



TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.: SUC25-0005 Darrington Plaza Subdivision

Application Type: Preliminary & Final Subdivision Plat Applications

P&Z Hearing Date: August 18, 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 138,855 sq. ft. / 3.1877-acres and the largest lot measuring approximately 194,214 sq. ft / 4.4585-acres.

Staff Recommendation:

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

Planning Division Comments:**Preliminary:**

1. Add block number on property
2. Add plat note. Stormwater Drainage shall be address through a private pond, reviewed at the building permit stage.

Final:

1. Remove "Preliminary Plat" from Final Plat drawing.
2. Remove City Plan Commission Approval Statement and use the example I attached for Town of Horizon City – City Council
3. Add block number on property.

Town Engineer Comments:**Preliminary Plat:**

1. In accordance with Town of Horizon City Subdivision Ordinance 4.2.2.5, show features pertinent to subdivision and location of any existing utilities with size of sewer and water mains if they exist adjacent roads. Call out the following:
 - Existing driveway in Norwest corner of subdivision
 - Electrical/Comm enclosure/gatehouse in Norwest corner of subdivision
 - Sidewalk on ROW.
 - Gas enclosure and valves in southwest corner.
2. In accordance with Town of Horizon City Subdivision Ordinance 4.2.2.2, show complete owner information.
3. Utilities in ROW cannot be appreciated, scale plan to 1"=40" or larger as space allows. Existing cross-sections are not necessary.

Final Plat:

Meets all requirements as per Town of Horizon City ordinances. No comments.

El Paso 9-1-1 District Comments:**TxDOT Comments:****El Paso Central Appraisal District Comments:****El Paso Electric Company:**

We have no comments for Darrington Plaza.

Texas Gas:

In reference to case Darrington Plaza Subdivision, Texas Gas Service does not have any comments.

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

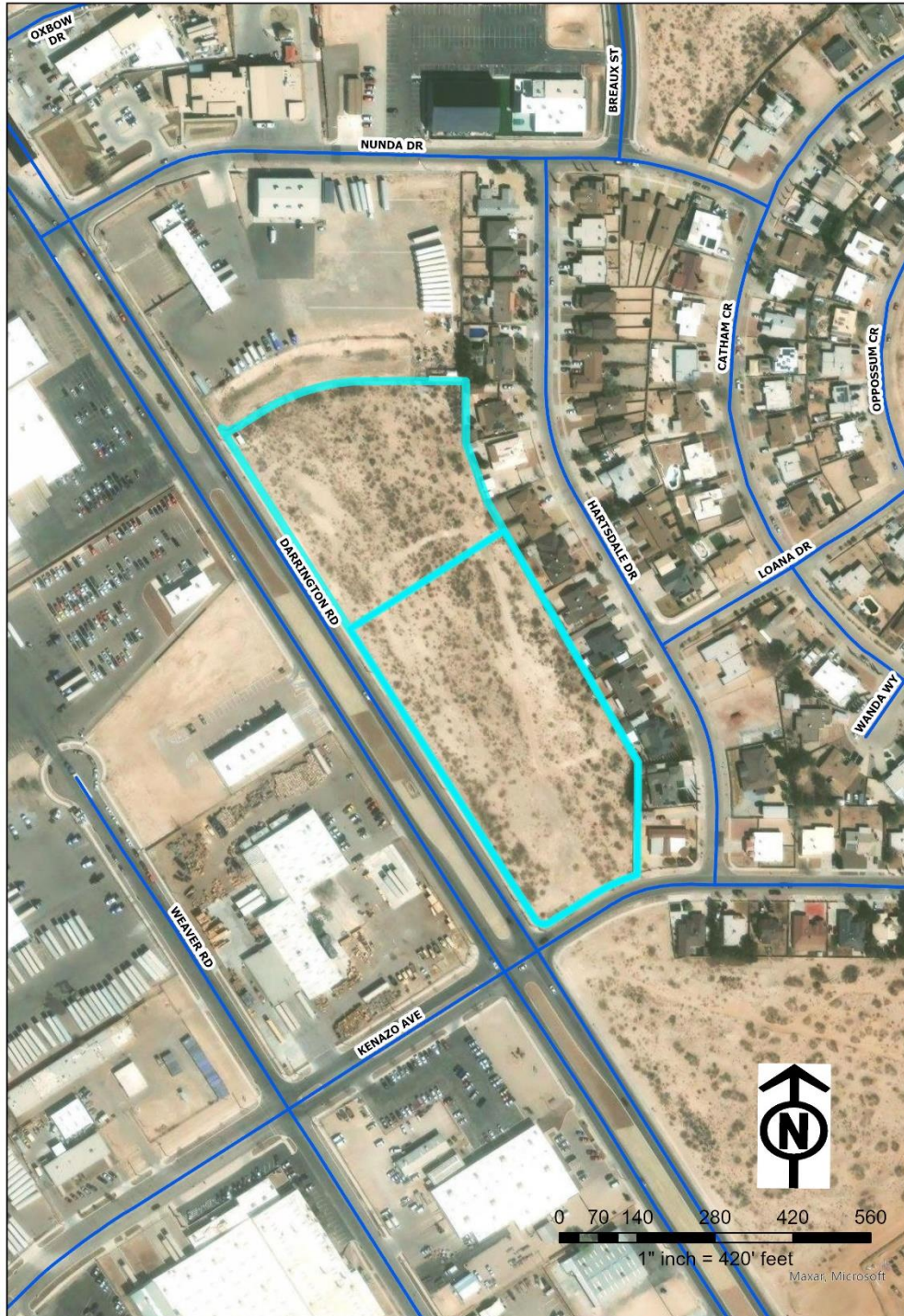
1. Developer must apply for service. HRMUD to determine capacities and any additional upgrades/extensions to the existing system to serve the development including additional easements to the HRMUD.

