

**MINUTES  
AGENDA  
PUBLIC MEETING  
REGULAR CITY COUNCIL MEETING  
THE TOWN OF HORIZON CITY, TEXAS  
Tuesday, June 10, 2025, 6:00 PM**

Notice is hereby given that a Regular City Council Meeting of the Town of Horizon City, Texas was held on **Tuesday, June 10, 2025 at 6:00 PM**, at City Council Chambers Room, 15001 Darrington Road, Horizon City, TX 79928, at which time the following was discussed and considered:

**1. Call to order; Pledge of Allegiance; Establishment of Quorum**

Meeting called to order at 6:00 pm. City Council Member Mendoza was absent. Quorum Established.

**2. Open Forum:**

Horizon City resident, Carol Hambric spoke regarding issues residents living along the Golf Course area are having the stray golf balls. Horizon City resident, Samuel Scott, spoke regarding issues residents living along the Golf Course area are having the stray golf balls. Horizon City resident, Hector Reyes spoke regarding a code enforcement issue he is having regarding his rockwall and his neighbor's pergola.

**CONSENT AGENDA**

*All matters listed under the CONSENT AGENDA are considered routine and will be enacted in one motion. There will be no separate discussion of these items unless a member(s) of the City Council requests one or more items be removed from the CONSENT AGENDA to the REGULAR AGENDA for separate discussion and action prior to the City Council's vote to adopt the CONSENT AGENDA.*

**3. Approval of Minutes from:**

5/12/25 Special City Council Meeting and 5/13/25 Regular City Council Meeting.

**4. Discussion and Action:**

Mayor/Chief Planner

On the appointment of Rafael Padilla by Alderman Guillermo Ortega (Place 1) to the Planning and Zoning Commission.

**5. Discussion and Action:**

Mayor/Chief Planner

On the appointment of Jennifer Parker by Alderman Matthew Gardea (Place 6) to the Planning and Zoning Commission.

**6. Discussion and Action:**

Mayor/Chief Planner

On the appointment of Alex Barrios by Alderman Ruben Mendoza (Place 7) to the Planning and Zoning Commission.

**7. Request to Excuse Absent Council Members:**

**8. Approval of Consent Agenda Items:**

A motion was made by Council Member Gardea and seconded by Council Member Avila to approve the consent agenda with a correction to the May 12, 2025 Special Council Meeting Minutes (Item #3) adding language to Item #9 that reflects the 2<sup>nd</sup> motion made by City Council Member Rosie Ortega nominating City Council Member Gardea as Mayor Pro Tem. The CITY CLERK polled the Council: G. ORTEGA – Aye; QUIROZ – Aye; R. ORTEGA – Aye; AVILA – Aye; AMES - Aye; GARDEA – Aye; MENDOZA – Absent. Motion passed.

A 2<sup>nd</sup> motion was made by Council Member Gardea and seconded by Council Member Avila to delete Item #6 and excuse City Council Member Mendoza's absence. The CITY CLERK polled the Council: G. ORTEGA – Aye; QUIROZ – Aye; R. ORTEGA – Aye; AVILA – Aye; AMES - Aye; GARDEA – Aye; MENDOZA – Absent. Motion passed.

A 3<sup>rd</sup> motion was made by Council Member Gardea and seconded by Council Member Avila to pull item #5 from consent and heard under the regular agenda. The CITY CLERK polled the Council: G. ORTEGA – Aye; QUIROZ – Aye; R. ORTEGA – Aye; AVILA – Aye; AMES - Aye; GARDEA – Aye; MENDOZA – Absent. Motion passed.

## **REGULAR AGENDA**

### **5. Discussion and Action:**

Mayor/Chief Planner

On the appointment of Jennifer Parker by Alderman Matthew Gardea (Place 6) to the Planning and Zoning Commission.

City Council Member Gardea spoke regarding this item.

A motion was made by Council Member Gardea and seconded by Council Member Quiroz to approve the appointment of Jennifer Parker by Alderman Matthew Gardea (Place 6) to the Planning and Zoning Commission. The CITY CLERK polled the Council: G. ORTEGA – Aye; QUIROZ – Aye; R. ORTEGA – Aye; AVILA – Aye; AMES - Aye; GARDEA – Aye; MENDOZA – Absent. Motion passed.

