOCK 4	2	0.16 Acres
BLOCK 4	3	0.14 Acres
BLOCK 4	4	0.14 Acres
BLOCK 4	5	0.14 Acres
BLOCK 4	6	0.14 Acres
BLOCK 4	7	0.15 Acres
BLOCK 4	8	0.15 Acres
BLOCK 4	9	0.15 Acres
BLOCK 4	10	0.15 Acres
BLOCK 4	11	0.15 Acres
BLOCK 4	12	0.15 Acres
BLOCK 4	13	0.15 Acres
BLOCK 4	14	0.16 Acres

LOT AREAS		
BLOCK NO.	LOT NO.	AREA
BLOCK 5	1	0.16 Acres
BLOCK 5	2	0.14 Acres
BLOCK 5	3	0.14 Acres
BLOCK 5	4	0.14 Acres
BLOCK 5	5	0.14 Acres
BLOCK 5	6	0.14 Acres
BLOCK 5	7	0.14 Acres
BLOCK 5	8	0.14 Acres
BLOCK 5	9	0.14 Acres
BLOCK 5	10	0.14 Acres
BLOCK 5	11	0.16 Acres
BLOCK 5	12	0.16 Acres
BLOCK 5	13	0.13 Acres
BLOCK 5	14	0.13 Acres
BLOCK 5	15	0.13 Acres
BLOCK 5	16	0.13 Acres
BLOCK 5	17	0.13 Acres
BLOCK 5	18	0.13 Acres
BLOCK 5	19	0.13 Acres
BLOCK 5	20	0.13 Acres
BLOCK 5	21	0.13 Acres
BLOCK 5	22	0.16 Acres

LOT AREAS		
BLOCK NO.	LOT NO.	AREA
BLOCK 6	1	0.14 Acres
BLOCK 6	2	0.13 Acres
BLOCK 6	3	0.13 Acres
BLOCK 6	4	0.13 Acres
BLOCK 6	5	0.13 Acres
BLOCK 6	6	0.13 Acres
BLOCK 6	7	0.13 Acres
BLOCK 6	8	0.13 Acres
BLOCK 6	9	0.13 Acres
BLOCK 6	10	0.17 Acres
BLOCK 6	11	0.13 Acres
BLOCK 6	12	0.13 Acres
BLOCK 6	13	0.13 Acres
BLOCK 6	14	0.13 Acres
BLOCK 6	15	0.13 Acres
BLOCK 6	16	0.13 Acres
BLOCK 6	17	0.13 Acres
BLOCK 6	18	0.13 Acres
BLOCK 6	19	0.13 Acres
BLOCK 6	20	0.13 Acres

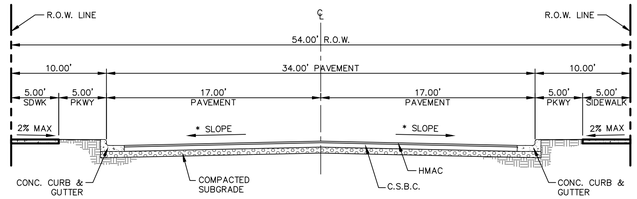
LABELS DELETED
C29

LOT AREAS		
BLOCK NO.	LOT NO.	AREA
BLOCK 2	1	0.16 Acres
BLOCK 2	2	0.14 Acres
BLOCK 2	3	0.14 Acres
BLOCK 2	4	0.14 Acres
BLOCK 2	5	0.13 Acres
BLOCK 2	6	0.13 Acres
BLOCK 2	7	0.13 Acres
BLOCK 2	8	0.13 Acres
BLOCK 2	9	0.13 Acres
BLOCK 2	10	0.13 Acres
BLOCK 2	11	0.13 Acres
BLOCK 2	12	0.13 Acres
BLOCK 2	13	0.13 Acres
BLOCK 2	14	0.13 Acres
BLOCK 2	15	0.12 Acres
BLOCK 2	16	0.13 Acres
BLOCK 2	17	0.13 Acres
BLOCK 2	18	0.13 Acres
BLOCK 2	19	0.13 Acres
BLOCK 2	20	0.13 Acres
BLOCK 2	21	0.13 Acres
BLOCK 2	22	0.13 Acres
BLOCK 2	23	0.13 Acres
BLOCK 2	24	0.14 Acres
BLOCK 2	25	0.13 Acres
BLOCK 2	26	0.28 Acres
BLOCK 2	27	0.17 Acres
BLOCK 2	28	0.14 Acres
BLOCK 2	29	0.13 Acres
BLOCK 2	30	0.13 Acres
BLOCK 2	31	0.13 Acres
BLOCK 2	32	0.13 Acres
BLOCK 2	33	0.13 Acres
BLOCK 2	34	0.13 Acres
BLOCK 2	35	0.13 Acres
BLOCK 2	36	0.13 Acres
BLOCK 2	37	0.13 Acres
BLOCK 2	38	0.13 Acres
BLOCK 2	39	0.13 Acres
BLOCK 2	40	0.13 Acres
BLOCK 2	41	0.13 Acres
BLOCK 2	42	0.13 Acres
BLOCK 2	43	0.16 Acres
BLOCK 2	44	0.22 Acres
BLOCK 2	45	0.30 Acres
BLOCK 2	46	0.18 Acres
BLOCK 2	47	0.15 Acres
BLOCK 2	48	0.15 Acres
BLOCK 2	49	0.18 Acres
BLOCK 2	50	0.15 Acres
BLOCK 2	51	0.15 Acres
BLOCK 2	52	0.20 Acres

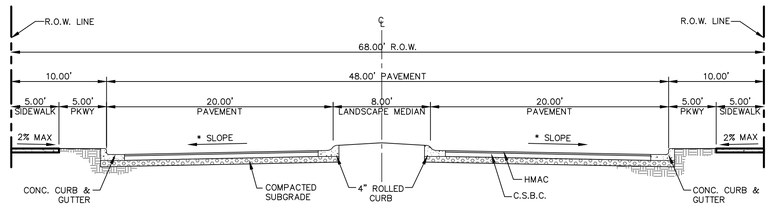
LOT AREAS		
BLOCK NO.	LOT NO.	AREA
BLOCK 8	1	0.13 Acres
BLOCK 8	2	0.13 Acres
BLOCK 8	3	0.13 Acres
BLOCK 8	4	0.13 Acres
BLOCK 8	5	0.13 Acres
BLOCK 8	6	0.13 Acres
BLOCK 8	7	0.13 Acres
BLOCK 8	8	0.13 Acres
BLOCK 8	9	0.13 Acres
BLOCK 8	10	0.13 Acres
BLOCK 8	11	1.46 Acres
BLOCK 8	12	0.19 Acres
BLOCK 8	13	0.13 Acres
BLOCK 8	14	0.13 Acres
BLOCK 8	15	0.13 Acres
BLOCK 8	16	0.13 Acres
BLOCK 8	17	0.13 Acres
BLOCK 8	18	0.13 Acres
BLOCK 8	19	0.13 Acres
BLOCK 8	20	0.13 Acres
BLOCK 8	21	0.13 Acres
BLOCK 8	22	0.13 Acres

