



TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.: SUC25-0007 Darrington Plaza Subdivision

Application Type: Preliminary & Final Subdivision Plat Applications

P&Z Hearing Date: October 20, 2025

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

Address/Location: East of Darrington Rd and North of Kenazo Ave.

Property ID Nos.: X57800034200760

Legal Description: A portion of Tract 1A, Section 42, Block 78, Texas and Pacific Railroad Company Survey, Town of Horizon City, El Paso County, Texas

Property Owner: Bowling Enterprises, Ltd.

Applicant/Rep.: Del Rio Engineering

Nearest Park: Golden Eagle Park

Nearest School: Frank Macias Elementary School

SURROUNDING PROPERTIES:		
	Zoning	Land Use
N	C-1	Commercial
E	R-4	Residential
S	C-1	Commercial
W	M-1	Industrial
LAND USE AND ZONING:		
	Existing	Proposed
Land Use	Vacant	Commercial
Zoning	C-1	Commercial

Application Description:

Preliminary and Final Subdivision:

The proposed preliminary and final commercial subdivision includes 2 lots for commercial development, the smallest lot measuring approximately 48,906 sq. ft. / 1.227-acres and the largest lot measuring approximately 145,308 sq. ft / 3.335-acres.

Staff Recommendation:

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

Planning Division Comments:

Preliminary:

Final:

Town Engineer Comments:

Preliminary Plat:

1. Sec. 4.2.2.7: The location map should be oriented with the drawing and in the same direction as the detail subdivision drawing.
2. Sec. 4.2.2.9: If applicable, provide pertinent documents pertaining to the creation of a property owners' association responsible for maintenance obligations, if such private ownership is to be established.

Final Plat:

1. Sec. 4.3.2.5: The location of all permanent monuments and control points. The monuments and pins shall be delineated. Provide location of pins or monuments if available.

El Paso 9-1-1 District Comments:

The addressing is fine, though it would be preferable for all the ranges to be in the 200's range. Having the last address at 306 is awkward and would not match any street signage for block ranges at the intersection of Nunda Dr & S Darrington Rd. It's always preferable not to split ranges outside of intersections. Intersections provide a clearer sense of block range changes.

TxDOT Comments:**El Paso Central Appraisal District Comments:****El Paso Electric Company:**

We have no comments for Darrington Plaza Subdivision.

Texas Gas Service:

In reference to case: Darrington Plaza Subdivision, Texas Gas Service has a regulator station at Darrington and Kenazo intersection. Also, there is an existing 6" HP main coming out from the regulator station going south that connect to the existing 16" HP main located in the middle of the road along Darrington Rd.

