

Emerald Heights Unit Four Replat A

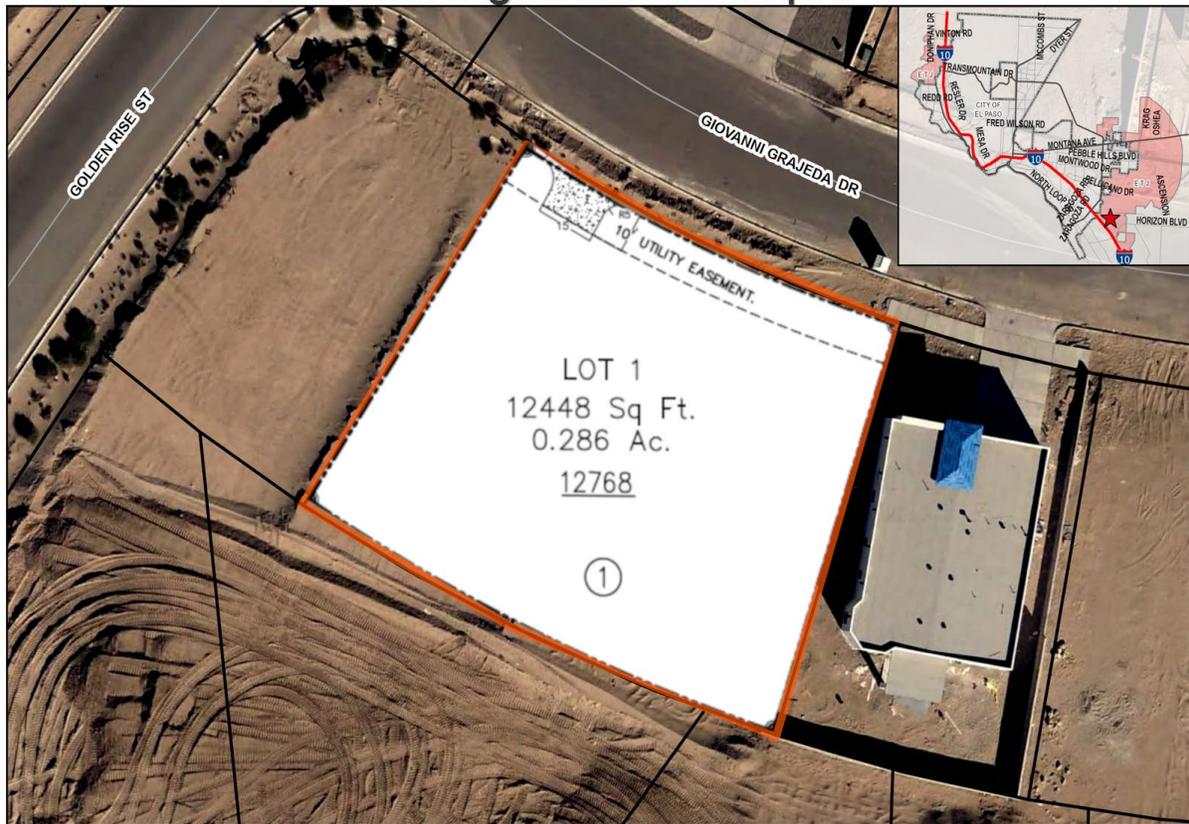


City Plan Commission — February 12, 2026

CASE NUMBER/TYPE:	SUSU25-00106 – Resubdivision Combination
CASE MANAGER:	Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov
PROPERTY OWNER:	Bowling Construction, LLC
REPRESENTATIVE:	Rey Engineering, Inc
LOCATION:	N/A property lies within (ETJ)
PROPERTY AREA:	0.28 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	Park Fees Not Required
ZONING DISTRICT(S):	N/A property lies within ETJ
PUBLIC INPUT:	No opposition received as of 02/05/2026

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

Emerald Heights Unit Four Replat A



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 & Inspection Department Planning Division makes no claim to its accuracy or completeness.



Subject Property

0 5 10 20 30 40 Feet



Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is proposing to resubdivide 0.28 acres of vacant land to create one residential lot in the El Paso’s extraterritorial jurisdiction. Drainage flow will be provided by regional pond. The subdivision was reviewed under the standards of the current subdivision code.

