



TOWN OF HORIZON CITY MEMORANDUM

Date: November 12, 2025

To: Honorable Mayor and Members of City Council

From: Art Rubio, Planning Director

SUBJECT: On the submitted Combination-Preliminary & Final Subdivision Plat applications for Darrington Plaza Subdivision (Case No. SUC25-0007), and to authorize the Mayor to sign the recording plat, legally described as a Portion of Tract 1A, Section 42, Block 78, Township 3, Texas and Pacific Railroad Company Surveys, El Paso County, Texas. Containing 7.648 acres \pm . Application submitted by Applicant/Representative: Del Rio Engineering.

On October 20, 2025, the Planning & Zoning Commission unanimously recommended approval of the Darrington Plaza Subdivision —Preliminary & Final Subdivision Plat.

The application meets all minimum requirements of a preliminary subdivision plat and staff recommends approval of Darrington Plaza Subdivision Combination—Preliminary & Final Subdivision Plat.

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



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, Planning Director
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:

No comment

Final:

No comment

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:

No comment

El Paso Central Appraisal District Comments:

No comment

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:

No comment

Clint Independent School District:

No comment

EPCAD

No comment

HRMUD:

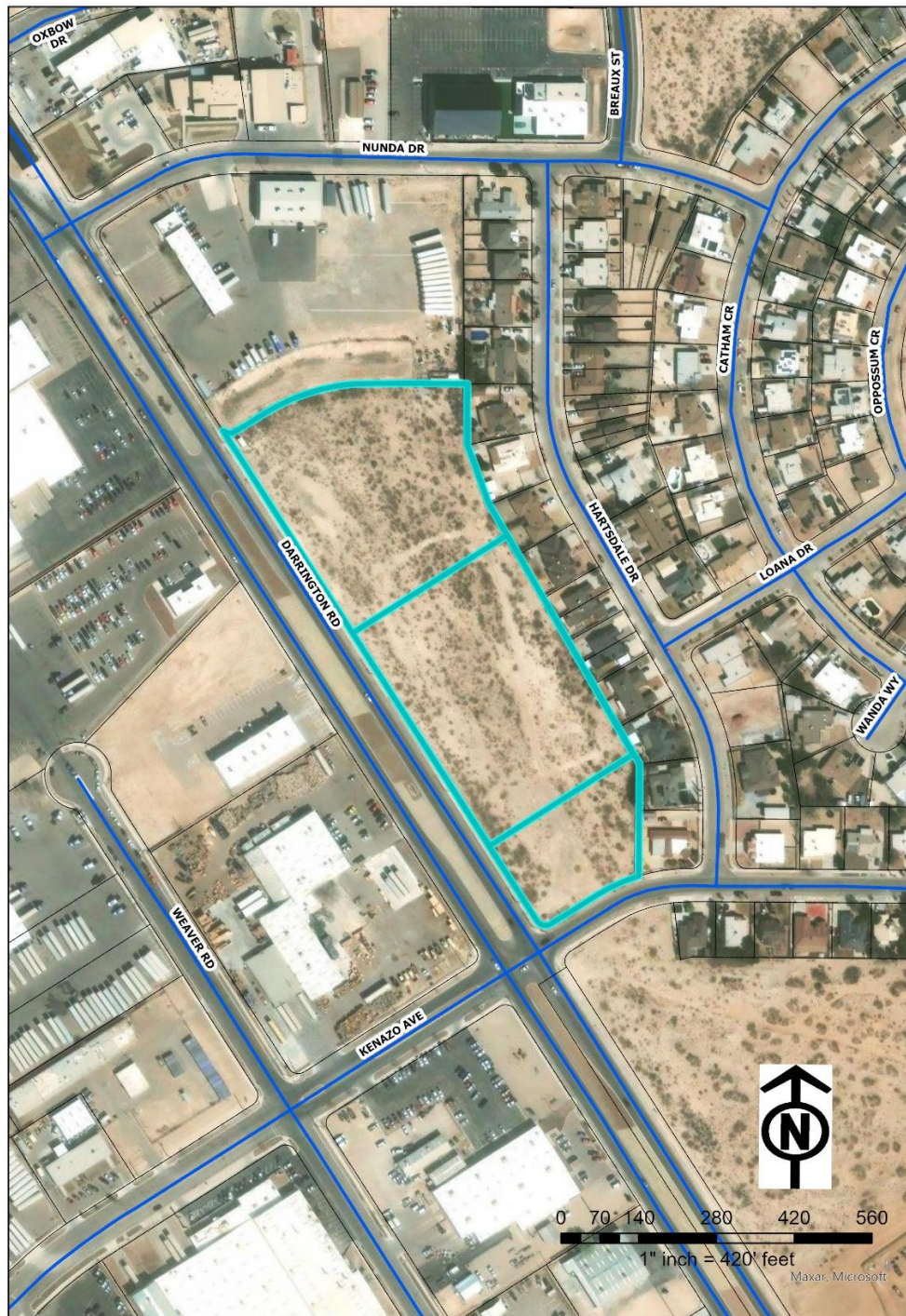
No comment

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**

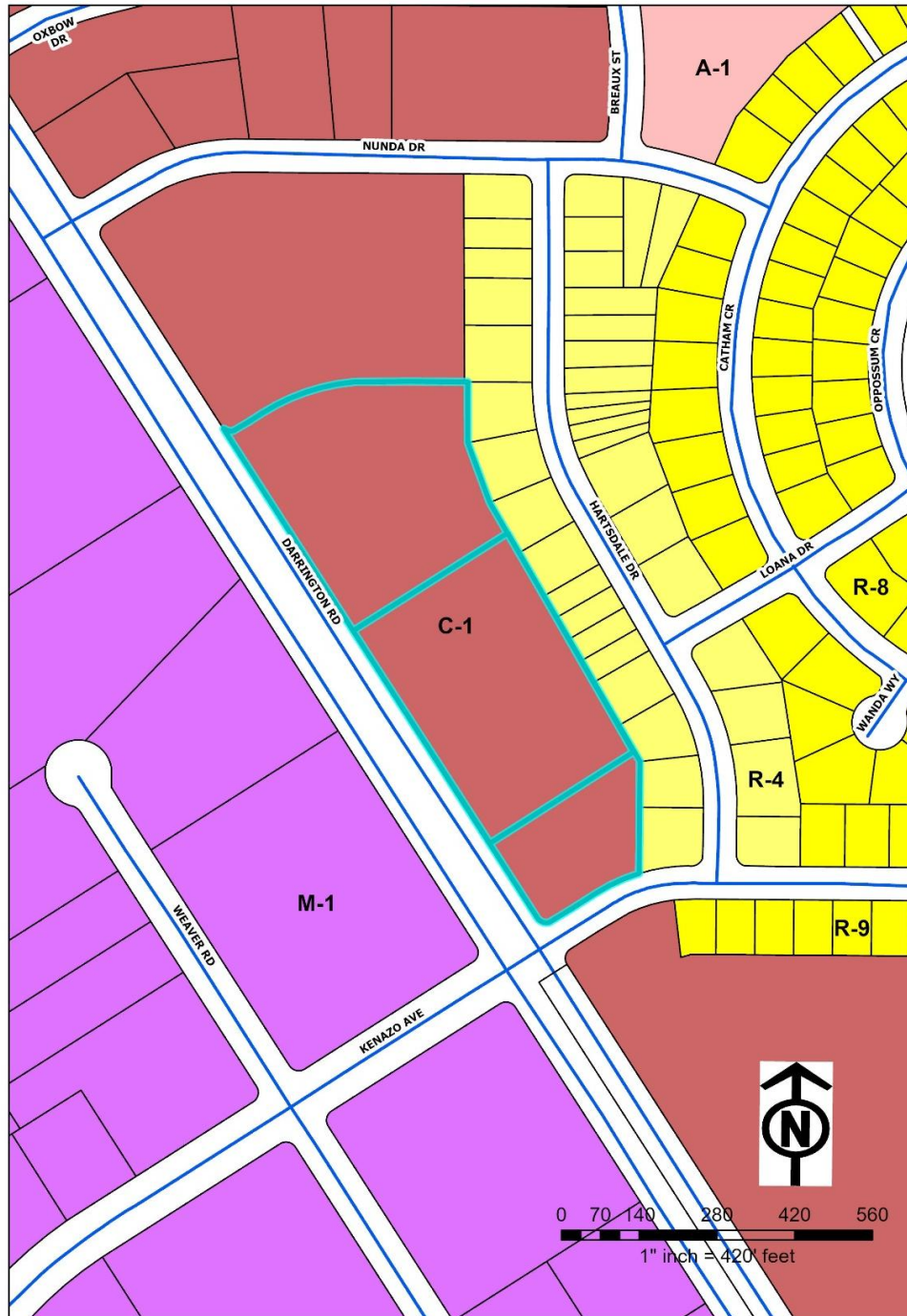
Attachment 1: Aerial Map

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