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**

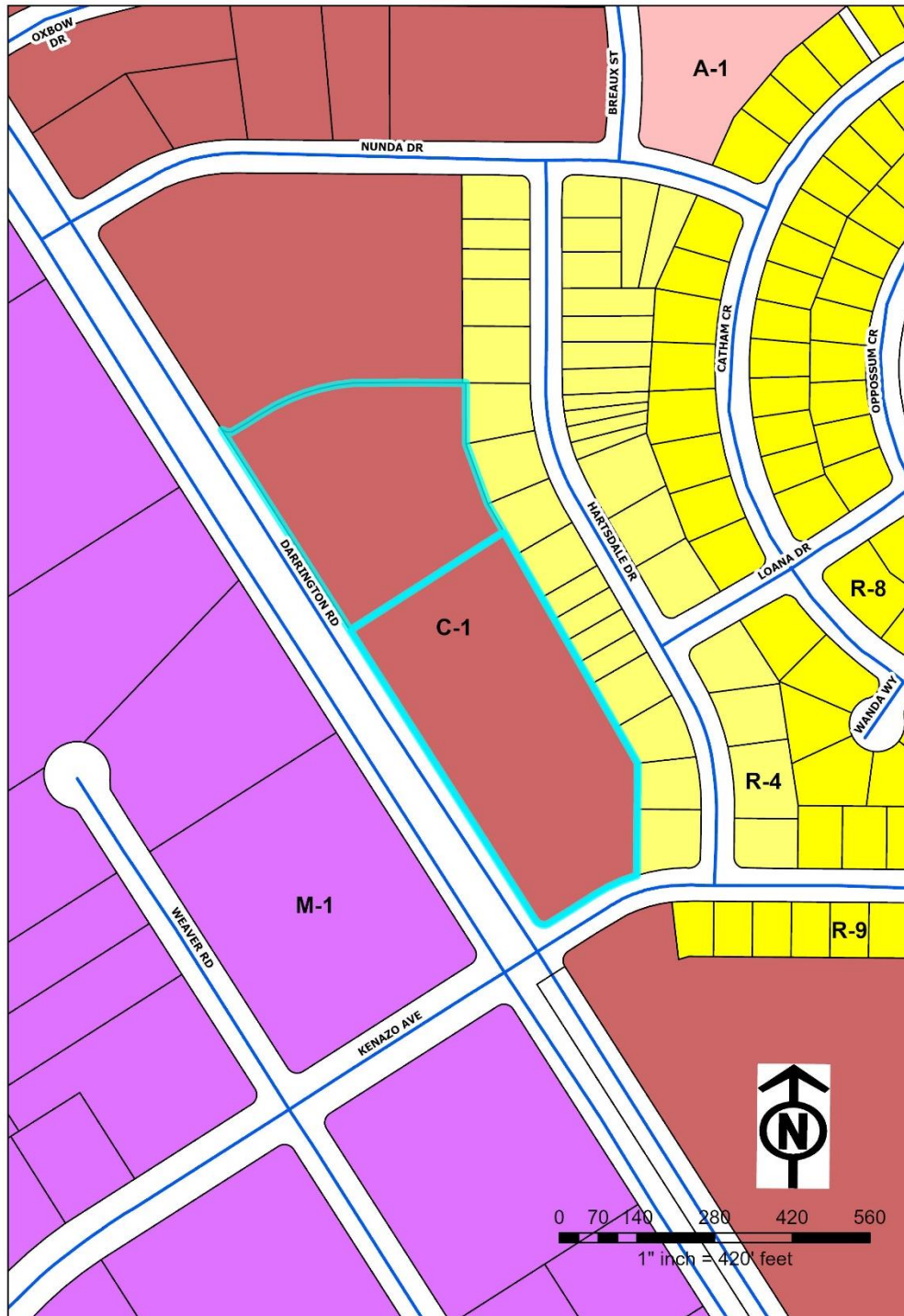
Attachment 1: Aerial Map

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