

6017 Strahan

City Plan Commission — April 23, 2026



CASE NUMBER/TYPE:	SUSU26-00017 – Major Combination
CASE MANAGER:	Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov
PROPERTY OWNER:	Victor Maduabuchi Nwiloh and Mariagorety Okwuzimuche Nwiloh
REPRESENTATIVE:	SLI Engineering, Inc.
LOCATION:	South of Artcraft Rd. and East of Upper Valley Rd. (District 1)
PROPERTY AREA:	2.60 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	\$1,370.00
EXCEPTIONS/MODIFICATIONS:	Yes, see following section
ZONING DISTRICT(S):	R-F (Ranch and Farm)

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of 6017 Strahan on a Major Combination basis and **APPROVAL** of the exception request.

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

- To waive the dedication of ten feet (10') of additional right-of-way along Strahan Road.
- To waive the construction of five feet (5') of sidewalk along Strahan Road.



Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is proposing to subdivide 2.60 acres to create one (1) residential lot. Access to the subdivision will be from Strahan Road. Stormwater drainage will be managed by on-site ponding. This development is being reviewed under the current Subdivision code and the Upper Valley Plan (Ordinance No. 18709).

CASE HISTORY/RELATED APPLICATIONS: The proposed subdivision is located within the Upper Valley Plan Area (Ordinance No. 18709) and complies with all applicable requirements.

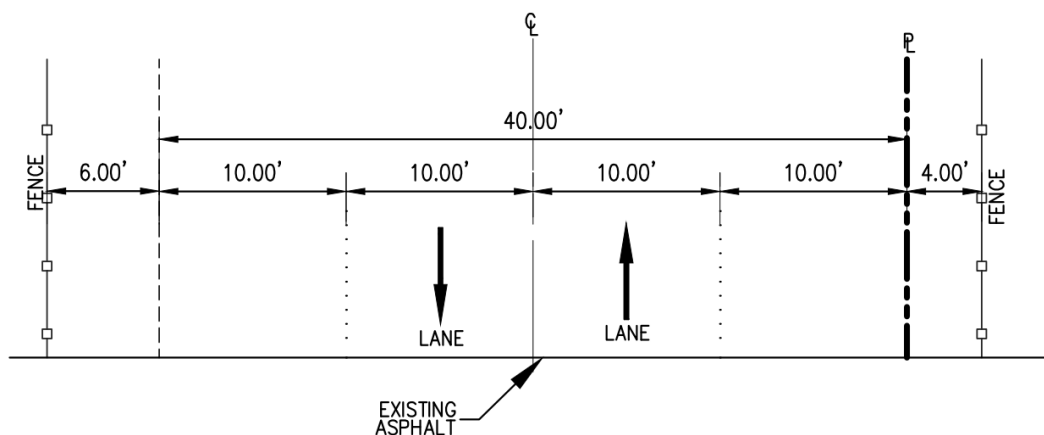
EXCEPTIONS, MODIFICATIONS, OR WAIVER REQUESTS: The applicant is requesting two (2) exception requests pursuant to El Paso City Code Section 19.10.050 (A)(1)(a) – (Roadway participation policies— Improvement of Roads and Utilities Within and or Abutting the Subdivision) of the current code. The exception includes the following:

- To waive the dedication of ten feet (10') of additional right-of-way along Strahan Road.
- To waive the construction of five feet (5') of sidewalk along Strahan Road.

REQUIERED CROSS-SECTION:

Local Rural Area Type (R.O.W: 60 Feet)							
		Travelway			Parking Zone	Accessory/Amenity Zones	Pedestrian Zone
		Typical Lanes/Widths	Medians/Accesses	EPBP Bike Facilities Focus	On-Street Parking	Streetscape Focus	Min. Sidewalk Width
Rural	O-3 O-4 O-5 O-6	2 lanes, 10-11 ft	N/A	N/A	Not Allowed	None	5 ft

EXISTING 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.

