

Rio Vista Estates Unit II



City Plan Commission — August 28, 2025 **(REVISED)**

CASE NUMBER/TYPE:	SUSU25-00075 – Resubdivision Final
CASE MANAGER:	Alonso Hernandez, (915) 212-1585, HernandezJA5@elpasotexas.gov
PROPERTY OWNER:	Cuatro Land Holding, LLC
REPRESENTATIVE:	Del Rio Engineering, Inc
LOCATION:	North of Borderland Rd., and East of Strahan Rd. (Extraterritorial Jurisdiction (ETJ))
PROPERTY AREA:	14.33 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	\$32,880.00
ZONING DISTRICT(S):	N/A Property lies within ETJ
RELATED APPLICATIONS:	SUSU24-00074 - Rio Vista Estates Unit II

SUMMARY OF RECOMMENDATION: Staff recommendation is **APPROVAL** of Rio Vista Estates Unit II on a Resubdivision Final basis.

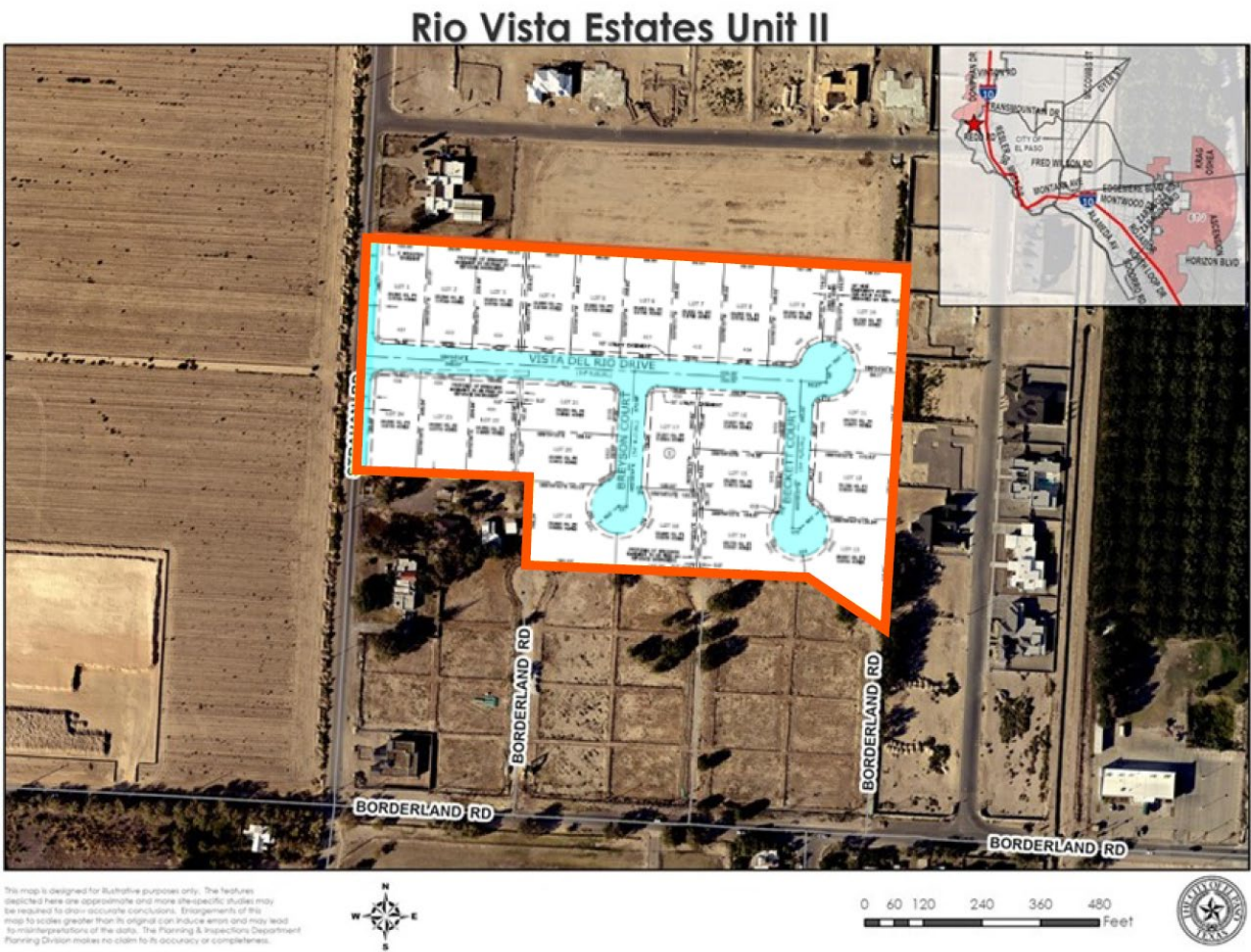


Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is requesting to subdivide 14.33 acres of land to create a residential development consisting of twenty-four (24) residential lots. The residential lots range in size from approximately 20,000 to 25,000 square feet. On-site ponding is proposed to harvest stormwater runoff. Primary access to the subdivision will be from Strahan Road. The proposed development is located within the extraterritorial jurisdiction within the path of potential annexation. This application is being reviewed under the current Subdivision Code.

