



TOWN OF HORIZON CITY MEMORANDUM

Date: August 12, 2025

To: Honorable Mayor and Members of City Council

From: Art Rubio, Chief Planner

SUBJECT: **2nd Reading An Ordinance** adopting a **Zoning** change within the municipal limits of the Town of Horizon City, Texas; rezoning 66.86 acres. Lots 1 through 11, Blocks 7 and 8, Horizon Country Club Estates Unit One, from R-4 (Single/Two Family Dwelling) and R-2 (Single-Family Dwelling), to Ponding area. Lots 1 through 23, Blocks 8 through 10 and Block 9, Horizon Country Club Estates Unit One, from R-4 (Single/Two Family Dwelling) to T3 (Suburban). Lots 1 through 27, Blocks 4, 5, 6, 11 through 14, and Block 12, Horizon Country Club Estates Unit One, from R-4 (Single/Two Family Dwelling) to T4 (Urban). Lots 1 through 30, Blocks 1 through 3 and Blocks 17 through 22, Horizon Country Club Estates Unit One, Two, and Three, from R-4 (Single/Two Family Dwelling) and C-1 Commercial, to T5 (Mixed-Use). Lots 1 through 10, Block 16, Horizon Country Club Estates Unit Two, from R-4 (Single/Two Family Dwelling), to be Rezoned to Civic. Authorizing the notation of the change on the official zoning map of the Town; providing for the following: findings of fact; repealer; severability; and proper notice and hearing.

On June 16, 2025, the Planning & Zoning Commission unanimously recommended approval of the Transit Oriented Development Rezone.

On June 17, 2025, Horizon City and Able City hosted a Community Meeting at the Oz Glaze Community Center.

On July 08, 2025, the City Council approved the 1st reading of the Transit Oriented Development Rezone.

Attached for your review is the staff report that was prepared for the Planning and Zoning Commission.

ORDINANCE NO. _____

AN ORDINANCE ADOPTING A ZONING CHANGE WITHIN THE MUNICIPAL LIMITS OF THE TOWN OF HORIZON CITY, TEXAS; REZONING 66.86 ACRES.

LOTS 1 THROUGH 11, BLOCKS 7 AND 8, HORIZON COUNTRY CLUB ESTATES UNIT ONE, FROM R-4 (SINGLE/TWO FAMILY DWELLING) AND R-2 (SINGLE-FAMILY DWELLING), TO PONDING AREA.

LOTS 1 THROUGH 23, BLOCKS 8 THROUGH 10 AND BLOCK 9, HORIZON COUNTRY CLUB ESTATES UNIT ONE, FROM R-4 (SINGLE/TWO FAMILY DWELLING) TO T3 (SUBURBAN).

LOTS 1 THROUGH 27, BLOCKS 4, 5, 6, 11 THROUGH 14, AND BLOCK 12, HORIZON COUNTRY CLUB ESTATES UNIT ONE, FROM R-4 (SINGLE/TWO FAMILY DWELLING) TO T4 (URBAN).

LOTS 1 THROUGH 30, BLOCKS 1 THROUGH 3 AND BLOCKS 17 THROUGH 22, HORIZON COUNTRY CLUB ESTATES UNIT ONE, TWO, AND THREE, FROM R-4 (SINGLE/TWO FAMILY DWELLING) AND C-1 COMMERCIAL, TO T5 (MIXED-USE).

LOTS 1 THROUGH 10, BLOCK 16, HORIZON COUNTRY CLUB ESTATES UNIT TWO, FROM R-4 (SINGLE/TWO FAMILY DWELLING), TO BE REZONED TO CIVIC.

AUTHORIZING THE NOTATION OF THE CHANGE ON THE OFFICIAL ZONING MAP OF THE TOWN; PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; REPEALER; SEVERABILITY; AND PROPER NOTICE AND HEARING.

WHEREAS, an application was made to change a designated zone for a parcel of property as identified herein within the municipal limits of the Town of Horizon City; and

WHEREAS, said application was forwarded to and considered by the Town of Horizon City Planning and Zoning Commission; and

WHEREAS, the Planning and Zoning Commission has complied with all state and local laws affecting the changing of zones and held a public hearing to obtain public comments; and

WHEREAS, the Planning and Zoning Commission has recommended that the zoning on 66.86-acres of property be rezoned to T3 (Suburban), T4 (Urban) and T5 (Mixed-Use Zoning District and Civic; and

WHEREAS, the City Council of the Town of Horizon City ("Town Council") seeks to promote safe, orderly and consistent use and development of real property; and

WHEREAS, the notice required by the Texas Local Government Code has been published in the official newspaper and given to adjacent property owners; 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 zoning change have been reviewed and considered; and

WHEREAS, the Town Council in its decision for rezoning finds that such rezoning is in the public interest of the Town of Horizon City, Texas; and

WHEREAS, pursuant to Texas Local Government Code Section 51.001, the Town has general authority to adopt an ordinance or police regulation 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, pursuant to Texas Local Government Code Chapter 211, the Town is authorized to promulgate and enforce zoning regulations; and

WHEREAS, the Town Council finds that it is necessary and proper for the good government, peace, and order of the Town of Horizon City to adopt this Ordinance.

