

West River Manor Unit One



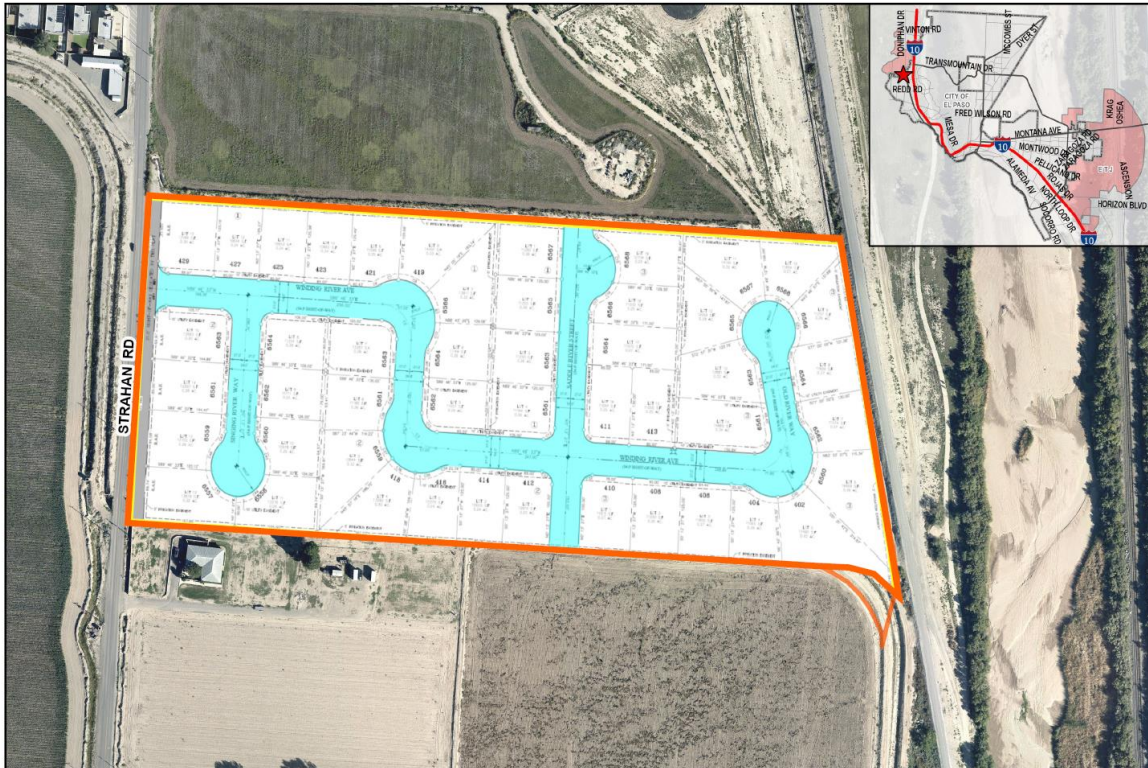
City Plan Commission — April 9, 2026 **REVISED**

CASE NUMBER/TYPE:	SUSU26-00015 – Major Combination
CASE MANAGER:	Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov
PROPERTY OWNER:	West River Manor, LLC
REPRESENTATIVE:	Del Rio Engineering, Inc.
LOCATION:	North of Borderland Rd. and East of Strahan Rd. / Extraterritorial Jurisdiction (ETJ)
PROPERTY AREA:	16.85 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	\$64,390.00
EXCEPTIONS/MODIFICATIONS:	Yes, see following section
ZONING DISTRICT(S):	N/A property lies within ETJ

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of West River Manor Unit One on a Major Combination basis and **APPROVAL** of the exception request:

- To waive the dedication and construction of 6-feet of additional right of way for all local cross-sections within the proposed subdivision.

West River Manor Unit One



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 the 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.