CASE HISTORY/RELATED APPLICATIONS: The City Plan Commission, at its regular meeting of October 17, 2024, voted to approve Rio Vista Estates Unit II (SUSU24-00074) on a Major Preliminary basis. The current application complies with the previously-approved subdivision.

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) / Vacant
Nearest Public Facility and Distance	
Park	Step Towards a River (STAR) Park (0.5 miles)
School	Jose H. Damian Elementary (0.5 miles)
Plan El Paso Designation	
03, Agricultural	
Impact Fee Service Area	
Westside	

PUBLIC COMMENT: N/A

PLAT EXPIRATION: This application will expire on **August 28, 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

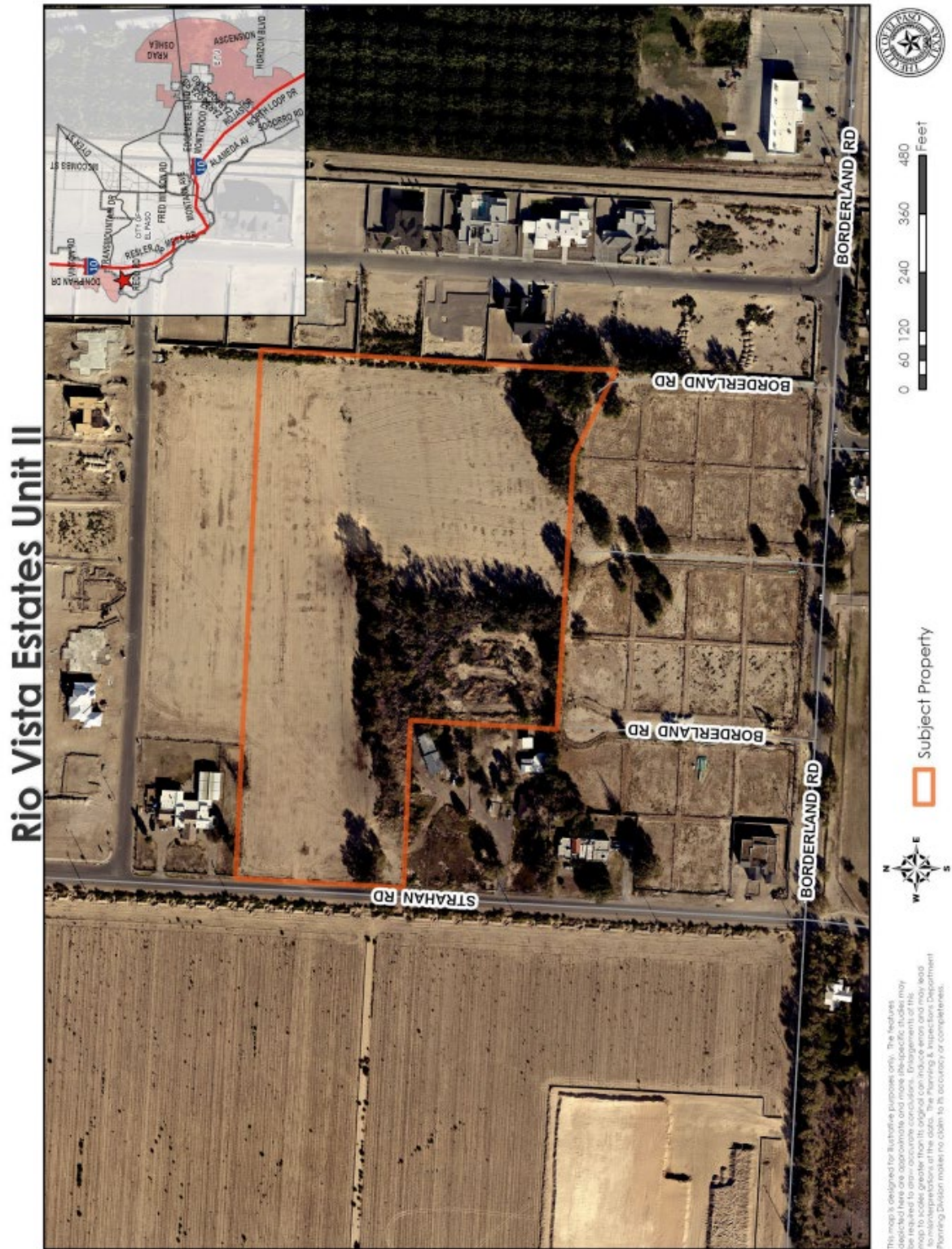
City Plan Commission (CPC) has sole and final authority on subdivision matters. Subdivision applications in conformance with all applicable code provisions shall be approved by the CPC. When a plat is brought forward to the CPC for review, the Commission may take any of the following actions:

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.

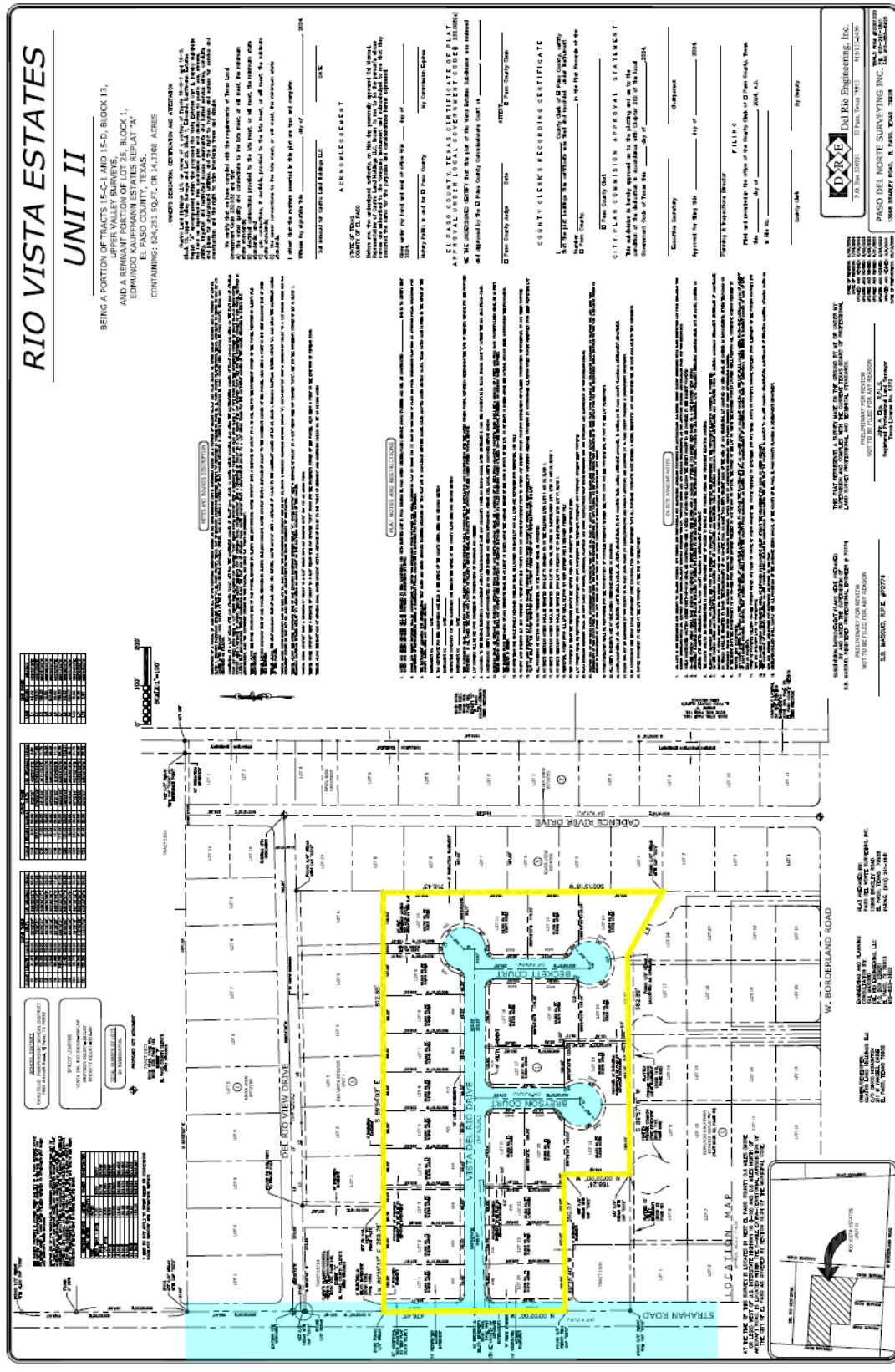
ATTACHMENTS:

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

ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3



RESUBDIVISION FINAL APPLICATION

DATE: 07/28/2025

FILE NO. _____

SUBDIVISION NAME: Rio Vista Estates Unit II

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being a portion of tracts 15-C-1 and 15-D, Block 13, Upper Valley Survey and remnant portion of
lot 25, Block 1, Edmundo Kauffmann Estates Replat "A" El Paso County, Texas.

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>11.986</u>	<u>43</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	<u>2.256</u>	<u>1</u>
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		<u>0.088</u>	_____
School	_____	_____			_____
Commercial	_____	_____	<u>25' WIDE EMERGENCY ACCESS AND EPWATER ROW</u>		_____
Industrial	_____	_____	Total No. Sites		<u>24</u>
			Total (Gross) Acreage	_____	_____

3. What is existing zoning of the above described property? ETJ Proposed zoning? ETJ

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 _____

REQUEST FOR EXCEPTIONS TO VARY FROM THE CITY'S MTP FOR STREET SECTIONS TO MEET THE COUNTY'S REQUIREMENTS FOR STREET SECTIONS

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 CUATRO LAND HOLDING LLC P.O. BOX 220251, EL PASO, TX 79913 DRE@DELRIOENGINEERING.NET (915) 833-2400.
(Name & Address) (Email) (Phone)
13. Developer CUATRO LAND HOLDING LLC P.O. BOX 220251, EL PASO, TX 79913 DRE@DELRIOENGINEERING.NET (915) 833-2400.
(Name & Address) (Email) (Phone)
14. Engineer DEL RIO ENGINEERING INC. P.O. BOX 220251, EL PASO, TX 79913 DRE@DELRIOENGINEERING.NET (915) 833-2400.
(Name & Address) (Email) (Phone)

OWNER SIGNATURE: 

REPRESENTATIVE SIGNATURE: 

REPRESENTATIVE CONTACT (PHONE): (915) 833-2400

REPRESENTATIVE CONTACT (E-MAIL): DRE@DELRIOENGINEERING.NET

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

ATTACHMENT 4

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. Provide original copy of the Tax certificate with zero balance.
 - b. Provide original copies of the restrictive covenants.
2. This property is subject to impact fees. The table and respective language shall be included on the face of the final approved and recorded plat. Please update the final plat according to the following table, which outlines how impact fees shall be calculated:

** Fees do not apply to water meter or connections made for standby fire protection service.*

Westside Service Area			
Meter Size	Meter Capacity Ratio	Water*	Wastewater
Less than 1 inch	1.00	\$844	\$1,187
1 inch	1.67	\$1,409	\$1,981
1½ inch	3.33	\$2,810	\$3,951
2 inch	5.33	\$4,498	\$6,324
3 inch	10.00	\$8,439	\$11,866
4 inch	16.67	\$14,067	\$19,780
6 inch	33.33	\$28,125	\$39,548
8 inch	53.33	\$45,002	\$63,279
10 inch	76.67	\$64,698	\$90,973
12 inch	143.33	\$120,947	\$170,070

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 parkway swales on all typical street cross sections.
2. Verify plat total acreage 14.3308 vs 14.56 on the closure report.
3. The subdivision shall be tied to a horizontal control by bearing and distance to either a section corner, survey line, the National Geodetic Survey monument, City monument or other known and accepted survey points. This tie shall be delineated on the plats.
4. Coordinate plat with the Water Improvement District #1 for any requirements abutting an irrigation laterals and water rights.
5. Provide engineering drainage, water, and sewer report sheet in English and Spanish.
6. Verify FEMA Flood Zone statement with correct panel information in the general plat notes.