### **9. PRESENTATION:**

Mayor/Council Member Avila

Presentation by Xavi Perez of Borderland Community Adventures, a non-profit organization, on the benefits of cycling.

Xavi Perez and Monica Lozoya of Borderland Community Adventures spoke regarding this item.

### **10. Discussion and Action:**

Mayor/CIP Manager

On an update on the Capital Improvement Program.

CIP Manager, Terry Quezada spoke regarding this item.

A motion was made by Council Member G. Ortega and seconded by Council Member Gardea to accept the report as presented. The CITY CLERK polled the Council: G. ORTEGA – Aye; QUIROZ – Aye; R. ORTEGA – Aye; AVILA – Aye; AMES - Aye; GARDEA – Aye; MENDOZA – Absent. Motion passed.

### **11. Discussion and Action:**

Mayor/CIP Manager

On the approval of Change Order No. 7 to Dantex General Contractors for an amount not to exceed \$13,528.42 for the Municipal Facilities Phase 1 Project (Solicitation 23-101).

CIP Manager, Terry Quezada spoke regarding this item.

A motion was made by Council Member Quiroz and seconded by Council Member G. Ortega to approve Change Order No. 7 to Dantex General Contractors for an amount not to exceed \$13,528.42 for the Municipal Facilities Phase 1 Project (Solicitation 23-101). The CITY CLERK polled the Council: G. ORTEGA – Aye; QUIROZ – Aye; R. ORTEGA – Aye; AVILA – Aye; AMES - Aye; GARDEA – Aye; MENDOZA – Absent. Motion passed.

**12. PUBLIC HEARING:**

Mayor/Finance Director

**2nd Reading of Ordinance No. 0313 Amendment No. 02**, An ordinance amending Ordinance No. 0313 of the Town of Horizon City, adopting the municipal budget for the 2024-2025 fiscal year, to allow for the transfer of funds in the 2025 Planning Department Budget; and providing for repealer and severability clauses.

Finance Director, Lily Gaytan spoke regarding this item. No one from the public spoke.

**13. Discussion and Action:**

Mayor/Finance Director

**2nd Reading of Ordinance No. 0313 Amendment No. 02**, An ordinance amending Ordinance No. 0313 of the Town of Horizon City, adopting the municipal budget for the 2024-2025 fiscal year, to allow for the transfer of funds in the 2025 Planning Department Budget; and providing for repealer and severability clauses.

Finance Director, Lily Gaytain spoke and answered Council questions.

A motion was made by Council Member Gardea and seconded by Council Member Quiroz to approve the ordinance amending Ordinance No. 0313 of the Town of Horizon City, adopting the municipal budget for the 2024-2025 fiscal year, to allow for the transfer of funds in the 2025 Planning Department Budget. The CITY CLERK polled the Council: G. ORTEGA – Aye; QUIROZ – Aye; R. ORTEGA – Aye; AVILA – Aye; AMES - Aye; GARDEA – Aye; MENDOZA – Absent. Motion passed.

***Items #14 and #15 were taken together.***

**14. Discussion and Action:**

Mayor/EDC Executive Director

That the Mayor or his designee be authorized to negotiate and the Mayor be authorized to sign a Chapter 380 Economic Development Performance Agreement between the Town of Horizon City (the "City") and Kenazo Partners, LLC. (the "Applicant"), regarding Applicant's construction of commercial office facilities at Horizon City, Texas. Pursuant to the Agreement, Applicant will invest a minimum of \$6.7 million dollars to construct a 36,000 square-foot office development. In exchange, the City will provide incentives not to exceed \$74,614.00 paid over 5 years.

**15. Discussion and Action:**

Mayor/EDC Executive Director

That the President of the Horizon Economic Development Corporation's Board of Directors be allowed to sign a Resolution of the Board of Directors of the Town of Horizon City Type 4B Economic Development Corporation, Texas non-profit corporation, and a Type B Economic Development Corporation, authorizing and approving the Performance Agreement with Kenazo Partners, LLC, regarding the construction of new office facilities within Horizon City, Texas; and providing for an immediate effective date.