Subject Property

0 50 100 200 300 400 Feet



Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is proposing to subdivide 16.85 acres of vacant land to create 47 single family residential lots. The lots will range in size between 10,375 and 17,490 square feet. The applicant is dedicating 21-feet of right-of-way along Strahan Road to accommodate future infrastructure needs. Drainage will be provided by on-site ponding. Primary access to the subdivision will be from Strahan Road. This application was reviewed under the current subdivision code.

CASE HISTORY/RELATED APPLICATIONS: N/A

EXCEPTIONS, MODIFICATIONS, OR WAIVER REQUESTS: The applicant is requesting the following exception requests pursuant to El Paso City Code Section 19.48.030 (A) – Criteria for approval of the applicable code. The exceptions include the following:

1. To waive the dedication and construction of 6-feet of additional right of way for all local cross-sections with in the proposed subdivision.

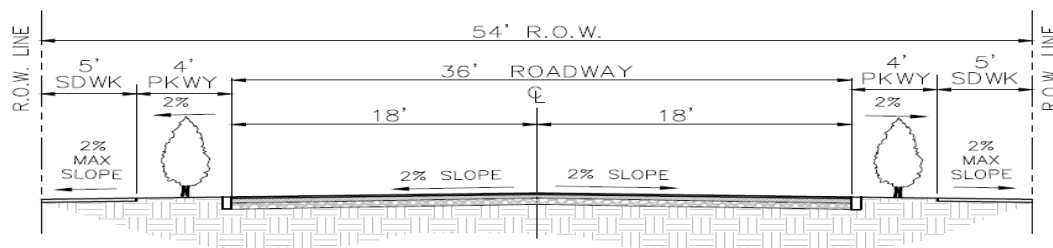
REQUIRED CROSS-SECTION:

BASIC DESIGN FACTORS
LOCAL RURAL AREA TYPE
BASE ROW: 60 FEET

Thoroughfare Cross-Section Design Factors and Priorities						
	Typical Lanes/Widths	Medians/ Access	On-Street Parking	Streetscape Elements	El Paso Bike Plan Bike Facilities	Min. Sidewalk Width
G-6, Rural Settlement	2 lanes, 10-11 ft	N/A	Allowed	SUP or Sidewalk	N/A	5 ft
Open Space Sectors 0-3, 0-4, 0-5, 0-6	2 lanes, 10-11 ft	N/A	Not Allowed	None	N/A	N/A

The above design factors and priorities may be applied in O-6 Potential Annexation as necessary with future annexations.

PROPOSED CROSS-SECTION:



PROPOSED LOCAL RESIDENTIAL STREETS SECTION

NTS

SECTION B-B
SINGING RIVER WAY, SADDLE RIVER STREET,
OLD RIVER WAY, WINDING RIVER AVE

EVALUATION OF EXCEPTION REQUEST: The exception request to waive right-of-way improvements meets the criteria set forth in El Paso City Code 19.48.030(A), which allows for exceptions under special circumstances arising from the physical surroundings, shape, topography, or other features affecting the land, such that the strict application of the code would create an unnecessary hardship or inequity for the applicant. In this case, the requested exception is intended to maintain consistency with adjacent developments and exceeds the minimum roadway design requirements. Additionally, the development is not subject to sidewalk requirements; instead, a minimum 5-foot parkway is required. The proposed 9-foot parkway exceeds this minimum standard and is therefore compliant.

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

Surrounding Zoning and Use	
North	Extraterritorial Jurisdiction (ETJ) / Vacant Land
South	Extraterritorial Jurisdiction (ETJ) / Residential development and vacant land
East	Extraterritorial Jurisdiction (ETJ) / Rio Grande River
West	Extraterritorial Jurisdiction (ETJ) / Farm development
Nearest Public Facility and Distance	
Park	Rio del Norte Park (0.57 mi.)
School	Jose H. Damian Elementary (0.73 mi.)
Plan El Paso Designation	
O-3, Agriculture	
Impact Fee Service Area	
Westside	

PUBLIC COMMENT: N/A

PLAT EXPIRATION: This application will expire on **April 9, 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.
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.

