



**HORIZON CITY**

Incorporated 1988

**AGENDA  
PUBLIC MEETING  
REGULAR PLANNING AND ZONING MEETING  
THE TOWN OF HORIZON CITY, TEXAS  
Monday, March 16, 2026, 6:00 PM**

Notice is hereby given that a Regular Planning and Zoning Meeting of the Town of Horizon City, Texas will be held on **Monday, March 16, 2026 at 6:00 PM** at City Council Chambers Room, 15001 Darrington Road, Horizon City, TX 79928, at which time the following will be discussed and considered:

**1. CALL TO ORDER; PLEDGE OF ALLEGIANCE; ESTABLISHMENT OF QUORUM:**

**2. COMMISSION MEMBERS ATTENDANCE:**

**COMMISSIONERS EXCUSED AND UNEXCUSED:**

**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. **3**

**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.

**A. PUBLIC HEARING:**

Planner

On the submitted **Final Replat** application for **Horizon Manor Unit Three Replat "A" (Case No. SDR26-0001)**, and authorize the Mayor to sign the recording plat. Legally described as a portion of Lot 19, Block 9, Horizon Manor Unit Three, Horizon City, El Paso County, Texas. Containing 2.2603 acres ±. Applicant/Representative: SLI Engineering.

**B. DISCUSSION AND RECOMMENDATION:**

Planner

**4**

On the submitted **Final Replat** application for **Horizon Manor Unit Three Replat "A" (Case No. SDR26-0001)**, and authorize the Mayor to sign the recording plat. Legally described as a portion of Lot 19, Block 9, Horizon Manor Unit Three, Horizon City, El Paso County, Texas. Containing 2.2603 acres ±. Applicant/Representative: SLI Engineering.

**C. INFORMATIONAL:** **14**  
Planning Director

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.

**5. OTHER BUSINESS**

**A. DISCUSSION AND ACTION:** **18**  
On the Planning and Zoning meeting minutes for the meeting held on Monday, November 17, 2025.

**B. INFORMATIONAL:**  
Capital Improvement Program Project Manager  
On an update on the Capital Improvement Program.

**6. ANNOUNCEMENTS**

A. The next regular scheduled meeting: **Monday, April 20, 2026, at 6pm.**

Adjournment:

Motion to Adjournment: \_\_\_\_\_ 2nd \_\_\_\_\_

Dated this Monday March 9, 2026.

By: \_\_\_\_\_  
Elvia Schuller, City Clerk

I, the undersigned authority, hereby certify that the above notice of the Regular Planning and Zoning Meeting of the Town of Horizon City, Texas is a correct copy of this notice, and that I posted this notice at least three (3) business days preceding the scheduled meeting at the City Hall Bulletin Boards of the Town of Horizon City, Texas on this Monday March 9, 2026. by 5:00 p.m.

Agenda Removed: \_\_\_\_\_ Time \_\_\_\_\_ By \_\_\_\_\_

In compliance with the Americans with Disabilities Act, the Town of Horizon City will provide for reasonable accommodations for persons attending meetings. Requests for auxiliary aids and services must be made 48 hours prior to this meeting by calling the City Clerk at (915) 852-1046.

# SPEAKER REQUEST FORM

*(for all persons who wish to address the Board or Commission)*

Date of Meeting: \_\_\_\_\_

Your Name: \_\_\_\_\_

Residence Address: \_\_\_\_\_

City: \_\_\_\_\_ Contact Number: \_\_\_\_\_

## **IF SPEAKING FOR AN ORGANIZATION:**

Name of Organization: \_\_\_\_\_

Speaker's Official Capacity: \_\_\_\_\_

Agenda Item No.: \_\_\_\_\_ Public Hearing Agenda Item No.: \_\_\_\_\_

For (if applicable)       Against (if applicable)

## **OPEN FORUM:**

To speak on an item not listed on the agenda, known as **OPEN FORUM**, please indicate area of interest:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please remember to step to the podium as soon as you are recognized by the chair; state your name and address before beginning your presentation. If you have written notes you wish to present to the Chair and the Board/Commission, PLEASE FURNISH AN EXTRA COPY FOR THE BOARD/COMMISSION.

The Board/Commission will appreciate each speaker limiting an address on any one item to three minutes.

Thank you for your cooperation.

**PLEASE CARRY THIS FORM TO THE  
BOARD SECRETARY AT THE DESK PRIOR  
TO THE BEGINNING OF THE MEETING.**



**TOWN OF HORIZON CITY  
Planning and Zoning Commission Staff Report**

**Case No.:** SDR26-0001 Horizon Manor Unit Three Replat A

**Application Type:** Final Replat Application  
**P&Z Hearing Date:** March 16, 2026  
**Staff Contact:** Art Rubio, Planning Director  
 915-852-1046, Ext. 407; arubio@horizoncity.org

**Address/Location:** North of Opossum Cir. and West of Duanesburg St  
**Property ID Nos.:** H79100300900190  
**Legal Description:** A portion Lot 19, Block 9, Horizon Manor Unit Three, Horizon City, El Paso County, Texas.  
**Property Owner:** Reagency Group  
**Applicant/Rep.:** SLI Engineering  
**Nearest Park:** Golden Eagle Park  
**Nearest School:** Frank Macias Elementary School

<b>SURROUNDING PROPERTIES:</b>		
	<b>Zoning</b>	<b>Land Use</b>
<b>N</b>	R-3	Residential
<b>E</b>	R-9	Residential
<b>S</b>	R-3	Residential
<b>W</b>	R-8	Residential
<b>LAND USE AND ZONING:</b>		
	<b>Existing</b>	<b>Proposed</b>
<b>Land Use</b>	Ponding	Residential Subdivision / Pond
<b>Zoning</b>	R-2 Residential	R-2 Residential

**Application Description:**

*Final Subdivision:*

The proposed final residential subdivision includes 16 lots for single-family residential development, the smallest lot measuring approximately 5,713.38 sq. ft. and the largest lot measuring approximately 6,498.41 sq. ft

**Parkland Dedication and Fees**

The density proposed by the applicant does not require parkland dedication. Parks fees in the amount of \$6,400 is required for 16 proposed lots at \$400.00 per unit, pursuant to Chapter 10 Subdivision Ordinance, Section 2.8 Parkland Dedication and Fees in Lieu.