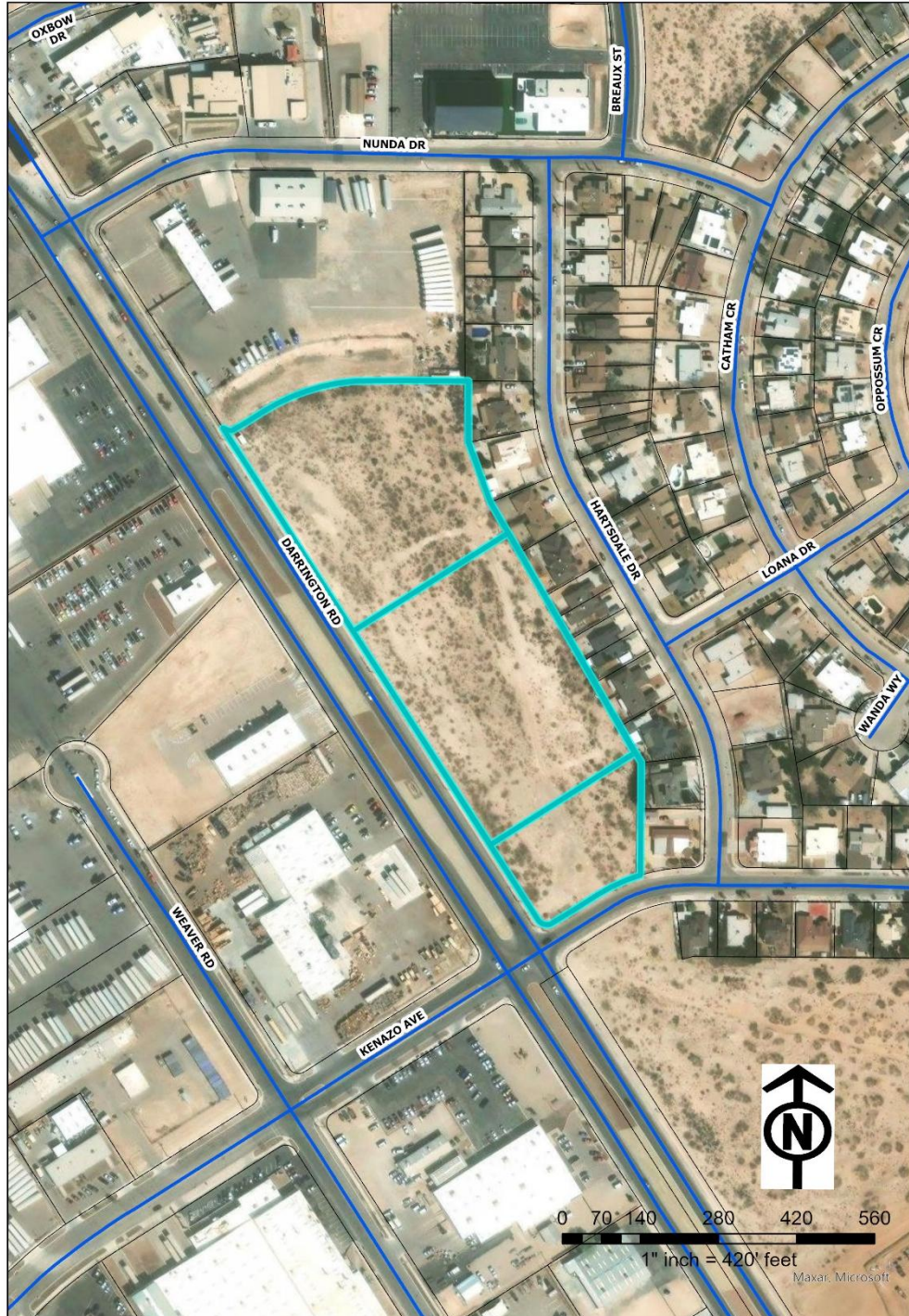
Kinder Morgan:**Clint Independent School District:****EPCAD****HRMUD:**

Attachments:

- 1 - Aerial**
- 2 - Zoning Designation Map**
- 3 - Location Map**
- 4 - Preliminary Plat**
- 5 - Final Plat**
- 6 - Existing Right-of-Way Cross Sections**
- 7 - Preliminary & Final Plat (Combination) Online Application**