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

I. REZONING

The zoning be changed for 66.86-acres of property to **T3 (Suburban), T4 (Urban), T5 (Mixed-Use) and Civic** Zoning District within the meaning of the Zoning Ordinance contained in Chapter 14B -Transit Oriented Development ("TOD") District Zoning Regulations on the Horizon City Municipal Code, for approximately 66.86-acres, more or less, and legally described by Metes & Bounds and Survey Maps, Exhibit "A" attached hereto and by reference included herein:

II. ZONING MAP

The zoning map for the Town of Horizon City shall be modified to include the zoning changes directed by this ordinance.

III. FINDINGS OF FACT

That this ordinance was duly enacted with all requisites and formalities incident thereto the enactment of ordinance, and such is evidenced by the signatures below; and further that the foregoing recitals are incorporated into this ordinance by reference as findings of fact as if expressly set forth herein.

IV. 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.

V. 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.

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.

PASSED AND APPROVED this the ____ day of _____, 2025, by a vote of ____ (ayes) to ____ (nays) to ____ (abstentions) of the Town Council of Horizon City, Texas.

Town of Horizon City

By: _____
Andres Renteria, Mayor

ATTEST:

By: _____
Elvia Schuller, TRMC, City Clerk

APPROVED AS TO FORM:

Sylvia Borunda Firth, City Attorney

First Reading: 07/08/2025
Second Reading: 08/12/2025

EXHIBIT "A"



ROMAN BUSTILLOS, P.E.
President
SERGIO J. ADAME, P.E.
Vice President - Engineering
AARON ALVARADO, R.P.L.S.
Vice President - Surveying
HECTOR MARTINEZ, P.E.
Associate Partner

TBPE Reg. No. F-737
TSPS Reg. No. 101314-00

METES AND BOUNDS DESCRIPTION (T.O.D. Rezoning)

A 76.1663 acres parcel situate within the corporate limits of the City of Horizon, El Paso County, Texas as all of Blocks 1-15, Horizon Country Club Estates Unit One, as recorded in Book 27, Page 21, El Paso County Plat Records; all of Blocks 16-19 and portion of Block 20, Horizon Country Club Estates Unit Two, as recorded in Book 27, Page 20, El Paso County Plat Records; and all of Block 22, Horizon Country Club Estates Unit 3, as recorded in Book 27, Page 53, El Paso County Plat Records and being more particularly described by metes and bounds as follows:

BEGINNING at a disturbed 3/8 inch rebar found along the southeasterly right-of-way line of Darrington Road (120 feet wide), near the northwesterly corner of Lot 1, Block 9, Horizon Country Club Estates Unit One, identical to the southwesterly corner of Lot 1, Block 44, Horizon Heights Unit Ten as recorded in Book 42, Page 10, El Paso County Plat Records;

THENCE, leaving the easterly right-of-way line of said Darrington Road and following the boundary line common to said Horizon Country Club Estates Unit One and Horizon Heights Unit Ten, South 86°58'14" East (South 89°56'57" East-record), a distance of 2,274.65 feet to the west right-of-way line of Rodman Street (60 feet wide) for the northeast corner of the parcel herein described, identical to the northeast corner of Lot 20, Block 10, Horizon Country Club Estates Unit One;

THENCE, leaving the boundary line common to said Horizon Country Club Estates Unit One and Horizon Heights Unit Ten and following the west right-of-way line of said Rodman Street, South 02°25'31" West (South 00°33'12" East-record), a distance of 2,177.68 feet to the southeast corner of Lot 26, Block 20, Horizon Country Club Estates Unit Two for the southeast corner of the parcel herein described, identical to the northeast corner of Lot 1, Block 20, Horizon Country Club Estates Unit Two;