**Staff Recommendation:**

Staff recommends approval subject to addressing all pending comments prior to City Council Meeting.

**Planning Division Comments:**

1. ~~Fix square footage on  
**Lot 22** (28,569.74 sqft)  
**Lot 26** (17,899.41 sqft)  
**Lot 32** (51,987.20 sqft)~~
2. ~~Fix typo on Town of Horizon City Town Council. "Aprevved" to "Approved"~~

**Town Engineer Comments:**

**ESD #1 / Fire Department**

1. ~~Please have developer of subdivision submit hard copy plans to obtain permit as required by our office. (see website < [www.epcesd1.com](http://www.epcesd1.com) >)~~
2. ~~Our office is currently enforcing the 2021 International Fire Code (IFC).~~
3. ~~Verify (ROW 54' or greater) is consistent throughout sub-division to include each turn curbs.~~
4. ~~Residential sub-division shall meet requirements in IFC 2021 Appendix D Fire Apparatus Access Roads – Section D103 (D103.1 thru D103.4)  
a. ~~Street widths are not provided with attached plats.~~~~
5. ~~IFC 2021 Chapter 5 Section 503 – Fire Apparatus Access Roads and Section 507 Fire Protection Water Supplies – 507.5.1 Exception #1 shall apply.  
a. ~~Digital plat of sub-division does not clearly illustrate proposed fire hydrant locations.~~~~
6. ~~Landscaping shall not obstruct roadways or access to fire hydrants in future growth.~~
7. ~~All public fire hydrants shall meet EPC ESD#1 requirements.~~
8. ~~Gate valves required to identify which hydrant they regulate.~~

**El Paso 9-1-1 District Comments:**

~~The 9-1-1 District is requesting an adjustment to the addressing on Opossum Cir to the 1600's range, so that they correspond with the existing schema.~~

**El Paso County**

**TxDOT Comments:**

**El Paso Electric Company:**

**Texas Gas Service:**

~~Texas Gas Service does not have any comments~~

**El Paso Natural Gas / Kinder Morgan:**

~~This area is clear of El Paso Natural Gas~~

**Clint ISD:**

**El Paso Central Appraisal District Comments (EPCAD):**

~~EPCAD does not have comments.~~

**HRMUD:**

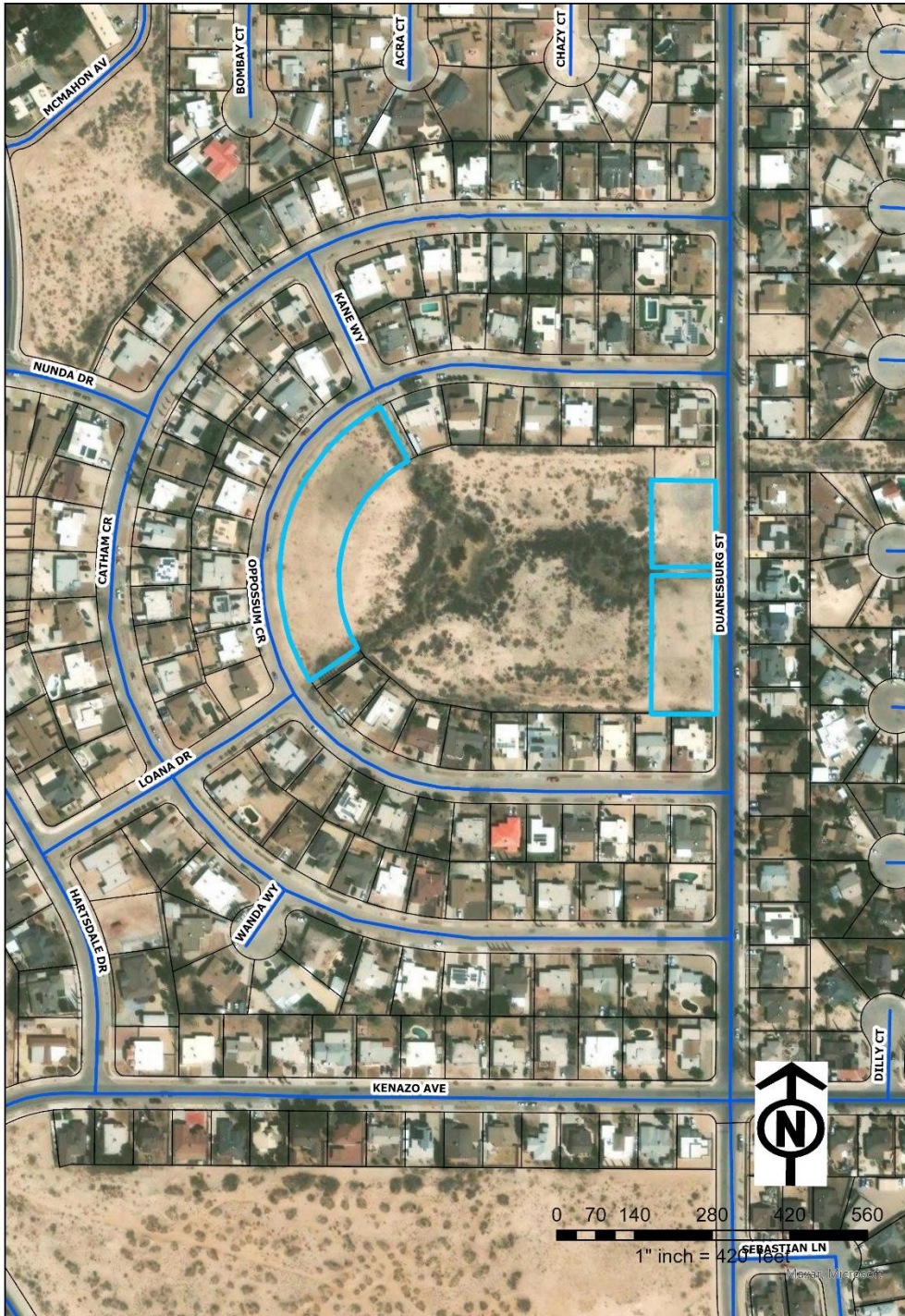
~~HRMUD does not have any comments on the plat provided however, the property owner must submit a service application with fee to confirm existing infrastructure has enough capacity for the additional lots, this includes the lift station adjacent to the subject property.~~