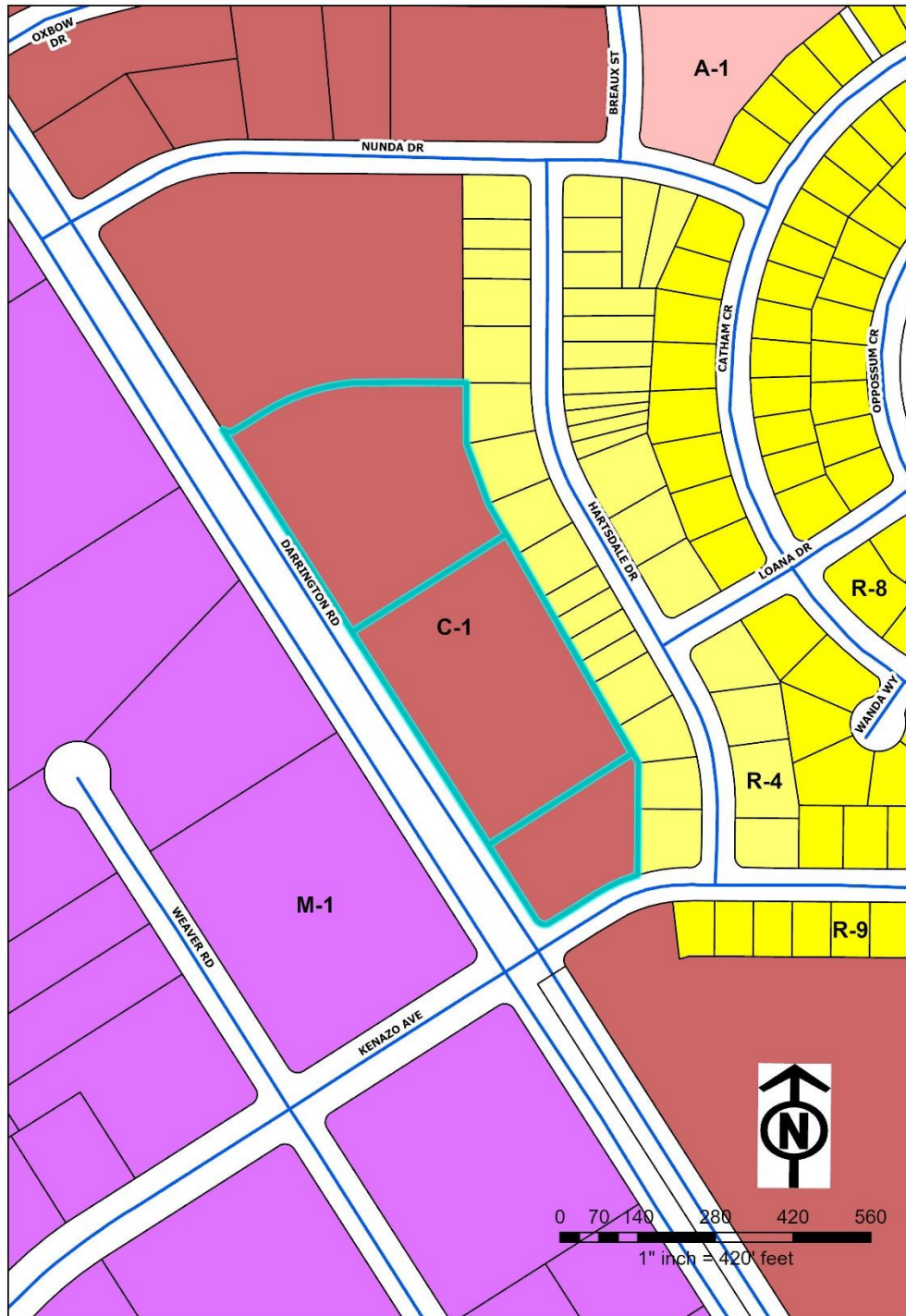
Attachment 1: Aerial Map

**Planning & Zoning Commission
Darrington Plaza Subdivision
Case No. SUC25-0007**

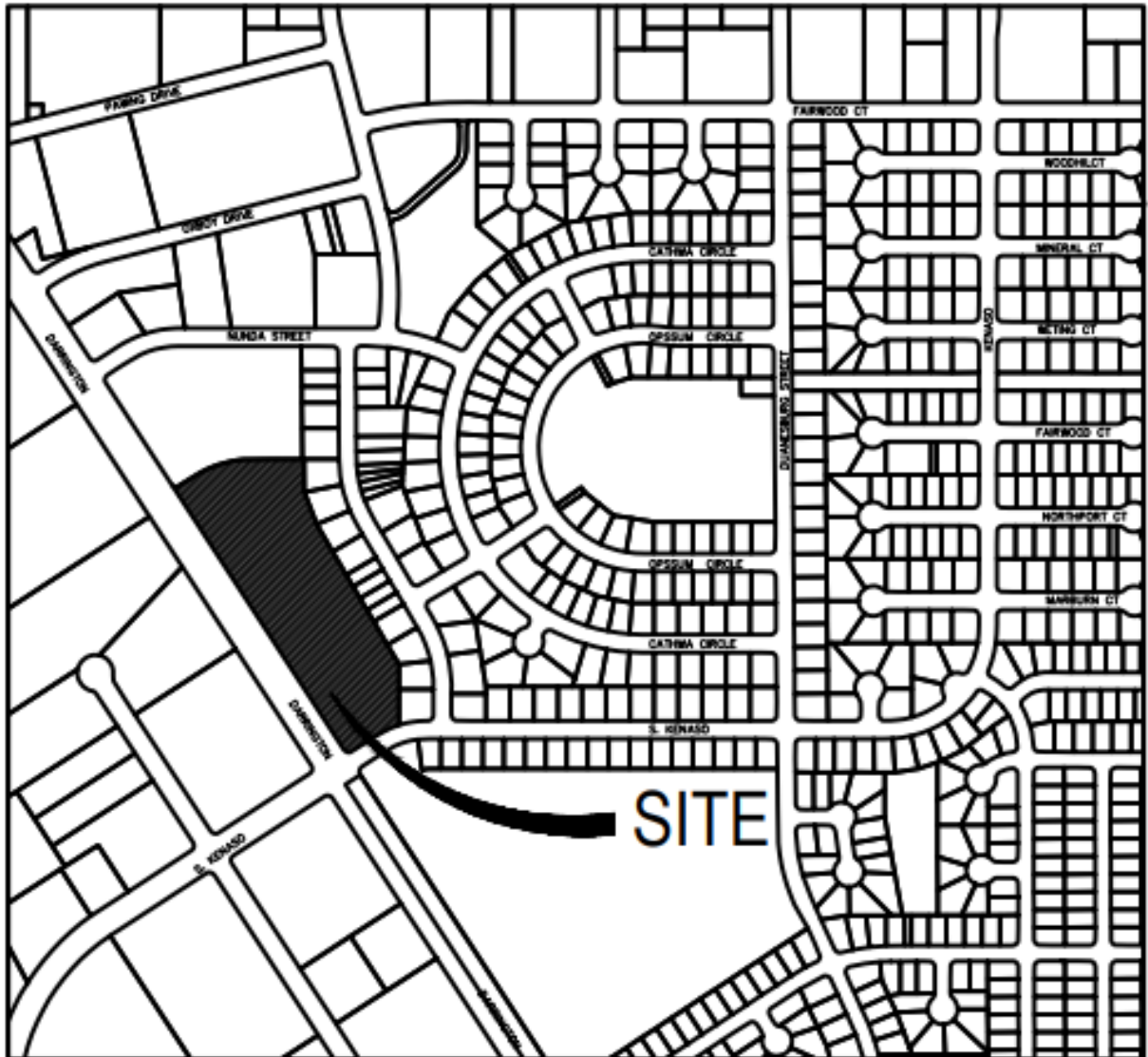


Attachment 2: Zoning Designation Map

**Planning & Zoning Commission
Darrington Plaza Subdivision
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Attachment 3: Location Map



**DARRINGTON PLAZA
SUBDIVISION**

TRACT 1A, SECTION 42, BLOCK 78, TOWNSHIP 3,
TEXAS AND PACIFIC RAILROAD COMPANY
SURVEYS, EL PASO COUNTY, TEXAS,
CONTAINING 7.648 ACRES MORE OR LESS.

PRELIMINARY PLAT



SCALE: 1"=50'

PLAY NOTES AND RESTRICTIONS:

1. This property, Map No. _____, is designated by F.M.A. of _____, Parcel No. _____, Section _____, Township _____, County _____, State of _____.
2. The Applicant certifies that this property is not in the () Past County Clerk's Office, Instrument No. _____, Date _____.
3. The Applicant certifies that this property is not in the () Past County Clerk's Office, Instrument No. _____, Date _____.
4. Water supply and Sanitary Sewer Service will be provided by the nearby Regional Wastewater Utility District.
5. Taxes of Indian City, encompassed at the Intersection North Kansas and Highway 40A, ADIST # _____ (N/A) is assumed.
6. The Applicant agrees to maintaining driveway, sidewalks and driveway abutting the property.
