

Francisco Torres Subdivision

City Plan Commission — December 4, 2025



CASE NUMBER/TYPE:	SUSU25-00090 – Major Combination
CASE MANAGER:	Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov
PROPERTY OWNER:	Eugenia Torres
REPRESENTATIVE:	Christopher Wall
LOCATION:	East of Westside Dr. and North of Artcraft Rd. Extraterritorial Jurisdiction (ETJ)
PROPERTY AREA:	5.66 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	\$4,370.00
EXCEPTIONS/MODIFICATIONS:	Yes, see following section
ZONING DISTRICT(S):	N/A property lies within ETJ

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of Francisco Torres Subdivision on a Major Combination basis and **APPROVAL** of the exception request.

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

- To waive the construction of 5' of sidewalk along Strawberry Lane.

Francisco Torres Subdivision

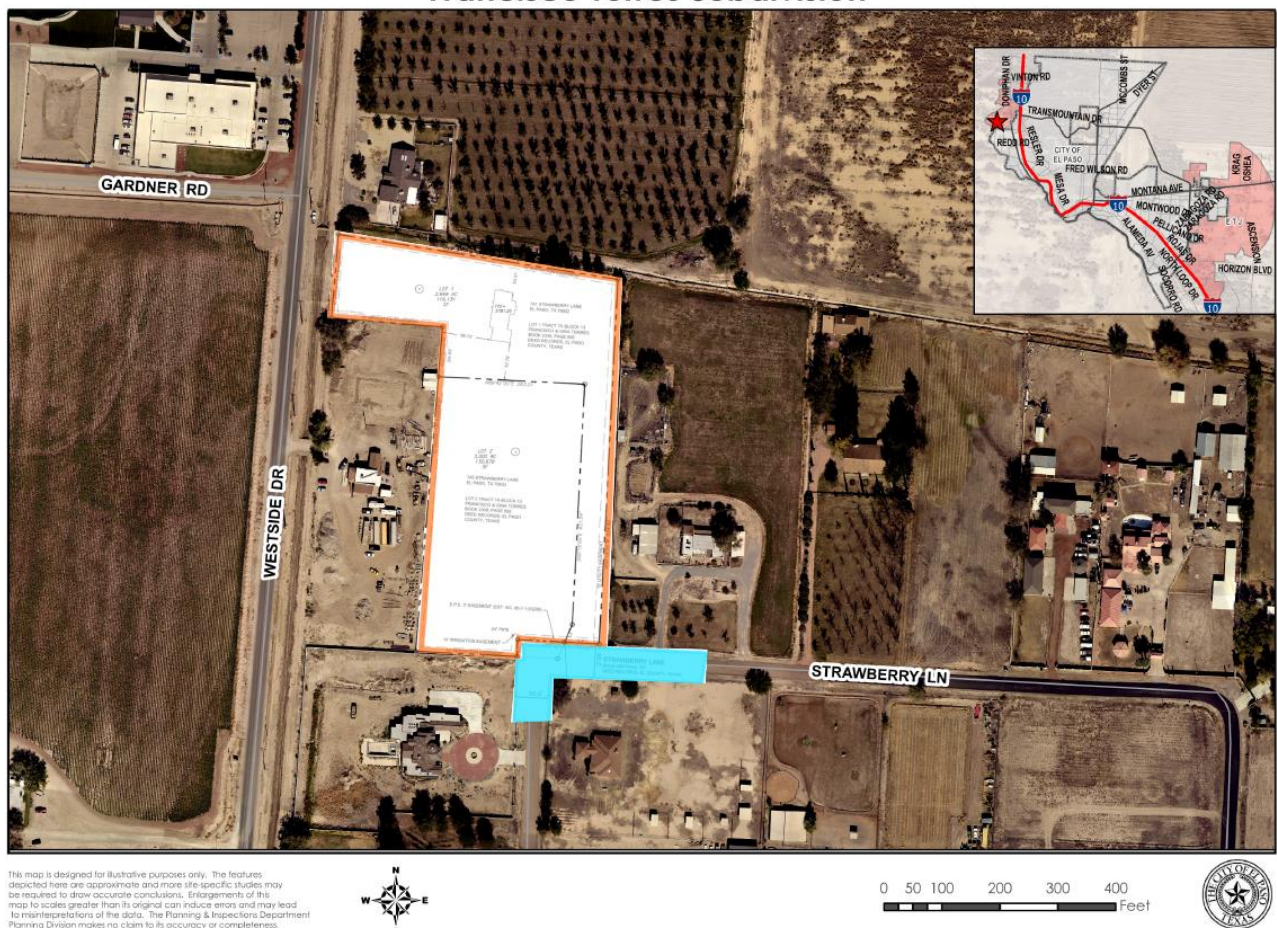


Figure A: Proposed plat with surrounding area

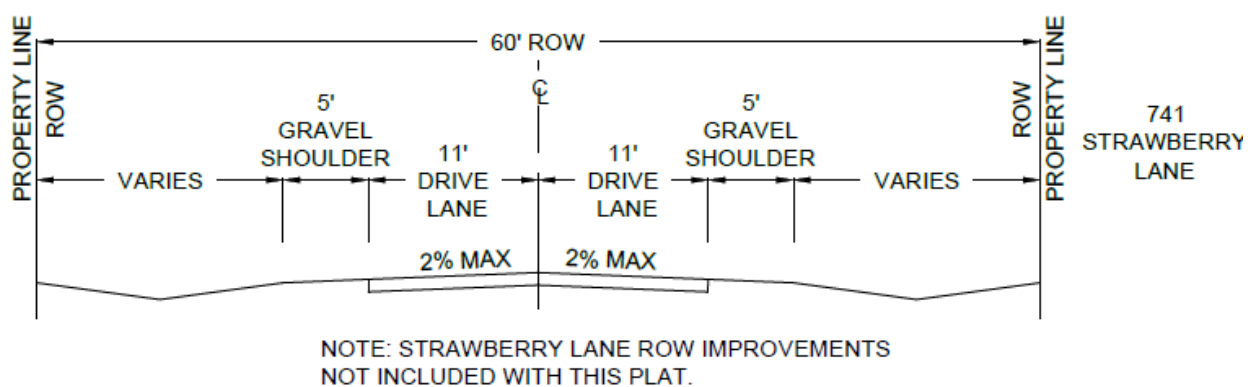
DESCRIPTION OF REQUEST: The applicant is proposing to subdivide 5.66 acres of land into two lots. Lots are 2.66 and 3 acres in size. Drainage will be provided by way of on-site ponding. Access to the subdivision will be restricted to Strawberry Lane only, per note on the plat. This application was reviewed under the current subdivision code.

CASE HISTORY/RELATED APPLICATIONS: "N/A"

EXCEPTIONS, MODIFICATIONS, OR WAIVER REQUESTS: he applicant is requesting one (1) exception request 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 construction of 5' of sidewalk along Strawberry Lane

PROPOSED CROSS-SECTION:



A-A LOCAL RURAL 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. street improvements are in character with the neighborhood

