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.

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:

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David Ruiz - Planner

DISTRIBUTION OF MINUTES:

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