LOT AREAS		
BLOCK NO.	LOT NO.	AREA
BLOCK 3	1	0.18 Acres
BLOCK 3	2	0.15 Acres
BLOCK 3	3	0.15 Acres
BLOCK 3	4	0.15 Acres
BLOCK 3	5	0.15 Acres
BLOCK 3	6	0.15 Acres
BLOCK 3	7	0.15 Acres
BLOCK 3	8	0.23 Acres
BLOCK 3	9	0.19 Acres
BLOCK 3	10	0.13 Acres
BLOCK 3	11	0.13 Acres
BLOCK 3	12	0.13 Acres
BLOCK 3	13	0.16 Acres
BLOCK 3	14	0.13 Acres
BLOCK 3	15	0.13 Acres
BLOCK 3	16	0.13 Acres
BLOCK 3	17	1.50 Acres
BLOCK 3	18	0.13 Acres
BLOCK 3	19	0.13 Acres
BLOCK 3	20	0.13 Acres
BLOCK 3	21	0.14 Acres
BLOCK 3	22	0.17 Acres
BLOCK 3	23	0.35 Acres
BLOCK 3	24	0.24 Acres
BLOCK 3	25	0.13 Acres
BLOCK 3	26	0.13 Acres
BLOCK 3	27	0.13 Acres
BLOCK 3	28	0.13 Acres
BLOCK 3	29	0.16 Acres
BLOCK 3	30	0.27 Acres
BLOCK 3	31	0.22 Acres
BLOCK 3	32	0.14 Acres
BLOCK 3	33	0.13 Acres
BLOCK 3	34	0.13 Acres
BLOCK 3	35	0.13 Acres
BLOCK 3	36	0.13 Acres
BLOCK 3	37	0.14 Acres
BLOCK 3	38	0.14 Acres
BLOCK 3	39	0.15 Acres

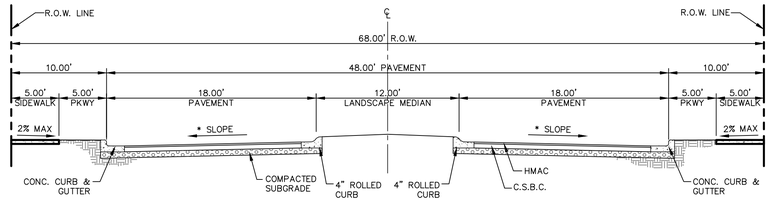
LOT AREAS		
BLOCK NO.	LOT NO.	AREA
BLOCK 7	1	0.17 Acres
BLOCK 7	2	0.18 Acres
BLOCK 7	3	0.13 Acres
BLOCK 7	4	0.13 Acres
BLOCK 7	5	0.13 Acres
BLOCK 7	6	0.13 Acres
BLOCK 7	7	0.13 Acres
BLOCK 7	8	0.13 Acres
BLOCK 7	9	0.14 Acres
BLOCK 7	10	0.13 Acres
BLOCK 7	11	0.13 Acres
BLOCK 7	12	0.13 Acres
BLOCK 7	13	0.13 Acres
BLOCK 7	14	0.13 Acres
BLOCK 7	15	0.13 Acres
BLOCK 7	16	0.13 Acres
BLOCK 7	17	0.13 Acres
BLOCK 7	18	0.13 Acres
BLOCK 7	19	0.16 Acres
BLOCK 7	20	0.16 Acres
BLOCK 7	21	0.13 Acres
BLOCK 7	22	0.13 Acres
BLOCK 7	23	0.13 Acres
BLOCK 7	24	0.13 Acres
BLOCK 7	25	0.13 Acres
BLOCK 7	26	0.13 Acres
BLOCK 7	27	0.13 Acres
BLOCK 7	28	0.13 Acres
BLOCK 7	29	0.13 Acres
BLOCK 7	30	0.13 Acres
BLOCK 7	31	0.13 Acres
BLOCK 7	32	0.13 Acres
BLOCK 7	33	0.13 Acres
BLOCK 7	34	0.18 Acres



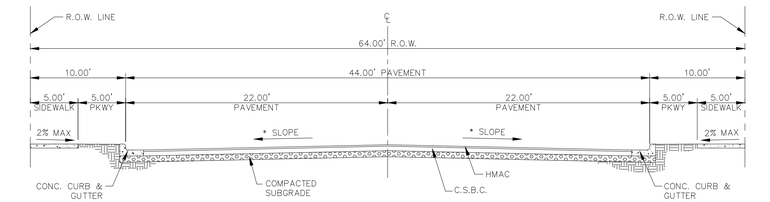
PROPOSED TYPICAL 54' ROW STREET SECTION DETAIL
(RESIDENTIAL SUB-COLLECTOR)
SCALE: N.T.S.



PROPOSED TYPICAL 68' ROW STREET SECTION DETAIL @ ENHANCED ENTRANCE
(SABLE LANE/RESIDENTIAL SUB-COLLECTOR)
SCALE: N.T.S.



PROPOSED TYPICAL 68' ROW STREET SECTION DETAIL @ ENHANCED ENTRANCE
(CRISATA PLACE/RESIDENTIAL SUB-COLLECTOR)
SCALE: N.T.S.



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

DATE OF PREPARATION: OCTOBER 2026

TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.: **SDP26-0005 West Eastlake Estates Unit 3 Preliminary**

Application Type: **Preliminary Subdivision Plat Application**
P&Z Hearing Date: November 16, 2026
Staff Contact: David Ruiz, Planner
915-852-1046, Ext. 404; druiz@horizoncity.org

Address/Location: North of Horizon Blvd and East of Kenazo Ave.
Property ID Nos.:
Legal Description: Being A Portion Of Section 31, Block 78, Township 3, Texas And Pacific Railway Company Surveys, El Paso County, Texas. Containing 20.336-Acres ±
Property Owner: Nick Bombach
Applicant/Rep.: ESSCO International
Nearest Park: Steve Joyce Park
Nearest School: Desert Hills Elementary School and Horizon Middle School

SURROUNDING PROPERTIES:		
	Zoning	**Land Use**
N	MRA (Mixed Residential Area)	MRA (Mixed Residential Area)
E	R-3	Residential
S	MRA (Mixed Residential Area)	MRA (Mixed Residential Area)
W	MRA (Mixed Residential Area)	MRA (Mixed Residential Area)
LAND USE AND ZONING:		
	Existing	**Proposed**
Land Use	Vacant	Residential Subdivision
Zoning	MRA (Mixed Residential Area)	MRA (Mixed Residential Area)

Application Description:
Preliminary Subdivision:
The proposed preliminary plat residential subdivision includes 116 lots for single-family residential development, 1 pond area, 1 park, the smallest lot measuring approximately 4,000 sq. ft. and the largest lot measuring approximately 7,218 sq. ft. Internal 50 ft. residential minor local, a 64' feet residential collector street. Subdivision is within a Planned Unit Development (PUD) zoning. This zoning divides into several internal zonings. Neighborhood Center Area (NCA 1, NCA 2, NCA 3) and Mixed Residential Area (MRA) The subject subdivision will fall under a Mixed Residential Area (MRA).

Cumulative Parkland Dedication:
The required parkland dedication for West Eastlake Estates Unit 3 is 2 acres. The developer will provide 0.95 acres of dedicated parkland, and the development has an existing parkland credit of 0.78 acres, which will be applied toward the required dedication. After accounting for the required dedication and the additional 0.95-acre dedication, the development will have a remaining cumulative parkland credit of 0.51 acres. Additionally,

$27,600.00 in park fees is due in accordance with the Town of Horizon City's cumulative parkland dedication and fee requirements.

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

Planning Division Comments:

Town Engineer Comments:

El Paso 9-1-1 District Comments:
The 9-1-1 District requests that proposed addressing be shown on the plat. Per the surrounding area, west to east range is approximated to be in the 14300s and south to north in the 400s range.

TxDOT Comments:

El Paso Electric Company:
We have no comments for West Eastlake Estates Unit 3.

Texas Gas Service:
In reference to West Eastlake Estates Unit 3 - Preliminary Plat, Texas Gas Service does not have any comments.

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:

El Paso Central Appraisal District (EPCAD):
No comments from Central Appraisal.