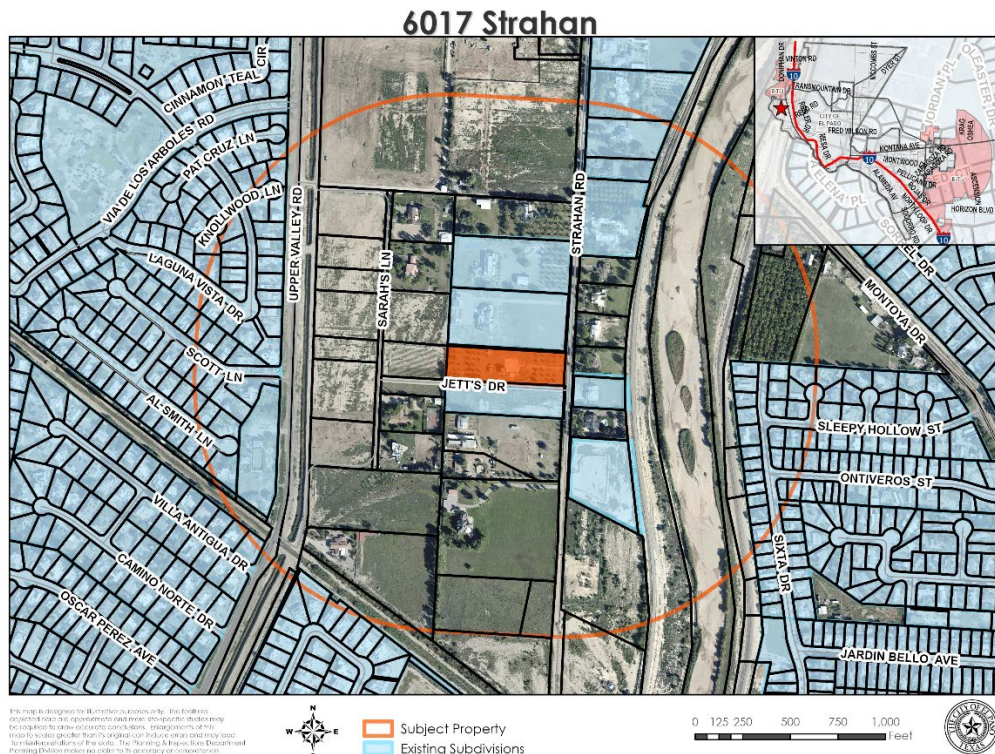


Figure B: Developed properties within a quarter mile of proposed subdivision

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

Surrounding Zoning and Use	
North	R-F (Ranch and Farm) / Residential Development
South	R-F (Ranch and Farm) / Vacant
East	R-F (Ranch and Farm) / Residential Development
West	R-F (Ranch and Farm) / Vacant
Nearest Public Facility and Distance	
Park	Step Towards a River Park City Trail (0.08 mi.)
School	Jose H. Damian Elementary (0.75 mi.)
Plan El Paso Designation	
O-3 Agriculture	
Impact Fee Service Area	
N/A	

PUBLIC COMMENT: N/A

PLAT EXPIRATION: This application will expire on **April 23, 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.

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:

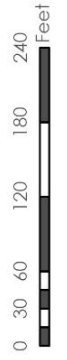
1. **Approval** of the waiver, exception, or modification request(s), finding that the request(s) is in conformance with the relevant review criteria provided by the El Paso City Code, as reflected in the Staff Report. **(Staff Recommendation)**
2. **Partial approval of the waiver, exception, or modification 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

6017 Strahan



 Subject Property


This map is designed for illustrative purposes only. The features depicted here are approximate and more specific studies may be required. The map is based on the best available data and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.

ATTACHMENT 4



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February 22, 2026

Guillermo Licón, P.E.
President

Alex Alejandre
Planning Division
City of El Paso
711 Texas Street
El Paso Texas

Dear Alex

Subject: 6017 Strahan A waiver request.

We cordially request a waiver for **Code No. 19.10.050 - Roadway participation policies—Improvement of roads and utilities within and or abutting the subdivision of the Municipal Code**, to allow the following condition:

- Waiver for swale and 5 foot sidewalk along Strahan Road. This configuration exists along said street for at least half a mile along such street.

This configuration will not be detrimental to the public health, safety and welfare and will be in character with the neighborhood.

Thank you for your assistance and consideration.

Sincerely,



Georges Halloul
SEI Engineering, Inc.

Civil Engineers
Land Surveyors & Planners
Construction Management

Licensed Registered Engineers
Texas - New Mexico
Arizona - Colorado

6600 Westwind Drive
El Paso, TX 79912
Phone (915) 584-4457
Fax (915) 581-7756

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ATTACHMENT 5



MAJOR COMBINATION APPLICATION

DATE: 2-14-2026 FILE NO. _____

SUBDIVISION NAME: 6017 STRAHAN

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A PORTION OF TRACT 4-B-1, AND A PORTION OF TRACTS 4-B-2 A AND 4-B-2-B, BLOCK 11, UPPER VALLEY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS.

