



TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.: SUC25-0008 Darrington Park Replat B

Application Type: Replat Application
P&Z Hearing Date: October 20, 2025
Staff Contact: Art Rubio, Planning Director
 915-852-1046, Ext. 407; arubio@horizoncity.org

Address/Location: South of Diamond Springs Dr and West of Darrington Rd.
Property ID Nos.: D10000000300400
Legal Description: A portion of Lot 4, Block 3, Darrington Park, El Paso County, Texas.
Property Owner: Jaime Gallo
Applicant/Rep.: GECCA, LLC
Nearest Park: Claret Cup Park
Nearest School: Ricardo Estrada Middle School

SURROUNDING PROPERTIES:		
	Zoning	Land Use
N	M-1	Light Manufacturing
E	ETJ	Residential
S	ETJ	Vacant
W	ETJ	Vacant
LAND USE AND ZONING:		
	Existing	Proposed
Land Use	Vacant	Non-Residential Subdivision
Zoning	N/A	N/A

Application Description:

Preliminary and Final Subdivision:
 The proposed preliminary and final replat includes 10 non-residential lots, each lot measuring approximately 43,710 sq. ft.

Staff Recommendation:

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

Planning Division Comments:

Coordinate engineering and addressing comments with El Paso County.

Town Engineer Comments:

1. Sec. 4.3.2.2: The name of the subdivision and adjoining subdivisions, the name of the streets (to conform wherever possible to existing street names whenever extending streets, but not to create new streets with duplicated names), numbers on each lots and blocks, and street addresses (provided by the City Engineer). Provide street addresses if available.
2. Revise dedication dates to reflect current year.

Final Engineering Report

1. Sec. 4.4: The report shall also contain an abstract, a problem statement, analyses and evaluation of data, conclusions and an appendices providing data such as laboratory analyses, testing and sampling procedures, specifications for proposed treatment systems, and drawings to scale. Provide any supplemental information if available.

El Paso 9-1-1 District Comments:

El Paso County:

Engineers:

1. Include the following statement as part of the drainage report section:
"Improvement plans for this subdivision are referenced in Case ID#XX-XXX at the El Paso County Public Works Department"
2. Plat map shows 10' utility easement and not access easement.
3. Provide addresses for each lot. Proposed addresses to be provided and verified through 911.
4. Provide comment response as an attachment and not part of the plat submittal.
5. Drainage report is to be both in English and Spanish.
6. Lots are stated as non-residential on the plat, verify this statement.
7. 10 lots X \$2000 = \$20,000.
8. Show proposed drainage areas for each lot.
9. This is to include drainage calculations and ponding calculations for each lot.
10. Provide map of water and sewer facilities.

Planning:

1. Provide an address for each lot and verify the address with El Paso County 911 District

TxDOT Comments:

El Paso Electric Company:

Please add a 5' wide easement along proposed lot 1. We have an existing line along the property.

Texas Gas Service:

Texas Gas Service has no comments.

El Paso Natural Gas / Kinder Morgan:

Clint ISD:

Clint ISD takes no exception to the information presented.

El Paso Central Appraisal District Comments (EPCAD):

Please correct block number.