Francisco Torres Subdivision

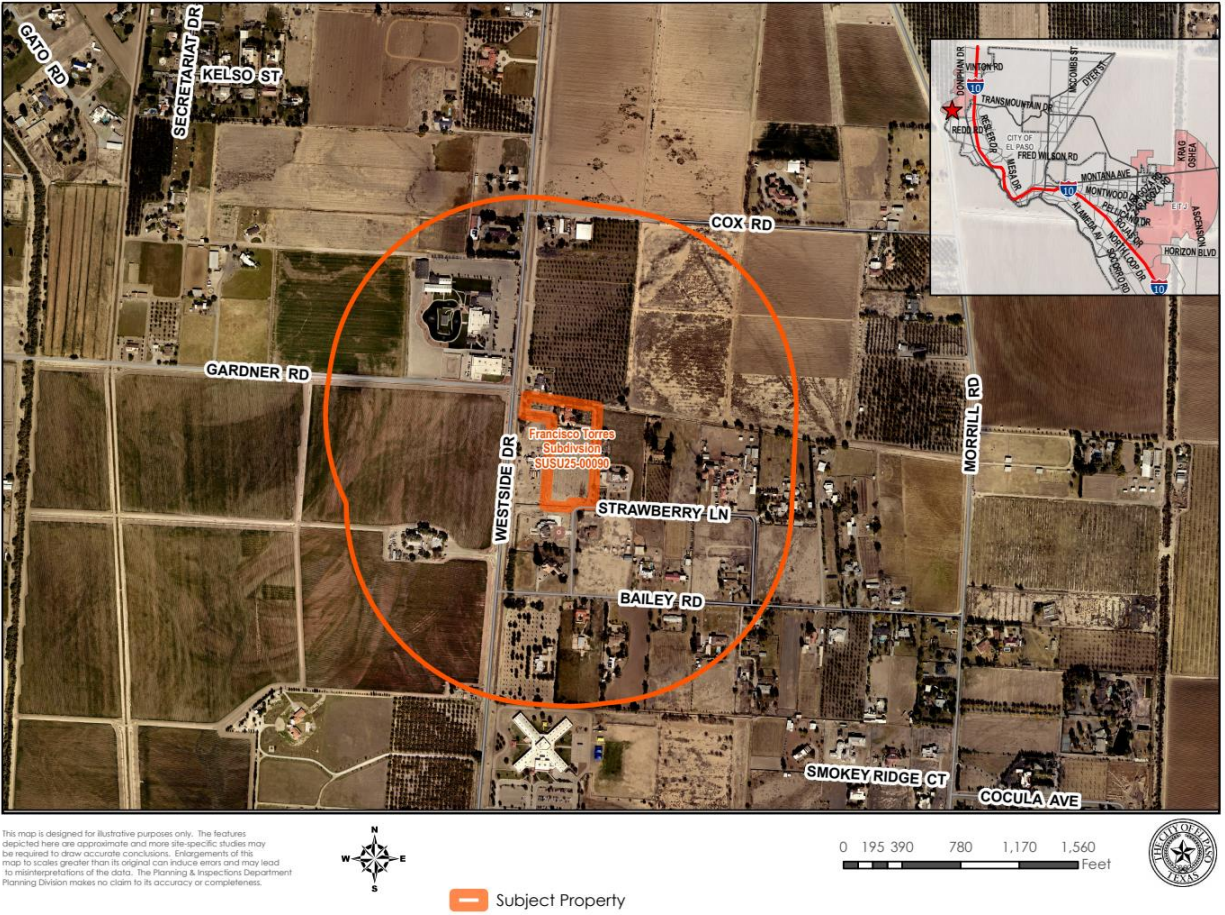


Figure B: Developed properties within a quarter mile of proposed subdivision

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

Surrounding Zoning and Use	
North	Extraterritorial Jurisdiction (ETJ) / Residential
South	Extraterritorial Jurisdiction (ETJ) / Residential
East	Extraterritorial Jurisdiction (ETJ) / Residential
West	Extraterritorial Jurisdiction (ETJ) / Residential
Nearest Public Facility and Distance	
Park	Inca Grove Park (0.6 mi.)
School	Garcia Elementary (0.2 mi.)
Plan El Paso Designation	
O3, Agriculture	
Impact Fee Service Area	
Westside	

PUBLIC COMMENT: “N/A”

PLAT EXPIRATION: This application will expire on **December 4, 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.

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:

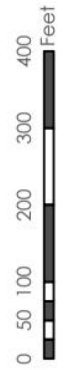
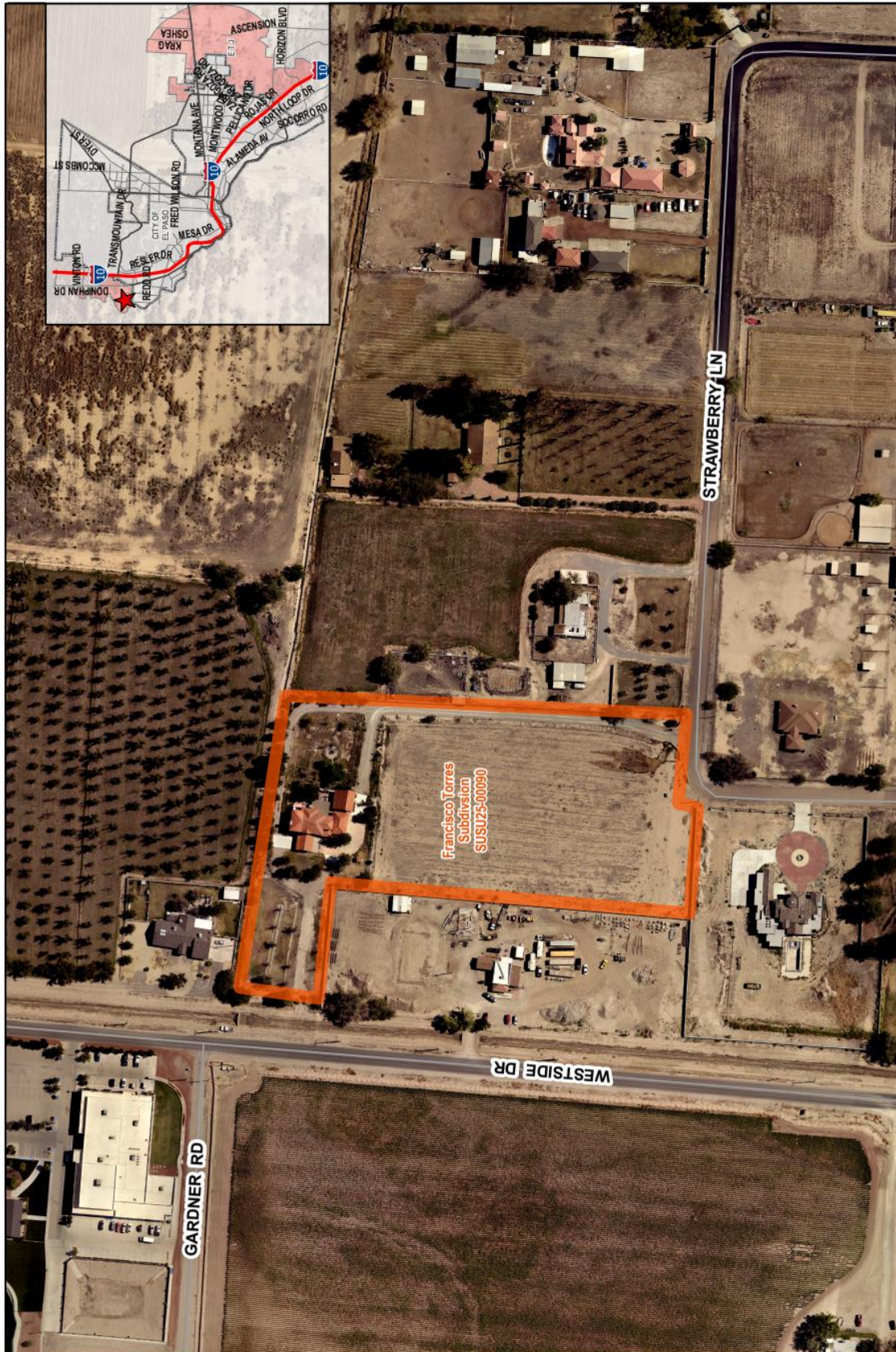
1. **Approval** of the waiver, exception, or modification request(s), finding that the request(s) is in conformance with the relevant review criteria provided by the El Paso City Code, as reflected in the Staff Report. **(Staff Recommendation)**
2. **Partial approval of the waiver, exception, or modification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

