

Emerald Estates Unit Six

City Plan Commission — August 14, 2025



CASE NUMBER/TYPE: PSEN25-00005 – Extension Request to Record Final Maps
CASE MANAGER: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov
PROPERTY OWNER: Hunt Emeralds, LLC
REPRESENTATIVE: TRE & Associates, LLC
LOCATION: North of Horizon Blvd. and west of Ashford St. (ETJ))
PROPERTY AREA: 40.28 acres
VESTED RIGHTS STATUS: Vested (2001)
ZONING DISTRICT(S): Park Fees Not Required
RELATED APPLICATIONS: SUSU22-00067 – Emerald Estates Unit Six

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of the extension request as it complies with Section 19.41.030.A of the El Paso City Code.

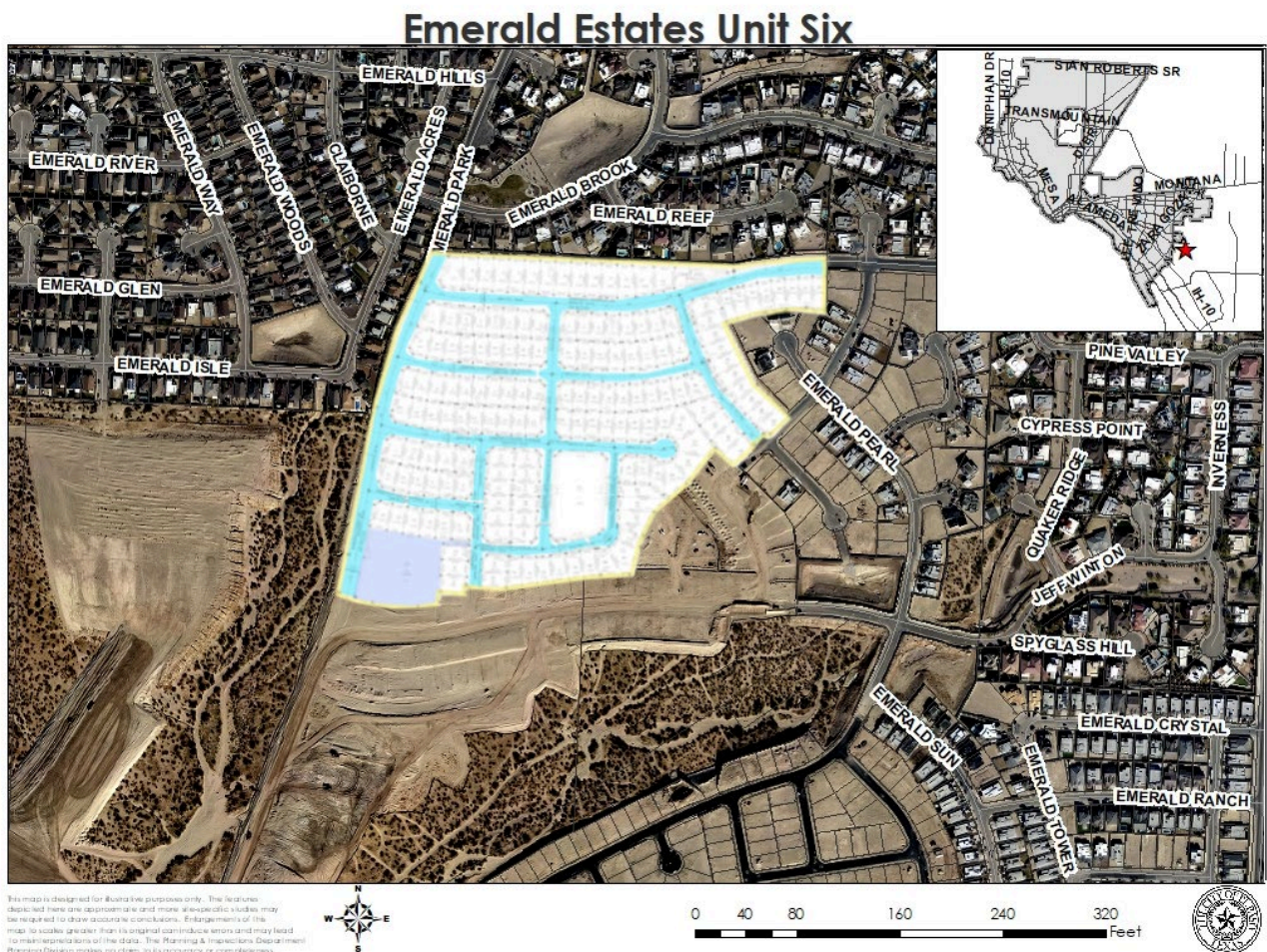


Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The proposed subdivision is vested under the 2001 subdivision code; however, the plat expiration requirements have been vested under the current subdivision code. The applicant is requesting the first (1) year extension subject to Section 19.41.030.A (Extension Procedures) of the current subdivision code, which states that:

“Unless a different time is expressly provided for a specific procedure by this title, the approving authority for the type of original application may grant an initial extension of the time for expiration of the application for a period not to exceed one year from the date of the expiration of the application, provided that a request for extension is made in writing at least thirty business days before the approved application expires. Every request for extension shall include a statement of the reasons why the expiration date should be extended.”