CASE HISTORY/RELATED APPLICATIONS: N/A

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

Surrounding Zoning and Use	
North	Extraterritorial Jurisdiction (ETJ) / Residential development and vacant land
South	Extraterritorial Jurisdiction (ETJ) / Vacant land
East	Extraterritorial Jurisdiction (ETJ) / Residential development
West	Extraterritorial Jurisdiction (ETJ) / Vacant Land
Nearest Public Facility and Distance	
Park	Ranchos del Sol Park (3.86 mi)
School	Eastlake High School (0.75 mi.)
Plan El Paso Designation	
G-4, Suburban	
Impact Fee Service Area	
N/A	

PUBLIC COMMENT: Notices of the proposed replat were sent on January 26, 2026, to all property owners within 200 feet of the subject property and within the original subdivision. As of February 5, 2026, staff has not received any calls of inquiry regarding this request.

PLAT EXPIRATION: This application will expire on **February 12, 2029**. 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

ATTACHMENT 1

Emerald Heights Unit Four Replat A



Emerald Heights
Unit Four Replat A
SUSU25-00106



Subject Property



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ATTACHMENT 2

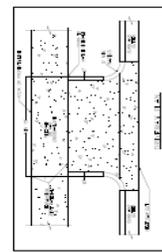
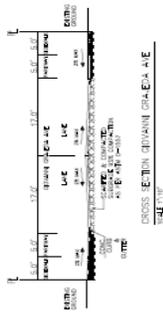
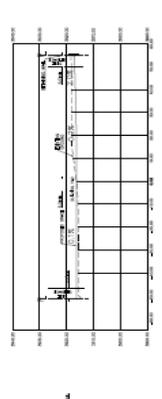
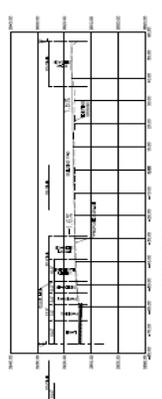
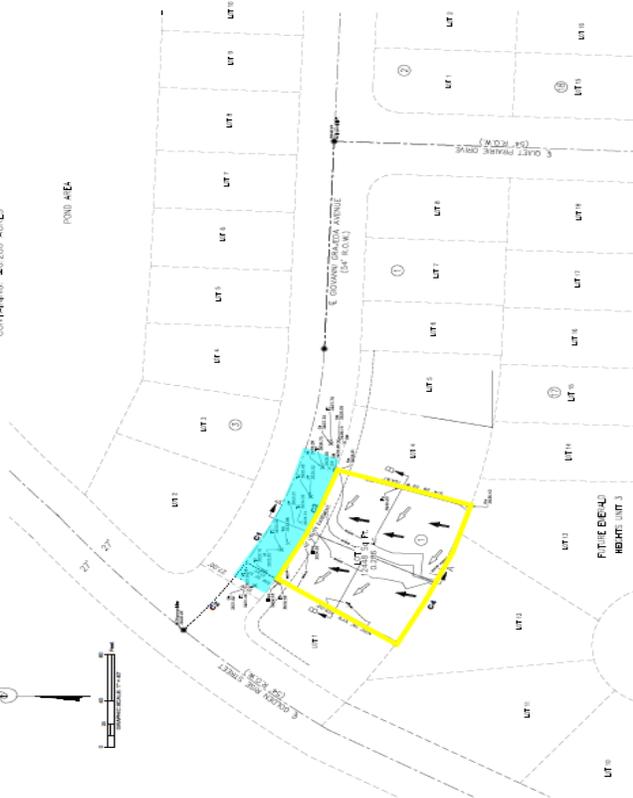
EMERALD HEIGHTS UNIT FOUR REPLAT "A" PRELIMINARY

(BEING ALL OF LOTS 2 & 3 IN BLOCK 1 OF EMERALD HEIGHTS UNIT FOUR, EL PASO COUNTY, TEXAS,
CONTAINING ±0.286 ACRES)



PLAT NOTES & RESTRICTIONS

1. THE PROPERTY SHOWN ON THIS INSTRUMENT IS PART OF THE AREA OF THE COUNTY OF EL PASO, TEXAS.
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PROPERTY OWNER
BOWLING CONSTRUCTION LLC
12700 GIOVANNI GRANADA AVENUE, EL PASO, TEXAS 79906