THENCE, leaving the westerly right-of-way line of said Rodman Street and following the boundary line common to Lots 26-23 and Lots 1-8, Block 20, Horizon Country Club Estates Unit Two, North 87°34'29" West (South 89°26'48" West-record), a distance of 330.00 feet to an angle point of the parcel herein described, identical to the northwest corner of said Lot 8;

THENCE, leaving the boundary line common to said Lots 26-23 and Lots 1-8 and following the boundary line common to said Lot 23 and Lot 4, Block 23, Horizon Country Club Estates Unit Two Replat "A", as recorded in Doc. No. 20200028798, El Paso County Plat Records and Lot 5, Block 23, Horizon Country Club Estates Unit Two Replat "B", as recorded in Doc. No. 20230039430, El Paso County Plat Records, North 28°45'09" West (North 28°43'36" West-record), a distance of 82.40 feet to a 1/2 inch rebar with survey cap No. "TX 5152" found for an angle point of the parcel herein described;

THENCE, continuing along the boundary line common to said Lots 23 and 5, North 59°54'23" East (North 59°55'56" East-record), a distance of 107.18 feet to a chiseled "X" found on the

southwesterly right-of-way line of Rossman Drive (60 feet wide) for the beginning of a non-tangent curve to the right;

THENCE, leaving the boundary line common to said Lots 23 and 5 and following the southwesterly right-of-way line of said Rossman Drive, along the arc of said non tangent curve to the right having a radius of 70.00 feet, a central angle of $30^{\circ}02'49''$, an arc length of 36.71 feet and whose long chord bears North $19^{\circ}16'45''$ West (North $19^{\circ}15'12''$ West-record), a distance of 36.29 feet to a chiseled "X" found for a point of reverse curvature;

THENCE, continuing along the southwesterly right-of-way line of said Rossman Drive, along the arc of a curve to the left having a radius of 30.00 feet, a central angle of $25^{\circ}52'07''$, an arc length of 13.54 feet and whose long chord bears North $17^{\circ}11'07''$ West (North $17^{\circ}09'34''$ West-record), a distance of 13.43 feet to a 1/2 inch rebar with survey cap No. "TX 5152" found for a point of tangency;

THENCE, continuing along the southwesterly right-of-way line of said Rossman Drive, North $30^{\circ}05'37''$ West (North $30^{\circ}04'04''$ West-record), a distance of 186.24 feet to a 5/8 inch rebar with survey cap No. "TX 5586" found for a point of curvature;


THENCE, continuing along the southwesterly right-of-way line of said Rossman Drive, along the arc of a curve to the left having a radius of 20.00 feet, a central angle of $89^{\circ}58'58''$, an arc length of 31.41 feet and whose long chord bears North $75^{\circ}05'37''$ West (North $75^{\circ}04'04''$ West-record), a distance of 28.28 feet to the southeasterly right-of-way line of Delake Drive (60 feet wide) for a point of tangency of the parcel herein described;

THENCE, following the southeasterly right-of-way line of Delake Drive, South $59^{\circ}54'23''$ West (South $59^{\circ}55'56''$ West-record), a distance of 535.00 feet to a point of curvature;

THENCE, continuing along the southeasterly right-of-way line of Delake Drive along the arc of a curve to the left having a radius of 20.00 feet, a central angle of $89^{\circ}58'05''$, an arc length of 31.40 feet and whose long chord bears South $14^{\circ}56'34''$ West (South $14^{\circ}55'56''$ West-record), a distance of 28.28 feet to a 5/8 inch rebar found on the southeasterly right-of-way line of said Darrington Road for the southwesterly corner of the parcel herein described, identical to a northwesterly corner of Lot 3, Block 23, Horizon Country Club Estates Unit Two Replat A;

THENCE, following the southeasterly right-of-way line of said Darrington Road, North $30^{\circ}05'37''$ West (North $33^{\circ}04'20''$ West-record), a distance of 2,584.44 feet to the **POINT OF BEGINNING**.

Said parcel containing 76.1663 acres (3,317,804.6 square feet), more or less, and being subject to all easements, restrictions and covenants of record. 7


 Aaron Alvarado, TX. R. P. L. S. No. 6223

Date: May 23, 2025

06880-018- HORIZON CITY TOD REZONE-DESC.docx





TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.: ZR25-0001
Transit Oriented Development

Application Type: **Rezoning**

P&Z Hearing Date: June 16, 2025

Staff Contact: Art Rubio
915-852-1046 Ext. 407; arubio@horizoncity.org

Address/Location: Properties between Darrington Rd and Rodman St

Nearest Park: Desmond Corcoran Park

Nearest School: Horizon Middle School

Legal Description: Blocks 1 through 15, Horizon Country Club Estates Unit One; Blocks 16 through 19 and a portion of Block 20, Horizon Country Club Estates Unit Two; and Block 22, Horizon Country Club Estates Unit Three, Town of Horizon City, El Paso County, Texas.