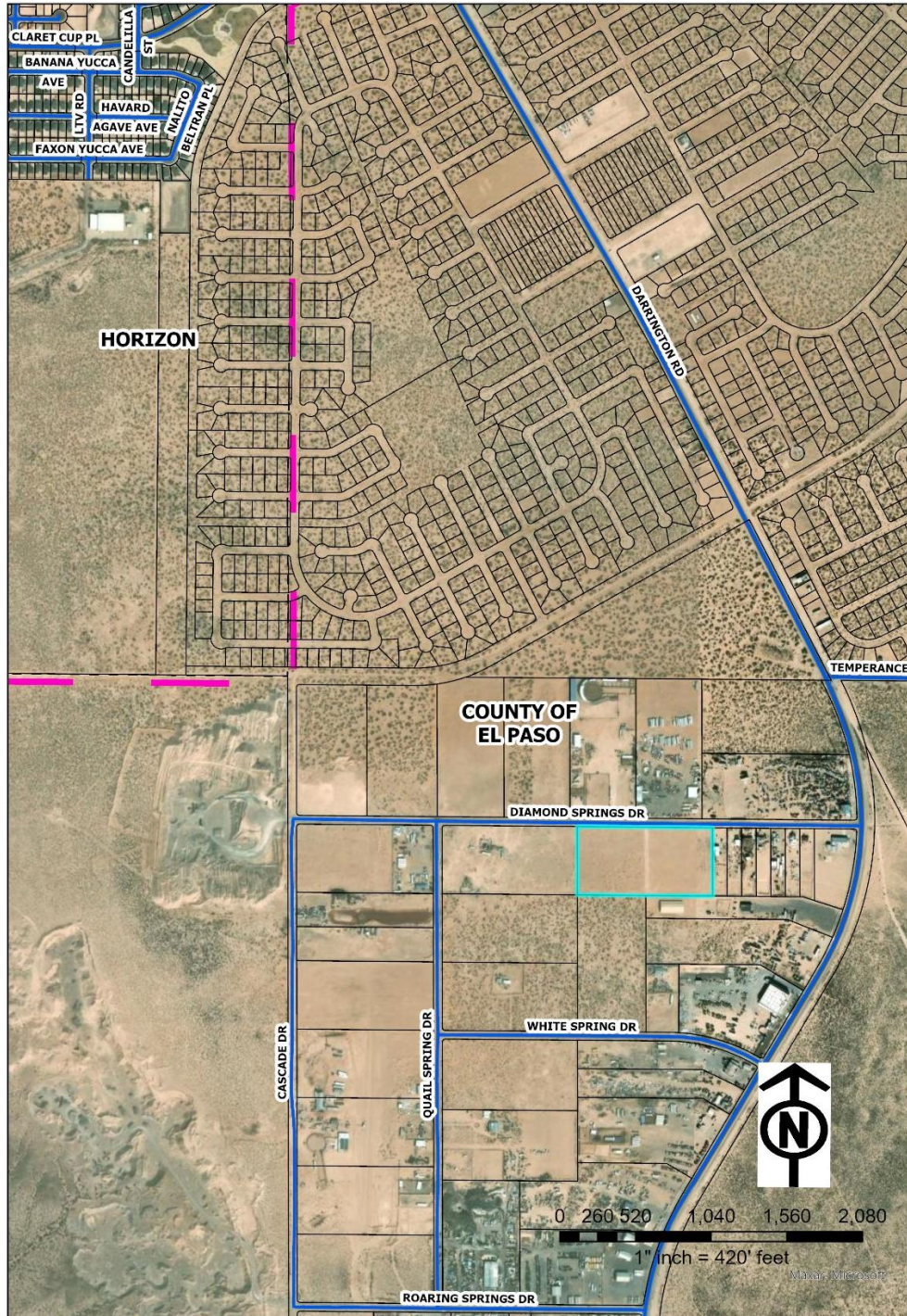
HRMUD:

Attachments:

- 1 – Aerial**
- 2 – Zoning Designation Map**
- 3 – Location Map**
- 4 – Preliminary Plat**
- 5 – Final Plat**
- 6 – Replat Application**

