

# Emerald Park Unit Six

City Plan Commission — May 21, 2026



<b>CASE NUMBER/TYPE:</b>	<b>SUSU26-00028 – Major Combination</b>
<b>CASE MANAGER:</b>	Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov
<b>PROPERTY OWNER:</b>	Hunt Emeralds, LLC
<b>REPRESENTATIVE:</b>	TRE & Associates, LLC
<b>LOCATION:</b>	South of Eastlake Blvd. and East of Peyton Dr. (Extraterritorial Jurisdiction (ETJ))
<b>PROPERTY AREA:</b>	51.03 acres
<b>VESTED RIGHTS STATUS:</b>	Vested (2002)
<b>PARK FEES:</b>	Park Fees Not Required
<b>EXCEPTIONS/MODIFICATIONS:</b>	Yes, see following section
<b>ZONING DISTRICT(S):</b>	N/A property lies within ETJ
<b>RELATED APPLICATIONS:</b>	SUVE21-00028 – Emerald Park Unit Six

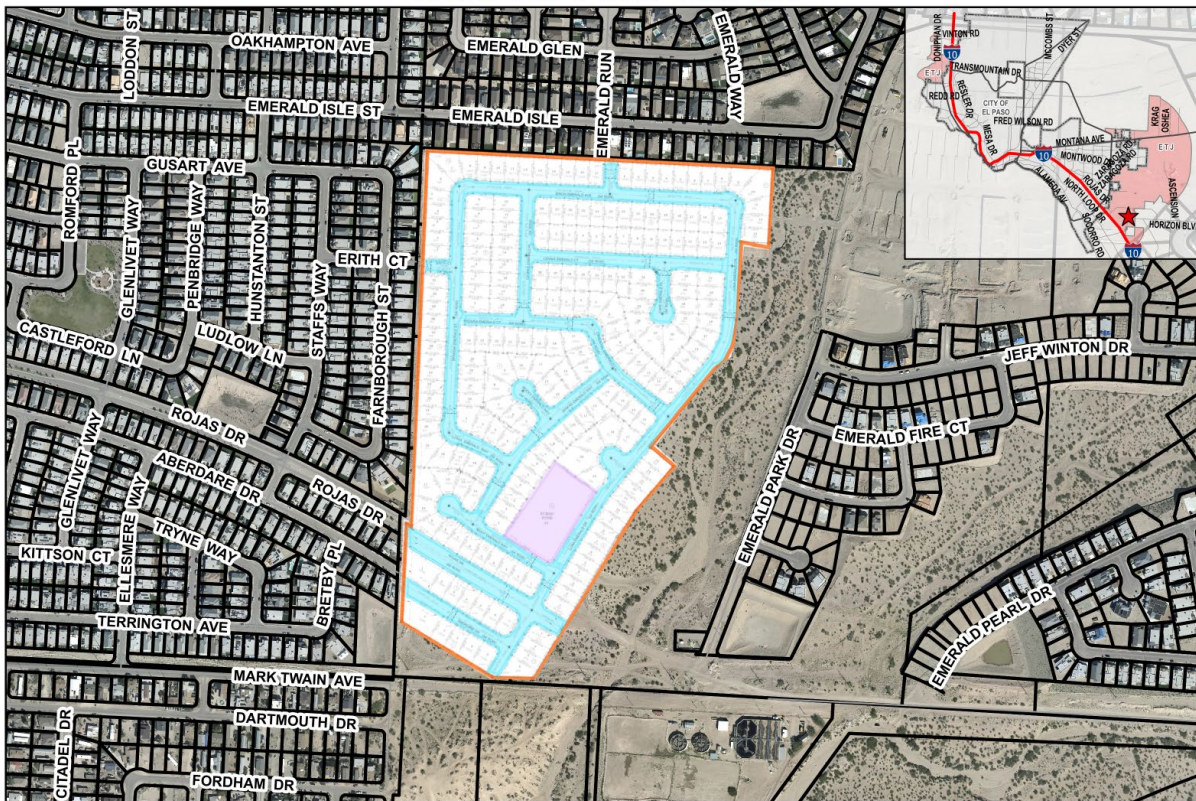
**SUMMARY OF RECOMMENDATION:** Staff recommends **APPROVAL WITH CONDITION** of Emerald Park Unit Six on a Major Application basis and **APPROVAL** of the exceptions, subject to the following condition.