	Current Land Use	Proposed Changes
1	Vacant	Lots 1 through 11, Blocks 7 and 8, Horizon Country Club Estates Unit One, currently zoned R-4 and R-2 Residential, are proposed to be rezoned to Ponding .
2	Vacant	Lots located in Blocks 8 through 10 and Block 9, Horizon Country Club Estates Unit One, including but not limited to Lots 1 through 23, currently zoned R-4 Residential, are proposed to be rezoned to T3: Suburban .
3	Vacant	Lots located in Blocks 4, 5, 6, 11 through 14, and Block 12, Horizon Country Club Estates Unit One, including but not limited to Lots 1 through 27, currently zoned R-4 Residential, are proposed to be rezoned to T4: Urban .
4	Vacant	Lots located in Blocks 1 through 3 and Blocks 17 through 22, Horizon Country Club Estates Units One, Two, and Three, including but not limited to Lots 1 through 30, currently zoned R-4 Residential and C-1 Commercial, are proposed to be rezoned to T5: Mixed-Use .
5	Vacant	Lots 1 through 10, Block 16, Horizon Country Club Estates Unit Two, currently zoned R-4 Residential, are proposed to be rezoned to Civic .

Application Description:

On a **Rezoning** application request (**Case No. ZRZ25-0001**) to approve a change affecting approximately 66.86 acres within the Horizon Country Club Estates. The purpose of the rezoning is to reclassify the area into a series of Transect Zones consistent with the Town's Transit-Oriented Development (TOD) plans. Application submitted by Applicant/Representative Able City.

Notice:

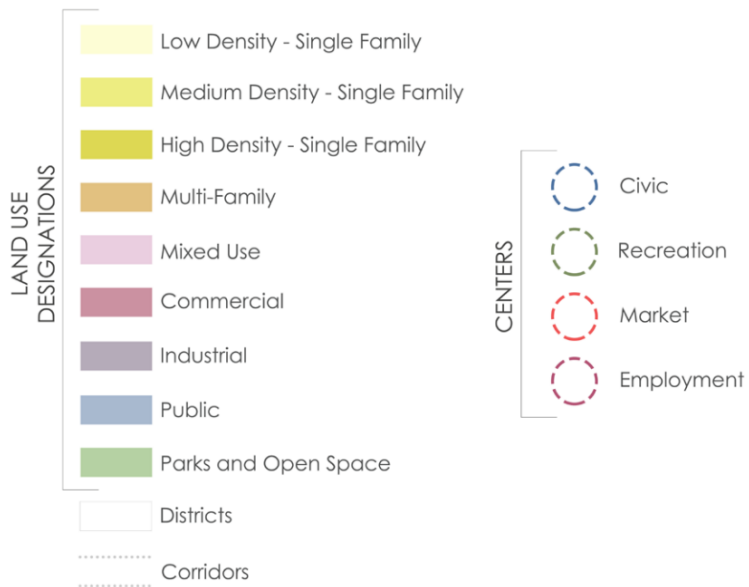
In accordance with Section 211.007 of the Texas Local Government Code, notices of the June 16, 2025, public hearing were sent to the school district of jurisdiction and to those property owners within 200 feet of the subject property on May 29, 2025, and posted in the El Paso Times on May 31, 2025. In addition, the applicant is required to erect signs notifying the public of the proposed rezoning on the site proposed for rezoning fifteen (15) days prior to the Planning and Zoning Commission public hearing. This requirement has been met on May 30, 2025.

Vision 2020 – Future Land Use Map Designation:

Horizon City Vision 2020 Strategic Master Plan designates this area for the following uses: low-, medium-, and high-density single family residential; multi-family residential; commercial; public; and parks and open space in accordance with the map and legend below. The developer is proposing a land use plan that includes commercial and single-family residential.



LEGEND



Staff Recommendation:

Staff recommends **approval** of the request to rezone 66.86 acres.

Planning Division Comments:

This development proposes R-3 (Single-Family Dwelling) development throughout with pockets of commercial at major intersections. The proposed R-3 zone will allow for minimum lot sizes of 5,500 square feet, where the predominant and compatible zone in the area is R-3 with commercial zoning in the area adjacent to Eastlake Blvd. The City's Comprehensive Plan calls for low-, medium-, and high-density single family residential in this area. The rezoning will support the proposed subdivisions coming to the area.