**Attachments:**

- 1 - Aerial**
- 2 - Zoning Designation Map**
- 3 - Location Map**
- 4 - Preliminary Plat**
- 5 - Existing Right-of-Way Cross Sections**
- 6 - Replat Application**

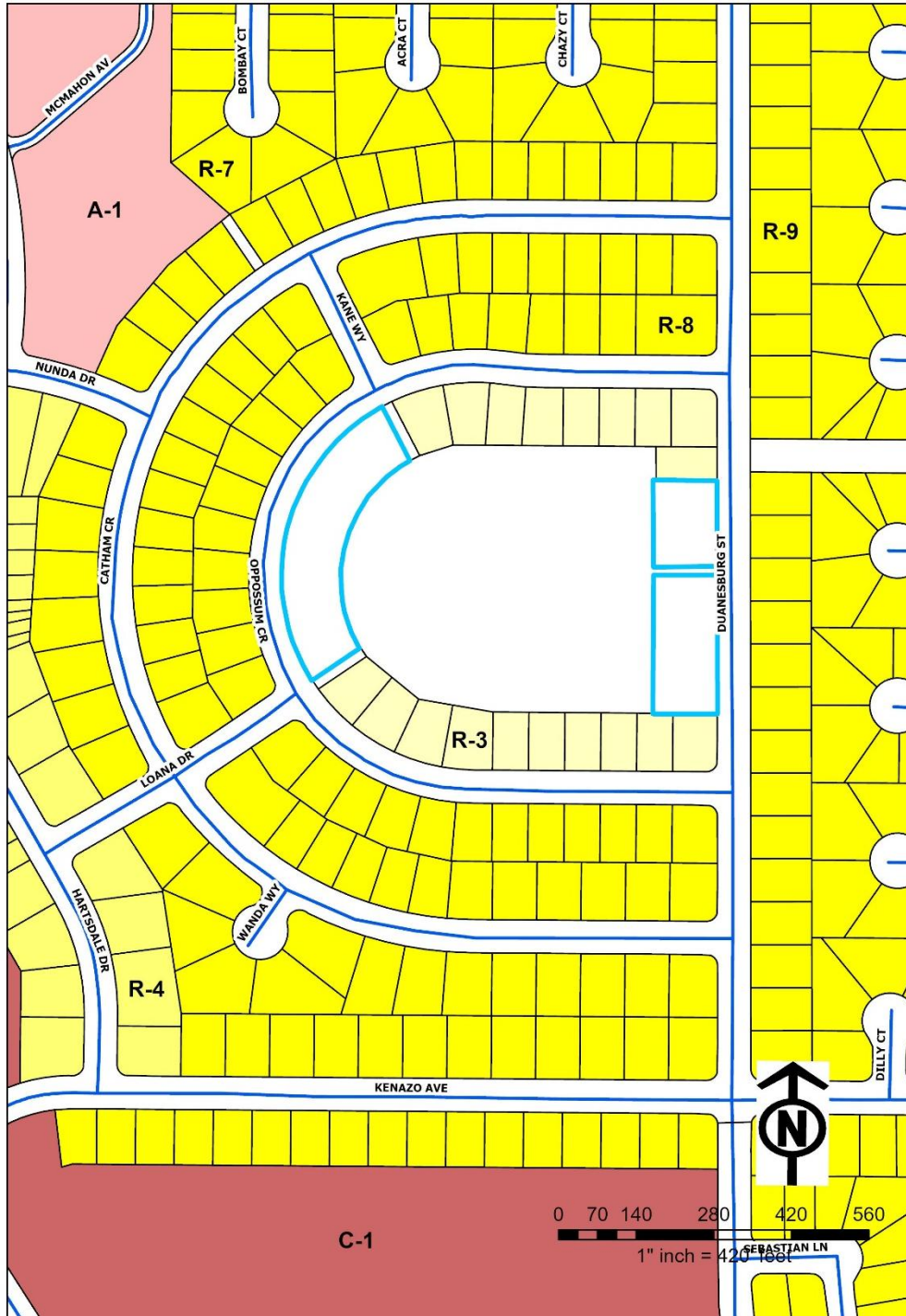
**Attachment 1: Aerial Map**

**Planning & Zoning Commission  
Horizon Manor Unit Three Replat "A"  
Case No. SDR26-0001**

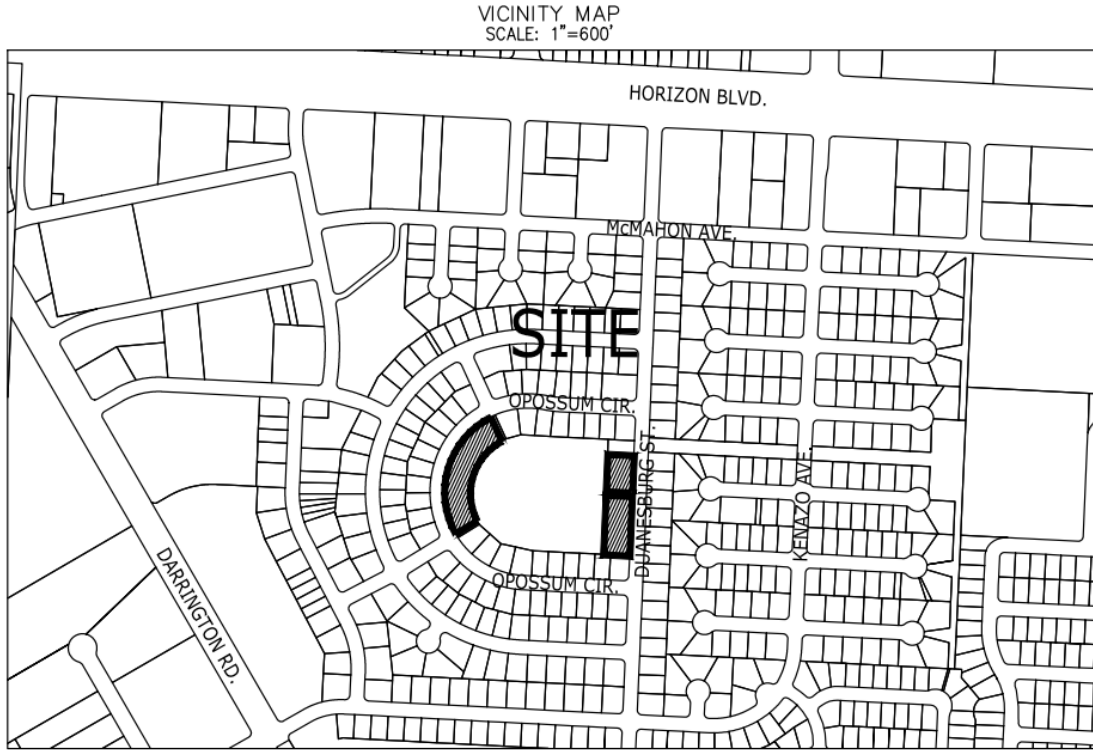


**Attachment 2: Zoning Designation Map**

**Planning & Zoning Commission  
Horizon Manor Unit Three Replat "A"  
Case No. SDR26-0001**

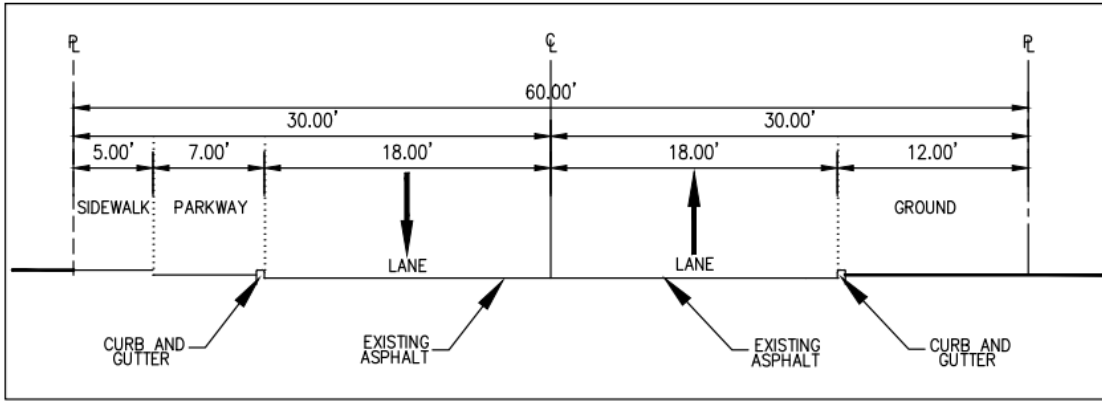