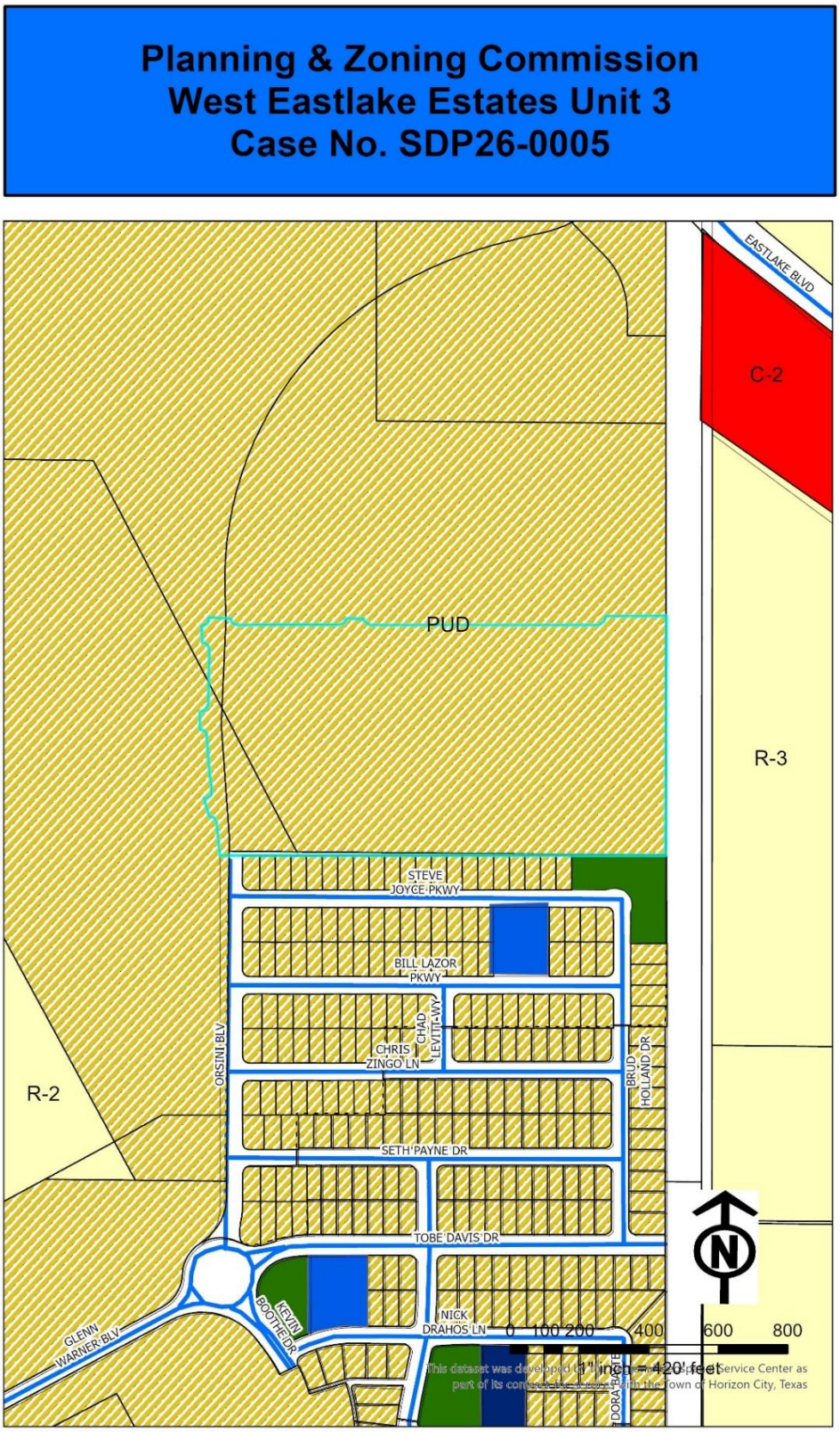
HRMUD:
Submit HRMUD service application

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 – Application

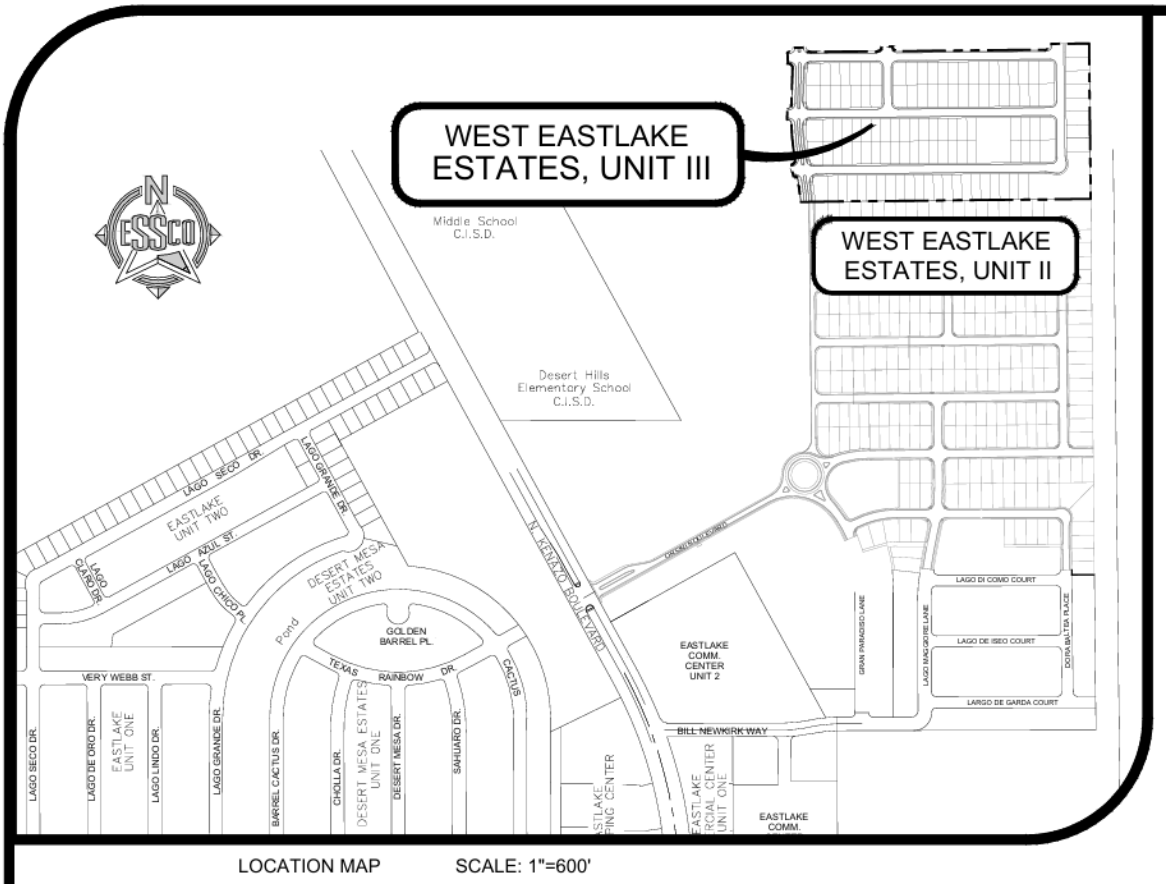
Attachment 1: Aerial Map



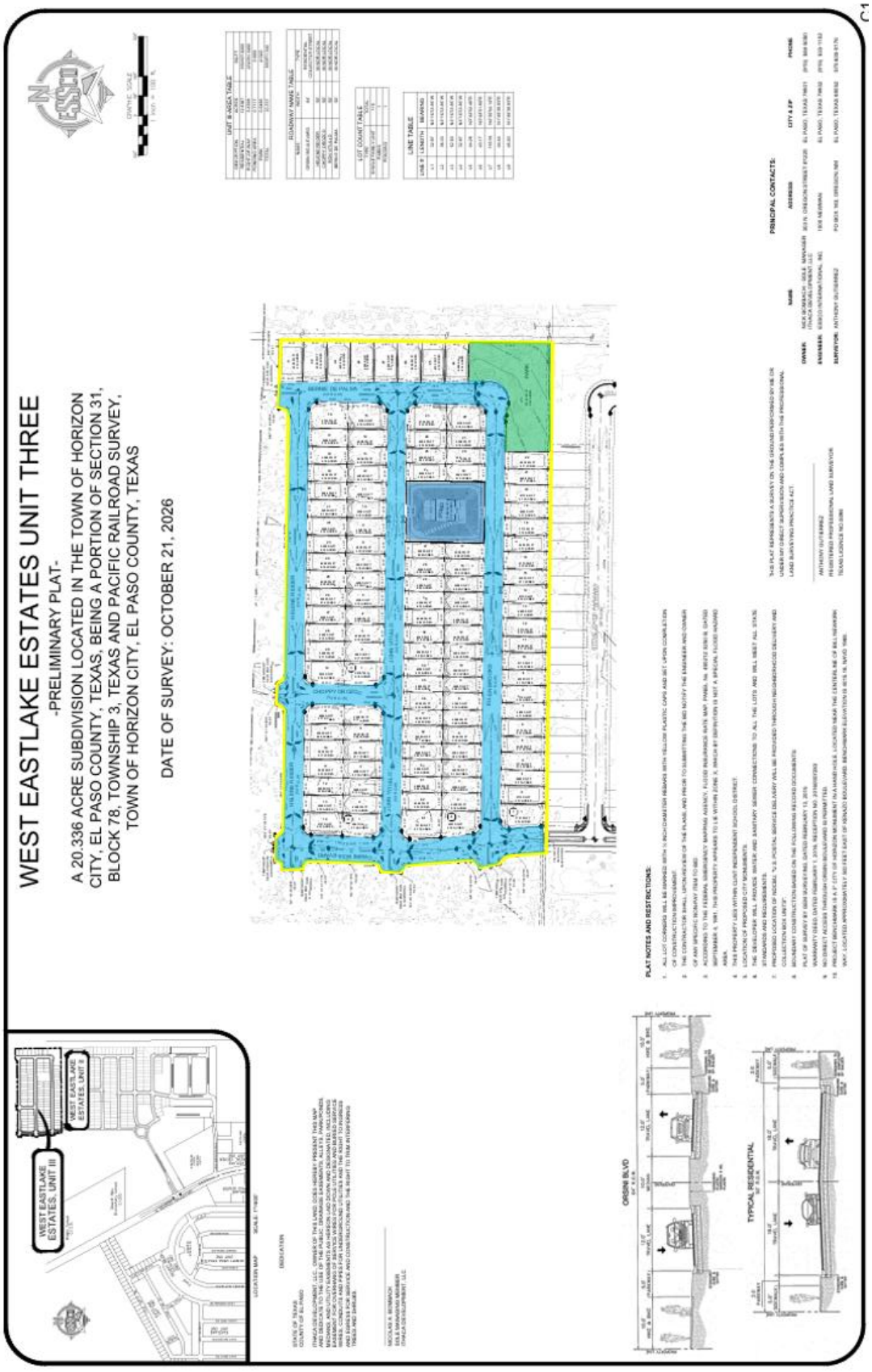
Attachment 2: Zoning Designation Map



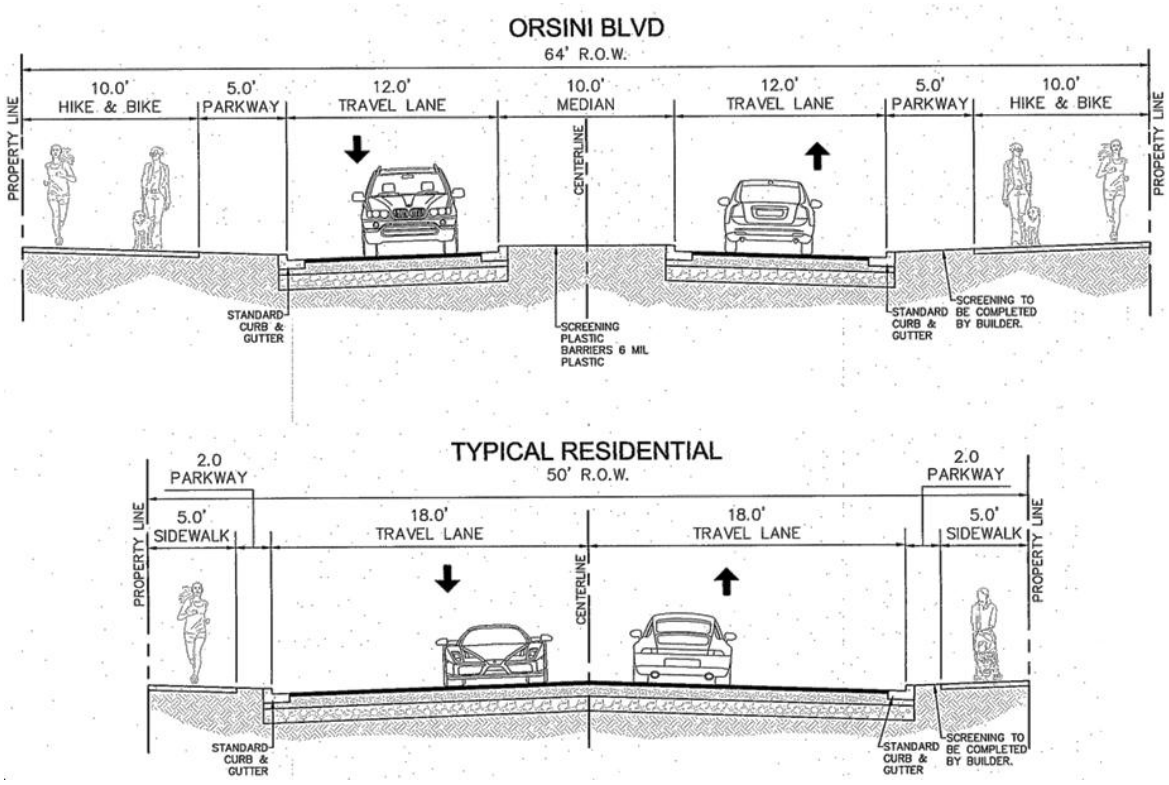
Attachment 3: Location Map



Attachment 4: Preliminary Subdivision Plat



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



Attachment 6: 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: West Eastlake Estates Unit III SUBMITTAL DATE: 10/22/26

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)
SECTION 31, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILROAD SURVEY, TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS

2. PROPERTY LAND USES:

	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	20.336	116	OFFICE		
DUPLEX			STREET & ALLEY		
APARTMENT			PONDING & DRAINAGE		
MOBILE HOME			INSTITUTIONAL		
P.U.D.			OTHER		
PARK (Min 1 acre)					
SCHOOL					
COMMERCIAL			TOTAL NO. SITES		
INDUSTRIAL			TOTAL (GROSS) ACREAGE		

3. WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? MRA PROPOSED ZONING MRA

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) OFF-SITE / SHALL BE SELF-CONTAINED

7. IF SINGLE-FAMILY OR DUPLEX DEVELOPMENT IS PROPOSED: AVERAGE FLOOR AREA OF HOUSES 1,600 SF

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

10. WHAT TYPE OF LANDSCAPING IS PROPOSED? PARKWAY ☑ MEDIANS ☐ OTHER ☐

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 JC
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 JC IF YES, PLEASE SUBMIT COPY.