The future land use plan designates this area to provide a variety of housing types, to include single and multi-family residential. Approving this development's land use plan and rezoning request will increase the variety in the type of residential dwellings offered.

Planning Comments:

No comments

Town Engineer Comments:

No comments

El Paso County 9-1-1 District:

The 9-1-1 District has no comments or concerns regarding this rezoning.

TxDOT Comments:

No comments

El Paso Electric Company:

We have no comments for rezoning request.

Texas Gas Service:

In reference to rezoning of TOD Area, Texas Gas Service has two mains (a High Pressure & a Medium Pressure mains) along Delake Dr between Darrington Rd and Rossman Dr. (see image below as reference).

Disclaimer: Texas Gas Service does not allow permanent structures nor trees to be installed on top of TGS gas mains or service lines. If a conflict is anticipated, the developer, contractors or owner representative should contact TGS to relocate the gas main and/or service at the developer's expense.

El Paso Natural Gas / Kinder Morgan:

No comments

Clint ISD:

No comments

El Paso Central Appraisal District (EPCAD):

No comments

HRMUD

No comments

Options available to the Planning and Zoning Commission:

The Planning and Zoning Commission may consider the following options and additional requirements that it identifies when reviewing this Rezoning application:

1. Recommend approval of the request for a rezoning of TOD area.
2. Recommend approval of the request for rezoning as stated, including any modifications to bring the rezoning into conformance with the Zoning Ordinance and the Vision 2030: Comprehensive and Strategic Plan.
3. Recommend denial of the Applicant's request for rezoning finding that it is not in conformance with the Zoning Ordinance and/or the Vision 2030: Comprehensive and Strategic Plan.
4. Recommend a set postponement should the Commission determine it is not prepared to make a final recommendation, the applicant requests a postponement or if the Commission needs additional information to make a final recommendation.

Attachments:

1 – Current Zoning Designation

2 – Aerial

3 – Proposed Rezoning Map

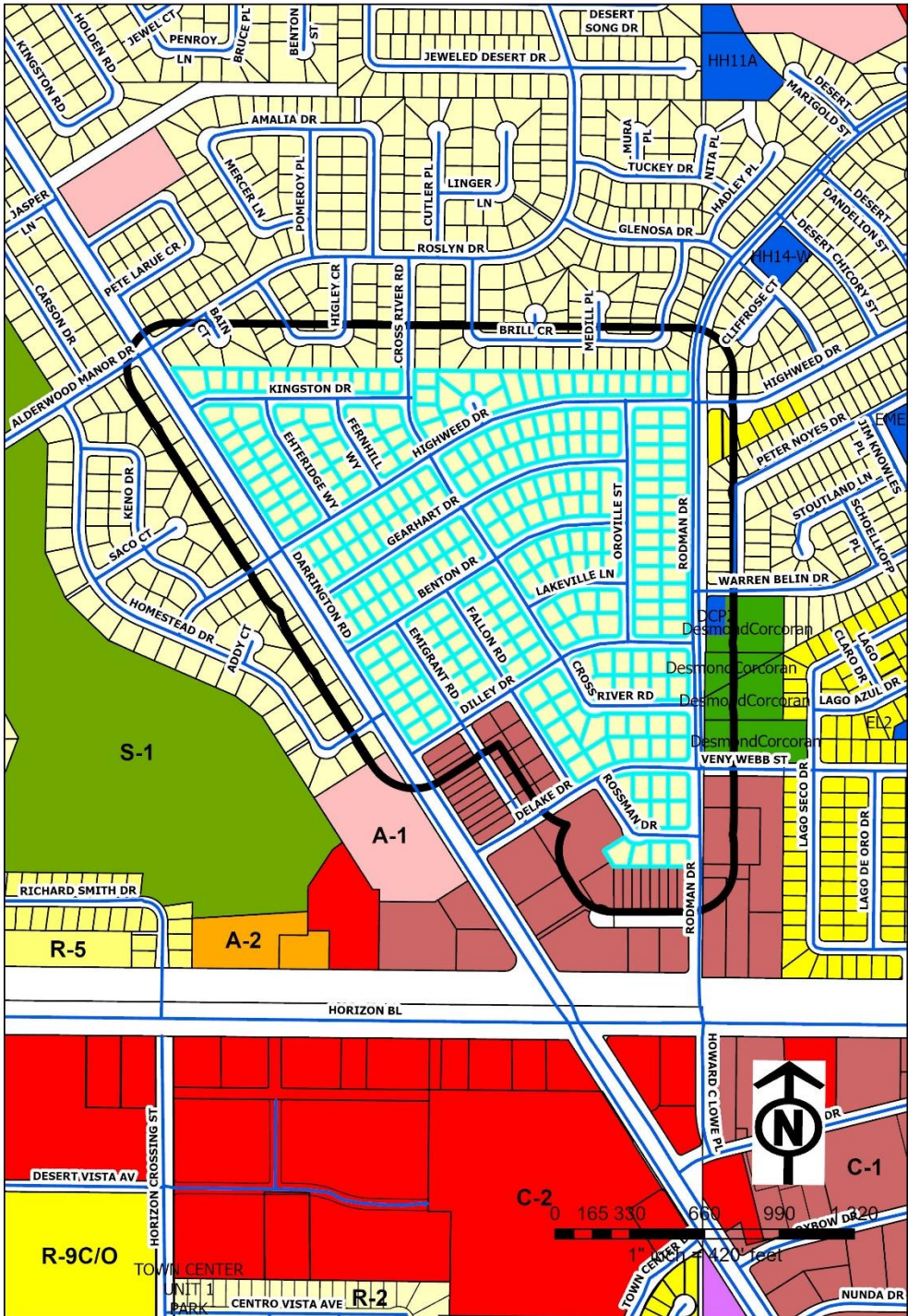
4 - Future Land Use Map (Comp Plan)