Darrington Plaza Subdivision
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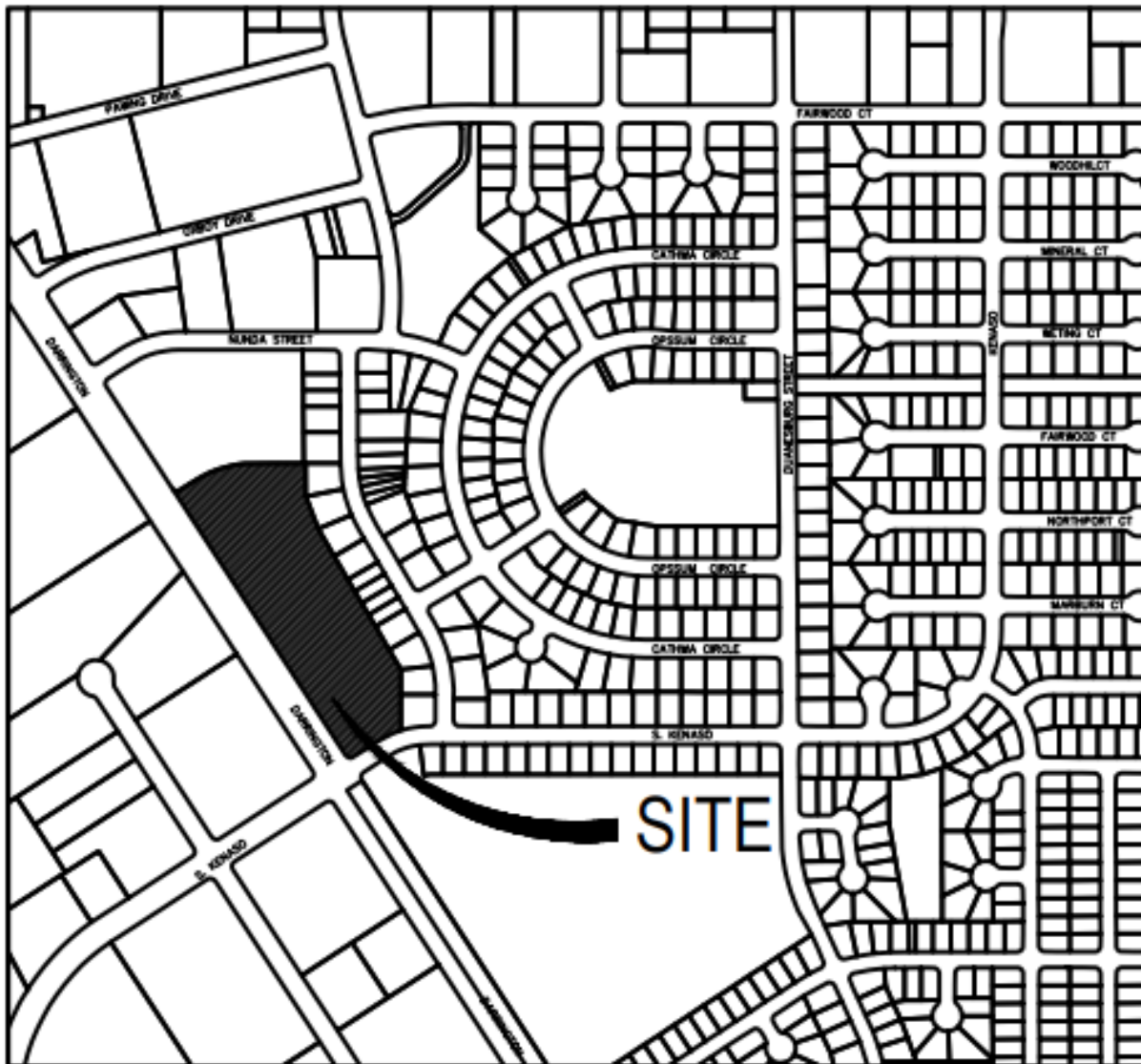