City Clerk, Elvia Schuller informed City Council that staff requested deletion on Items #14 and #15.

A motion was made by Council Member Gardea and seconded by Council Member Quiroz to delete Items #14 and #15 as requested by staff. The CITY CLERK polled the Council: G. ORTEGA – Aye; QUIROZ – Aye; R. ORTEGA – Aye; AVILA – Aye; AMES - Aye; GARDEA – Aye; MENDOZA – Absent. Motion passed.

**16. Discussion and Action:**

Mayor/Chief Vargas

Approve and authorize the mayor to sign a proposed Licensing Data Migration Pricing agreement from Granicus (SmartGov) for services and support, totaling \$12,593.14 for one year.

IT Specialist, Josue Mendoza spoke regarding this item.

A motion was made by Council Member G. Ortega and seconded by Council Member R. Ortega approve and authorize the mayor to sign a proposed Licensing Data Migration Pricing agreement from Granicus (SmartGov) for services and support, totaling \$12,593.14 for one year. The CITY CLERK polled the Council: G. ORTEGA – Aye; QUIROZ – Aye; R. ORTEGA – Aye; AVILA – Aye; AMES - Aye; GARDEA – Aye; MENDOZA – Absent. Motion passed.

**17. PUBLIC HEARING:**

Mayor/Chief Planner

**2nd Reading of Ordinance** \_\_\_\_\_, 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.

Chief Planner, Art Rubio and Able City Rep, Carlos Gallinar spoke regarding this item. Horizon City Resident, Isela Aguirre spoke regarding this item.

**18. Discussion and Action:**

Mayor/Chief Planner

**2nd Reading of Ordinance** \_\_\_\_\_, 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.

Able City Rep, Carlos Gallinar spoke regarding this item and answered Council questions.

A motion was made by Council Member Avila and seconded by Council Member Quiroz approve the 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. The CITY CLERK polled the Council: G. ORTEGA – Aye; QUIROZ – Aye; R. ORTEGA – Aye; AVILA – Aye; AMES - Aye; GARDEA – Aye; MENDOZA – Absent. Motion passed.

**19. Discussion and Action:**

Mayor/Chief Planner

On a Resolution authorizing the Mayor or his designee to negotiate and the Mayor to sign a Park Developer Participation Agreement between the Town of Horizon City and Viva Land Ventures, LP to accept parkland improvements to Sabio and Claret Cup Parks in lieu of dedication or fees to satisfy parkland requirements for Rancho Desierto Bello Units 18 to 21. Park improvements total cost estimate is \$845,000.00, with a contribution of \$597,000.00 from Viva Land Ventures and \$248,000.00 from the Town of Horizon City.

Chief Planner, Art Rubio spoke regarding this item.

A motion was made by Council Member Avila and seconded by Council Member Gardea approve the resolution authorizing the Mayor or his designee to negotiate and the Mayor to sign a Park Developer Participation Agreement between the Town of Horizon City and Viva Land Ventures, LP to accept parkland improvements to Sabio and Claret Cup Parks in lieu of dedication or fees to satisfy parkland requirements for Rancho Desierto Bello Units 18 to 21. Park improvements total cost estimate is \$845,000.00, with a contribution of \$597,000.00 from Viva Land Ventures and \$248,000.00 from the Town of Horizon City. The CITY CLERK polled the Council: G. ORTEGA – Aye; QUIROZ – Aye; R. ORTEGA – Aye; AVILA – Aye; AMES - Aye; GARDEA – Aye; MENDOZA – Absent. Motion passed.

***Council Member Gardea requested this item be brought back for discussion and reconsideration after Item #23 was taken.***

A motion was made by Council Member Gardea and seconded by Council Member Avila to revisit item #19 after Item #23 for further discussion and reconsideration. The CITY CLERK polled the Council: G. ORTEGA – Aye; QUIROZ – Aye; R. ORTEGA – Aye; AVILA – Aye; AMES - Nay; GARDEA – Aye; MENDOZA – Absent. Motion passed.

After the City Clerk, Elvia Schuller, read the item language for the record, Chief Planner, Art Rubio spoke and answered Council questions.