The one (1) year extension to record the final plat is being requested due to the following reasons:

- Required improvements have not been completed due to construction delays.

CASE HISTORY/RELATED APPLICATIONS: City Plan Commission approved Emerald Estates Unit Six on August 11, 2022 on Major Combination basis.

The proposed development was granted vested rights under the Paseo del Este Municipal Utility District No. 11, subject to the standards of the Subdivision Code that was in effect in 2001. The proposed subdivision is in compliance with the Municipal Utility District (MUD).

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) / Vacant
East	Extraterritorial Jurisdiction (ETJ) / Residential development
West	Extraterritorial Jurisdiction (ETJ) / Residential development
Nearest Public Facility and Distance	
Park	Emerald Brook Park (0.07 miles)
School	Eastlake High School (0.36 miles)
Plan El Paso Designation	
G4, Suburban (Walkable)	
Impact Fee Service Area	
N/A	

PLAT EXPIRATION: If approved, this extension request will be valid until **August 11, 2026**. Failure to submit the recording maps by the expiration date of the extension will necessitate resubmittal of the subdivision or an additional extension.

CITY PLAN COMMISSION OPTIONS:

City Plan Commission (CPC) has sole and final authority on subdivision matters. Subdivision applications and extension requests in conformance with all applicable code provisions shall be approved by the CPC. The Commission may take any of the following actions:

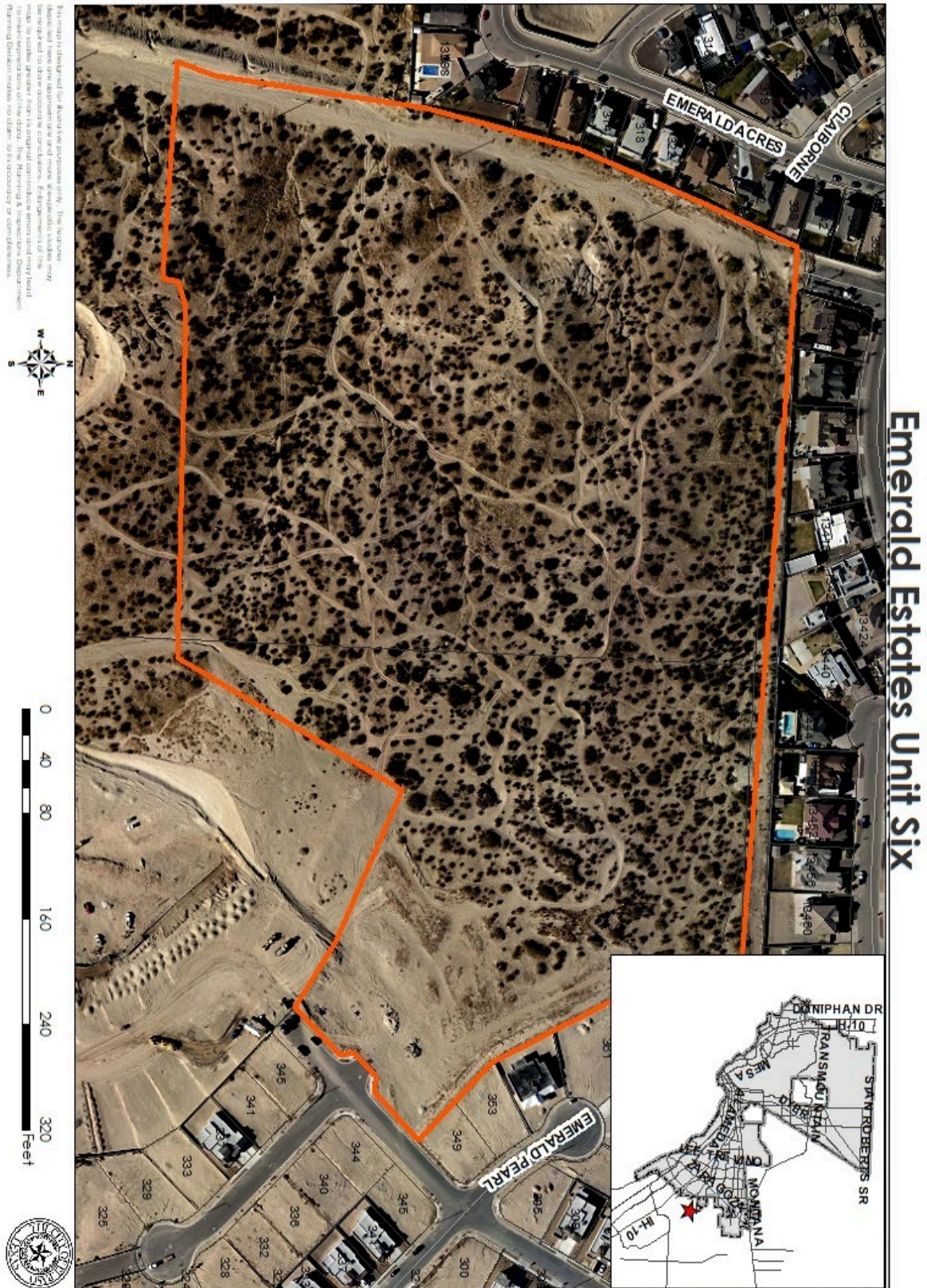
1. **Approval:** The CPC finds that the proposed request is in conformance with all applicable requirements of Title 19 of the El Paso City Code. (Staff Recommendation)

