

TOWN OF HORIZON CITY, TEXAS

ORDINANCE NO. 0102 AMENDMENT NO. _____

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.

WHEREAS, a proposal was brought forward by staff to and considered by Horizon City Planning and Zoning Commission to amend portions of Ordinance No. 0102 relating to Residential Districts; and

WHEREAS, the Planning and Zoning Commission will consider the staff's proposals at its September 21, 2026, regular meetings; and

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

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

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

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

WHEREAS, the City Council finds that residential development creates a demand for a diverse and attainable owner-occupied housing options; and

WHEREAS, the City Council finds that it is necessary and desirable to create a residential zoning district to allow a more flexible design; and

WHEREAS, Texas Local Government Code Chapter 211 authorizes municipalities to adopt and amend zoning Ordinances ; and

WHEREAS, the Town Council desires to adopt a new zoning district regulation modeled after the existing zoning districts;

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

I. ENACTMENT OF AMENDMENTS

Pursuant to Sections 51.001 and 51.012 of the Texas Local Government Code, the City Council of the Town of Horizon City hereby enacts and adopts this amendment no. **XX** to Ordinance no.0102, which regulates zoning within the territorial limits of the Town of Horizon City and related matters, to create and incorporate an R-4A (Single-Family Dwelling) Residential Zoning District in Chapter 14A (Zoning).

Section 401 Districts Established

Subsection 401.1 General

R-4A

Section 402 Purpose.

Subsection 401.2 General

The purpose of these districts is to provide for single-family and two-family duplex detached residential and mobile home development together with churches, recreational facilities, public uses and accessory uses as may be necessary or are normally compatible with residential surroundings. Provide opportunities for attainable owner-occupied housing. Encourage efficient use of residential land and public infrastructure. Promote quality neighborhood design and attractive streetscapes. Provide single-family residential development at densities compatible with the Town's Comprehensive Plan and surrounding uses. Maintain neighborhood character through enhanced development and design standards.

Section 403 Permitted Uses

Subsection 403.1 General

The following uses shall be permitted by right:

- A. Single-family detached dwellings;
- B. A two-family duplex dwelling (R-4 only)
- B. Public parks and open space;
- C. Community gardens;
- D. Minor Public utility facilities;
- E. Governmental facilities;
- F. Neighborhood trails and pedestrian facilities.

Section 405 Bulk Regulations

Subsection 405.1 Lot Size Standards

	Min. Lot Areas (square feet)	Min. Average Lot Width (feet)	Min. Lot Depth (feet)
R-1	9,000	60	120
R-2	6,000	50	100
R-3	5,500	45	90
R-4	8,000 for duplexes	50	100
R-4A	4,500	45	100
R-PD	6,000	50	100
R-MH	Unspecified	50	100
Other Permitted Uses	9,000	150	200

Subsection 405.2 Setback Requirements

	Minimum Front Yard	Minimum Side Yard Abutting a Street	Minimum Side Yard	Minimum Rear Yard
R-1	20 feet	15 feet	10 feet	20 feet
R-2, R-3, R-4	20 feet	10 feet	5 feet	20 feet
R-4A	20 feet	10 feet	5 feet	20 feet
R-PD	20 feet	10 feet	5 feet	20 feet
R-MH	20-30 feet	15 feet	5 feet	20 feet
Other Permitted Uses	20 feet without parking 45 feet with parking	15 feet	15 feet	20 feet

Subsection 405.3 Dwelling Size Standards

		Square Feet (Minimum)	
R-1	Single-family dwelling	2,000	1 story
		1,500	more than 1 story*
R-2	Single-family dwelling	1,250	1 story
		800	more than 1 story*
R-3	Single-family dwelling	1,000	1 story
		800	more than 1 story*
R-4	Two-family duplex dwelling	1,800	1 story
		900	each unit
R-4A	Single-family dwelling	1,000	1 story
			more than 1 story*
R-PD	Single-family dwelling*	1,000	1 story
		900	2 story provided total is 1,400+
R-MH	Single-family dwelling	728	

SECTION II. ZONING DISTRICT TABLE

The Official Zoning District Table shall be amended to include:

R-4A Single-Family Residential District Minimum Lot Size: 4,500 Square Feet

SECTION III. FINDINGS OF FACT

The recitals contained herein are incorporated as findings of fact.

SECTION IV. REPEALER

All ordinances or portions thereof in conflict herewith are hereby repealed to the extent of such conflict.

SECTION V. SEVERABILITY

Should any section, subsection, sentence, clause, phrase, or provision of this Ordinance be declared unconstitutional or invalid, the remainder **shall remain in full force and effect**.

SECTION VI. PROPER NOTICE AND MEETING

It is officially found and determined that the meeting at which this Ordinance was adopted was open to the public and public notice was provided in accordance with Texas Government Code Chapter 551.

SECTION VII. EFFECTIVE DATE

This Ordinance shall become effective immediately upon adoption and publication as required by law.

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

Town of Horizon City

By: _____
Andres Renteria, Mayor

ATTEST:

By: _____
Elvia Schuller, City Clerk

APPROVED AS TO FORM:

Sylvia Borunda Firth
City Attorney

APPROVED AS TO CONTENT:

Arturo Rubio
Planning Director