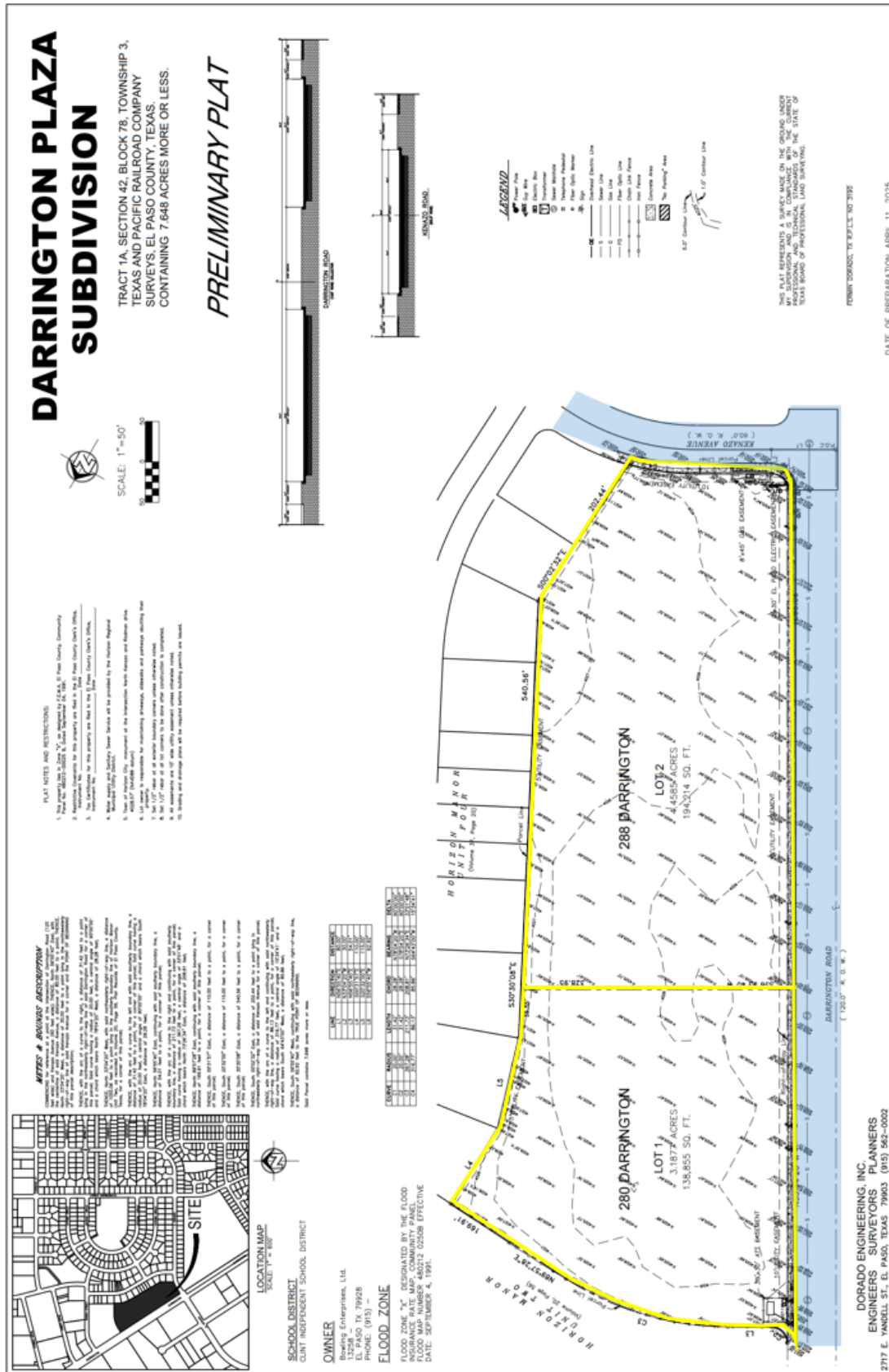
Attachment 1: Zoning Designation Map