2. **Denial:** The CPC finds that the proposed request 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. Extension Request
5. Application
6. Department Comments

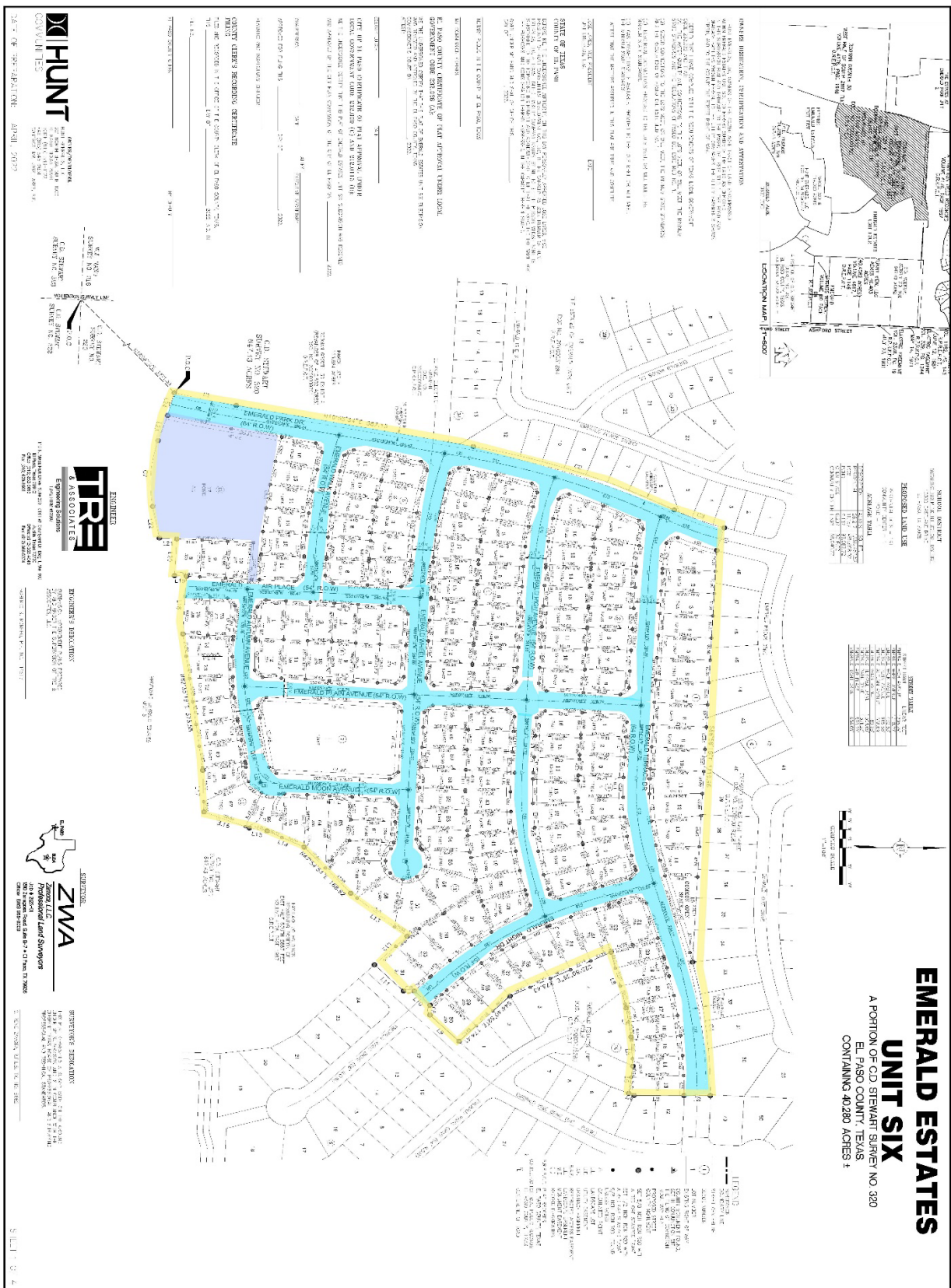
ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4