Parks and Recreation Department

We have reviewed **Rio Vista Estates Unit 2**, a resubdivision final 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 twenty-four (24) lots located with-in the City of El Paso Extra Territorial Jurisdiction (ETJ) area and with-in the area of potential annexation by the

City as identified in the official map, thus subject to the calculation for "Parkland / fees" as required per ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space** as noted below:

Section 19.20.020 - Dedication Required

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)

Also, please note that subdivisions within the ETJ do not have a district designation, however, per **Plat Notes & Restrictions and Restrictive Covenants provided**, applicant is proposing one single-family dwelling unit per lot; **If** gross density waiver is granted by the Planning Department or designee and covenants are provided restricting the use to residential and the number of units to only one per lot, then applicant shall be required to pay "Park fees" in the amount of **\$32,880.00** based on the following calculations:

24 lots restricted to one Single-family dwelling unit per lot @ \$1,370.00/Unit = **\$32,880.00**

Please allocate generated funds under Park Zone: **NW-14**

Nearest Park: **Rio del Norte Park**

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

We have reviewed the request described above and provide the following comments:

El Paso Water (EPWU) does not object to this request.

The subject property is located within the Westside Impact Fee Service Area. Impact fees will be assessed and collected at the time the El Paso Water receives an application for water and sanitary sewer services.

The Owner/Developer of Rio Vista Estates Unit 1 has entered into a Development Agreement with the El Paso Water – Public Service Board (EPWater-PSB) to construct, 8-inch diameter water mains and 8-inch diameter sanitary sewer mains. The Developer's utility contractor is currently installing the required water and sanitary sewer mains which will be available for main extension once EPWater-PSB issues a Letter of Final Acceptance of the facilities.

Water

There is an existing 12-inch diameter water main located along the west side of Strahan Road approximately 2.5-feet west of the western property line. This main dead ends 680-feet north of Borderland Road. This main is available for service and main extensions.

There is an existing 36-inch diameter water main extending along Strahan Road. No direct service connections are allowed to this main as per the El Paso Water - Public Service Board Rules & Regulations.

Sanitary Sewer

There is an existing 8-inch sanitary sewer force main extending along Strahan Road. No service connections allowed to this main.

General:

Water and sanitary sewer main extensions are required. Water main extension shall be extended creating a looped system. Owner/Developer is responsible for main extension costs.

An application for water and sanitary sewer services should be submitted 6 to 8 weeks prior to the start of construction, to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd Floor. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Stormwater

EPWater – SW has reviewed the subdivision described above and has no objections.

Streets and Maintenance Department

SaM traffic & transportation engineering has the following comments:

- No objections to application

Street lights

Street Lights does 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 Codes to be followed:

*Title 19 - 19.16.010 - Streetlighting.

**18.18.190 – Submission contents.

*** 19.02.040 Criteria for approval

Contract Management

Final Plot:

1.Indicate that any infrastructure located within the city right-of-way or within the city's two-mile Extra-Territorial Jurisdiction (ETJ) must comply with the Design Standards for Construction and the Municipal Code.

2 Include typical cross-section for proposed streets, showing right-of-way widths and sidewalks.

3 Provide detailed information on curbs and gutters, curb ramps, and sidewalks in compliance with DSC standards.

Sheet No. 3:

4. Incorporate that any manhole, water valve or gas valve shall be raised to the new paving level and added an apron.

5. Indicate when placing Sidewalks the municipal Code Chapter 19.21 of Sidewalks shall be followed, and Chapter 13.04.020 Sidewalk Specifications.

6. Indicate that for driveways the municipal code chapter 13.12 shall be Followed.

Fire Department

No adverse comments.

El Paso Central Appraisal District

Change Block number to Block 2

El Paso County Water Improvement District #1

Applicant has an outstanding balance of \$4.22 in delinquent taxes.

Texas Gas

In reference to case SUSU25-00075 - Rio Vista Estates Unit II, Texas Gas Service does not have any comments.

El Paso Electric

We have no comments for Rio Vista Estates Unit II.

Texas Department of Transportation

No comments received.

El Paso County 911 District

No comments received.

El Paso County

No comments received.

Sun Metro

No comments received.

Capital Improvement Department

No comments received.