7. Set 1/4" 17' right of way around exterior boundaries shown otherwise noted.
8. Set 1/4" 17' right of way to all corners to be shown after construction is completed.
9. All easements shown on 15' wide easements shall be shown.
10. Corner and center line shall be indicated by permanent monuments or stakes.
11. Streetname, Direction and lot address shown a private road, north of the building.

METES & BOUNDS DESCRIPTION

Abstract. *Staphylococcus aureus* and *Staphylococcus epidermidis* were isolated from 100 patients with various types of burn injuries. The isolates were tested for sensitivity to 12 antimicrobial agents. The isolates were also tested for their ability to produce coagulase, deoxyribonuclease, gelatinase, and protease. The isolates were also tested for their ability to produce exfoliative toxin (ET) and enterotoxin (ETC). The isolates were also tested for their ability to produce exfoliative toxin (ET) and enterotoxin (ETC). The isolates were also tested for their ability to produce exfoliative toxin (ET) and enterotoxin (ETC).



LOCATION MAP

89

SCHOOL DISTRICT
CLINT INDEPENDENT SCHOOL DISTRICT

OWNER

Bowling Enterprises, Ltd.
16000 Northern Pass
Suite C-1 El Paso TX 79913
El Paso Texas
Phone: 915 248-5511

FLOOD_ZONE

FLOOD ZONE "X" DESIGNATED BY THE FLOOD
INSURANCE RATE MAP, COMMUNITY PANEL
FLOOD MAP NUMBER 480212 02508 EFFECTIVE
DATE: SEPTEMBER 4, 1991.