**Attachment 3: Location Map**



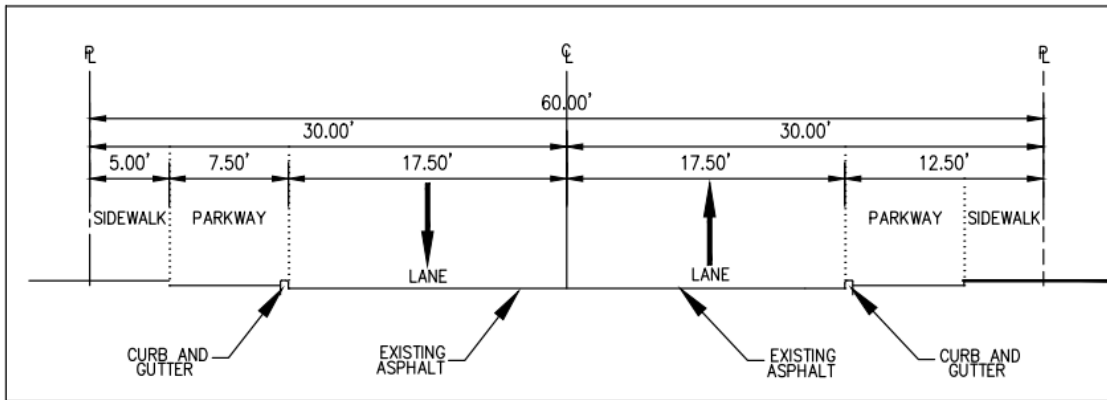


**Attachment 5: Existing Right-of-Way Cross Sections**



**OPOSSUM CIRCLE "A - A"**

LOCAL STREET  
SCALE: 1"=10'



**DUANESBURG STREET "B - B"**

LOCAL STREET  
SCALE: 1"=10'

## Attachment 6: Replat Application



14999 Darrington Road  
Horizon City, Texas 79928  
Phone 915-852-1046 Fax 915-852-1005

### REPLAT APPLICATION

SUBDIVISION PROPOSED NAME: HORIZON MANOR UNIT THREE REPLAT A SUBMITTAL DATE: 02-16-2026

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)  
BEING A REPLAT OF LOT 19, BLOCK 9, HORIZON MANOR UNIT THREE, THORIZON CITY, TEXAS.
  