5 – Survey Maps

6 – Conceptual Plan

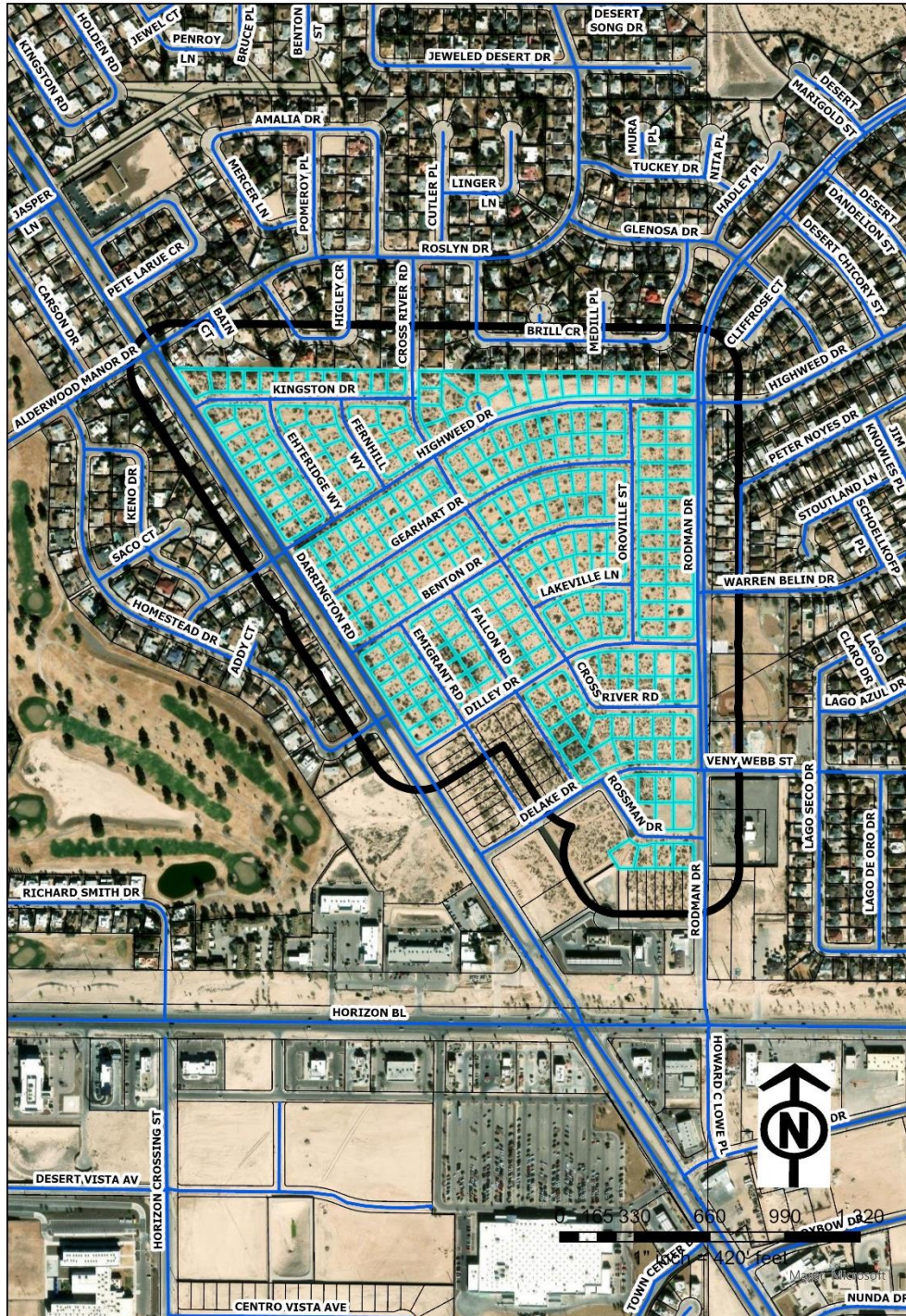
Attachment 1: Current Zoning Designation