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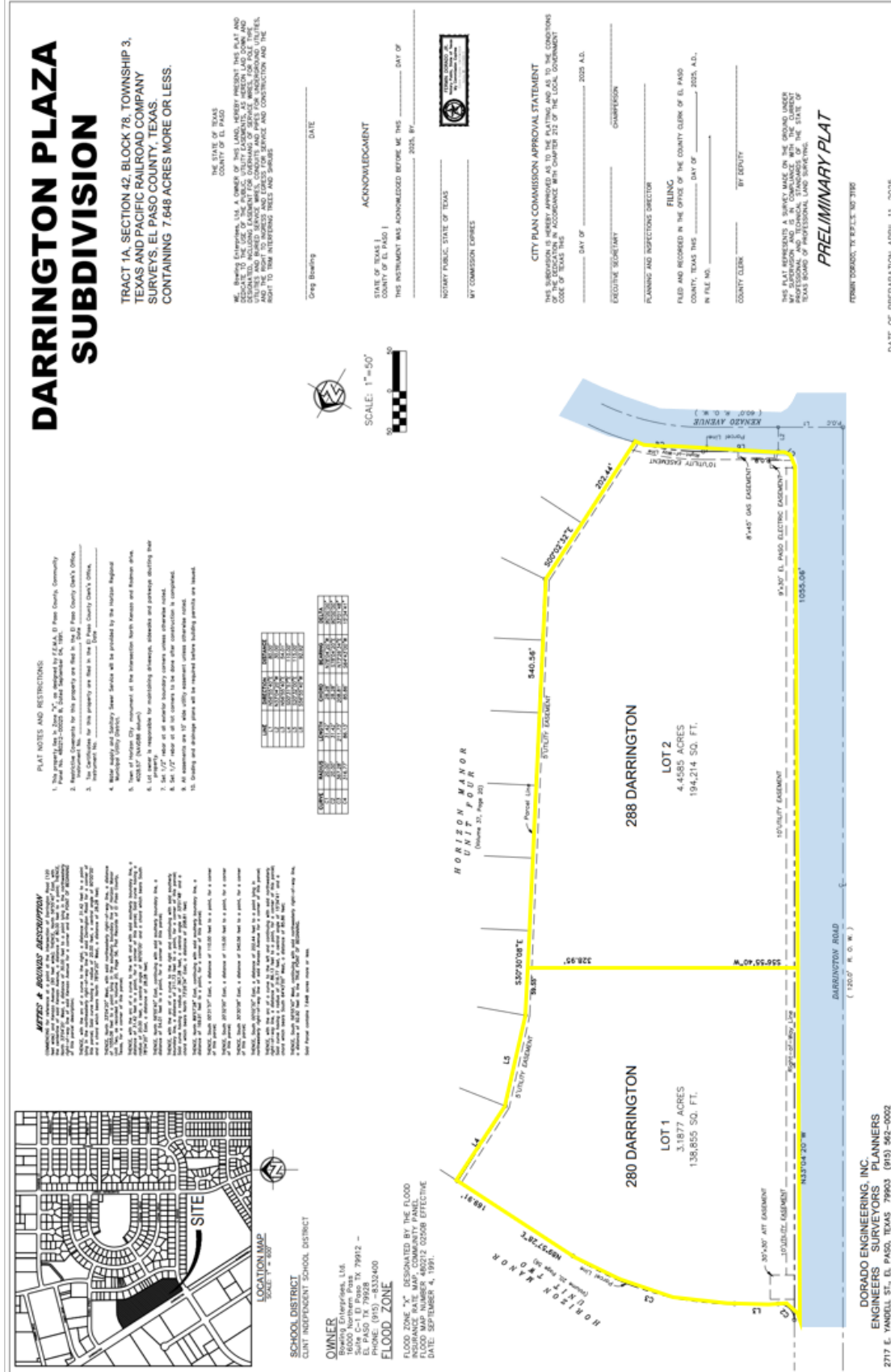