2. PROPERTY LAND USES:
 

	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	<u>2.2603</u>	<u>16</u>	OFFICE	_____	_____
DUPLEX	_____	_____	STREET & ALLEY	_____	_____
APARTMENT	_____	_____	PONDING & DRAINAGE	_____	_____
MOBILE HOME	_____	_____	INSTITUTIONAL	_____	_____
P.U.D.	_____	_____	OTHER	_____	_____
PARK	_____	_____		_____	_____
SCHOOL	_____	_____		_____	_____
COMMERCIAL	_____	_____	TOTAL NO. SITES	<u>2.2603</u>	<u>16</u>
INDUSTRIAL	_____	_____	TOTAL (GROSS) ACREAGE	<u>2.2603</u>	_____
  
3. WHAT IS THE EXISTING ZONING OF THE ABOVE DESCRIBED PROPERTY? R-8 PROPOSED ZONING \_\_\_\_\_
4. WILL THE RESIDENTIAL SITES, AS PROPOSED, PERMIT DEVELOPMENT IN FULL COMPLIANCE WITH ALL ZONING REQUIREMENTS OF THE EXISTING RESIDENTIAL ZONE(S)? YES  NO
5. WHAT TYPE OF UTILITY EASEMENTS ARE PROPOSED? UNDERGROUND  OVERHEAD  COMBINATION
6. WHAT TYPE OF DRAINAGE IS PROPOSED? (IF APPLICABLE LIST MORE THAN ONE) REGIONAL POND
7. IF SINGLE-FAMILY OR DUPLEX DEVELOPMENT IS PROPOSED: AVERAGE FLOOR AREA OF HOUSES 2200 SF
8. ARE SPECIAL IMPROVEMENTS PROPOSED IN CONNECTION WITH THE DEVELOPMENT? YES  NO
9. IS A MODIFICATION OF ANY PORTION OF THE SUBDIVISION ORDINANCE PROPOSED? YES  NO   
IF ANSWER IS "YES", PLEASE EXPLAIN THE NATURE OF THE MODIFICATION \_\_\_\_\_
10. WHAT TYPE OF LANDSCAPING IS PROPOSED? PARKWAY  MEDIANS  OTHER  \_\_\_\_\_
11. REMARKS AND/OR EXPLANATION OF SPECIAL CIRCUMSTANCES: \_\_\_\_\_
12. WILL PLAT BE RECORDED PRIOR TO SUBDIVISION IMPROVEMENTS BEING COMPLETED & APPROVED?  YES  NO  N/A INITIALS \_\_\_\_\_  
IF YES, submit REQUIRED GUARANTEE (SECTION 4 10 3 & 8 1.7, Municode Chapter 10) OR Improvement Cost Estimates & Construction Agreement
13. WILL ANY RESTRICTIONS AND COVENANTS BE RECORDED WITH PLAT? YES  NO  INITIALS \_\_\_\_\_ IF YES, PLEASE ATTACH COPY.
14. OWNER OF RECORD The Real Estate Agency Group, LLC. Jesus @ ReagencyGroup.com (915) 412-9503  
(NAME & ADDRESS) (EMAIL) (PHONE)
15. DEVELOPER SAME  
(NAME & ADDRESS) (EMAIL) (PHONE)
16. ENGINEER SLI ENGINEERING, INC. 6600 WESTWIND 79912 GHALLOUL@SLI-ENGINEERING.COM 915 584 4457  
(NAME & ADDRESS) (EMAIL) (PHONE)
17. APPLICANT SAME AS OWNER  
(NAME & ADDRESS) (EMAIL) (PHONE)
18. REP/POINT OF CONTACT GEORGES HALLOUL ghaloul@sl-engineering.com 915 584 4457  
(NAME & ADDRESS) (EMAIL) (PHONE)

**NOTE:** Applicant is responsible for all expenses incurred by the City in connection with the Replat approval request, including but not limited to attorney's fees, engineering fees and publication. Charges exceeding deposit will be invoiced separately. Initials GH JW.

Applicant Signature [Signature] EMAIL Jesus@Reagencygroup.com

APPLICATION MUST BE COMPLETE & VALIDATED PRIOR TO SUBDIVISION PROCESSING  
Acceptance of fee does not grant acceptance of application.  
Non Refundable Deposit \$800 | Application Fees: \$1600 | Publishing Fee Deposit for Residential

# HORIZON MANOR UNIT THREE REPLAT "A"

BEING A REPLAT OF A PORTION OF LOT 19, BLOCK 9,  
HORIZON MANOR UNIT THREE  
HORIZON, EL PASO COUNTY, TEXAS.  
CONTAINING: 2.2603 ACRES ±

## DEDICATION

REAGENCY GROUP  
OWNER OF THIS LAND HEREBY PRESENTS THIS MAP.

JESUS VILLANUEVA  
PRINCIPAL

WE CERTIFY THAT ALL UTILITIES HAVE BEEN OR WILL BE INSTALLED IN ACCORDANCE TO REQUIREMENTS BY THE LOCAL UTILITY COMPANIES AND THE TOWN OF HORIZON CITY.

WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

## ACKNOWLEDGEMENT

STATE OF TEXAS  
COUNTY OF EL PASO

BEFORE ME, THE UNDERSIGNED AUTHORITY, PUBLIC, ON THIS DAY PERSONALLY APPEARED JESUS VILLANUEVA, BUSINESS PRINCIPAL OF REAGENCY GROUP; KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE. TO ME THAT HE EXECUTED THE SAME AS THE ACT AND DEED OF SAID COMPANY FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

NOTARY PUBLIC, STATE OF TEXAS MY COMMISSION EXPIRES: \_\_\_\_\_

## TOWN OF HORIZON CITY TOWN COUNCIL

THIS SUBDIVISION IS HEREBY APPROVED AS TO THE PLATTING AND AS TO THE CONDITIONS OF THE DEDICATION IN ACCORDANCE WITH CHAPTER 212 OF THE LOCAL GOVERNMENT CODE OF TEXAS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026.

ACCEPTED AND ADOPTED BY THE CITY COUNCIL OF TOWN OF HORIZON CITY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026.

ELVIA SCHULLER, CITY CLERK ANDRES RENTERIA, MAYOR

APPROVED FOR FILLING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026.

HUITT-ZOLLARS, INC. (TOWN ENGINEER)  
BY FLOYD JOHNSON, P.E.,  
VICE PRESIDENT

## FILING

FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026, A.D., IN FILE NO. \_\_\_\_\_ OF THE PLAT RECORD.

COUNTY CLERK BY DEPUTY

THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND IS IN COMPLIANCE WITH THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING PROFESSIONAL AND TECHNICAL STANDARDS.

