

Emerald Park Unit Five Replat A

City Plan Commission — May 8, 2025



CASE NUMBER/TYPE: SUSU25-00036 – Resubdivision Combination
CASE MANAGER: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov
PROPERTY OWNER: Ivy O. and Gabriel Peralta
REPRESENTATIVE: Conde, Inc.
LOCATION: North of Horizon Boulevard and East of Peyton Drive - Extraterritorial Jurisdiction (ETJ)
PROPERTY AREA: 0.41 acres
VESTED RIGHTS STATUS: Not Vested
PARK FEES: Park Fees Not Required
ZONING DISTRICT(S): N/A property lies within ETJ
RELATED APPLICATIONS: SUSU20-00028 Emerald Park Unit Five
PUBLIC INPUT: No opposition received as of May 1, 2025

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of Emerald Park Unit Five Replat A on a Resubdivision Combination basis.

Emerald Park Unit Five Replat A

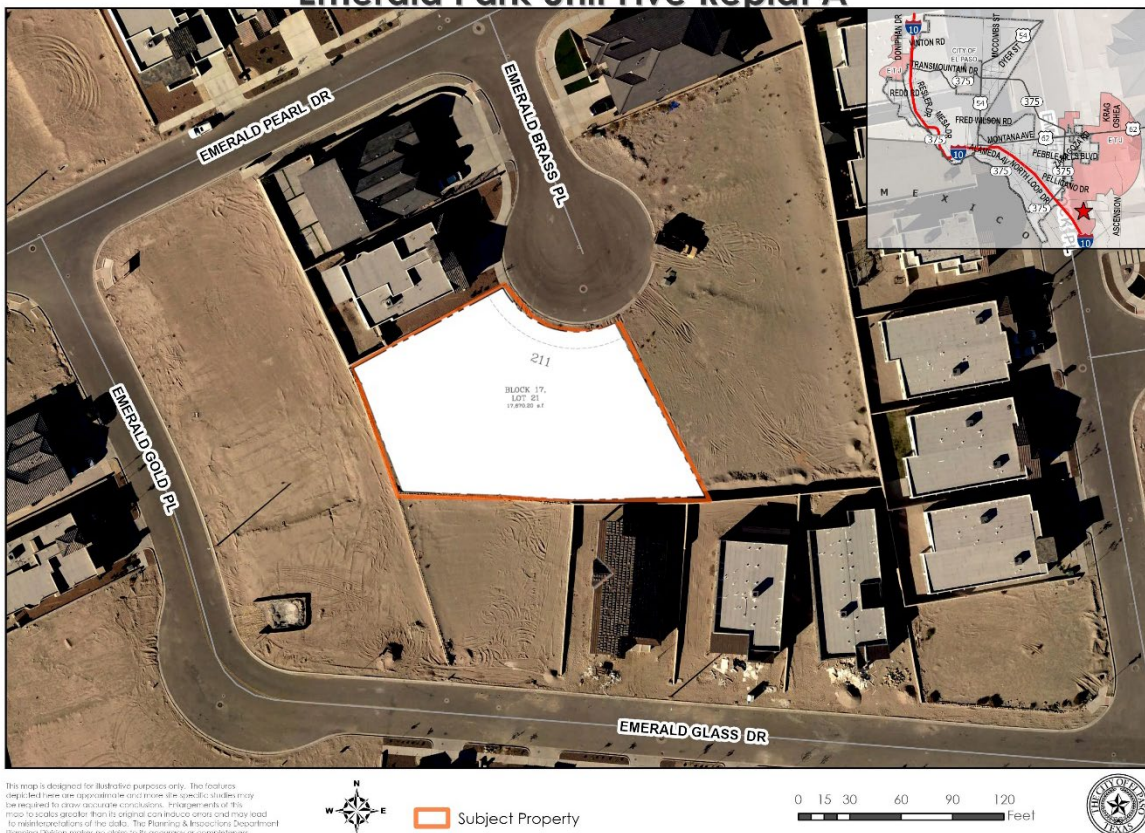


Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is proposing to resubdivide 0.41 acres in order to create a residential subdivision that will comprise of one (1) single-family residential lot. The residential lot is 17,670 square feet in size. The reason for the replat is to combine the two existing residential lots into one. Access to the subdivision will remain from Emerald Blass Place. Stormwater drainage will be managed by surface run-off to Emerald Brass Place. This development is being reviewed under the current subdivision code.