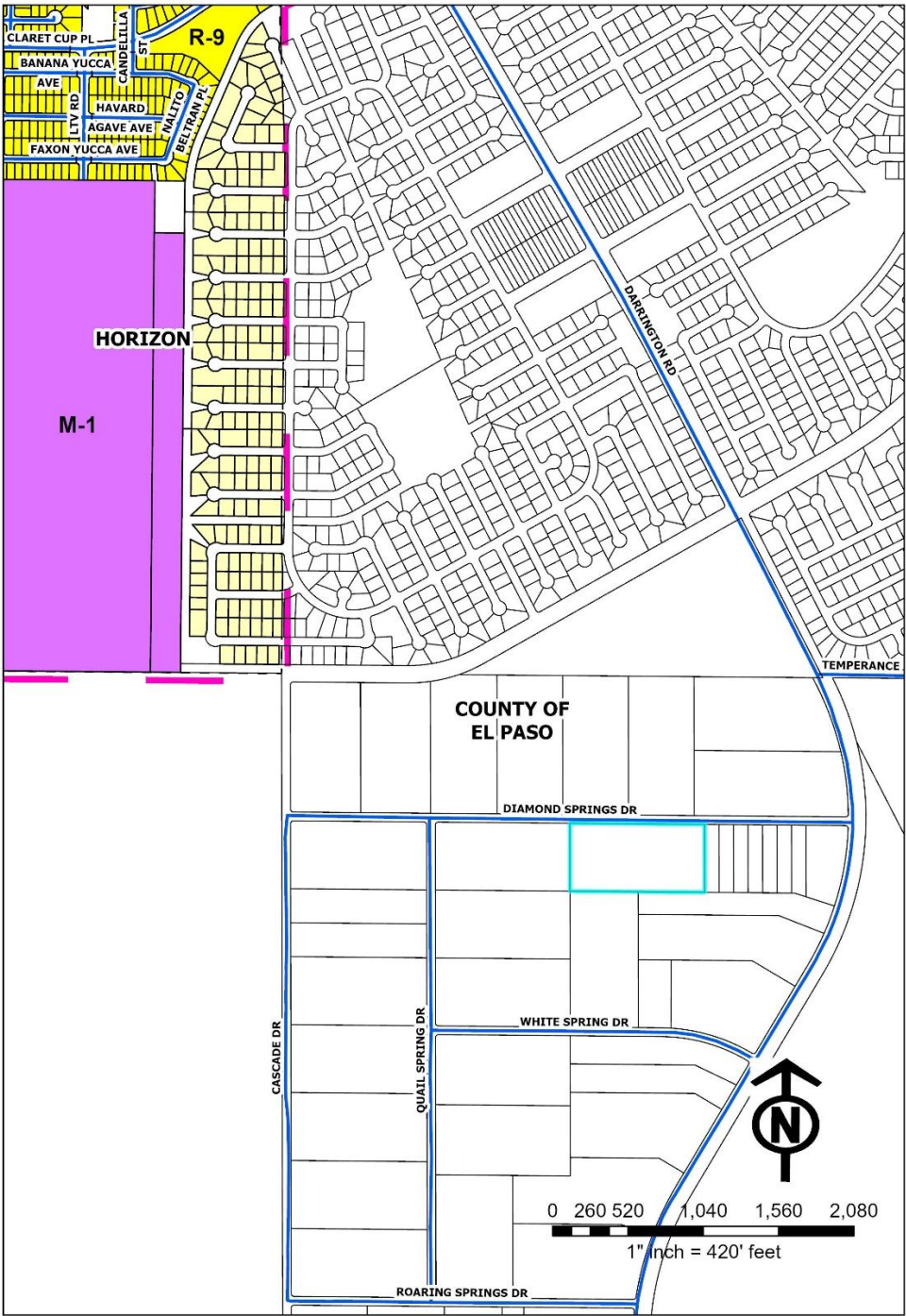
Attachment 1: Aerial Map

**Planning & Zoning Commission
Darrington Park Replat B
Case No. SUC25-0008**



Attachment 2: Zoning Designation Map

**Planning & Zoning Commission
Darrington Park Replat B
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Attachment 3: Location Map



LOCATION MAP: 1"=600'