GUILLERMO LICON, RPLS 2998

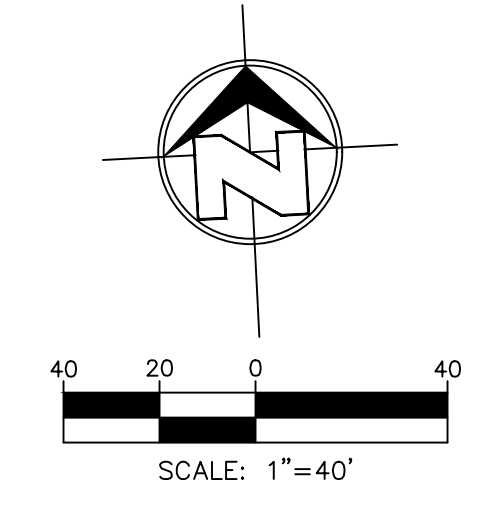


## FINAL PLAT

SLI ENGINEERING, INC.  
CIVIL ENGINEERS - LAND SURVEYORS  
LAND PLANNERS - CONSTRUCTION MANAGEMENT  
6600 WESTWIND DR. - EL PASO, TEXAS - 79912 - (915) 584-4457  
PREPARATION DATE: 07/17/2025

C-00.1

OPOSSUM CIRCLE  
(60' PUBLIC R.O.W.)