- That the City Plan Commission require the applicant to landscape the rear of all double-frontage lots in accordance with Section 19.23.040.H.3 of the Subdivision Code.

In addition, the applicant is requesting the following exception from the City Plan Commission:

- To waive the dedication and construction of 1' foot of sidewalk along Rojas Drive.
- To waive the dedication and construction of 1' foot of planter strip along Rojas Drive.

## Emerald Park Unit Six



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 size induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



Subject Property

0 120 240 480 720 960 Feet



Figure A: Proposed plat with surrounding area

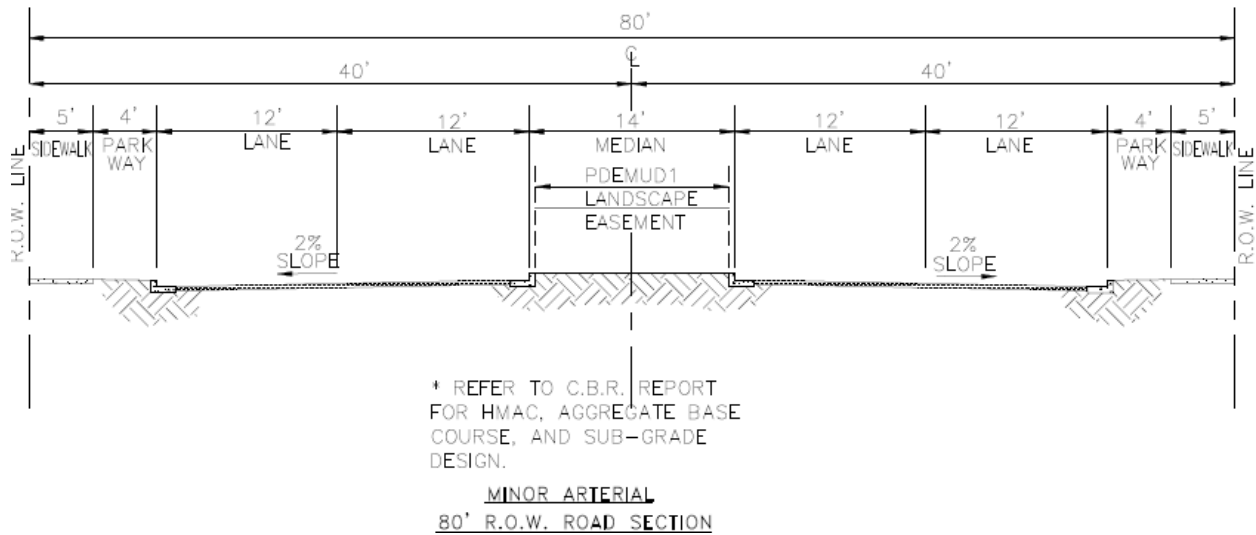
**DESCRIPTION OF REQUEST:** The applicant is proposing to subdivide 51 acres of land into 225 single-family residential lots and one, 1.8-acre public pond. Lot sizes range from 6,009 sq. ft. to 16,774 sq. ft. Drainage will be conveyed via surface flow to the proposed pond. Access to the subdivision shall be from Rojas Drive, Aberdare Drive, Emerald Run Street, and Erith Court. This application is partially vested under the 2002 subdivision code.

**CASE HISTORY/RELATED APPLICATIONS:** Per SUVE21-00028, The proposed application is vested under the subdivision code that was in effect in 2002 and includes some provisions of the current code.

**EXCEPTIONS, MODIFICATIONS, OR WAIVER REQUESTS:** The applicant is requesting two exceptions, pursuant to El Paso City Code Section 19.10.050 (A)(1)(a) – Roadway participation policies— Improvement of Roads and Utilities Within and or Abutting the Subdivision) of the current code. The exceptions include the following:

1. To waive the dedication and construction of 1’ foot of sidewalk along Rojas Drive.
2. To waive the dedication and construction of 1’ foot of planter strip along Rojas Drive.