14. OWNER OF RECORD Nick Bombach - Sole Manager (NAME & ADDRESS) nickbombach@gmail.com (EMAIL) 915.584.5050 (PHONE)

15. DEVELOPER Ithaca Development (NAME & ADDRESS) nickbombach@gmail.com (EMAIL) 915.584.5050 (PHONE)

16. ENGINEER Robert Concha Jr. (NAME & ADDRESS) rconcha@esscogroup.org (EMAIL) 915.533.1102 (PHONE)

17. APPLICANT Joe Louis Concha (NAME & ADDRESS) jlconcha@esscogroup.org (EMAIL) 915.539.5629 (PHONE)

18. REP/POINT OF CONTACT Joe Louis Concha (NAME & ADDRESS) jlconcha@esscogroup.org (EMAIL) 915.539.5629 (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 JC

Applicant Signature [signature] EMAIL jlconcha@esscogroup.org

APPLICATION MUST BE COMPLETE & VALIDATED PRIOR TO SUBDIVISION PROCESSING
Acceptance of fee does not grant acceptance of application.
Non Refundable Deposit $800.00 | Application Fee: $1500.00

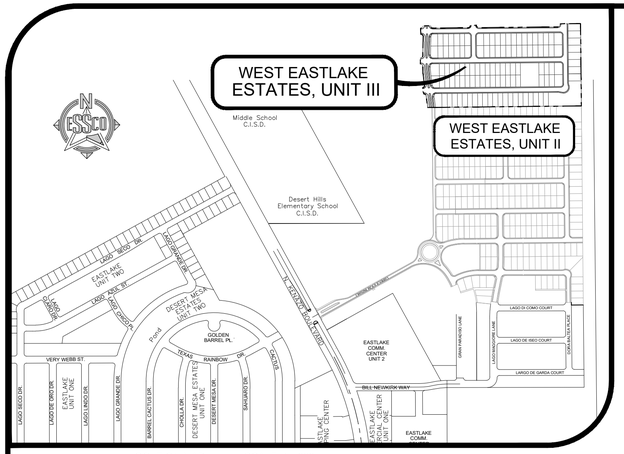
Page 1 of 2 Rev08OCT2024

WEST EASTLAKE ESTATES UNIT THREE

-PRELIMINARY PLAT-

A 20.336 ACRE SUBDIVISION LOCATED IN THE TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS, BEING A PORTION OF SECTION 31, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILROAD SURVEY, TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS

DATE OF SURVEY: OCTOBER 21, 2026



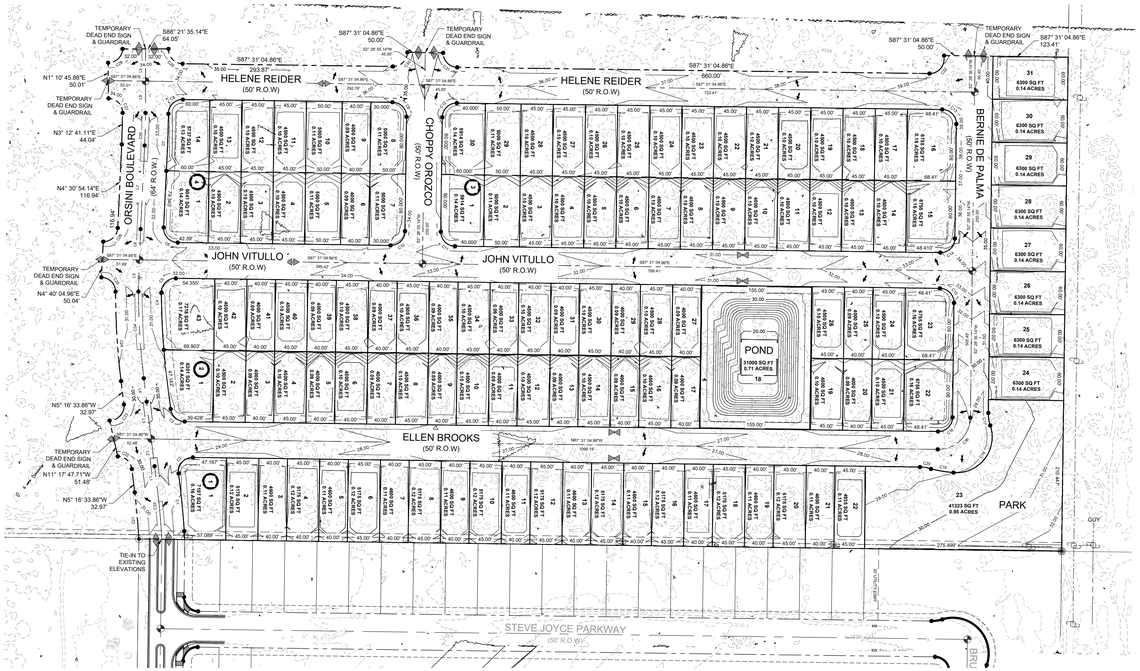
LOCATION MAP SCALE: 1"=600'

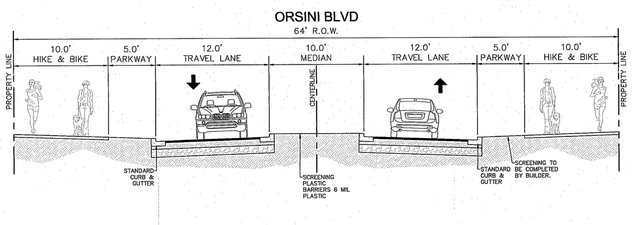
DEDICATION

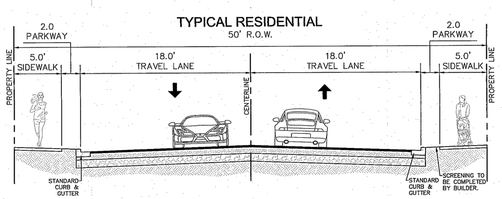
STATE OF TEXAS
COUNTY OF EL PASO

ITHACA DEVELOPMENT, LLC., OWNER OF THIS LAND, DOES HEREBY PRESENT THIS MAP AND DEDICATE TO THE USE OF THE PUBLIC, DRAINAGE EASEMENTS, ALLEYS, PARK/PONDS, MEDIANS, AND UTILITY EASEMENTS AS HEREON LAID DOWN AND DESIGNATED, INCLUDING EASEMENT FOR OVERHANG OF SERVICE WIRES FOR POLE UTILITIES AND BURIED SERVICE WIRES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES AND THE RIGHT TO INGRESS AND EGRESS FOR SERVICE AND CONSTRUCTION AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS.

NICOLAS A. BOMBACK
SOLE MANAGING MEMBER
ITHACA DEVELOPMENT, LLC







PLAT NOTES AND RESTRICTIONS:

1. ALL LOT CORNERS WILL BE MARKED WITH ½ INCH DIAMETER REBARS WITH YELLOW PLASTIC CAPS AND SET UPON COMPLETION OF CONSTRUCTION IMPROVEMENT.
2. THE CONTRACTOR SHALL, UPON REVIEW OF THE PLANS, AND PRIOR TO SUBMITTING THE BID NOTIFY THE ENGINEER AND OWNER OF ANY SPECIFIC NON-PAY ITEM TO BID.
3. ACCORDING TO THE FEDERAL EMERGENCY MAPPING AGENCY, FLOOD INSURANCE RATE MAP, PANEL No. 480212 0250 B, DATED SEPTEMBER 4, 1991, THIS PROPERTY APPEARS TO LIE WITHIN ZONE X, WHICH BY DEFINITION IS NOT A SPECIAL FLOOD HAZARD AREA.
4. THIS PROPERTY LIES WITHIN CLINT INDEPENDENT SCHOOL DISTRICT.
5. LOCATION OF PROPOSED CITY MONUMENTS.
6. THE DEVELOPER WILL PROVIDE WATER AND SANITARY SEWER CONNECTIONS TO ALL THE LOTS AND WILL MEET ALL STATE STANDARDS AND REQUIREMENTS.
7. PROPOSED LOCATION OF NDCBU, "U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS".
8. BOUNDARY CONSTRUCTION BASED ON THE FOLLOWING RECORD DOCUMENTS:
   PLAT OF SURVEY BY GEM SURVEYING, DATED FEBRUARY 13, 2015
   WARRANTY DEED, DATED FEBRUARY 1, 2016, RECEPTION NO. 20160007283
9. NO DIRECT ACCESS THROUGH ORSINI BOULEVARD IS PERMITTED.
10. PROJECT BENCHMARK IS A 3" CITY OF HORIZON MONUMENT IN A HAND HOLE, LOCATED NEAR THE CENTERLINE OF BILL NEWKIRK WAY, LOCATED APPROXIMATELY 500 FEET EAST OF KENAZO BOULEVARD. BENCHMARK ELEVATION IS 4015.16, NAVD 1988.