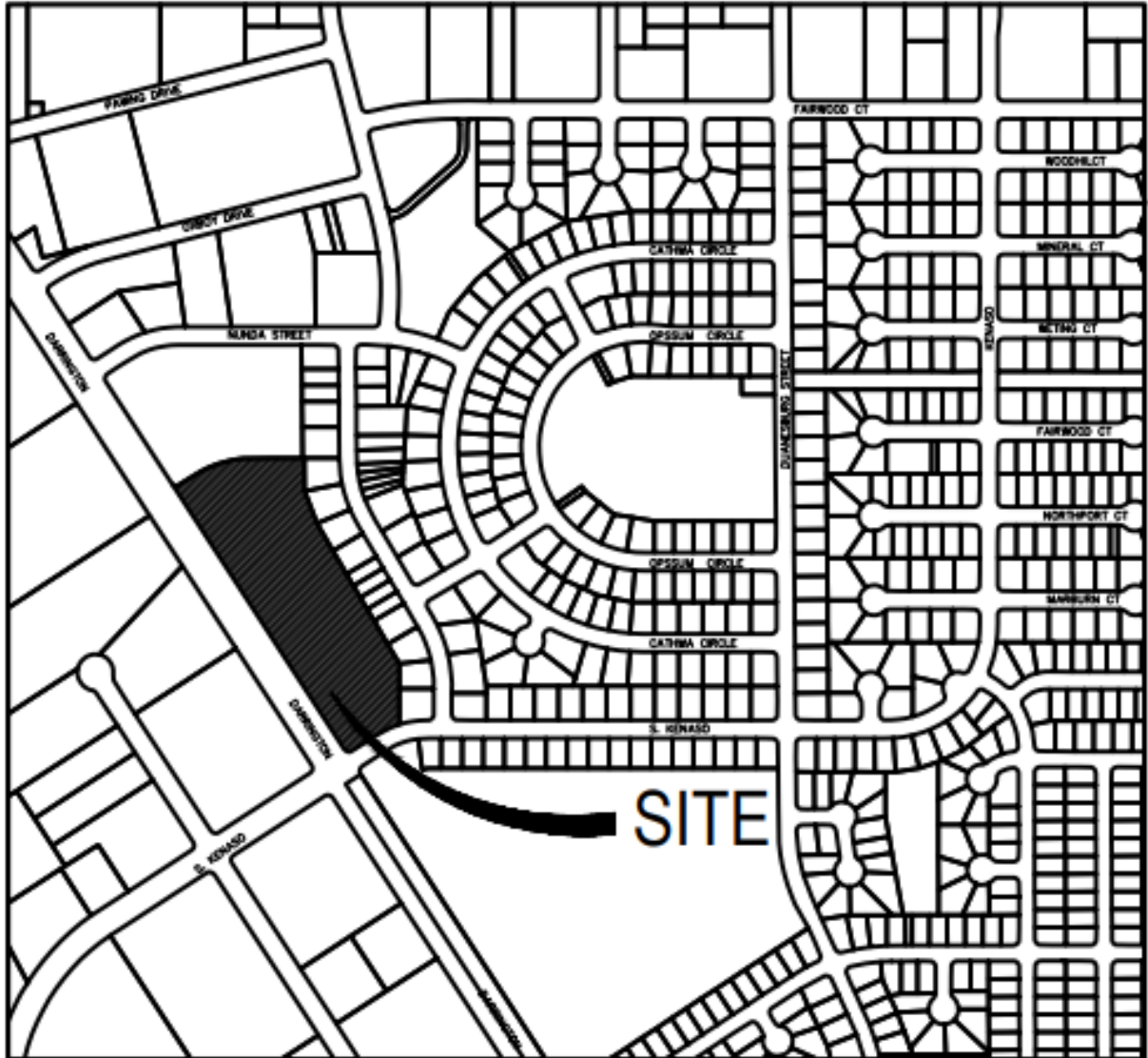


Attachment 2: Zoning Designation Map

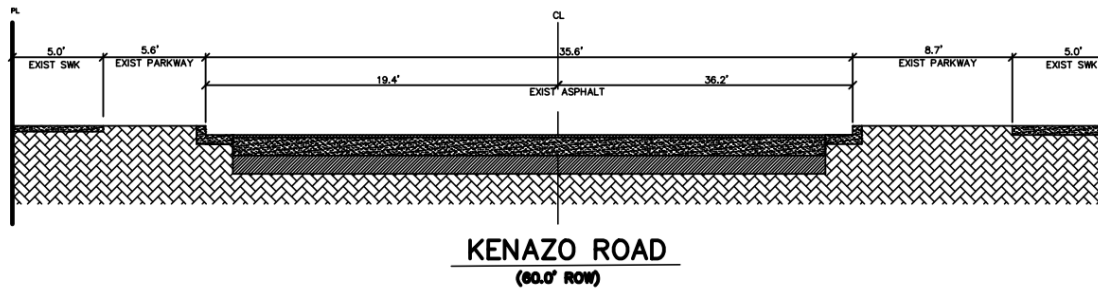
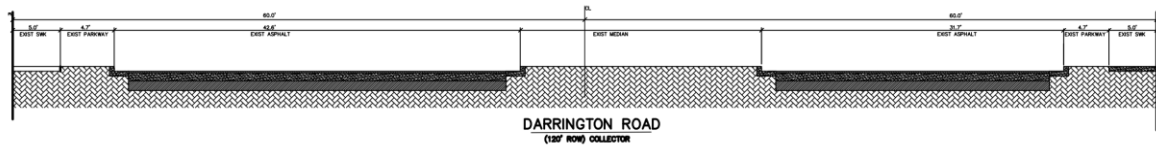
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Attachment 3: Location Map



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. <input type="checkbox"/> Residential: <input type="checkbox"/> single-family/duplex. <input type="checkbox"/> Commercial: <input type="checkbox"/> retail/office. <input type="checkbox"/> Industrial: <input type="checkbox"/> manufacturing/assembly. <input type="checkbox"/> Institutional: <input type="checkbox"/> church/hospital. <input type="checkbox"/> Civic: <input type="checkbox"/> library/park/government	Self Storage Units, <input checked="" type="checkbox"/> 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