DATE	NAME	SCORE
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LEGEND

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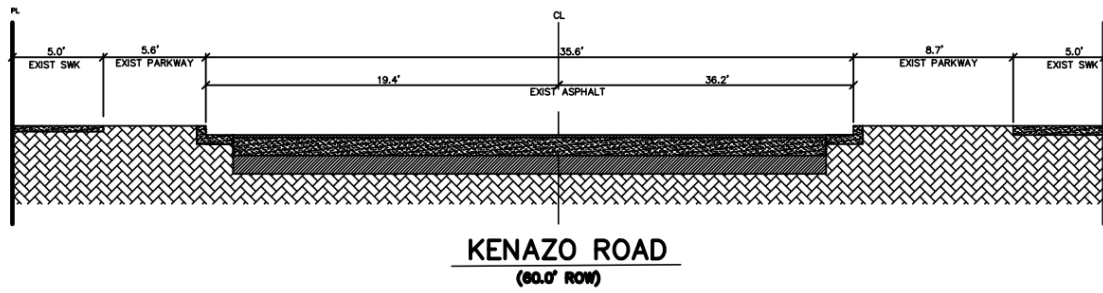
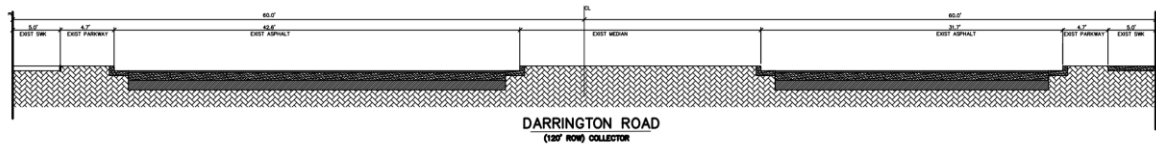
THIS PLAN REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND IS IN COMPLIANCE WITH THE CURRENT PROFESSIONAL AND TECHNICAL STANDARDS OF THE STATE OF TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

FORNIA DONATO. THE REPUBLICAN PARTY

DATE OF PREPARATION APRIL 11, 2025

DORADO ENGINEERING, INC.
ENGINEERS SURVEYORS PLANNERS
2717 E. YANDELL ST. EL PASO, TEXAS 79903 (915) 562-0002

Attachment 6 – Existing Right-of-Way Cross Section



Attachment 7: Preliminary & Final Plat (Combination) Online Application



Town of Horizon City, TX

Town of Horizon City Hall

14999 Darrington Road

Horizon City, TX 79928

915-852-1046

<https://www.horizoncity.org/>

PERMIT

SUC25-0007

**SUBDIVISION COMBO (SUB/REPLAT-
BOTH PRELIM/FINAL)**

SITE ADDRESS: 0 DARRINGTON RD HORIZON CITY
PRIMARY PARCEL: X57800034200760
PROJECT NAME: DARRINGTON PLAZA SUBDIVISION

ISSUED:

EXPIRES:

APPLICANT: Masoud, Sal
P.O. Box 220251
El Paso, TX 79913
9158732400

OWNER: BOWLING ENTERPRISES LTD
6000 NORTHERN PASS DR STE
EL PASO, TX 79911-7209

Detail Name	Detail Value
Number of Acres	8
Please select the Land Use here:	Commercial
Please provide the Specific Use here - e.g. ☐ Residential: single-family/duplex. ☐ Commercial: retail/office. ☐ Industrial: manufacturing/assembly. ☐ Institutional: church/hospital. ☐ Civic: library/park/government	Self Storage Units, ☒ Retail Store
Number of Units:	3
Acreage:	7.648
If single-family or duplex development is proposed: enter the average floor area of houses	N/A
Are special improvements proposed in connection with the development?	No
Is a modification of any portion of the subdivision ordinance proposed?	No
If answer is "Yes", please explain the nature of the modification or enter N/A	N/A
What type of landscaping is proposed?	Parkway
If answered "Other", please describe the landscaping type proposed or enter N/A	N/A
Remarks and/or explanation of special circumstances	N/A
Will plat be recorded prior to subdivision improvements being completed & approved?	Yes
If answered "Yes" to plat recorded before completion of subdivision improvements, have Required Guarantee OR Improvement Cost Estimates & Construction Agreement been submitted?	No
Will any Restrictions and Covenants be recorded with plat?	No
If the project will have improvements dedicated to the City, have the plans been approved?	N