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	2.6080	1	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	_____	_____	Total No. Sites	1	_____
Industrial	_____	_____	Total (Gross) Acreage	2.6080	_____

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

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
improvement on

9. Remarks and/or explanation of special circumstances:
improvement on Strahan

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

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 original tax certificates with zero balance.
 - b. Original copies of the Restrictive covenants.
2. The restrictive covenants plat note is missing on the face of the plat.
3. Per plat note number four, provide instrument number.
4. El Paso Electric comments shall be addressed prior to printing mylars.
5. Update legal description as per the deed.
6. Exception waiver indicating the dedication shall be updated.

Planning and Inspections Department- Land Development Division

Recommend Approval.

1. The subdivision shall be tied by bearing and distance to either a section corner, a survey line, a grant line, or other known and accepted survey points this tie shall be delineated on the plat
2. Subdivision heading legal description is missing "City of El Paso".
3. Provide print-out of the mathematical closure of the exterior boundary of the subdivision indicating the error of closure.
4. Verify if any water rights will be provided to any lots. Coordinate and obtain approval from the Water Improvement District #1 for proposed development abutting existing irrigation lateral.

Parks and Recreation Department

Please note that this subdivision is zoned "**R-F**" meeting the requirements for Non-residential uses (General commercial) as well as for Single-family residential dwellings use therefore, "Park fees" will be assessed based on the following:

1. Applicant is proposing a Residential use, covenants need to be provided restricting the number of dwelling units and **if** gross density waiver is granted by the City Manager or the Planning Department designee, then Applicant shall be required to pay "Park fees" at a rate of **\$1,370.00** per dwelling unit, for a total amount of **\$1,370.00**, calculated as follows:

1 single-family dwelling unit @ rate of \$1,370 = \$1,370.00

Please allocate generated funds under Park Zone: **E-10**

Nearest Park: **Frank "Francis" T. Hourigan Linear Park**

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 and Transportation Engineering:

SAM has no objections to the waiver of the 10-foot requirement and the 5-foot sidewalk. No objection to application.

Street Lights Department:

No objection to request.

Street Lights Department requires that all projects that involve a roadway are to be evaluated for lighting requirements based on the City of El Paso Street Design Manual (SDM) and the Design Standards for Construction (DSC) according to City of El Paso Codes (cited below). While developing a project or construction area the existing street illumination system shall be protected and preserved. Complete survey for street illumination system shall be

shown on plans. Any change on existing street illumination systems shall be coordinated with Street Lights Department.

For the development of a subdivision a complete set of plans shall be submitted to Street Lights Department for review showing the minimum requirements for street illumination proposals**. The submission shall contain but shall not necessarily be limited to plans indicating the location on the premises of all lighting fixtures, both proposed and existing on the site***. The description of all lighting fixtures, both proposed and existing. Photometric data. Plans shall show street illumination design and details. El Paso city code is applicable to this process, Street Design Manual (SDM)* and any other applicable standards or requirements of the city.

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:

The scope of work is within private property. if any part of the project extends into the City of El Paso’s right-of-way, the contractor must comply with El Paso City Municipal Codes and DSC guidelines.

Any structures within the city right-of-way damaged during construction must be restored to the same or better condition that existed prior to the commencement of work.

Texas Gas

According to one of the attached letters in the submitted Major Combination Application, entitled “6017 Strahan A waiver request,” said waiver is for “a swale and 5-foot sidewalk along Strahan Road.” Texas Gas Services currently has a main fronting this property and may be in conflict with the proposed swale and/or sidewalk. At this time, we request that the developer coordinate with TGS so that our main is not compromised.

El Paso Water

No comments received.

Stormwater:

1. As per the Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable to reduce flooding. The code also encourages the use of nonstructural storm water management such as the preservation of green space, water harvesting, and other conservation efforts, to the maximum extent practicable, per Section 19.19.010.
2. Revise the FIRM panel number and general note on the preliminary plat. The number is incorrect and does not match the one noted on the final plat. Previously noted.
3. On the preliminary plat, revise the scale for the building drawings. They seem to match existing conditions.
4. The proposed pond shall have enough capacity to hold the developed runoff of a designated 100-year event.

El Paso County Water Improvement District #1

Please have applicant submit an application, \$250 application fee and three irrigable land exhibits to the office located at 13247 Alameda in Clint, Texas.

Fire Department

No comments received.

El Paso Electric

Please add a 10’ wide easement along the back of the lot and along the side of Jett’s Drive.



El Paso County 911 District

No comments received.

Texas Department of Transportation

No comments received.

El Paso County

No comments received.

Sun Metro

No comments received.

El Paso Central Appraisal District

There are no comments for 6017 Strahan from Central Appraisal.

Capital Improvement Department

No comments received.