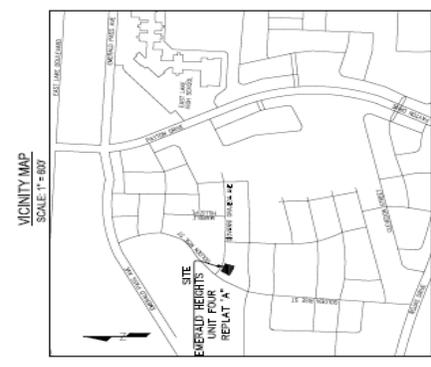
TOTAL RESIDENTIAL LOTS
1

REMARKS:
REPLACEMENT OF EXISTING SIDE OF AND GIOVANNI GRANADA AVENUE ELEVATOR: MARK/PARAD DEL SITE DATING

SCHOOL DISTRICT
SCHOOL DISTRICT OF EL PASO COUNTY, TEXAS
12700 GIOVANNI GRANADA AVENUE, EL PASO, TEXAS 79906

STREET MAP NOTES
STREET MAP NOTES
STREET MAP NOTES
STREET MAP NOTES

DATE	BY	DESCRIPTION
02/12/2026	EL PASO COUNTY	REPLAT A
02/12/2026	EL PASO COUNTY	REPLAT A
02/12/2026	EL PASO COUNTY	REPLAT A



STATEMENT
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ATTACHMENT 4



MINOR SUBDIVISION APPLICATION

DATE: _____ FILE NO. _____

SUBDIVISION NAME: EMERALD HEIGHTS UNIT FOUR REPLAT "A"

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
BEING ALL OF LOTS 2 & 3 IN BLOCK 1 OF EMERALD HEIGHTS UNIT FOUR, EL PASO COUNTY, TEXAS

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	0.268	1	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____		_____	_____
Commercial	_____	_____	Total No. Sites	_____	_____
Industrial	_____	_____	Total (Gross) Acreage	_____	_____

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)
COMMON POND

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: _____

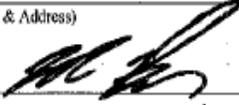
10. Improvement Plans submitted? Yes No

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 Randy Bowling 2505 E. Missouri Ave. El Paso, Texas r.bowling@tropicalshomes.com (915) 821-3550
 (Name & Address) (Email) (Phone)
13. Developer _____
 (Name & Address) (Email) (Phone)
14. Engineer REY ENGINEERING 10110 MONTWOOD DR STE A EL PASO, TEXAS 79925 CONTACT@REY-ENGINEERING.COM 9156739576
 (Name & Address) (Email) (Phone)

OWNER SIGNATURE:  _____

REPRESENTATIVE SIGNATURE:  _____

REPRESENTATIVE CONTACT (PHONE): (915) 9739576

REPRESENTATIVE CONTACT (E-MAIL): CONTACT@REY-ENGINEERING.COM

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

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

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)
2. Provide an updated application as a resubdivision combination.
3. Update final plats City of El Paso Certificate of plat approval to reflect City Plan Commission Statement and replace subdivision coordinator for Chairperson.
4. Update all 2025 to 20__ on final plat.
5. Recommend abbreviating all digits post 212 and 232 on final plat.
6. Change to Lot 2 as Block 1 Lot 1 already exists.
7. Correct street name on Vicinity Map. (Payton Dr. should be Peyton Dr.)

Planning and Inspections Department- Land Development Division

1. Dimension the effective driveway width of 14' as per section DSC 6-15.
2. Provide print-out of the mathematical closure of the exterior boundary of the subdivision indicating the error of closure.

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.

Streets and Maintenance Department

Traffic & Transportation Engineering

- No objection to application.

El Paso Water

Engineering

Do not object to this request.

The subject property is located within the limits of the Paseo Del Este MUD No. 6 and is outside the limits of the City of El Paso and El Paso Water-PSB service area. The Paseo Del Este MUD No. 6 receives wholesale water and wastewater service from El Paso Water-PSB in accordance with the PDEMUD1 Wholesale Contract and El Paso Water-PSB Rules and Regulations No. 11.

El Paso Central Appraisal

Lot 1 Block 1 already exists please change to lot 2.

Texas Gas

In reference to case SUSU25-00106 - Emerald Heights Unit Four Replat "A", Texas Gas Service does not have any comments.

Disclaimer: Texas Gas Service does not allow permanent structures nor trees to be installed on top of TGS gas mains or service lines. If a conflict is anticipated, the developer, contractors or owner representative should contact TGS to relocate the gas main and/or service at the developer's expense.

Fire Department

Correct street name on Vicinity Map. (Payton Dr. should be Peyton Dr.)

El Paso County Water Improvement District #1

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

El Paso Electric

No comments received.

El Paso County 911 District

No comments received.

Capital Improvement Department

No comments received.

Texas Department of Transportation

No comments received.

El Paso County

No comments received.

Sun Metro

No comments received.