THIS PLAT REPRESENTS A SURVEY ON THE GROUND PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND COMPLIES WITH THE PROFESSIONAL LAND SURVEYING PRACTICE ACT.

ANTHONY GUTIERREZ
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS LICENCE NO.5098

GRAPHIC SCALE
100' 0 50' 100' 200'
1 inch = 100 ft.

UNIT III-AREA TABLE		
DESCRIPTION	ACRES	SQ.FT.
RESIDENTIAL	12.8367	559167.0000
RIGHT-OF-WAY	5.8398	254381.3400
PONDING AREA	0.7117	31000
PARK	0.9486	41323
TOTAL	20.337	885871.340

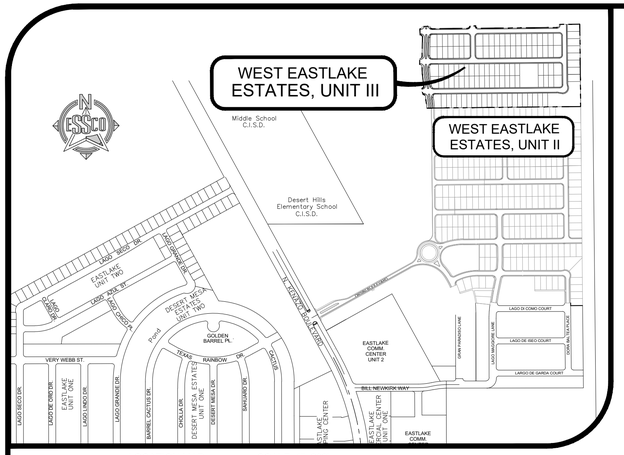
ROADWAY NAME TABLE		
NAME	WIDTH	TYPE
ORSINI BOULEVARD	64'	RESIDENTIAL COLLECTOR STREET
HELENE REIDER	50'	MINOR LOCAL
CHOPPY OROZCO	50'	MINOR LOCAL
RON VITULLO	50'	MINOR LOCAL
BERNIE DE PALMA	50'	MINOR LOCAL

LOT COUNT TABLE	
TYPE	TOTAL
SINGLE FAMILY UNIT	116
PARKS	1
PONDING	1

LINE TABLE		
LINE #	LENGTH	BEARING
L1	32.97	N5°16'33.86"W
L2	38.33	N5°16'33.86"W
L3	52.50	N5°16'33.86"W
L4	32.97	N5°16'33.86"W
L5	44.28	N3°42'52.46"E
L6	43.17	N3°42'51.60"E
L7	116.94	N4°30'54.14"E
L8	44.44	N1°45'39.93"E
L9	45.03	N1°45'39.93"E

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	NICK BOMBACH - SOLE MANAGER ITHACA DEVELOPMENT, LLC	303 N. OREGON STREET #1220	EL PASO, TEXAS 79901	(915) 584-5050
ENGINEER:	ESSCO INTERNATIONAL, INC.	1000 NEWMAN	EL PASO, TEXAS 79902	(915) 533-1102
SURVEYOR:	ANTHONY GUTIERREZ	PO BOX 183, OREGON, NM	EL PASO, TEXAS 88052	575-635-0176



LOCATION MAP SCALE: 1"=600'

WEST EASTLAKE ESTATES UNIT THREE

-PRELIMINARY PLAT-

A 20.336 ACRE SUBDIVISION LOCATED IN THE TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS, BEING A PORTION OF SECTION 31, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILROAD SURVEY, TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS

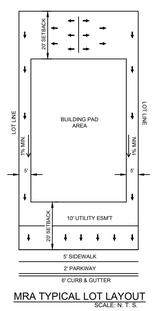
DATE OF SURVEY: OCTOBER 21, 2026

SINGLE FAMILY RESIDENTIAL LOTS		
SYMBOL	NAME OF LOT	NUMBER OF LOTS
◯	40' LOTS	30
⬡	45' LOTS	61
□	50' LOTS	6
△	60'+ LOTS	19
◯	POND	1
☆	PARK	1
TOTAL RESIDENTIAL LOTS		118

ACREAGE & PERCENTAGE FOR UNIT III		
LAND USE TYPE	ACRES	PERCENTAGE
MIXED RESIDENTIAL AREA (MRA)	12.83(UNIT III)	100.00%
TOTAL ACREAGE	12.83	100

WEST EASTLAKE ESTATES UNIT THREE CONTAINS:

- 116 RESIDENTIAL LOTS CONTAINING ± 12.83 ACRES
- ONE LOT PROPOSED AS A PARK AREA CONTAINING: 0.95 ACRES
- ONE LOT PROPOSED POND AREA CONTAINING: 0.71 ACRES
- ± 5.839 ACRES PROPOSED FOR PAVEMENT, PARKWAY & MEDIANS.



MRA TYPICAL LOT LAYOUT
SCALE: N. T. S.

PARK & POND				
LOT TYPE	LOT NUMBER	AREA SQ. FT.	ACRES	LAND USE TYPE
☆	23	41323.00	0.95	MRA
◯	18	31000.00	0.71	MRA

BLOCK 1				
LOT TYPE	LOT NUMBER	AREA SQ. FT.	ACRES	LAND USE TYPE
△	1	7107.00	0.16	MRA
⬡	2	5175.00	0.12	MRA
◯	3	4600.00	0.11	MRA
⬡	4	5175.00	0.12	MRA
◯	5	4600.00	0.11	MRA
⬡	6	5175.00	0.12	MRA
◯	7	4600.00	0.11	MRA
⬡	8	5175.00	0.12	MRA
◯	9	4600.00	0.11	MRA
⬡	10	5175.00	0.12	MRA
◯	11	4600.00	0.11	MRA
⬡	12	5175.00	0.12	MRA
◯	13	4600.00	0.11	MRA
⬡	14	5175.00	0.12	MRA
◯	15	4600.00	0.11	MRA
⬡	16	5175.00	0.12	MRA
◯	17	4600.00	0.11	MRA
⬡	18	5175.00	0.12	MRA
◯	19	4600.00	0.11	MRA
⬡	20	5175.00	0.12	MRA
◯	21	4600.00	0.11	MRA
⬡	22	4935.00	0.11	MRA
△	24	6300.00	0.14	MRA
△	25	6300.00	0.14	MRA
△	26	6300.00	0.14	MRA
△	27	6300.00	0.14	MRA
△	28	6300.00	0.14	MRA
△	29	6300.00	0.14	MRA
△	30	6300.00	0.14	MRA
△	31	6300.00	0.14	MRA

BLOCK 2				
LOT TYPE	LOT NUMBER	AREA SQ. FT.	ACRES	LAND USE TYPE
△	1	6301.00	0.14	MRA
⬡	2	4500.00	0.10	MRA
◯	3	4000.00	0.09	MRA
⬡	4	4500.00	0.10	MRA
◯	5	4000.00	0.09	MRA
⬡	6	4500.00	0.10	MRA
◯	7	4000.00	0.09	MRA
⬡	8	4500.00	0.10	MRA
◯	9	4000.00	0.09	MRA
⬡	10	4500.00	0.10	MRA
◯	11	4000.00	0.09	MRA
⬡	12	4500.00	0.10	MRA
◯	13	4000.00	0.09	MRA
⬡	14	4500.00	0.10	MRA
◯	15	4000.00	0.09	MRA
⬡	16	4500.00	0.10	MRA
◯	17	4000.00	0.09	MRA
⬡	19	4500.00	0.10	MRA
◯	20	4000.00	0.09	MRA
⬡	21	4500.00	0.10	MRA
△	22	6755.00	0.16	MRA
△	23	6755.00	0.16	MRA
⬡	24	4500.00	0.10	MRA
◯	25	4000.00	0.09	MRA
⬡	26	4500.00	0.10	MRA
◯	27	4000.00	0.09	MRA
⬡	28	4500.00	0.10	MRA
◯	29	4000.00	0.09	MRA
⬡	30	4500.00	0.10	MRA
◯	31	4000.00	0.09	MRA
⬡	32	4500.00	0.10	MRA
◯	33	4000.00	0.09	MRA
⬡	34	4500.00	0.10	MRA
◯	35	4000.00	0.09	MRA
⬡	36	4500.00	0.10	MRA
◯	37	4000.00	0.09	MRA
⬡	38	4500.00	0.10	MRA
◯	39	4000.00	0.09	MRA
⬡	40	4500.00	0.10	MRA
◯	41	4000.00	0.09	MRA
⬡	42	4500.00	0.10	MRA
△	43	7218.00	0.17	MRA