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.
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 4



Del Rio Engineering, Inc.

P.O. Box 220251

El Paso, Texas 79913

915/833-2400

SENT VIA EMAIL

DATE: 02/16/2026

SENT TO: Mr. Juan Naranjo
City of El Paso – Planning Department
811 Texas Street
El Paso, TX 79901

J24-036

SUBJECT: J24-036 West River Manor Unit I

RE: Request for exceptions to vary from the City's MTP for street cross sections to meet the County's requirements for street sections

Dear Mr. Naranjo,

On behalf of the Owner, we kindly request exceptions to vary from the City's Municipal code as follows:

- According to the El Paso Street Design Manual (SDM) guidelines for construction, Table 4.4 width for Cul-de-sac Streets and Turnarounds for Certain Activities, All proposed Cul-de-sac's should be designed with a cross-section consisting of: fifty-six (56) feet of right of way and thirty-six (36) feet of paved roadway face of curb to face of curb with 5' side walk, and 5-foot parkway including the 6" curb. We are submitting this petition for exception from the requirements of this section in order to meet the County's public works department's requirements for street sections for minor arterials and local streets. The proposed cross section for local streets is proposed at 54' ROW with 36' street face of curb to face of curb with 5' side walk and 3.5' parkway including the 6" curb. We are asking to waive the parkway width from 4.5' to 3.5'.
- Additionally, we are submitting petition for an exception from the City of El Paso's MTP standards for street sections requirements. All the proposed street sections for minor arterials and local streets were designed to meet the County's requirements for street sections to be 54' ROW with 36' street face of curb to face of curb with 5' side walk and 3.5' parkway including the 6" curb. We are asking to waive the parkway width from 4.5' to 3.5'.

We are submitting this letter along with a subdivision application.

Sincerely,
Del Rio Engineering Inc.

Sal Masoud, P.E.
Owner Representative/Project Engineer

ATTACHMENT 5



MAJOR COMBINATION APPLICATION

DATE: 02/16/2026 FILE NO. _____

SUBDIVISION NAME: West River Manor Unit One

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being portion tracts 14C Block 13, Upper Valley Surveys, El Paso County, Texas

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	16.856	47	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	_____	_____	Total No. Sites	_____	47
Industrial	_____	_____	Total (Gross) Acreage	16.856	_____

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)
on-site ponding

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

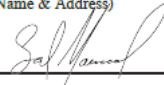
If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

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

12. Owner of record West River Manor LLC. 710 N. Vrain St. El Paso TX, 79902 (915) 833-2400
(Name & Address) (Zip) (Phone)

13. Developer Cuatro Land Holding LLC. 211 W. Yandell Dr. El Paso, Texas 79913 (915) 833-2400
(Name & Address) (Zip) (Phone)

14. Engineer Del Rio Engineering Inc. P.O. Box 220251, El Paso, Texas 79913 (915)833-2400
(Name & Address) (Zip) (Phone)

OWNER SIGNATURE: 

REPRESENTATIVE SIGNATURE: 

REPRESENTATIVE CONTACT (PHONE): (915) 873-2400

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.

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.
3. Update Westside Service Area Impact Fee Schedule to the following

** 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

4. Please maintain one address range/schema on Winding River.

Planning and Inspections Department- Land Development Division

APPROVED

1. A large portion of the property area will be in the Flood zone according to the future FEMA maps. Meaning; that according to current maps from FEMA, the property is NOT in the flood zone area, but the property will be in the flood zone area in the near future when new maps become effective. It is recommended to build 1 foot above the preliminary BFE for on the affected lots.
2. Verify if North arrows are incorrectly pointing Easterly.
3. Coordinate and obtain approval from Water Improvement District #1 for proposed development.
4. Verify if any irrigation easements are required.
5. 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 47 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

- 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.