Attachment 4: Preliminary Subdivision Plat

ENGINEERING REPORT

PROVISION OF WATER AND SEWERAGE SERVICES, COSTS, AND OPERABILITY DATES FOR DARRINGTON PARK REPLAT B. THE DARRINGTON PARK REPLAT B IS LOCATED IN THE DARRINGTON PARK RECREATION TRACT, DARRINGTON PARK, TARRANT COUNTY, TEXAS. THE DARRINGTON PARK REPLAT B IS A SUBDIVISION OF THE DARRINGTON PARK RECREATION TRACT, DARRINGTON PARK, TARRANT COUNTY, TEXAS. THE DARRINGTON PARK REPLAT B IS A SUBDIVISION OF THE DARRINGTON PARK RECREATION TRACT, DARRINGTON PARK, TARRANT COUNTY, TEXAS. THE DARRINGTON PARK REPLAT B IS A SUBDIVISION OF THE DARRINGTON PARK RECREATION TRACT, DARRINGTON PARK, TARRANT COUNTY, TEXAS. THE DARRINGTON PARK REPLAT B IS A SUBDIVISION OF THE DARRINGTON PARK RECREATION TRACT, DARRINGTON PARK, TARRANT COUNTY, TEXAS.

SEWER FACILITIES: DESCRIPTIONS, COSTS, AND OPERABILITY DATES

SEWERAGE FROM DARRINGTON PARK REPLAT B WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSF) OR "SEPTIC SYSTEMS" CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND DRAINFIELD ON EACH LOT. THE UNDERGROUND DRAINAGE SYSTEM SHALL BE INSTALLED AS SHOWN ON THE SEWERAGE PLAT FOR OSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSF. THE REPORT SHALL BE APPROVED BY THE TARRANT COUNTY HEALTH AND ENVIRONMENTAL DISTRICT. REVISIONS TO THE REPORT ARE AS FOLLOWS:

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1 ACRE IN SIZE. THERE IS A MINIMUM OF 100 FEET OF FRONT YARD SETBACK FROM THE FRONT PROPERTY LINE TO THE BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL-HAVING A SLOPE OF APPROXIMATELY 1% TO THE SOUTHWEST. THE SUBDIVISION IS A RAIN-FALL AND DRAINAGE FACILITY. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAINFIELD.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$2,000. THE RESPONSIBILITY OF EACH INDIVIDUAL LOT OWNER TO INSTALL THE PROPER SEPTIC SYSTEM SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER. THE SUBDIVISION IS NOT RESPONSIBLE FOR INSTALLING SAID SEPTIC SYSTEM.

CERTIFICATION:

I CERTIFY THAT THE WATER AND SEWERAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.2A, TEXAS WATER CODE.

I CERTIFY THAT THE ESTIMATED COSTS TO INSTALL WATER AND ON-SITE SEWERAGE FACILITIES, DESCRIBED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES: \$16,000.00 PER LOT, FOR A TOTAL COST OF \$16,000.00 FOR TEN LOTS IN THE DARRINGTON PARK REPLAT B SUBDIVISION.

SEWERAGE FACILITIES: \$2,000.00 PER LOT, FOR A TOTAL COST OF \$20,000.00 FOR TEN LOTS IN THE DARRINGTON PARK REPLAT B SUBDIVISION.

DRAINAGE REPORT

By James Gallo, P.E.

THE TULSA ACRE PARCEL OF LAND KNOWN AS DARRINGTON PARK REPLAT B IS ON LAND THAT SLOPES IN A SOUTHWESTERLY DIRECTION. THE DRAINAGE REPORT FOR DARRINGTON PARK REPLAT B IS BASED ON A 1% SLOPE. THE DRAINAGE REPORT FOR DARRINGTON PARK REPLAT B IS BASED ON A 1% SLOPE. THE DRAINAGE REPORT FOR DARRINGTON PARK REPLAT B IS BASED ON A 1% SLOPE. THE DRAINAGE REPORT FOR DARRINGTON PARK REPLAT B IS BASED ON A 1% SLOPE.

DARRINGTON PARK REPLAT B

BEING A REPLAT OF ALL OF LOT 4, BLOCK 3, DARRINGTON PARK, EL PASO COUNTY, TEXAS

ENGINEERING REPORT

DARRINGTON PARK REPLAT B WILL BE PROVIDED WITH POTABLE WATER BY THE LOWER VALLEY WATER DISTRICT (LVWD). EACH RESPECTIVE LOT OWNER AND LVWD WILL HAVE TO ENTER INTO A WATER PURCHASE AGREEMENT WITH THE LVWD. THE DRAINAGE REPORT FOR DARRINGTON PARK REPLAT B IS BASED ON A 1% SLOPE. THE DRAINAGE REPORT FOR DARRINGTON PARK REPLAT B IS BASED ON A 1% SLOPE. THE DRAINAGE REPORT FOR DARRINGTON PARK REPLAT B IS BASED ON A 1% SLOPE.

