



**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:**

No 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:**

No 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:**

No comments

**Clint ISD:**

Clint ISD takes no exception to the information presented.

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

Please correct block number.

**HRMUD:**

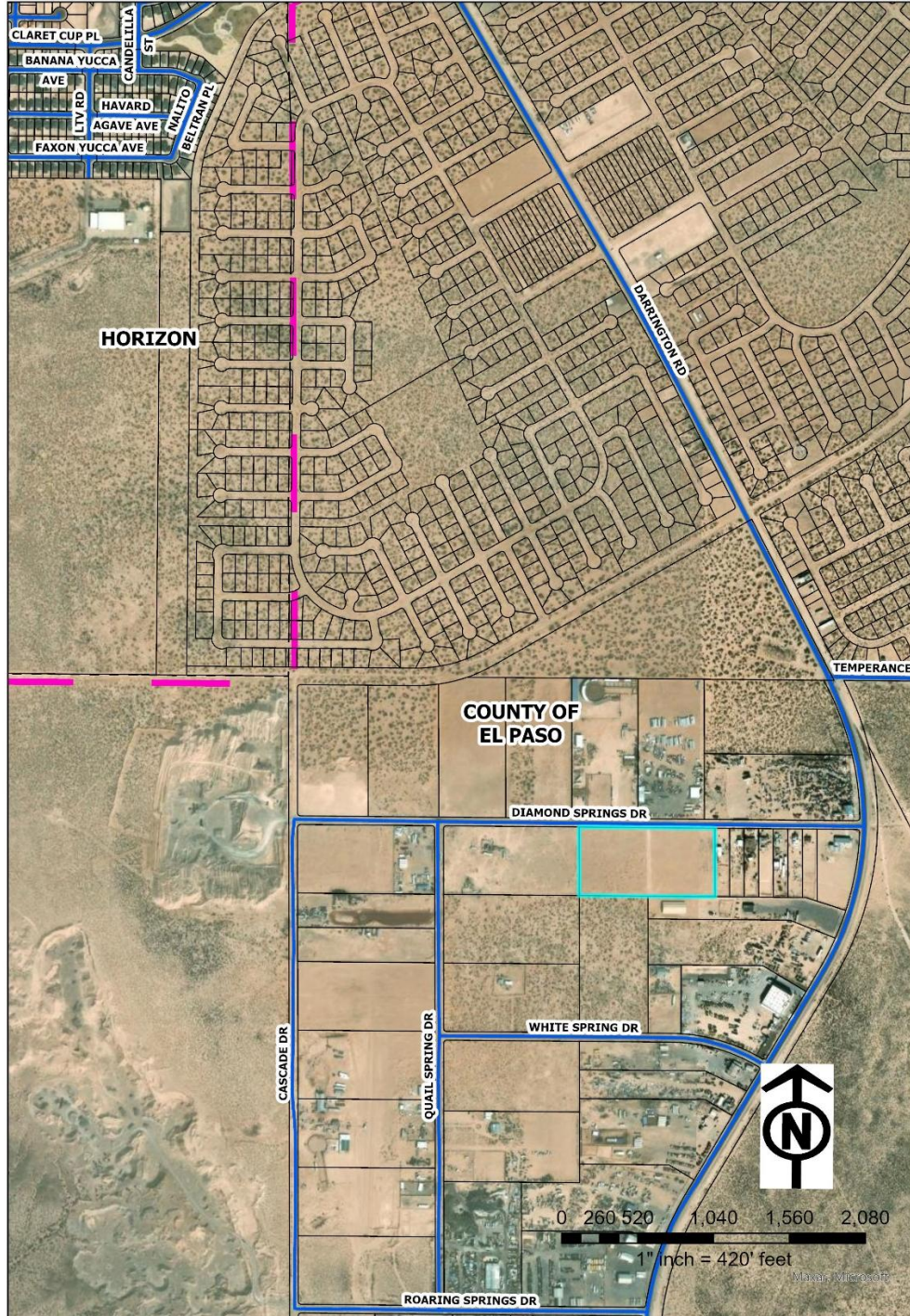
No comments

**Attachments:**

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

Attachment 1: Aerial Map

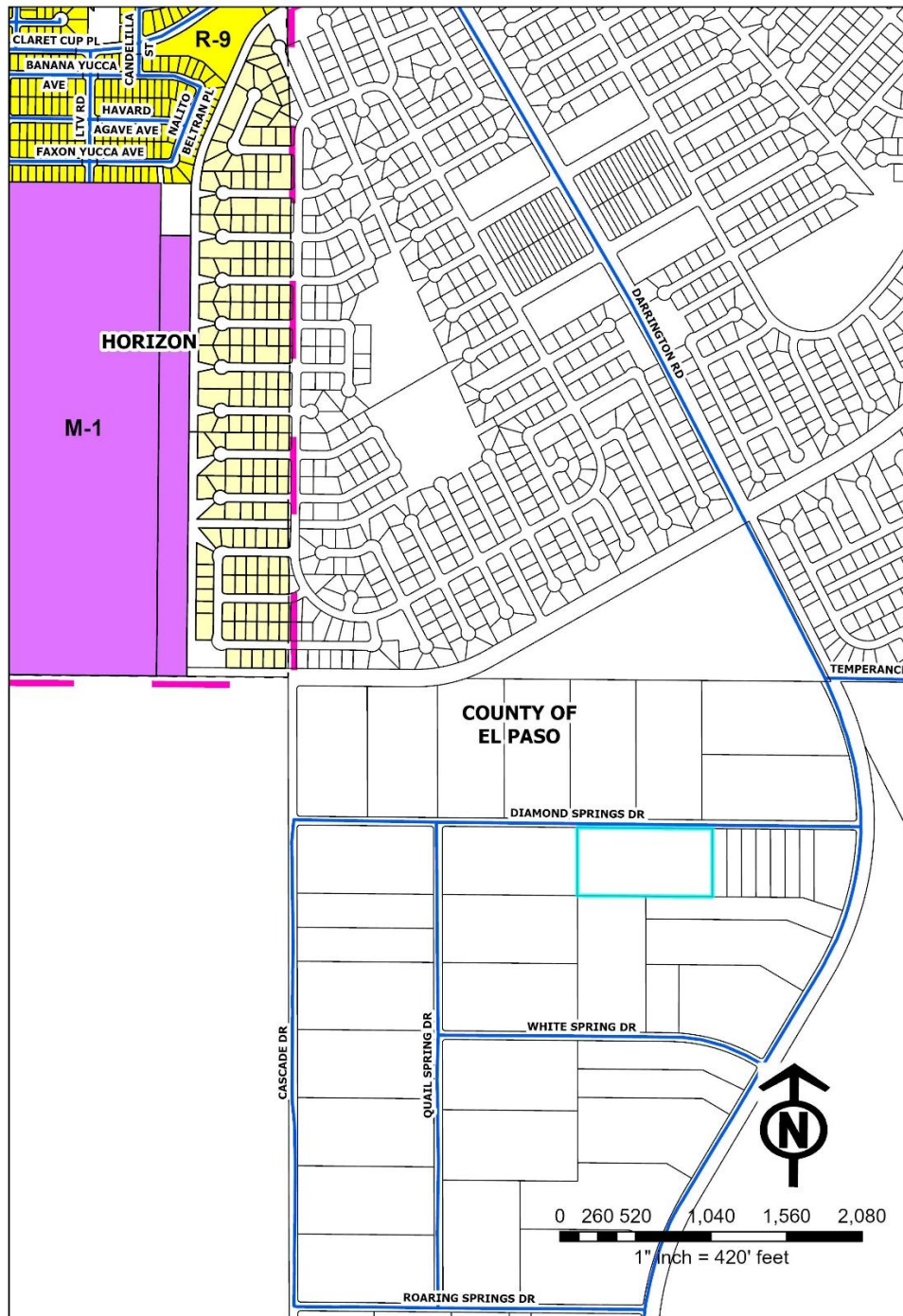
**Planning & Zoning Commission  
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Attachment 2: Zoning Designation Map