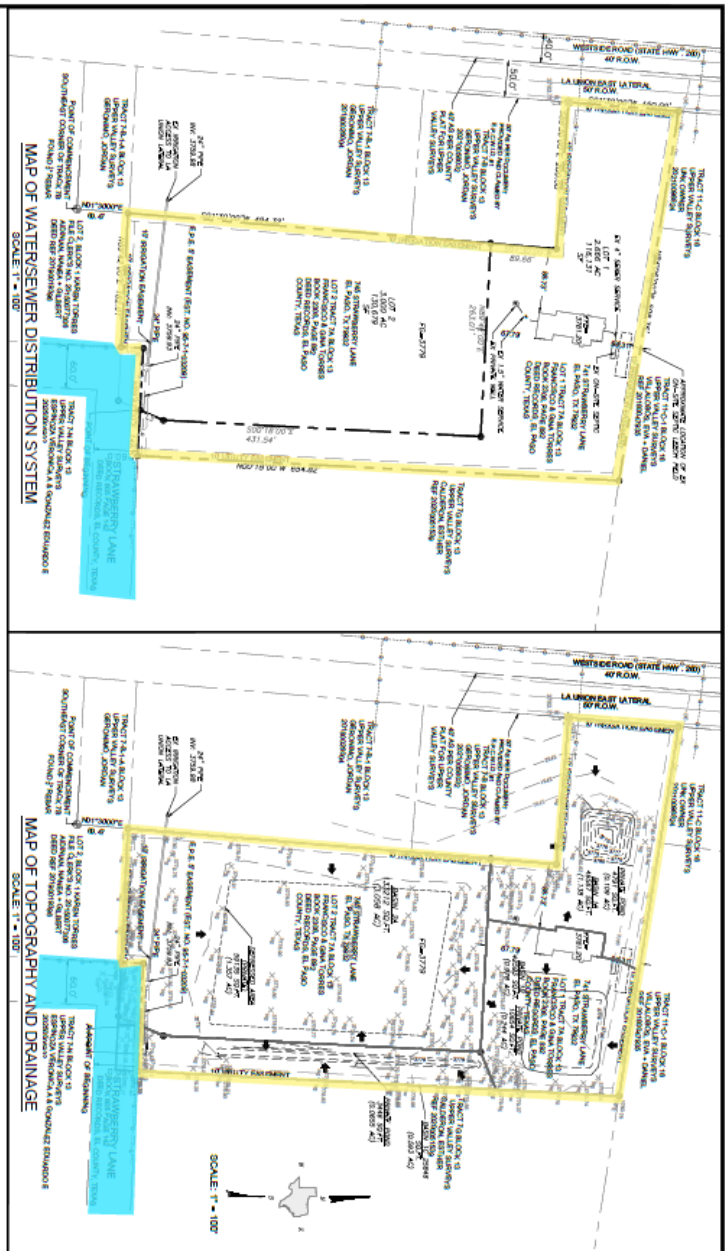
Francisco Torres Subdivision



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 may lead to misinterpretations of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.

 Subject Property

ATTACHMENT 2



FRANCISCO TORRES

PRELIMINARY PLAT
TRACT 7A, BLOCK 13,
UPPER VALLEY SURVEY, EL PASO COUNTY, TEXAS
AREA = 2.6510 sq Ft. 0.566 ac ±
DEED REFERENCE VOLUME: 2108 PAGE: 0892
PHONE: 981500001300741
EL PASO COUNTY, TEXAS

METES AND BOUNDS:

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[illegible]

PRINCIPAL CONTACTS

OWNER: Edgewise Terrace	741 Strawberry Ln, El Paso, TX	915-471-0750
ENGINEER: Christopher J. Wall, PE	1183 Upper Canyon Pl, El Paso, TX	903-752-1500
SURVEYOR: Enrique A. Roy	9434 Vincourt Blvd Ste 148, El Paso, TX	915-633-8000

FRANCISCO TORRES

PRELIMINARY PLAT					
DATE PREPARED	DRAWN BY	DESIGNED BY	CHECKED BY	APPROVED BY	
BY: JAMES					
REVISION NUMBER	SHEET NAME OR NUMBER	DESCRIPTION OF REVISION	DATE OF REVISION	REASON APPROVED BY	

★ **Wall Engineering**
Civil Engineering & Land Development

1183 Upper Canyon Pl.
El Paso, TX 79912
Phone (903) 752-1598
Texas Firm# 26808

741 STRAWBERRY LANE

SUBMITTED BY

WALL ENGINEERING
EL PASO, TEXAS

2401
DRAWING FILE
DRAWING NUMBER

September 2020	2
2401	OF
2401	1

Prepared by and under the supervision of:
Christopher J. Wall, P.E.
Registered Professional Engineer
Registration No. TX 146722

LINE TABLE		
LINE	BEARING	LENGTH
L1	N07°50'00"W	30.18'
L2	N88°42'00"E	84.47'
L3	N02°08'00"E	34.54'
L4	N89°42'00"E	82.06'

ETJ STATEMENT
Franchoso Torres Subdivision (Plot A) located in northeastern El Paso County on the north side of Strawberry Lane, approximately one thousand feet northwest of the intersection of Westside Drive and Riley Road. According to the official map in the office of the Secretary of the City of El Paso, population 671,815, Franchoso Torres Subdivision (Plot A) lies within the City of El Paso's five-mile ETJ under Local Government Code § 212.001.

PROPERTY LINE

ROW

VARIES

5' GRAVEL SHOULDER

11' DRIVE LANE

24' MAX

50' ROW

11' DRIVE LANE

5' GRAVEL SHOULDER

VARIES

ROW

PROPERTY LINE

24' STRAWBERRY LANE

NOTE: STRAWBERRY LANE ROW IMPROVEMENTS NOT INCLUDED WITH THIS PLAN.

50' ROW

SCALE

A-A LOCAL RURAL EXISTING CROSS SECTION
NOT TO SCALE

NOT TO SCALE

SUSU25-00090

ATTACHMENT 4

741 Strawberry Lane.

Modification/Exception of any portion of the El Paso Subdivision Ordinance:

1. Relief from the El Paso SDM that requires the developer to improve the proportionate share of abutting streets (Strawberry Lane). We request that the existing section of Strawberry Lane remain unchanged to match the rest of this existing roadway.