**PROPOSED CROSS-SECTION:**

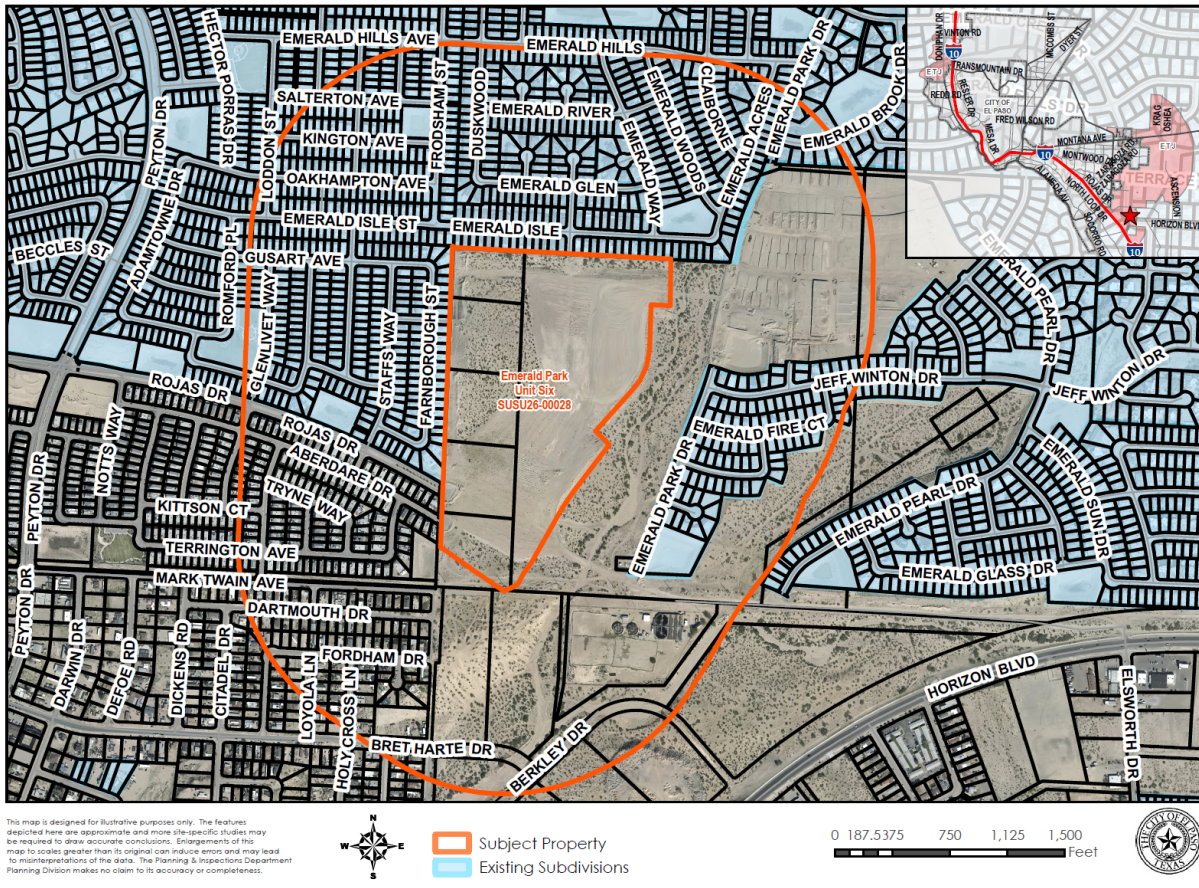


**EVALUATION OF EXCEPTION REQUEST:** The exception requests to waive right-of-way improvements meets the following criteria under El Paso City Code 19.10.050(A)(1)(a) – (Roadway Participation Policies— Improvement of Roads and Utilities Within and or Abutting the Subdivision). The section reads as follows: Section 19.10.050(A)(1)(a)

The City Plan Commission may waive such requirements to provide rights-of-way or street improvements to adjacent substandard roads based on any of the following factors:

- a: Fifty per cent of the lots within a quarter mile of the proposed development have already been developed and the existing street improvements are in character with the neighborhood. street improvements are in character with the neighborhood.