A motion was made by Council Member Gardea and seconded by Council Member Avila approve the resolution authorizing the Mayor or his designee to negotiate and the Mayor to sign a Park Developer Participation Agreement between the Town of Horizon City and Viva Land Ventures, LP to accept parkland improvements to Sabio and Claret Cup Parks in lieu of dedication or fees to satisfy parkland requirements for Rancho Desierto Bello Units 18 to 21. Park improvements total cost estimate is \$845,000.00, with a contribution of \$597,000.00 from Viva Land Ventures and \$248,000.00 from the Town of Horizon City. The CITY CLERK polled the Council: G. ORTEGA – Aye; QUIROZ – Aye; R. ORTEGA – Aye; AVILA – Aye; AMES - Aye; GARDEA – Aye; MENDOZA – Absent. Motion passed.

**20. Discussion and Action:**

Mayor/Chief Planner

***This item was postponed at the 4/8/25 and 5/13/25 Regular City Council Meetings.***

On the **Preliminary Subdivision Plat** applications for **Rancho Desierto Bello Unit 18 (Case No. SDP25-0001)**, legally described as a Portion of Leigh Clark Survey No. 297, Town of Horizon City, El Paso County, Texas. Containing 17.354 acres ±. Application submitted by Applicant/Representative: TRE & Associates.

Chief Planner, Art Rubio spoke regarding this item.

A motion was made by Council Member Quiroz and seconded by Council Member Gardea approve the Preliminary Subdivision Plat applications for Rancho Desierto Bello Unit 18 (Case No. SDP25-0001). The CITY CLERK polled the Council: G. ORTEGA – Aye; QUIROZ – Aye; R. ORTEGA – Aye; AVILA – Aye; AMES - Aye; GARDEA – Aye; MENDOZA – Absent. Motion passed.

***Items #21 and #22 were taken together.***

**21. Discussion and Action:**

Mayor/Chief Planner

On the **Final Subdivision Plat** application for **Rancho Desierto Bello Unit 16 (Case No. SDO25-0001)** to reaffirm approval and to allow recording of the plat prior to the completion of all required improvements secured by sufficient bond. The subject property is legally described as a Portion of Leigh Clark Survey No. 297, Town of Horizon City, El Paso County, Texas. Containing 21.481 acres ±. Application submitted by TRE & Associates, LLC.

22. **Discussion and Action:**

Mayor/Chief Planner

On a **Resolution** for **Rancho Desierto Bello Unit 16 Subdivision Plat** to authorize the issuance of conditional building permits for eleven (11) new residential structures.

City Clerk, Elvia Schuller informed Council that the applicant requested postponement of items #21 and #22 until the next Regular City Council meeting.

A motion was made by Council Member Gardea and seconded by Council Member R. Ortega to postpone items #21 and #21 until the next Regular City Council meeting as requested by the applicant. The CITY CLERK polled the Council: G. ORTEGA – Aye; QUIROZ – Aye; R. ORTEGA – Aye; AVILA – Aye; AMES - Aye; GARDEA – Aye; MENDOZA – Absent. Motion passed.

23. **Discussion and Action:**

Mayor/Chief Planner

On the **acceptance** of the substantial completion of **Rodman St Roadway Improvements** as constructed with the Kenazo Estates Unit Two for maintenance and to accept the required maintenance bond and to release the performance bond.

Chief Planner, Art Rubio spoke regarding this item.

A motion was made by Council Member Avila and seconded by Council Member Ames to approve the **acceptance** of the substantial completion of **Rodman St Roadway Improvements** as constructed with the Kenazo Estates Unit Two for maintenance and to accept the required maintenance bond and to release the performance bond. The CITY CLERK polled the Council: G. ORTEGA – Aye; QUIROZ – Aye; R. ORTEGA – Aye; AVILA – Aye; AMES - Aye; GARDEA – Aye; MENDOZA – Absent. Motion passed.

24. **Executive Session**

The City Council of the Town of Horizon City reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices,) and 551.087 (Economic Development).

**ADJOURNMENT**

A motion was made by Council Member Avila and seconded by Councilman Gardea to adjourn at 8:19 PM.

Approved this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**Attest:**

\_\_\_\_\_  
Elvia Schuller, City Clerk

\_\_\_\_\_  
Andres Renteria, Mayor