CASE HISTORY/RELATED APPLICATIONS: Emerald Park Unit Five was approved and recorded in 2021.

NEIGHBORHOOD CHARACTER: Surrounding neighborhood characteristics are identified in the following table.

Surrounding Zoning and Use	
North	Extraterritorial Jurisdiction (ETJ) / Residential development
South	Extraterritorial Jurisdiction (ETJ) / Residential development
East	Extraterritorial Jurisdiction (ETJ) / Vacant
West	Extraterritorial Jurisdiction (ETJ) / Vacant
Nearest Public Facility and Distance	
Park	Ranchos Del Sol (6.5 mi.)
School	Col. John Ensor (6-8) (1.25 mi.)
Plan El Paso Designation	
G-4, Suburban (Walkable)	
Impact Fee Service Area	
N/A	

PUBLIC COMMENT: Notices of the proposed replat were sent on April 17, 2025 to all property owners within 300 feet of the subject property and within the original subdivision. As of May 1, 2025, staff has not received any communication regarding this request.

PLAT EXPIRATION: This application will expire on **May 8, 2028**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with El Paso City Code Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

CITY PLAN COMMISSION OPTIONS:

Subdivision

City Plan Commission (CPC) has sole and final authority on subdivision matters. Subdivision applications in conformance with all applicable code provisions shall be approved by the CPC. When a plat is brought forward to the CPC for review, the Commission may take any of the following actions:

1. **Approval:** The CPC finds that the proposed plat is in conformance with all applicable requirements of Title 19 of the El Paso City Code. **(Staff Recommendation)**
2. **Approval with Conditions:** The CPC may impose conditions that bring the proposed plat into conformance with all applicable requirements of Title 19 of the El Paso City Code.
3. **Denial:** The CPC finds that the proposed plat is not in conformance with all applicable requirements of Title 19 of the El Paso City Code.

ATTACHMENTS:

1. Aerial Map
2. Preliminary Plat
3. Final Plat
4. Application
5. Department Comments

Emerald Park Unit Five Replat A



Subject Property

This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.

ATTACHMENT 3

EMERALD PARK UNIT FIVE

REPLAT "A"

BEING A REPLAT OF LOTS 21 AND 22,
BLOCK 17, EMERALD PARK UNIT FIVE,
EL PASO COUNTY, TEXAS,
CONTAINING 0.1057 AC.±



ATTACHMENT 4



RESUBDIVISION COMBINATION APPLICATION

DATE: March 25, 2025

FILE NO. SUSU25-00036

SUBDIVISION NAME: EMERALD PARK UNIT FIVE REPLAT "A"

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)

BEING A REPLAT OF LOTS 21 AND 22, BLOCK 17, EMERALD PARK UNIT FIVE, EL PASO COUNTY, TEXAS

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	0.4057	1	Office		
Duplex			Street & Alley		
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial			Total No. Sites	1	
Industrial			Total (Gross) Acreage	0.4057	

3. What is existing zoning of the above described property? N/A Proposed zoning? N/A

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 of Both ☒

6. What type of drainage is proposed? (If applicable, list more than one)

7. Are special public improvements proposed in connection with development? Yes ☐ No ☒

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes ☐ No ☒
If answer is "Yes", please explain the nature of the modification or exception

9. Remarks and/or explanation of special circumstances:

10. Improvement Plans submitted? Yes ☐ No ☒

11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes ☐ No ☒

If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

Planning & Inspections Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

12. Owner of record Ivy O. & Gabriel Peralta, 211 Emerald Brass Pl., El Paso, TX 79928 (915) 592-0283
(Name & Address) (Zip) (Phone)
13. Developer Ivy O. & Gabriel Peralta, 211 Emerald Brass Pl., El Paso, TX 79928 (915) 592-0283
(Name & Address) (Zip) (Phone)
14. Engineer Conde, Inc., 6080 Surety Dr., Ste.100 El Paso, TX 79905 (915) 592-0283
(Name & Address) (Zip) (Phone)

OWNER SIGNATURE: 

REPRESENTATIVE SIGNATURE: 

REPRESENTATIVE CONTACT (PHONE): (915) 592-0283

REPRESENTATIVE CONTACT (E-MAIL): cconde@condeinc.com

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING
UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND
COMPLETENESS.