# Emerald Park Unit Six



**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) / Residential development
West	Extraterritorial Jurisdiction (ETJ) / Residential development
Nearest Public Facility and Distance	
Park	Starduster Park (2.21 mi.)
School	Eastlake High School (.35 mi.)
Plan El Paso Designation	
G4 Suburban Walkable	
Impact Fee Service Area	
N/A	

**PUBLIC COMMENT:** N/A

**PLAT EXPIRATION:** This application will expire on **May 21<sup>st</sup>, 2026**. 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.
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. **(Staff Recommendation)**
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.

### Waiver, Exception, Modification Request(s)

The approval of waivers from, or exceptions or modifications to any applicable code provision is at the discretion of the CPC, in consideration of any criteria provided by the El Paso City Code for the review of such waivers, exceptions, or modifications. In evaluating the request(s), the CPC may take any of the following actions:

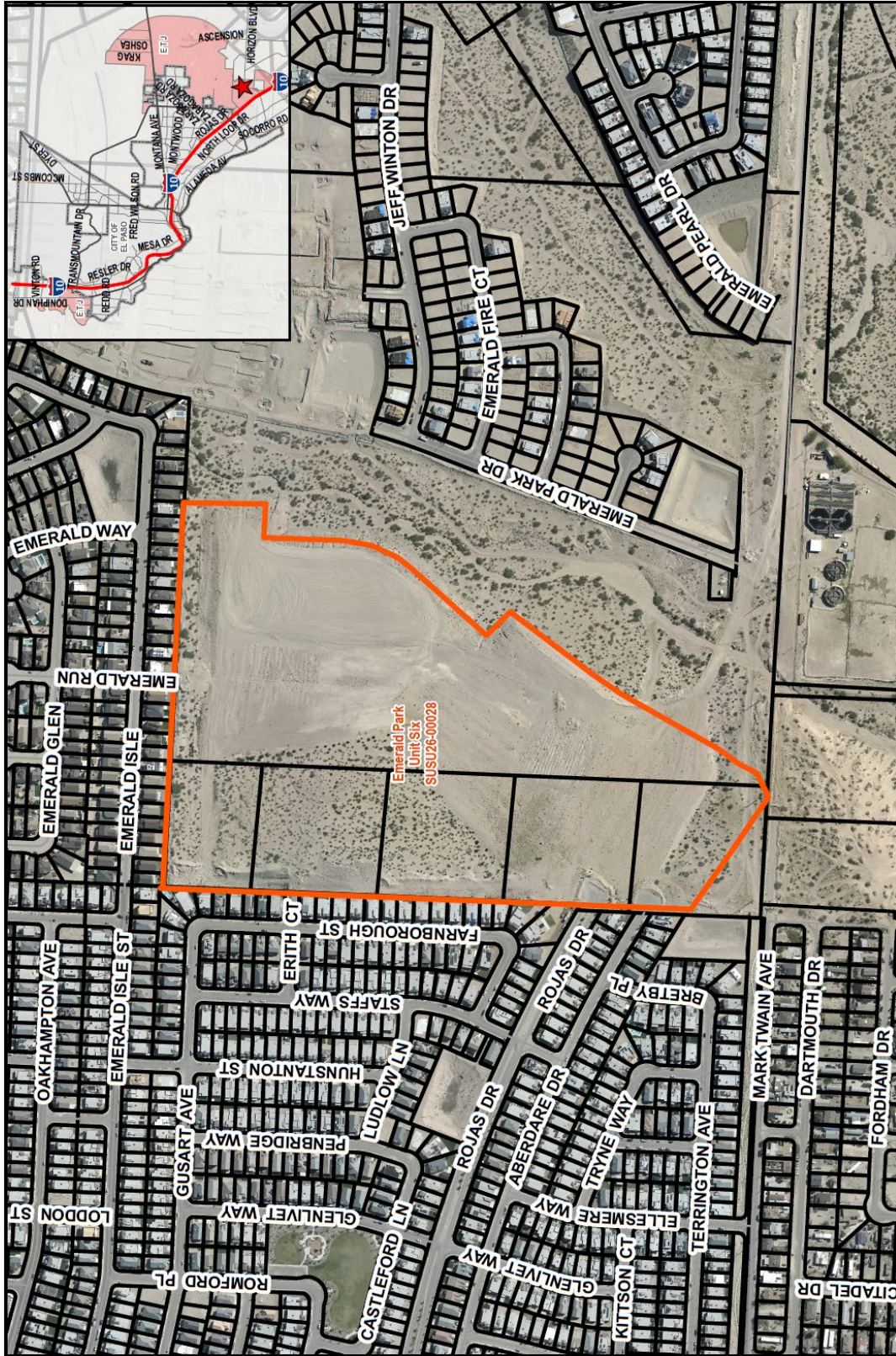
1. **Approval** of the waiver, exception, or modification request(s), finding that the request(s) is in conformance with the relevant review criteria provided by the El Paso City Code, as reflected in the Staff Report. **(Staff Recommendation)**
2. **Partial approval of the waiver, exception, or modification request(s)**, finding that the request(s) is partially in conformance with the relevant review criteria provided by the El Paso City Code.
3. **Denial** of the waiver, exception, or modification request(s), finding that the request(s) does not conform to the review criteria provided by the El Paso City Code, as reflected in the Staff Report.