ATTACHMENT 5



MAJOR COMBINATION APPLICATION

DATE: 9-15-2025

FILE NO. _____

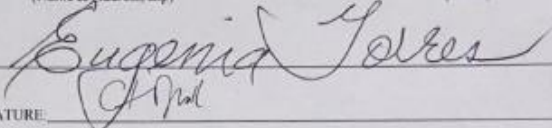
SUBDIVISION NAME: Francisco Torres

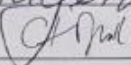
1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Tract 7A, Block 13, Upper Valley Surveys, El Paso County, Texas
2. Property Land Uses:
- | | ACRES | SITES | | ACRES | SITES |
|---------------|--------------|----------|------------------------|--------------|----------|
| Single-family | <u>2.666</u> | <u>1</u> | Office | _____ | _____ |
| Duplex | _____ | _____ | Street & Alley | _____ | _____ |
| Apartment | _____ | _____ | Ponding & Drainage | _____ | _____ |
| Mobile Home | _____ | _____ | Institutional | _____ | _____ |
| P.U.D. | _____ | _____ | Other (specify below): | _____ | _____ |
| Park | _____ | _____ | Non-Residential | <u>3.00</u> | <u>1</u> |
| School | _____ | _____ | Total No. Sites: | <u>2</u> | _____ |
| Commercial | _____ | _____ | Total (Gross) Acreage: | <u>5.666</u> | _____ |
| Industrial | _____ | _____ | | | |
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 for each lot according to El Paso County requirements
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.
We request an exception for ROW improvements to maintain the existing roadway.
9. Remarks and/or explanation of special circumstances: Please refer to attached exception.
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 Eugenia Torres, 741 Strawberry Ln. 79932 marktorres1107@gmail.com 915-471-9756
(Name & Address, Zip) (Email) (Phone)

13. Developer Mark Torres, 741 Strawberry Ln. 79932 marktorres1107@gmail.com 915-471-9756
(Name & Address, Zip) (Email) (Phone)

14. Engineer Christopher Wall, 1183 Upper Canyon Pl. 79912 chris@wallengineers.com 903-752-1598
(Name & Address, Zip) (Email) (Phone)

OWNER SIGNATURE: 

REPRESENTATIVE SIGNATURE: 

REPRESENTATIVE CONTACT (PHONE): 903-752-1598

REPRESENTATIVE CONTACT (E-MAIL): chris@wallengineers.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. 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. Provide adequate exception request letter.
4. Per EP Electric, Please add a 10' wide easement along the back of the proposed lot 1.

Planning and Inspections Department- Land Development Division

Pending comments.

Parks and Recreation Department

We have reviewed **Francisco Torres Subdivision** 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 subdivision is composed of **1** single-family dwelling unit, and 1 nonresidential lot containing **3.00** acres. Subdivision is 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.

Parkland dedication requirements will be assessed using proposed use. Therefore, Applicant shall be required to pay a **total of \$4,370.00** in "Park Fees" calculated as follows:

Lot **1**, applicant is proposing a single-family dwelling unit, 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" in the amount of **\$1,370.00** calculated as follows:

1 Single-family dwelling unit @ rate of **\$1,370.00** per unit = **\$1,370.00**

Lot **2**, applicant is proposing a non-residential use, covenants need to be provided restricting all residential uses 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 **\$1,000.00** per acre, for a total amount of **\$3,000.00**, calculated as follows:

3.00 acres non-residential @ rate of \$1,000 per acre = **\$3,000.00**

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

Nearest Park: **Inca Dove 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:

- No Objections to Application

Contract Management:

No objection to the application.

Indicate that any proposed infrastructure improvements located within the city right-of-way limits and within the ETJ limits must follow the design standards for construction (DSC), in accordance with its municipal code.

Indicate that any damage to existing infrastructure caused by the development of this project must be restore to its original or better condition.

Street Lights Department

Does not object to this request.

The lot is out of the City of El Paso limits.

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.

El Paso Water

We have reviewed the above referenced subdivision and provide the following comments:

The subject property is located within the City of El Paso Westside Impact fee service area. There is no water nor sewer mains in the vicinity of the subject property.

Texas Gas

Currently Texas Gas Service has an existing service line extended to this property

- Engineering Report is listed as Preliminary Plat.
- Update the year on face of plat.

El Paso County Water Improvement District #1

Applicant has submitted irrigable land exhibit to EPCWID and exhibit has been approved

Fire Department

No adverse comments.

Capital Improvement Department

No comments received.

El Paso County 911 District

No comments received.

Texas Department of Transportation

No comments received.

Sun Metro

No comments received.