LEGEND

FOUND REBAR	○
BOUNDARY SYMBOL	○
BOUNDARY LINE	—
CENTER LINE	—
EASEMENT LINE	- - -

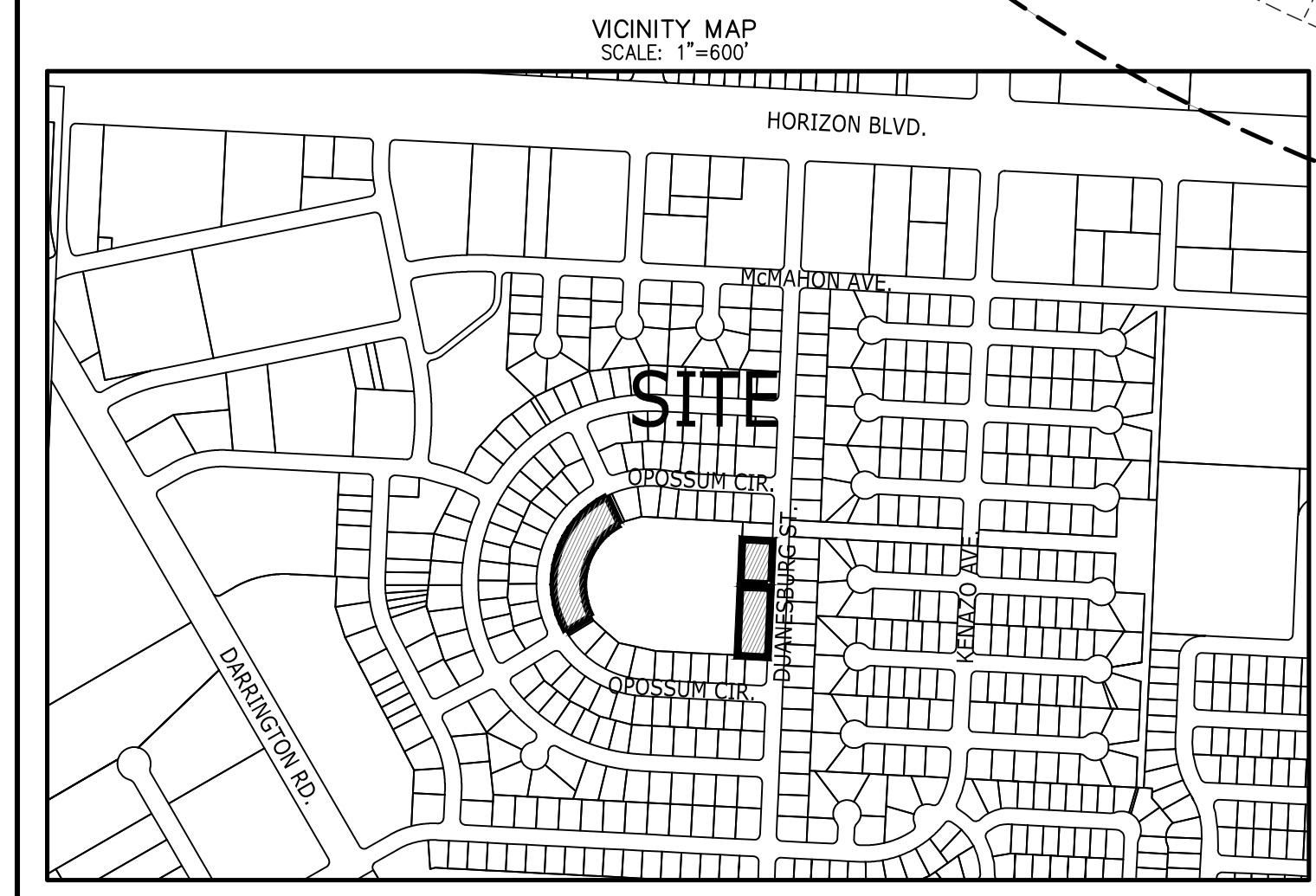
### LINE TABLE

LINE	BEARING	DISTANCE	RECORD
T1	N58°31'37"E	29.87'	
T2	N87°02'37"W	30.00'	
T3	N87°02'37"W	30.00'	
L1	S87°03'07"E	4.60'	(N89°57'28"E 114.60')
L2	N35°51'25"W	110.24'	
L3	N35°51'25"W	110.24'	
L4	S47°03'49"W	110.19'	
L5	N47°03'49"W	110.19'	
L6	S58°17'31"E	109.89'	
L7	S89°34'22"E	109.83'	
L8	N88°17'31"W	109.89'	
L9	S80°56'12"E	108.53'	
L10	N89°34'22"W	109.33'	
L11	N87°35'14"E	107.53'	
L12	N80°56'12"W	108.53'	
L13	N75°58'20"E	108.35'	
L14	S87°35'14"W	107.53'	
L15	N75°58'20"E	108.35'	
L17	N22°27'58"E	52.21'	
L20	S22°27'58"W	51.90'	
L21	N87°12'04"W	114.60'	
L22	S87°12'04"E	114.60'	
L23	S22°27'58"W	51.90'	
L24	N87°14'11"W	114.60'	
L25	N22°27'58"E	52.22'	
L27	N22°27'58"E	52.25'	
L28	S87°21'41"E	114.60'	
L29	S22°27'58"W	51.90'	
L30	N22°27'58"E	49.77'	
L32	S22°27'58"W	49.95'	
L33	N87°25'25"W	114.60'	
L34	S87°25'25"E	114.60'	
L35	S22°27'58"W	49.95'	
L36	N87°19'43"W	114.60'	
L37	N22°27'58"E	49.76'	
L38	S87°19'43"E	114.60'	
L39	S22°27'58"W	49.95'	
L40	N87°14'01"W	114.60'	
L41	N22°27'58"E	49.76'	
L42	N22°27'58"E	49.76'	
L43	S87°14'01"E	114.60'	
L44	S22°27'58"W	49.95'	
L45	N87°08'19"W	114.60'	
L46	N22°27'58"E	49.76'	
L47	S87°08'19"E	114.60'	
L48	S22°27'58"W	49.95'	

### CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	RECORD	DELTA
C1	350.00'	570.37'	509.32'	N16°51'00"E	N13°51'05"E	93°22'16"
C2	246.60'	387.36'	348.75'	S17°23'52"W		90°00'03"
C3	380.00'	368.56'	354.28'	N59°34'04"W		50°34'14"
C4	380.00'	8.27'	8.27'	N30°33'53"W		01°14'46"
C5	246.60'	48.46'	48.38'	S56°46'07"W		11°15'34"
C6	350.00'	69.63'	69.52'	N57°01'07"E		11°23'56"
C7	246.60'	48.23'	48.16'	N45°32'08"E		11°12'24"
C8	350.00'	69.78'	69.66'	S46°25'31"W		11°25'22"
C9	350.00'	69.89'	69.77'	S34°59'37"W		11°26'26"
C10	246.60'	48.33'	48.25'	N34°19'06"E		11°13'41"
C11	246.60'	48.55'	48.47'	N23°03'48"E		11°16'51"
C12	350.00'	70.14'	70.02'	S23°31'57"W		11°28'55"
C13	246.60'	48.91'	48.83'	N114°28'E		11°21'50"
C14	350.00'	70.53'	70.41'	S12°01'06"W		11°32'46"
C15	246.60'	49.39'	49.31'	N01°19'16"E		11°28'34"
C16	350.00'	71.06'	70.93'	S02°25'45"W		11°37'56"
C17	246.60'	49.99'	49.90'	N11°13'28"E		11°36'54"
C18	350.00'	71.70'	71.58'	S11°15'21"E		11°44'17"
C19	350.00'	77.65'	77.49'	N23°28'49"W		12°42'39"
C20	246.60'	45.50'	45.43'	S22°19'02"E		10°34'14"

PONDING AREA  
A PORTION OF LOT 19



### NOTES

- IF LOTS ARE FURTHER SUBDIVIDED, THEN ADDITIONAL PRIVATE EASEMENT SHALL BE REQUIRED.
- TAX CERTIFICATE FOR THIS DEVELOPMENT ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. \_\_\_\_\_, DATE \_\_\_\_\_.
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. \_\_\_\_\_, DATE \_\_\_\_\_.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 480212 0250 B, DATED SEPTEMBER 09, 1991, THIS PROPERTY LIES IN FLOOD ZONE X.
- THIS SUBDIVISION LIES WITHIN CLINT INDEPENDENT SCHOOL DISTRICT.
- WATER AND SEWER SERVICES ARE EXTENDED TO THIS SUBDIVISION FROM HORIZON REGIONAL MUD.

THIS INSTRUMENT ASSURING THE CERTIFICATION THAT WATER AND SEWER SERVICES FACILITIES DESCRIBED BY THIS PLAT ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, TEXAS WATER CODE IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.

- THIS SUBDIVISION SHALL PROVIDE FOR POSTAL DELIVERY SERVICE. THE SUBDIVIDER COORDINATE INSTALLATION AND CONSTRUCTION WITH THE UNITED STATES POSTAL SERVICE IN DETERMINING THE TYPE OF DELIVERY SERVICE FOR THE PROPOSED SUBDIVISION. IN ALL CASES THE TYPE AND LOCATION OF DELIVERY SERVICE IS SUBJECT TO THE APPROVAL OF THE UNITED STATES POSTAL SERVICE.
- PROPERTY HAS DIRECT ACCESS TO OPOSSUM CIRCLE AND DUANESBURG STREET (PUBLIC RIGHT-OF-WAY).

SEBASTIAN L.N.  
(60' PUBLIC R.O.W.)



## TOWN OF HORIZON CITY MEMORANDUM

**Date:** March 16, 2026  
**To:** Honorable Mayor and Members of City Council  
**From:** Art Rubio, Planning Director  
**SUBJECT:** 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.

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This is a fast-tracked City initiated amendment being introduced today. The item will be presented to the Planning & Zoning Commission on March 16, 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

Ordinance is attached.

TOWN OF HORIZON CITY

**ORDINANCE NO. 0102, AMENDMENT NO. 038**

**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 AMEND AND ADD AN EXEMPTION FOR CIVIC USE SIGNS; 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.**

**WHEREAS,** a proposal was brought forward by staff to and considered by the Town of Horizon City Planning and Zoning Commission to amend portions of Ordinance No. 0102 relating to sign regulations, exemptions; and

**WHEREAS,** the Planning and Zoning Commission will consider the staff's proposals at its March 16, 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 Texas Local Government Code Section 211.005(b) requires "that zoning regulations be uniform for each class or kind of building in a district", furthermore, "regulations shall be adopted with reasonable consideration, among other things, for the character of each district and its particular suitability for particular uses, with a view of conserving the value of buildings, maximizing the best use of property, and encouraging the most appropriate use of land in the municipality".