## **ATTACHMENTS:**

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

# ATTACHMENT 1

## Emerald Park Unit Six



Subject Property



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# ATTACHMENT 4



Engineering Solutions

April 10, 2026

Via email: [FontesSA@elpasotexas.gov](mailto:FontesSA@elpasotexas.gov)

Mr. Saul Fontes  
Planning and Inspections Department  
City of El Paso  
811 Texas Avenue  
El Paso, Texas 79901

**Re: Emerald Park Unit Six  
Modification Request  
TRE No.: 1502-11810-14**

Dear Mr. Fontes:

On behalf of Hunt Emeralds, LLC, TRE & Associates, LLC is respectfully requesting a modification from the minor arterial street cross section as follows:

- **Minor Arterial Street – Rojas Dr**  
We are asking for a modification request from the Minor Arterial cross section which consists of a 70-foot R.O.W., 12-foot median, two 6-foot sidewalks, two 4-foot planter strips and two 19-foot driving widths; to the proposed 80-foot R.O.W., 48-foot pavement, 14-foot raised landscaped median, and 9-foot parkway with 5-foot sidewalk on each side. This modification request is being requested in order match the existing roadway cross-section to the west as requested by El Paso County.

We respectfully request the above-mentioned modification and exception request to the roadway standards. Should you have any questions or need any additional information, please do not hesitate to contact me or Robert Romero, P.E. at 915-852-9093.

Sincerely,

**TRE & ASSOCIATES, LLC**

*Lynette Nevarez Urias*

Lynette Nevarez Urias

LN:rr

Cc: TRE & Associates, LLC – File

110 Mesa Park Drive, Ste. 200 El Paso, Texas 79912 P (915) 852-9093 F (915) 629-8506  
6101 W. Courtyard Drive, Bldg. One, Ste. 100 Austin, Texas 78730 P (512) 358-4049 F (512) 366-5374  
[www.tr-eng.com](http://www.tr-eng.com) TBPE Firm No. 13987

# ATTACHMENT 5



## MAJOR COMBINATION APPLICATION

DATE: 4/8/2026 FILE NO. \_\_\_\_\_

SUBDIVISION NAME: Emerald Park Unit Six

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
A Portion of C.D. Stewart Survey No. 320 El Paso County, Texas. Containing 51.003

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	35.717	225	Office		
Duplex	_____	_____	Street & Alley	13.457	_____
Apartment	_____	_____	Ponding & Drainage	1.829	1
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below):	_____	_____
Park	_____	_____			
School	_____	_____			
Commercial	_____	_____	Total No. Sites:	226	_____
Industrial	_____	_____	Total (Gross) Acreage:	51.003	_____

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)  
Developed runoff will sheet flow within the proposed roadways to the proposed storm sewer system.  
Runoff will be discharge to a proposed retention pond which has been designed to capture 100-yr storm event.