BLOCK 3				
LOT TYPE	LOT NUMBER	AREA SQ. FT.	ACRES	LAND USE TYPE
△	1	5914.00	0.14	MRA
□	2	5000.00	0.11	MRA
⬡	3	4500.00	0.10	MRA
⬡	4	4500.00	0.10	MRA
⬡	5	4500.00	0.10	MRA
⬡	6	4500.00	0.10	MRA
⬡	7	4500.00	0.10	MRA
⬡	8	4500.00	0.10	MRA
⬡	9	4500.00	0.10	MRA
⬡	10	4500.00	0.10	MRA
⬡	11	4500.00	0.10	MRA
⬡	12	4500.00	0.10	MRA
⬡	13	4500.00	0.10	MRA
⬡	14	4500.00	0.10	MRA
△	15	6755.00	0.16	MRA
△	16	6755.00	0.16	MRA
⬡	17	4500.00	0.10	MRA
⬡	18	4500.00	0.10	MRA
⬡	19	4500.00	0.10	MRA
⬡	20	4500.00	0.10	MRA
⬡	21	4500.00	0.10	MRA
⬡	22	4500.00	0.10	MRA
⬡	23	4500.00	0.10	MRA
⬡	24	4500.00	0.10	MRA
⬡	25	4500.00	0.10	MRA
⬡	26	4500.00	0.10	MRA
⬡	27	4500.00	0.10	MRA
⬡	28	4500.00	0.10	MRA
□	29	5000.00	0.11	MRA
△	30	5914.00	0.14	MRA

BLOCK 4				
LOT TYPE	LOT NUMBER	AREA SQ. FT.	ACRES	LAND USE TYPE
△	1	6041.00	0.14	MRA
⬡	2	4500.00	0.10	MRA
⬡	3	4500.00	0.10	MRA
⬡	4	4500.00	0.10	MRA
□	5	5000.00	0.11	MRA
◯	6	4000.00	0.09	MRA
□	7	5000.00	0.11	MRA
□	8	5000.00	0.11	MRA
◯	9	4000.00	0.09	MRA
□	10	5000.00	0.11	MRA
⬡	11	4500.00	0.10	MRA
⬡	12	4500.00	0.10	MRA
⬡	13	4500.00	0.10	MRA
△	14	5737.00	0.13	MRA

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST	TANGENT
C1	74.05	1032.00	4°06'41"	S3°13'13"E	74.04	37.04
C2	34.12	20.00	97°45'29"	N43°36'11"E	30.13	22.91
C3	28.71	20.00	82°14'31"	S46°23'49"E	26.31	17.46
C4	110.09	918.02	6°52'15"	N2°01'06"W	110.02	55.11
C5	31.85	20.00	91°14'33"	S46°51'39"W	28.59	20.44
C6	32.13	20.00	92°01'59"	S41°30'05"E	28.78	20.72
C7	45.95	1047.49	2°30'47"	S3°14'23"W	45.94	22.98
C8	31.59	20.00	90°29'56"	S47°13'57"W	28.41	20.17
C9	31.42	20.00	90°00'00"	N42°31'05"W	28.28	20.00
C10	31.42	20.00	90°00'00"	N47°28'55"E	28.28	20.00
C11	31.42	20.00	90°00'00"	S42°31'05"E	28.28	20.00
C12	31.42	20.00	90°00'00"	S47°28'55"W	28.28	20.00
C13	31.42	20.00	90°00'00"	N42°31'05"W	28.28	20.00
C14	31.42	20.00	90°00'00"	N47°28'55"E	28.28	20.00
C15	31.42	20.00	90°00'00"	N42°31'05"W	28.28	20.00
C16	31.42	20.00	90°00'00"	N47°28'55"E	28.28	20.00
C17	17.65	50.00	20°13'32"	S7°01'53"E	17.56	8.92
C18	99.00	50.00	113°26'41"	S39°34'41"W	83.60	76.18
C19	31.89	191.91	9°31'18"	N78°56'20"W	31.86	15.98
C20	15.88	50.00	18°11'42"	N78°25'14"W	15.81	8.01
C21	65.38	968.00	3°52'12"	N3°20'28"W	65.37	32.70
C22	28.71	20.00	82°14'31"	S46°23'49"E	26.31	17.46
C23	34.12	20.00	97°45'29"	N43°36'11"E	30.13	22.91
C24	125.33	1032.00	6°57'30"	N1°47'49"W	125.26	62.74
C25	31.14	20.00	89°12'01"	N42°55'04"W	28.09	19.72
C26	30.71	20.00	87°58'01"	N48°29'55"E	27.78	19.30
C27	31.41	19.56	92°01'59"	N42°48'18"W	28.14	20.26
C28	30.97	20.00	88°43'20"	N48°07'15"E	27.97	19.56
C29	31.91	20.00	91°25'05"	S41°48'33"E	28.63	20.50
C30	31.42	20.00	90°00'00"	N47°28'55"E	28.28	20.00
C31	31.42	20.00	90°00'00"	S42°31'05"E	28.28	20.00
C32	31.42	20.00	90°00'00"	N47°28'55"E	28.28	20.00
C33	69.72	1000.00	3°59'40"	N3°16'44"W	69.70	34.87
C34	121.45	1000.00	6°57'30"	N1°47'49"W	121.37	60.80
C35	45.55	1000.00	2°36'35"	N3°12'37"E	45.55	22.78
C36	70.69	45.00	90°00'00"	S47°28'55"W	63.64	45.00

MINUTES – REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
HELD ON MONDAY, SEPTEMBER 21, 2026 AT 6:00 PM
15021 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 6:01 pm.

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

   ACTION: Motion made by **PADILLA**, 2nd by **PARKER** to excuse absent commissioners **RODRIGUEZ, CORRAL, OJEDA.**
   AYES: JOLLEY, MELENDEZ, PADILLA, BERRY, 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:**

   Planner

   On the **Final Subdivision Plats** application for **Verdancia Unit 4 Phase I & II (Case No. SDF26-0002 and SDF26-0003)**, 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 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.

   David Ruiz, Planner, gave a presentation on the Final Subdivision Plats for Verdancia Unit 4 Phase I & II.

ACTION: Motion made by **MELENDEZ** , 2nd by **PADILLA** to recommend approval on the Final Subdivision Plats for Verdancia Unit 4 Phase I & II.
AYES: JOLLEY, MELENDEZ, PADILLA, BERRY, BORREGO, PARKER.
ABSTAIN: NONE
MOTION CARRIED

4B. **DISCUSSION AND RECOMMENDATION:**

Planner

On the **Preliminary Subdivision Plat** application for **Rancho Desierto Bello Unit 20 (Case No. SDP26-0002)**, legally described as Being A Portion Of Section 43, Block 78, Township 3, Texas And Pacific Railway Company Surveys, El Paso County, Texas. Containing 23.557-Acres ±. Application submitted by Applicant/Representative: TRE & Associates.

David Ruiz, Planner, gave a presentation on the Preliminary Subdivision Plat for Rancho Desierto Bello Unit 20.