Planning & Zoning Commission
City Initiative Rezoning of TOD Area
Case No. ZRZ25-0001

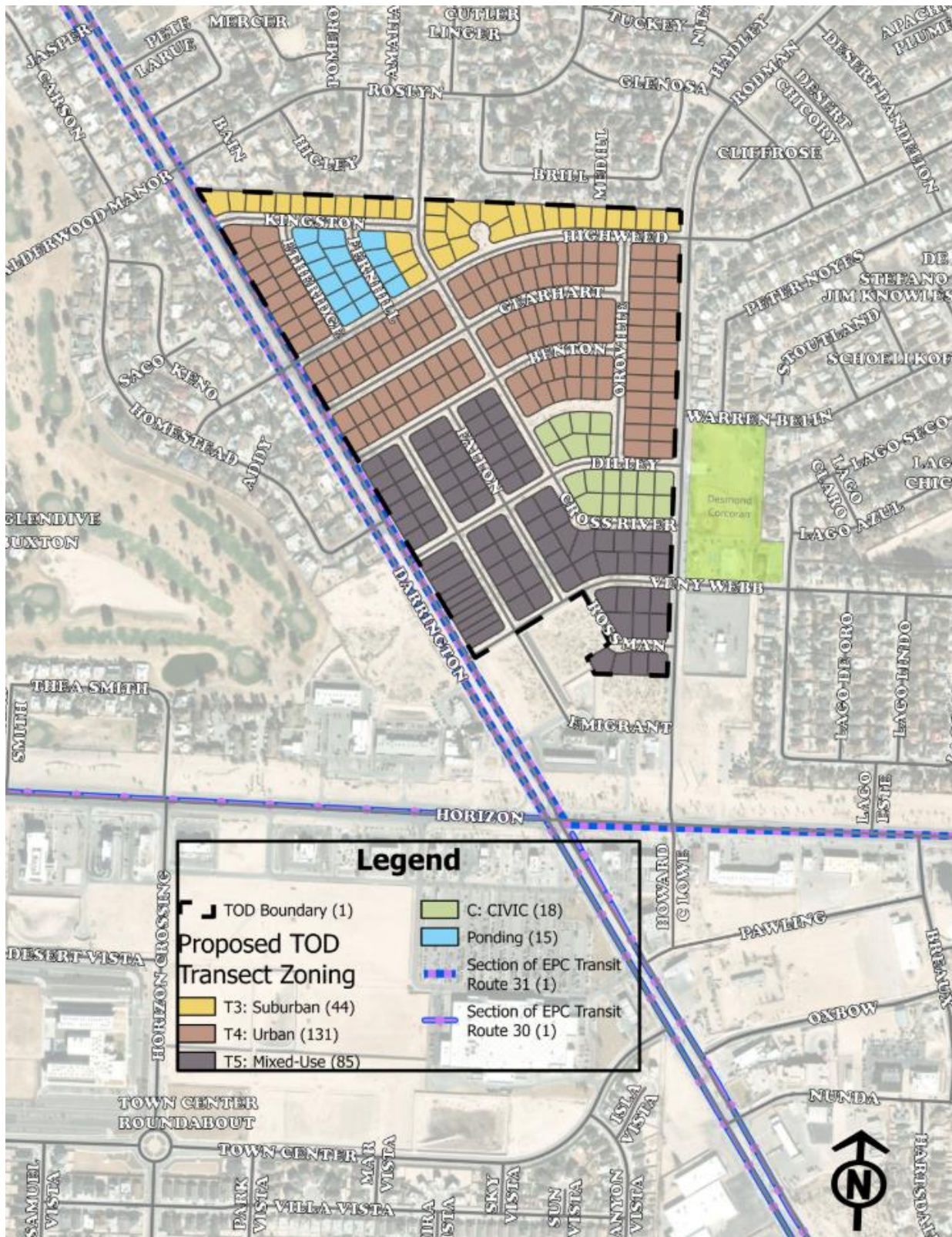


Attachment 2: Aerial

**Planning & Zoning Commission
City Initiative Rezoning of TOD Area