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

12. Owner of record Hunt Emeralds, LLC 601 North Mesa Ste. 1900 El Paso, Tx 79901 (915) 533-1122  
(Name & Address, Zip) (Email) (Phone)
13. Developer Hunt Emeralds, LLC 601 North Mesa Ste. 1900 El Paso, Tx 79901 (915) 533-1122  
(Name & Address, Zip) (Email) (Phone)
14. Engineer TRE & Associates, LLC 110 Mesa Park Dr Ste. 100 El Paso, Tx 79912 (915) 852-9093  
(Name & Address, Zip) (Email) (Phone)

OWNER SIGNATURE:  \_\_\_\_\_

REPRESENTATIVE SIGNATURE: Lynette Nevarez Urias \_\_\_\_\_

REPRESENTATIVE CONTACT (PHONE): (915) 852-9093 \_\_\_\_\_

REPRESENTATIVE CONTACT (E-MAIL): lnevarez@tr-eng.com \_\_\_\_\_

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

# ATTACHMENT 6

## 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. Current proof of ownership.
  - c. Set of restrictive covenants, if applicable.
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.
3. The City Plan Commission require the applicant to landscape the rear of all double-frontage lots in accordance with Section 19.23.040.H.3 of the Subdivision Code.
4. Per EPCAD comments, correct block numbers on plat.

## Planning and Inspections Department- Land Development Division

We have reviewed subject plats and recommend Approval.

The Developer/Engineer shall address the following comments.

1. Provide complete engineering drainage report (ETJ)
2. Remove colors and high lighting from the preliminary and final plat.
3. Provide print-out of the mathematical closure of the exterior boundary of the subdivision indicating the error of closure.
4. Slopes abutting existing flood zone natural arroyo must be stabilized in order to prevent erosion by stormwater.
5. Improvement plans have been approved.

## Parks and Recreation Department

We have reviewed **Emerald Park Unit 6**, a major combination plat map and on behalf of the Parks & Recreation Department, we offer the Developer / Engineer the following comments:

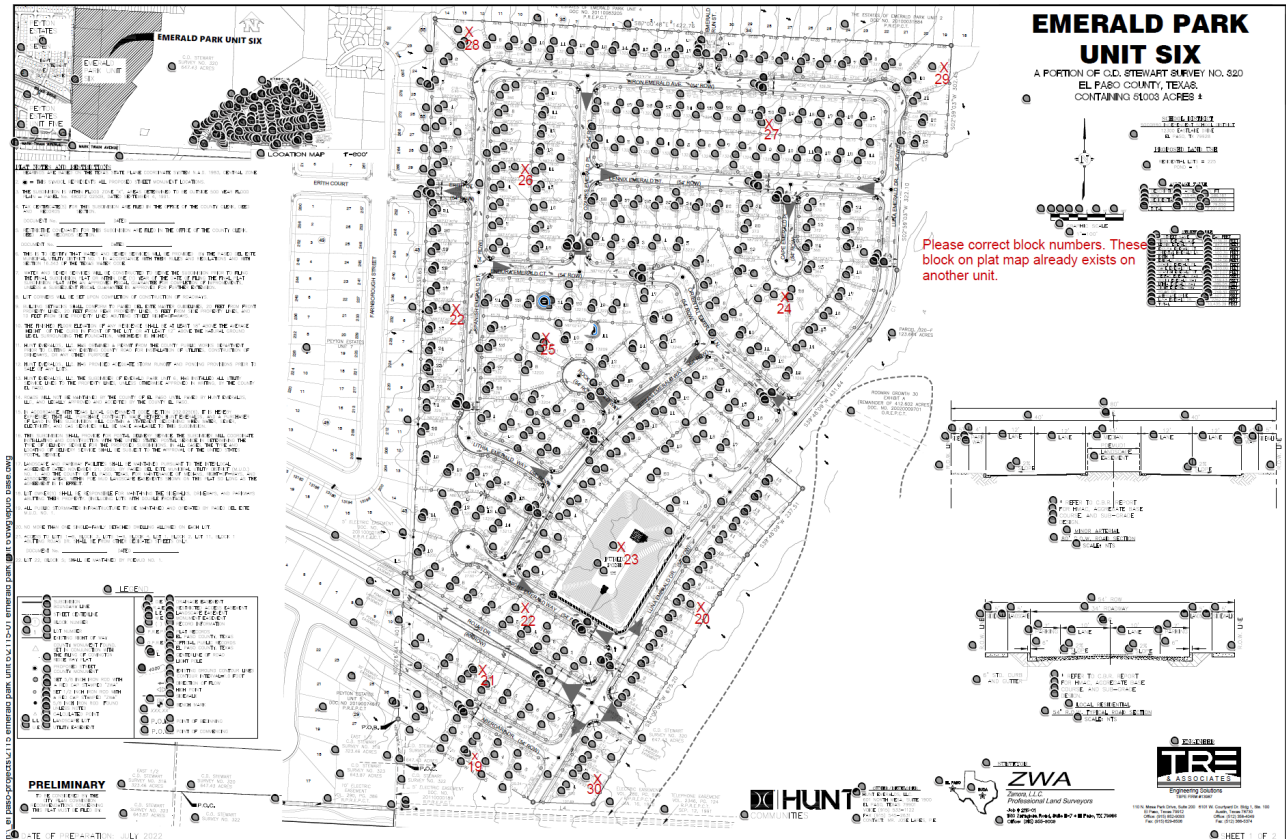
Please note that this is a Residential subdivision composed of **225 residential lots** and is located within the City of El Paso eastside ETJ area; Per City Standards a total of 2.25 acres of parkland would have been required however... This subdivision is located with-in the City of El Paso Extra Territorial 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.