Also, please note that subdivisions within the ETJ do not have a district designation, however, per **Plat Notes & Restrictions** 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 **\$64,390.00** based on the following calculations:

47 Single-family dwelling units @ rate of \$1,370.00 per unit = \$64,390.00

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

Nearest Park: **Inca Dove Park**

Streets and Maintenance Department

Traffic & Transportation Engineering

- No objections to application
- Approved exceptions waiver letter

Street Lights Department

Do not object to this request.

The lot is out of the City of El Paso limits. The property is within ETJ (Extraterritorial Jurisdiction)

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

- 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.
- For new asphalt areas, verify that proper subgrade preparation is completed and that minimum compaction standards are achieved.
- Any new or existing manhole, water valve, and gas valve shall be raised to the new paving level and added an apron.
- When installing sidewalks, ensure compliance with Municipal Code Chapter 19.21 governing sidewalks and Chapter 13.04.020 specifying sidewalk standards.
- Provide detailed information on curbs and gutters, curb ramps, and sidewalks in compliance with DSC standards.

El Paso Water

Engineering

EPWater-PSB 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.

Water:

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.

There is an existing 12-inch diameter water main located along the west side of Strahan Road approximately 5-feet east of the right-of way centerline. This main dead ends approximately 960-feet south of property. The extension of this main long Strahan Road covering the entire frontage, will be required.

Sanitary Sewer:

There is an existing 24-inch diameter sanitary sewer interceptor that extends along Strahan Road approximately 15-feet east of the west right-of-way line. No direct service connections are allowed to this interceptor as per the El Paso Water - Public Service Board Rules & Regulations. This sanitary sewer main is available for main extensions.

General:

Water and sanitary sewer main extensions will be required to provide service. Water main shall be extended creating a looped system. Main extension costs are the responsibility of the owner.

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 Engineering

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. On the preliminary plat, show and label the proposed pond location within the lot. Any proposed ponding area shall have enough capacity to hold the developed runoff for a designed 100-yr storm event. Required capacity has been annotated in engineering report.
3. For Residential lots which require on-site ponding, place this note on the Filing & Preliminary Plats: “On-site ponding of all storm-water runoff discharge volume is required within each subdivided lot and shall comply with all provisions of the Municipal Code Section 19.19.010, DSC panel 1-4C-J, and DDM #11.1

Texas Gas

Texas Gas Service has an existing 2” PE main line that runs parallel along east ROW line of Strahan Rd.

If additional 21’ of ROW will lead to a roadway expansion for Strahan Rd, please contact Texas Gas Service for a potential main line relocation.

El Paso Electric

Please change the RAE to a Utility Easement, along Strahan Rd.

El Paso County 911 District

Traveling down a road with multiple address ranges can be confusing for responders. Please maintain one address range/schema on Winding River. Attached is an example.

El Paso County Water Improvement District #1

Please submit an application, \$1,500 application fee and three irrigable land exhibits to the office located at 13247 Alameda in Clint, Texas.

Fire Department

No adverse comments.

El Paso Central Appraisal

There are no comments for West River Manor #1 from Central Appraisal.

El Paso County

Preliminary Plat:

- Preliminary Plat should show same notes and corrections as Final Plat

Final Plat:

- ETJ status describes the subdivision as being “adjoining to the corporate limit of the City of El Paso on the South”, however even though the subdivision is relatively close to the city limits of El Paso, it is still no closer than ½ mile to it.
- Label width and boundary of proposed Restricted Access Easement.

- FEMA panel number listed on plat face Plat Notes and Restrictions does not match the panel number listed on Engineering Report. Verify and correct this.

Engineering Report :

- Include cost per lot
- Quantities for sewer and water systems need to be consistent with those shown on submittal for review to County.

Regarding exception request from City's Municipal Code: We met with our Planning and Development Director and after further evaluation and consideration and due to the advanced design stage of this project we have decided to provide our support for the Variance as submitted.

Texas Department of Transportation

No comments received.

Capital Improvement Department

No comments received.

Sun Metro

No comments received.