Attachment 3: Location Map

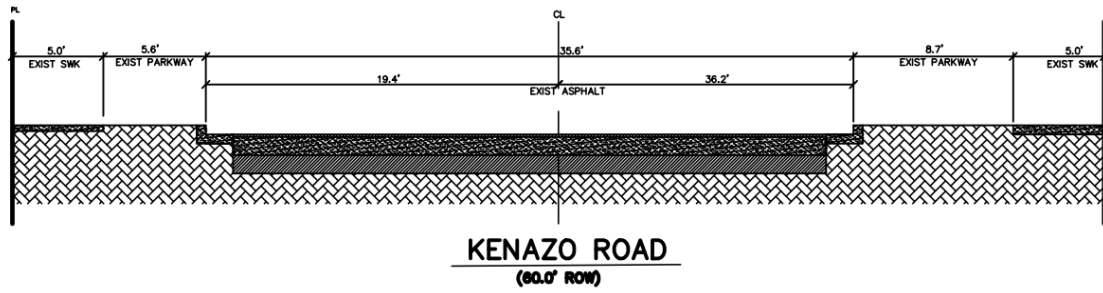
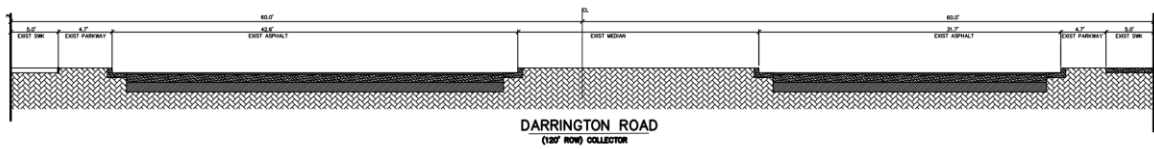




Attachment 5: Final Subdivision Plat



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

SUC25-0005

SUBDIVISION (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
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
Number of Units:	2
Acreage:	7.6480
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?	N/A
If answered "Yes" to plat recorded before completion of subdivision improvements, have Required Guarantee OR Improvement Cost Estimates & Construction Agreement been submitted?	Not Applicable
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