



TOWN OF HORIZON CITY MEMORANDUM

Date: January 13, 2026
To: Honorable Mayor and Members of City Council
From: Art Rubio, Planning Director
SUBJECT: **1st Reading of Ordinance No. _____**, 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.

This is a fast-tracked City initiated amendment being introduced today. The item will be presented to the Planning & Zoning Commission on January 19, 2026. The amendment's goals are to Amend Chapter 14 – Zoning Regulations, Chapter 10 Sign Regulations to clarify and consolidate provisions related to civic use signage. Ensure consistency between municipal sign practices and zoning code. Exempt specific civic and municipal signs from standard sign regulations while maintaining safety standards. Chapter 14 – Zoning Amendment:

Chapter 14 – Zoning Amendment:

- Establishes Civic Use Signs as an exempt category
- Expands exemption to include signage on:
 - City of Horizon property
 - Economic Development Corporation property
 - Other civic use properties
 - City right-of-way

Public Benefit & Rationale:

- Improves efficiency for municipal operations
- Allows timely installation of public safety and wayfinding signs
- Eliminates unnecessary regulatory barriers for civic signage
- Supports economic development, public safety, and navigation
- Maintains visibility standards to protect traffic and pedestrian safety

Draft Ordinance is attached.

TOWN OF HORIZON CITY, TEXAS

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE MUNICIPAL CODE OF ORDINANCES OF THE TOWN OF HORIZON CITY, TEXAS, CHAPTER 14 (ZONING), ESTABLISHING CHAPTER 14B -TRANSIT ORIENTED DEVELOPMENT (“TOD”) DISTRICT ZONING REGULATIONS; PROVIDING FOR SPECIAL ZONING DISTRICT REGULATIONS; PROVIDING FOR A MIX OF LAND USES WITHIN THE TOD DISTRICTS; PROVIDING FOR THE STANDARDS AND REQUIREMENTS AND REGULATING THE ERECTION, CONSTRUCTION, RECONSTRUCTION, ALTERATION, REPAIR OR USE OF BUILDINGS, STRUCTURES OR LAND WITHIN THE DESIGNATED TOD DISTRICTS; PROVIDING FOR FINDINGS OF FACT; REPEALER; SEVERABILITY; PROPER NOTICE AND HEARING; ESTABLISHING A PENALTY OF A FINE NOT TO EXCEED \$2,000.00 FOR VIOLATIONS OF THE ESTABLISHED REGULATIONS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 211 of the Texas Local Government Code and section 2.01 of the City Charter empowers the City Council to enact zoning regulations and provide for the administration, enforcement, and amendment of its zoning regulations; and

WHEREAS, City staff, in consultation with the City’s Professional Land Use Planning Consultant, has developed special zoning regulations, designated as the Transit Oriented Development (“TOD”) Zoning Ordinance, establishing regulations that are intended to promote and encourage the development and revitalization of the designated districts in a manner consistent with the Town’s comprehensive plan; and

WHEREAS, the proposed regulations were considered by the Town of Horizon City Planning and Zoning Commission to amend Chapter 14 of the Municipal Code by establishing Chapter 14B - Transit Oriented Development Zoning Ordinance; and

WHEREAS, the Planning and Zoning Commission considered the proposed regulations at its March 24, 2025, meeting and recommended approval of the amendment to the City’s code; and

WHEREAS, the City Council, after proper notice and public hearing, determined that the proposed Transit Oriented Development Zoning Ordinance and regulations

provided for therein are reasonable and necessary to provide for the orderly development of property within the Town and provide for the health, safety and welfare of the Town.

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

I. FINDINGS OF FACT

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

II. ENACTMENT

The Town of Horizon City Code of Ordinances, Chapter 14 Zoning, is amended by the establishment of Chapter 14B - Transit Oriented Development Zoning Ordinance, attached hereto as Attachment – Chapter 14B and incorporated for all purposes.

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. In the event of any such conflict, the designated city staff may determine which regulation shall apply and are authorized to apply the more stringent regulation, if appropriate.

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. EFFECTIVE DATE

This ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect upon the date of its final passage and adoption.

VI. 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 _____, 2025, by a vote of ____ (ayes) to ____ (nays) to ____ (abstentions) of the Town of Horizon City Council.

TOWN OF HORIZON CITY

By: _____
Andres Renteria, Mayor

ATTEST:

By: _____
Elvia Schuller, City Clerk

APPROVED AS TO FORM:

By: _____
Sylvia Borunda Firth, City Attorney

First Reading May 13, 2025
Second Reading June 10, 2025

ATTACHMENT

CHAPTER 14B - TRANSIT ORIENTED DEVELOPMENT ZONING ORDINANCE

{Note for Codification Service Provider – the regulations provide for herein are designated as a subchapter to the existing zoning regulations in the Town’s Code of Ordinances.}

DRAFT