ACTION: Motion made by **JOLLEY** , 2nd by **PADILLA** to recommend approval of the Preliminary Subdivision Plat for Rancho Desierto Bello Unit 20.
AYES: JOLLEY, MELENDEZ, PADILLA, BERRY, BORREGO, PARKER.
ABSTAIN: NONE
MOTION CARRIED

4C. **DISCUSSION AND RECOMMENDATION:**

Planner

On the **Preliminary Subdivision Plat** application for **Rancho Desierto Bello Unit 21 (Case No. SDP26-0003)**, legally described as Being A Portion Of Section 43, Block 78, Township 3, Texas And Pacific Railway Company Surveys, El Paso County, Texas. Containing 21.475-Acres ±. Application submitted by Applicant/Representative: TRE & Associates.

David Ruiz, Planner, gave a presentation on the Preliminary Subdivision Plat for Rancho Desierto Bello Unit 21.

ACTION: Motion made by **PADILLA** , 2nd by **JOLLEY** to recommend approval of the Preliminary Subdivision Plat for Rancho Desierto Bello Unit 21.
AYES: JOLLEY, MELENDEZ, PADILLA, BERRY, BORREGO, PARKER.
ABSTAIN: NONE
MOTION CARRIED

4D. **DISCUSSION AND RECOMMENDATION:**

Planning Director

On An Ordinance Amending The Town Of Horizon City Subdivision Ordinance By Repealing And Replacing Chapter 10A Subdivision Ordinance; Section 2.8 Parkland Dedication And Fees In Lieu; Adopting Parkland Dedication Requirements, Fees In Lieu Of Parkland Dedication, Park Development Improvement Fees, Parkland Credits, Private Park Credits For Multifamily Development, Park Facilities Standards And Amending The Subdivision Construction Design Manual To Include The Standards And Revise Cross-Sections; Park Design; Parkland Fund Administration, Refunds, Appeals, Exhibit A Parkland Dedication, Fee In Lieu And Park Development Improvement Fee Schedule And Establishing Parkland Required Standards; Providing For Severability, Repealer, Proper Notice, And Effective Date.

Art Rubio, Planning Director, gave a presentation on an Ordinance Amending The Town Of Horizon City Subdivision Ordinance

ACTION: Motion made by **PADILLA** , 2nd by **JOLLEY** to recommend approval of the Ordinance Amending The Town Of Horizon City Subdivision Ordinance and to allow Parkland Dedication in the ETJ within the annexation path.

AYES: JOLLEY, MELENDEZ, PADILLA, BERRY, BORREGO, PARKER.
ABSTAIN: NONE
MOTION CARRIED

4E. **DISCUSSION AND RECOMMENDATION:**

Planning Director

An Ordinance Amending Chapter 14A Zoning; Chapter 4 Residential Districts Of The Code Of Ordinances Of The Town Of Horizon City, Texas; Creating A New R-4A (Single-Family Dwelling) Residential District; Establishing Purpose, Applicability, Permitted Uses, Accessory Uses, Development Standards, Design Standards, Parking Requirements, Landscaping Requirements, Compatibility Standards, And Changes To Related Regulations; Providing For Severability; Providing For Repealer; Providing For Proper Notice And Meeting; And Establishing An Effective Date.

Art Rubio, Planning Director, gave a presentation on an Ordinance Amending Chapter 14A Zoning; Chapter 4 Residential Districts Of The Code Of Ordinances Of The Town Of Horizon City, Texas.

ACTION: Motion made by **BORREGO** , 2nd by **PADILLA** to recommend approval of the Ordinance Amending Chapter 14A Zoning; Chapter 4 Residential Districts Of The Code Of Ordinances Of The Town Of Horizon City, Texas.
AYES: JOLLEY, MELENDEZ, PADILLA, BERRY, BORREGO, PARKER.
ABSTAIN: NONE
MOTION CARRIED

4F. **DISCUSSION AND RECOMMENDATION:**

Planning Director

On An Ordinance Amending The Town Of Horizon City Master Plan For Parks And Open Space; Adopting The Revised Parks, Recreation And Open Space Master Plan; Providing Findings That The Plan Supports The Town's Comprehensive Plan, Capital Improvement Program, Parkland Dedication Requirements, And Long-Range Recreational Needs; Providing For Severability, Repealer, Proper Notice, And Effective Date; And Directing The Planning Director To Implement The Amended Plan.

Art Rubio, Planning Director, gave a presentation on an Ordinance Amending The Town Of Horizon City Master Plan For Parks And Open Space.

ACTION: Motion made by **JOLLEY** , 2nd by **PADILLA** to recommend approval of the Ordinance Amending The Town Of Horizon City Master Plan For Parks And Open Space.

AYES: JOLLEY, MELENDEZ, PADILLA, BERRY, 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 Monday, July 20, 2026.

ACTION: Motion made by **JOLLEY** , 2nd by **BERRY** to recommend approval of the minutes for the meeting held on Monday, July 20, 2026

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

ABSTAIN: NONE
MOTION CARRIED

6. **ANNOUNCEMENTS**

6A. The next regular scheduled meeting: Monday, October 19, 2026 at 6pm.

MINUTES – REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
HELD ON MONDAY, SEPTEMBER 21, 2026 AT 6:00 PM
15021 DARRINGTON RD., HORIZON CITY, TEXAS 79928

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.

ACTION: Motion made by **JOLLEY,** 2nd by **PARKER** to adjourn meeting.
AYES: JOLLEY, MELENDEZ, PADILLA, BERRY, BORREGO, PARKER.
MOTION CARRIED

ADJOURNMENT: The meeting adjourned at 7:29 pm.

_____ _____
Ray Borrego – Vice 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**

2027 Meeting Schedule for Planning & Zoning

Regular Meetings held every 3rd Monday of each month @6pm in City Council Chambers located @ 15021 Darrington Rd.

Meeting Date	Subdivision/ Replat Submittal Window	Rezone/SUP/Vacation Submittal Date	Application Submittal Deadline	Notice Post Date Min. 15 days prior	Agenda Post Date
Jan. 18, 2027	12/14/2026 to 12/17/2026	12/17/2026	12/17/2026	1/3/2027	1/11/2027
Feb. 15, 2027	1/18/2027 to 1/21/2027	1/14/2027	1/21/2027	1/31/2027	2/8/2027
Mar. 15, 2027	2/15/2027 to 2/18/2027	2/11/2027	2/18/2027	2/28/2027	3/8/2027
Apr. 19, 2027	3/15/2027 to 3/18/2027	3/11/2027	3/18/2027	4/4/2027	4/12/2027
May. 17, 2027	4/19/2027 to 4/22/2027	4/15/2027	4/22/2027	5/2/2027	5/10/2027
Jun. 21, 2027	5/17/2027 to 5/20/2027	5/13/2027	5/20/2027	5/6/2027	6/14/2027
Jul. 19, 2027	6/21/2027 to 6/24/2027	6/17/2027	6/24/2027	7/4/2027	7/12/2027
Aug. 16, 2027	7/19/2027 to 7/22/2027	7/15/2027	7/22/2027	8/8/2027	8/9/2027
Sep. 20, 2027	8/16/2027 to 8/19/2027	8/12/2027	8/19/2027	9/5/2027	9/13/2027
Oct. 18, 2027	9/20/2027 to 9/23/2027	9/16/2027	9/23/2027	10/3/2027	10/11/2027
Spec. Mtg. Nov. 01, 2027	10/4/2027 to 10/7/2027	9/30/2027	10/7/2027	10/17/2027	Oct. 25, 2027
Nov. 15, 2027	10/18/2027 to 10/21/2027	10/14/2027	10/21/2027	10/31/2027	11/8/2027
Spec. Mtg. Dec. 06, 2027	11/8/2027 to 11/11/2027	11/4/2027	10/11/2027	11/21/2027	Nov. 30, 2027
Dec. 20, 2027	11/15/2027 to 11/18/2027	11/10/2027	11/18/2027	12/5/2027	12/13/2027

*Special Meetings only if needed