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 Central Appraisal District**



**Sun Metro**

No comments received.

**Fire Department**

No adverse comments.

**Streets and Maintenance Department**

**Traffic and Transportation Engineering:**

- There are streets within the new subdivision which we highly recommend installing or constructing traffic calming devices, since the concern in some of the streets are to discourage speeding.
- As per city ordinance 19.03.010 Purpose, Exceptions and Effect, traffic calming devices can be implemented for the safety of citizens that are going to living in the new subdivision.
- As per city ordinance 19.15.020 Subdivider responsibility, can be implemented on traffic

calming for streets being constructed within the new subdivision.

- No traffic impact analysis is required.

#### **Contract Management**

- Proposed street cross section for local residential does not match ROW dimensions in DSC
- Indicate that any infrastructure located within the city right-of-way or within the city's five-mile Extra-Territorial Jurisdiction (ETJ) must comply with the Design Standards for Construction and the Municipal Code.
- Indicate that new asphalt paving must comply with applicable standards prior to acceptance, and any type of damage sustained to the pavement or surrounding infrastructure during construction must be properly restored
- Ensure all transitions to existing roadways are smooth and free of trip hazards
- When installing sidewalks, ensure compliance with Municipal Code Chapter 19.21 governing sidewalks and Chapter 13.04.020 specifying sidewalk standards.
- Indicate that leading ramps must be aligned with a receiving ramp and be ADA compliant.
- Indicate that for driveways the municipal code chapter 13.12 shall be followed
- Within the 54-Foot ROW, consider a 4-foot parkway to maximize available parking.
- Provide a complete set of plans for the review of all applicable details.
- Please provide the corresponding responses on this form.

#### **Capital Improvement Department**

No comments received.

#### **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:**

1. At the improvement plan stage, provide protection to the subdivision from all offsite storm water runoff that may have an adverse impact on any improvements and convey the existing watercourse through the subdivision.
2. The proposed ponding areas shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event.
3. Revise the FIRM panel number on the preliminary and final plats. The panel that is annotated contains the north portion of the subdivision. Add other panel numbers that contain the rest of the subdivision.

There is a flood zone that neighbors the subdivision. Identify the limits and label the flood zone on the preliminary plat

#### **Texas Gas**

Texas Gas Service currently has this subdivision in our queue and are working with the developer. For that reason, Texas Gas Service does not have any comments.

#### **El Paso Electric**

We have no comments for Emerald Park Unit Six.

#### **El Paso County 911 District**

No comments received.

**Texas Department of Transportation**

No comments received.

**El Paso County**

No comments received.

**El Paso County Water Improvement District #1**

No comments received.