ATTACHMENT 5

Planning and Inspections Department- Planning Division

Developer / Engineer shall address the following comments:

1. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:
 - a. Current certificate tax certificate(s)
 - b. Set of restrictive covenants, if applicable.
2. Remove quotation marks from letter “A” of subdivision name.
3. Add square footage to legal description on final plat.
4. Add acreage along with square footage inside new subdivision lot.
5. Update Local Government Codes to 212 and 232 only.
6. Change City of El Paso Certificate of Plat Approval to City Plan Commission Statement.
7. Cul-de-sac dimensions must be provided.

Planning and Inspections Department- Land Development Division

We have reviewed subject plats and recommend **Approval**

The Developer/Engineer shall address the following comments:

1. Print-out of the mathematical closure is ok.
2. Coordinate improvements with the El Paso County.

Parks and Recreation Department

Please note that this is a Residential subdivision composed of 1 residential lot and is located within the City of El Paso eastside ETJ area; Per City Standards a total of \$1,370.00 in "Park fees" would have been required however...

This subdivision is located with-in the City of El Paso Extra Territorial Jurisdiction (ETJ) area but not with-in the areas of potential annexation by the City, therefore meeting the requirements to be excluded from the calculation for "Parkland / fees" as **IT IS NOT** identified on the official map as described per ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space** as noted below:

Section 19.20.020 - Dedication Required

- A. **Dedication Required.** All subdivisions located within the corporate limits of the City of El Paso and within those areas designated in the City's extra territorial jurisdiction (ETJ), as identified on an official map kept in the Development Services Department.

(Ord. 16882 § 2 (part), 2008; Ord. No. 17236, § 27, 11-10-2009; Ord. No. 17251, § 11, 12-15-2009; Ord. No. 17396, § 14, 8-24-2010; Ord. No. 17561, § 9, 5-17-2011)

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

El Paso Water

EPWater does not object to this request.

The proposed subdivision is located within the East El Paso Extraterritorial Jurisdiction (ETJ) within one of the Paseo Del Este Municipal Utility Districts (MUDs) service area. The Paseo Del Este MUD receives wholesale water and wastewater service from the El Paso Water – Public Service Board (EPWater-PSB) in accordance with the Paseo del Este Wholesale Contract and EPWater-PSB Rules and Regulations No. 11.

Stormwater Engineering

Has reviewed the replat described above and has no objections.

Streets and Maintenance Department**Traffic Engineering**

Have no objections to this application.

Signs and Markings

- All construction plan set submittals and all work shall be in compliance with all applicable City of El Paso Municipal Code, Ordinances, Design Standards for Construction (DSC), Americans with Disabilities Act (ADA), Texas Accessibility Standards (TAS), and Texas Department of Licensing and regulation (TDLR), Street Design Manual (SDM), and all applicable state and federal rules and regulations. The city may refer to TXDOT specs and standards as may be required or not covered by DSC or SDM.
- Please, clarify document submitted with name "Waiver Letter". Elaborate more. Intentions of the waiver, etc.

Contract Management Section

Indicate that proper survey delimitation shall be done to make sure there is no encroaching into city's ROW.

Street Lights Department

Do not object to this request.

For the development of the subdivision anything that will be maintained by the City of El Paso needs to follow the standards on the Street Design Manual (SDM) and the Design Standards for Construction (DSC) according to City of El Paso Code (cited below).

City of El Paso Code to be followed:

*Title 19 - 19.16.010 - Streetlighting.

**18.18.190 – Submission contents.

*** 19.02.040 Criteria for approval.

El Paso Central Appraisal

Has no comments for this subdivision.

El Paso County Water Improvement District #1

The above-mentioned item is not within the boundaries of EPCWID.

El Paso Electric

Has no comments for Emerald Park Unit Five Replat A

Fire Department

No adverse comments.

Sun Metro

No comments received.

Capital Improvement Department

No comments received.

Texas Gas

No comments received.

El Paso County 911 District

No comments received.

Texas Department of Transportation

No comments received.

El Paso County

No comments received.