POST-DEVELOPMENT FOR SMALL WATERSHEDS

DRAINAGE WATERSHED (DA)	AREA (AC)	PERCENT IMPERVIOUS (% I _p)	RUNOFF COEFFICIENT (C _r)	Q ₁₀₀ (CFS)
1	0.50	5.00	10.00	29.37
TOTAL	0.50	5.00	10.00	29.37

POST-DEVELOPMENT FOR SMALL WATERSHEDS

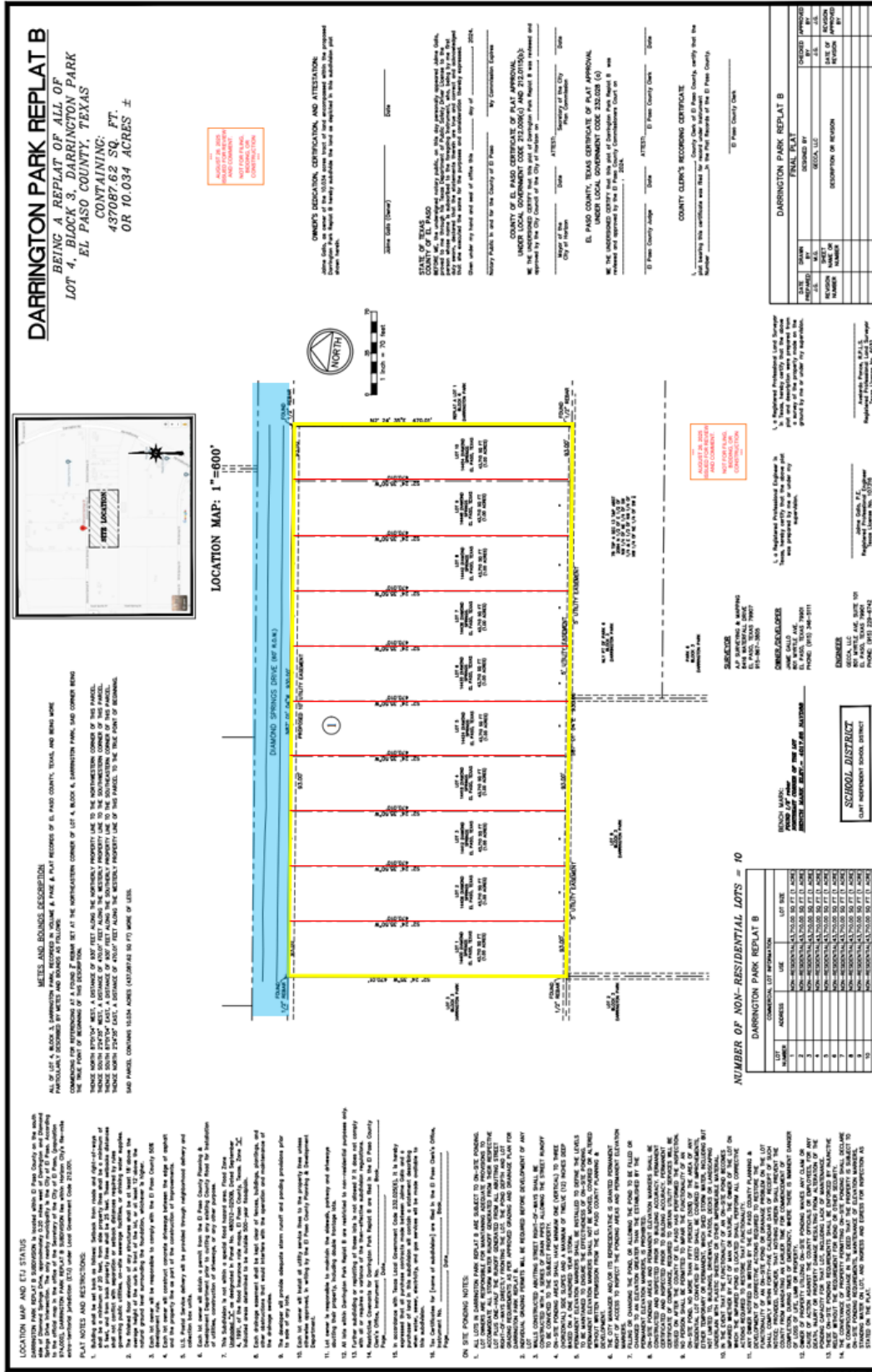
DRAINAGE RUN-OFF CALCULATIONS (100 YEAR)