Engineering Solutions

July 1, 2025

Mr. Alex Alejandre
City of El Paso Planning and Inspections Development
811 Texas Avenue
El Paso, TX 79901

**Re: Emerald Estates Unit 6
Plat Extension Request
TRE No.: 1502-12122-14**

Dear Mr. Alejandre:

On behalf of Hunt Emeralds, LLC, we are requesting an extension of the Final Plat approval for Emerlad Estates Unit 6, originally approved on August 11, 2022. Due to delays in construction, we have not yet completed the required improvements and need additional time to finalize the work.

If you should have any questions or require additional information, please contact me or Roberto S. Romero, P.E. at (915) 852-9093. Thank you in advance for your assistance on this matter

Sincerely,

TRE & ASSOCIATES, LLC

A handwritten signature in blue ink, appearing to read 'K Barraza', is written over a horizontal line.

Karen Barraza,

KB
Enclosures

cc: Mr. Jose Lares, P.E.; Hunt Communities Development Co. II, LLC
Mr. Roberto S. Romero, P.E.; TRE & Associates, LLC

110 Mesa Park Dr., 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 TBPE Firm No. 13987

ATTACHMENT 5



SUBDIVISION PLAT EXTENSION AND REINSTATEMENT REQUEST APPLICATION

DATE: 5/21/2025

FILE NO. _____

1. Type of Application Requested (Select One):

☒

Extension to Record Final Plat

☐

Extension to Complete
Subdivision Improvements

☐

Reinstatement of Expired
Application

2. Application requiring the extension/reinstatement:

SUSU22-00067

(Name/Permit #)

August 12, 2022

(Approval Date)

3. Was the subdivision case vested?

☒

Yes

☐

No

4. Reason for request (Attach request letter and other relevant documents).

5. Proposed completion schedule of subdivision improvements (Attach documents if applicable).

6. Owner of record Hunt Emeralds, LLC 601 N. Mesa, Ste. 1900 El Paso, TX 79901 (915) 533-1122
(Name & Address) (Email) (Phone)

7. Engineer TRE & Associates, LLC 110 Mesa Park Dr., Ste. 200 El Paso, TX 79912 (915) 852-9093
(Name & Address) (Email) (Phone)

8. Applicant Hunt Emeralds, LLC 601 N. Mesa, Ste. 1900 El Paso, TX 79912 (915) 533-1122
(Name & Address) (Email) (Phone)

9. PROPERTY OWNER SIGNATURE: Jose Lares Digitally signed by Jose Lares
Date: 2025.05.22 16:51:45 -0700 DATE: _____

NOTES:

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

FOR VESTED APPLICATIONS:

AT THE DISCRETION OF THE DEPUTY DIRECTOR OF PLANNING AN APPLICATION FOR EXTENSION TO COMPLETE SUBDIVISION IMPROVEMENTS MAY BE SUBMITTED NO MORE THAN SIXTY (60) DAYS PAST THE REQUIRED COMPLETION DATE PROVIDED THAT A PENALTY FEE OF \$1,000.00 DOLLARS BE PAID IN ADDITION TO ALL OTHER FEES THAT WOULD OTHERWISE BE CHARGED FOR A PROPERLY SUBMITTED REQUEST FOR EXTENSION APPLICATION.

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

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. Release of access document, if applicable.
 - d. 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.

Planning and Inspections Department- Land Development Division

No comments received.

Parks and Recreation Department

No comments received.

Sun Metro

No comments received.

Fire Department

No comments received.

Streets and Maintenance Department

No comments received.

Capital Improvement Department

No comments received.

El Paso Water

No comments received.

Texas Gas

No comments received.

El Paso Electric

No comments received.

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.