Case No. ZRZ25-0001**



Attachment 3: Proposed Rezoning

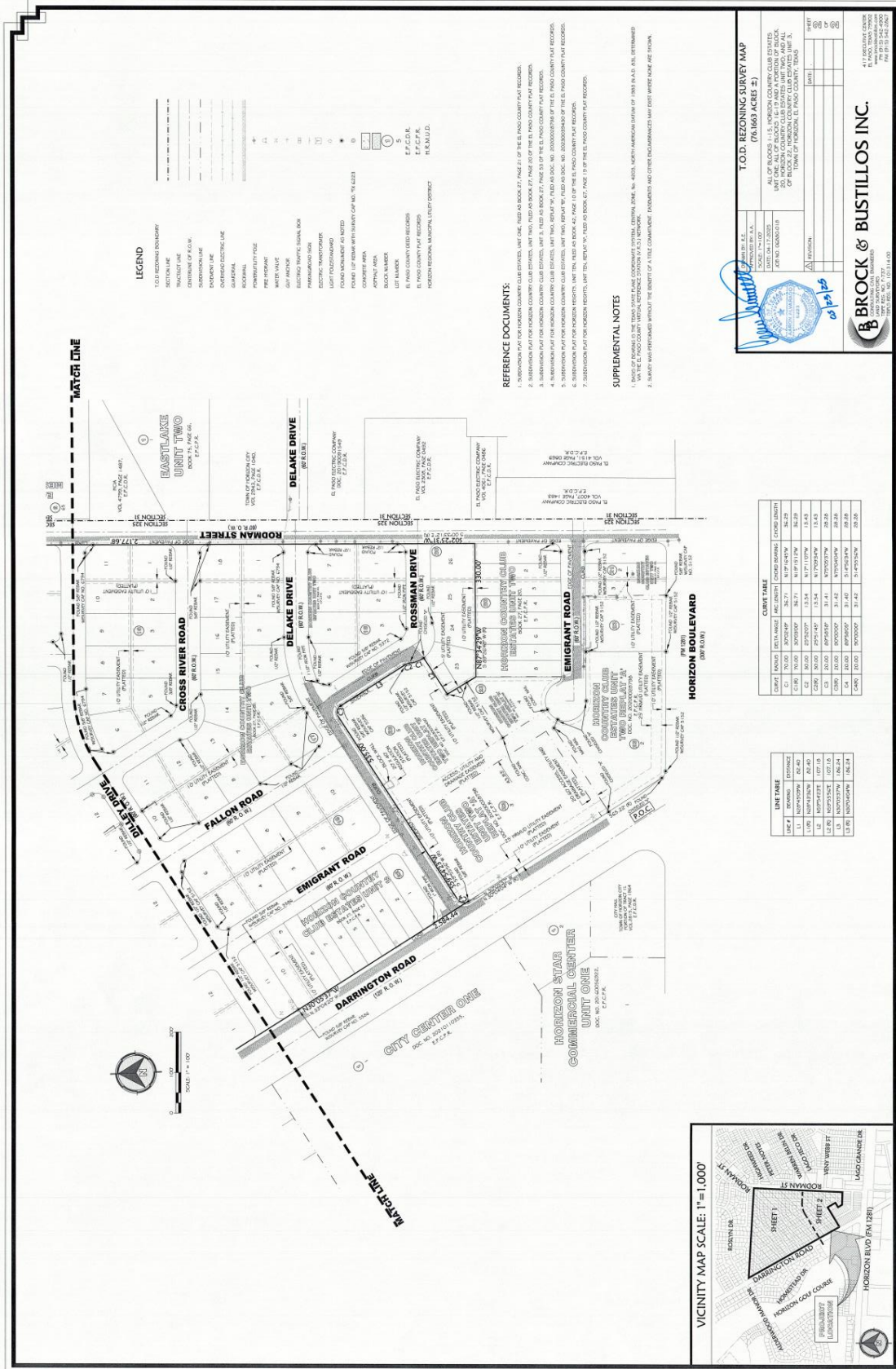


Attachment 4: Future Land Use Map



[illegible]

TOD South



Attachment 6: Conceptual Plan