DATE: September 25, 2025

DATE: September 25, 2025

DATE: September 25, 2025

Attachment 5: Final Subdivision Plat



Attachment 6: Replat Application



TOWN OF HORIZON CITY
 14999 Darrington Road
 Horizon City, Texas 79928
 Phone 915-852-1046 Fax 915-852-1005

**COMBINATION SUBDIVISION
 PRELIMINARY & FINAL APPLICATION**

SUBDIVISION PROPOSED NAME: Darrington Park Replat B SUBMITTAL DATE: 9/12/2025

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)
Lot 4, Block 3, Darrington Park

2. PROPERTY LAND USES:

	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	_____	_____	OFFICE	_____	_____
DUPLEX	_____	_____	STREET & ALLEY	_____	_____
APARTMENT	_____	_____	PONDING & DRAINAGE	_____	_____
MOBILE HOME	_____	_____	INSTITUTIONAL	_____	_____
P.U.D.	_____	_____	OTHER	_____	_____
PARK (Min 1 Acre)	_____	_____	_____	_____	_____
SCHOOL	_____	_____	_____	_____	_____
COMMERCIAL	<u>1 acre</u>	x <u>10 each</u>	TOTAL NO. SITES	<u>1.0</u>	<u>10</u>
INDUSTRIAL	_____	_____	TOTAL (GROSS) ACREAGE	<u>10</u>	_____

3. WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? Undefined PROPOSED ZONING commercial

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) Onsite ponding per lot

7. IF SINGLE-FAMILY OR DUPLEX DEVELOPMENT IS PROPOSED: AVERAGE FLOOR AREA OF HOUSES N/a

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 "YES", PLEASE LIST SECTION & EXPLAIN THE NATURE OF THE MODIFICATION _____

10. WHAT TYPE OF LANDSCAPING IS PROPOSED? PARKWAY MEDIANS OTHER per lot owner

11. REMARKS AND/OR EXPLANATION OF SPECIAL CIRCUMSTANCES: none - matching existing adjacent use

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 SUBMIT COPY.

14. OWNER OF RECORD ZES Properties, LLC epengineers1@gmail.com 915-346-5111
(NAME & ADDRESS) (EMAIL) (PHONE)

15. DEVELOPER ZES Properties, LLC epengineers1@gmail.com 915-346-5111
(NAME & ADDRESS) (EMAIL) (PHONE)

16. ENGINEER GECCA, LLC epengineers1@gmail.com 915-346-5111
(NAME & ADDRESS) (EMAIL) (PHONE)

17. APPLICANT GECCA, LLC epengineers1@gmail.com 915-346-5111
(NAME & ADDRESS) (EMAIL) (PHONE)

18. REP/POINT OF CONTACT Jaime Gallo, PE epengineers1@gmail.com 915-346-5111
(NAME & ADDRESS) (EMAIL) (PHONE)

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

Applicant Signature EMAIL JaimeGalloPE@gmail.com

APPLICATION MUST BE COMPLETE & VALIDATED PRIOR TO SUBDIVISION PROCESSING
 Acceptance of fee does not grant acceptance of application.
 Non Refundable Deposit \$800.00 | Application Fee: \$1800.00