**Planning & Zoning Commission  
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### Attachment 3: Location Map



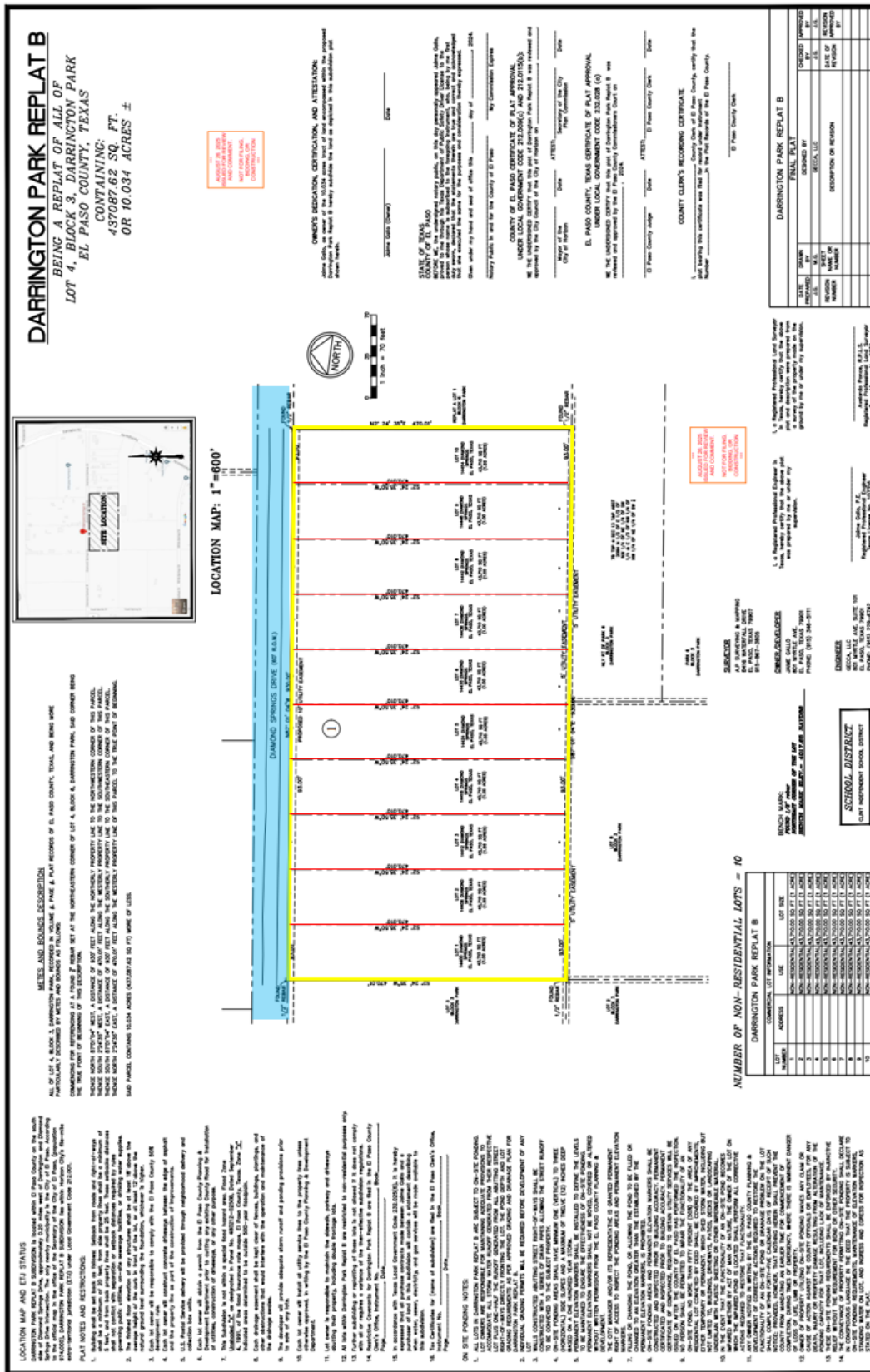
**LOCATION MAP: 1"=600'**





*P&Z: Darrington Park Replat B*

October 20, 2025



## 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 Jaime Gallo, P.E. 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