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY 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. 038 to Ordinance no.0102, which regulates zoning within the territorial limits of the Town of Horizon City and related matters, to amend Chapter 10 Sign Regulations, Section 1016 Exemptions as follows:

**Chapter 10 Sign Regulations:**

**Section 1016 Exemptions:**

**To revise Sub Section (10) from:**

~~(10) Traffic or other municipal signs, legal notices, railroad crossing signs, danger and such emergency, temporary or non-advertising signs as may be approved by the city council or its designated representative.~~

**And to add Civic Use Sign Exemption as follows:**

(10) Civic use signs to include but not limited to: Traffic or other municipal signs, way finding, legal notices, railroad crossing signs, danger and such emergencies, temporary or other public use signs on City of Horizon, Economic Development Corporation and other civic use property or city right-of-way adhering to all visibility requirements shall be exempt from all city regulations.

**II. 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.

**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.

**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. 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 \_\_\_\_\_, 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:

APPROVED AS TO CONTENT:

\_\_\_\_\_  
Sylvia Borunda Firth  
City Attorney

\_\_\_\_\_  
Arturo Rubio  
Planning Director

First Reading January 13, 2026  
Second Reading February 10, 2026



MINUTES – REGULAR MEETING  
OF THE PLANNING AND ZONING COMMISSION  
HELD ON MONDAY, NOVEMBER 17, 2025 @ 6:00 PM  
15001 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 6:00 pm.

2. **COMMISSION MEMBERS ATTENDANCE: MELENDEZ, PADILLA, BERRY, CORRAL, BORREGO, PARKER.  
COMMISSIONERS EXCUSED AND UNEXCUSED: JOLLEY and RODRIGUEZ**

**ACTION:** Motion made by **PADILLA**, 2<sup>nd</sup> by **BORREGO** to excuse absent commissioners **JOLLEY** and **RODRIGUEZ**.

**AYES:** **MELENDEZ, PADILLA, BERRY, CORRAL, 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:**

Planning Director

On the submitted **Replat** application for **Darrington Park Replat B (Case No. SUC25-0008)**, legally described as a portion of Lot 4, Block 3, Darrington Park, El Paso County, Texas. Located in the Horizon City Extra Territorial Jurisdiction (ETJ). Containing 10.034 acres ±. Application submitted by GECCA, LLC. **(Postponed at the October 20, 2025, P&Z Meeting)**

**ACTION:** Motion made by **PADILLA**, 2<sup>nd</sup> by **MELENDEZ** to recommend approval of Darrington Park Replat B on Preliminary and Final Subdivison Plat basis, subject to addressing all pending comments prior to City Council.

**AYES:** **MELENDEZ, PADILLA, BERRY, CORRAL, BORREGO, PARKER.**

**ABSTAIN:** None

**MOTION CARRIED**



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**4B. DISCUSSION AND RECOMMENDATION:**

Planning Director

On the **Final Subdivision Plat** application for **Verdancia Unit 2 (Case No. SDF25-0003)**, 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 32, Block 78, Township 3, Texas And Pacific Railway Company Surveys, El Paso County, Texas. Containing 69.31 acres ±. Application submitted by Applicant/Representative: CEA Group.

**ACTION:** Motion made by **PADILLA**, 2<sup>nd</sup> by **BORREGO** to recommend approval of Verdancia Unit 2 on Final Subdivision Plat basis, and all modification request, subject to addressing all pending comments prior to City Council.

**AYES:** MELENDEZ, PADILLA, BERRY, CORRAL, BORREGO, PARKER.

**ABSTAIN:** None

**MOTION CARRIED**

**4C. DISCUSSION AND RECOMMENDATION:**

Planner

On the **Preliminary Subdivision Plat** application for **Verdancia Unit 3 (Case No. SDP25-0005)**, legally described as Being A Portion Of Section 30, Block 78, Township 3, Texas And Pacific Railway Company Surveys, El Paso County, Texas. Containing 45.399 acres ±. Application submitted by Applicant/Representative: CEA Group.

**ACTION:** Motion made by **PADILLA**, 2<sup>nd</sup> by **BORREGO** to recommend approval of Verdancia Unit 3 on Preliminary Subdivision Plat basis, and all modification request, subject to addressing all pending comments prior to City Council.

**AYES:** MELENDEZ, PADILLA, BERRY, CORRAL, 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 October 20, 2025.

**ACTION:** Motion made by **PADILLA**, 2<sup>nd</sup> by **PARKER** to approve October 20, 2025, regular meeting minutes.

**AYES:** MELENDEZ, PADILLA, BERRY, CORRAL, BORREGO, PARKER.

**ABSTAIN:** None

**MOTION CARRIED**

**5B. DISCUSSION AND ACTION:**

On the review and adoption of the **2026 Meeting Schedule** for the Planning and Zoning Commission.

**ACTION:** Motion made by **PADILLA**, 2<sup>nd</sup> by **BERRY** to approve the adoption of the Planning & Zoning 2026 Meeting Schedule .

**AYES:** MELENDEZ, PADILLA, BERRY, CORRAL, BORREGO, PARKER.

**ABSTAIN:** None

**MOTION CARRIED**



**MINUTES – REGULAR MEETING  
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**6. ANNOUNCEMENTS**

6A. The next regular scheduled meeting: **Monday, December 15, 2025 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.

**ADJOURNMENT:** The meeting adjourned at 6:40 pm.

**ACTION: ADJOURNMENT**

**AYES: MELENDEZ, PADILLA, BERRY, CORRAL, BORREGO, PARKER.  
MOTION CARRIED**

\_\_\_\_\_  
Samantha Corral – Chair

\_\_\_\_\_  
(Date)

**ATTEST:**

\_\_\_\_\_  
David Ruiz - Planner

**DISTRIBUTION OF MINUTES:**

- Original: Horizon City Administrative File
- Copy: Planning and Zoning Commission
- Posted: Internet Website: [www.horizoncity.org](http://www.horizoncity.org)