



City of El Paso – City Plan Commission Staff Report

REVISED

Case No: SUSU14-00064 Ventanas Subdivision Unit Eight
Application Type: Major Preliminary
CPC Hearing Date: July 17, 2014
Staff Planner: Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov
Location: West of Rich Beem and South of Pebble Hills
Acreage: 30.479 acres
Rep District: 5
Existing Use: Vacant
Existing Zoning: R-5/C-1 (Residential/Commercial)
Proposed Zoning: R-5/C-1 (Residential/Commercial)
Nearest Park: Ventanas #3 Park (.075 miles)
Nearest School: Sunridge Middle School (0.84 miles)
Park Fees Required: ~~Pending park comments.~~ \$5,910.00
Impact Fee Area: This property is not located in an Impact Fee Service Area.
Property Owner: GFA, LLC
Applicant: GFA, LLC
Representative: CEA Group

SURROUNDING ZONING AND LAND USE

North: R-5/Residential development
South: ETJ/Vacant
East: C-2/Vacant
West: R-5/Vacant

PLAN EL PASO DESIGNATION: G4, Suburban Walkable

APPLICATION DESCRIPTION

The applicant proposes to subdivide 30.479 acres of vacant land for 137 single-family residential lots and one commercial lot. Access to the subdivision will be from Rich Beam Boulevard and Ventana Avenue. The subdivision is vested and is being reviewed under the former subdivision code.

The applicant is requesting the following modifications:

1. - A 52-foot residential right-of-way cross section that will include 5 foot sidewalks, 5 foot parkways and a 32 foot paved roadway surface with a standard concrete curb and gutter.

2. - A 40-foot street right-of-way cross section with a 20-foot paved roadway surface, two 5-foot sidewalks and two 5-foot parkways. The 20-foot paved surface will be identified as a "No Parking" lane on both sides of the roadway.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the modification request and ~~pending comments from city departments~~ approval of Ventanas Subdivision Unit Eight on a Major Preliminary basis, subject to the following condition:

Planning Division Recommendation:

Staff recommends **approval** with modifications, as per Section 19.04.170 (Modification of conditions):

A-3. The subdivider has demonstrated an alternative method of development that will improve the aesthetic value of the subdivision while giving equal emphasis to safety, economy, tax yield, maintenance cost, response time, drainage dedication and improvement of parkland and open space amenities, and vehicular access and pedestrian passage.

City Development Department - Land Development

We have reviewed subject plats and recommend **Approval**.

Parks and Recreation Department

We have re-reviewed Ventanas Unit Eight, a major preliminary plat map and offer no objections to this subdivision application.

Please note that this Subdivision is composed of 137 Single-family dwelling lots & 5.91 acres of commercial property; this subdivision does not include a park site however, is part of the Ventanas Land Study and applicant has dedicated four (4) Offsite Parks for a total of 19.8 acres of "Parkland"

This subdivision meets and exceeds the minimum requirements of Title 19 – Subdivision & Development Plats, Chapter 19.20 – Parks & Open Space.

Also, please note that two parks: Ventanas Cove Park (Ventanas #1 – 4.86 Acres) & Ventanas Destiny Park (Ventanas #2 – 4.85 Acres) have been constructed and accepted for maintenance by the City of El Paso, the park improvements for Ventanas Willow Park (Ventanas #3 – 5.02 Acres) are currently under construction, and Ventanas #4 (5.06 Acres) is in design.

Furthermore, please note that applicant has submitted preliminary covenants for the 5.91 acres of commercial property restricting the use to Non-residential development therefore; "Park fees" will be assessed as follows:

1. If gross density waiver is granted by the Planning Department or designee and a copy of the final recorded covenants is provided restricting all residential uses, then applicant shall be required to pay "Park fees" in the amount of \$5,910.00 based on the following calculations:

Non-residential acreage 5.91 (rounded to two decimals) @ \$1,000.00 per acre = \$5,910.00

Please allocate generated funds under Park Zone: E-9

Nearest Parks: Ventanas #1 & Ventanas #2

El Paso Water Utilities

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

1. EPWU does not object to this request.

EPWU Comments

Water:

2. There is an existing 24-inch diameter water main that extends along Ventanas Ave. No direct service connections are allowed to this main as per the El Paso Water Utilities - Public Service Board Rules & Regulations.
3. There is an existing 12-inch diameter water main that extends along Ventanas Ave. The main is located approximately 18 feet north of the street center line. A 12-inch water main extension is required extending along Cozy Cove Ave. to provide adequate service to the subdivision. An 8-inch diameter water main extension is required along Mocha Freeze Dr., Java Chip Dr., Red Cove Dr. and Blue Chip Street.

Sanitary Sewer:

4. There is an existing 15-inch diameter sanitary sewer main that extends along Ventanas Ave. located approximately 5 feet south of the street centerline. Eight (8) inch diameter sanitary sewer main extensions are required from the existing 15-inch diameter sanitary sewer main to the subdivision.
5. An 8-inch diameter sanitary sewer main extension is required extending along Cozy Cove Ave., Red Cove Dr., and Blue Cove Dr. from the stub-out from Ventanas Unit 7.

General:

6. All water and sanitary sewer main extension costs are the responsibility of the Owner/Developer.
7. The water and sanitary sewer mains mentioned above are required to be installed and accepted by EPWU-PSB prior to providing service to the subject property.
8. Annexation fees are due at the time of new service application for individual water meters within the subject property
9. EPWU-PSB requires a new service application to serve the subdivision. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading & drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water Utilities – Public Service Board (EPWU-PSB) Rules and Regulations. The owner 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.

El Paso Fire Department

No comments received.

Sun Metro

No comments received.

911

The 911 District recommends that the addressing on the south to north streets: Mocha Freeze Dr, Java Chip Dr, and Red Velvet Pl be adjusted. If left unchanged, the proposed addresses with overlap with existing addresses on the mentioned streets. Thank you.

El Paso Electric Company

No comments received.

Socorro Independent School District

No comments received.

Additional Requirements and General Comments:

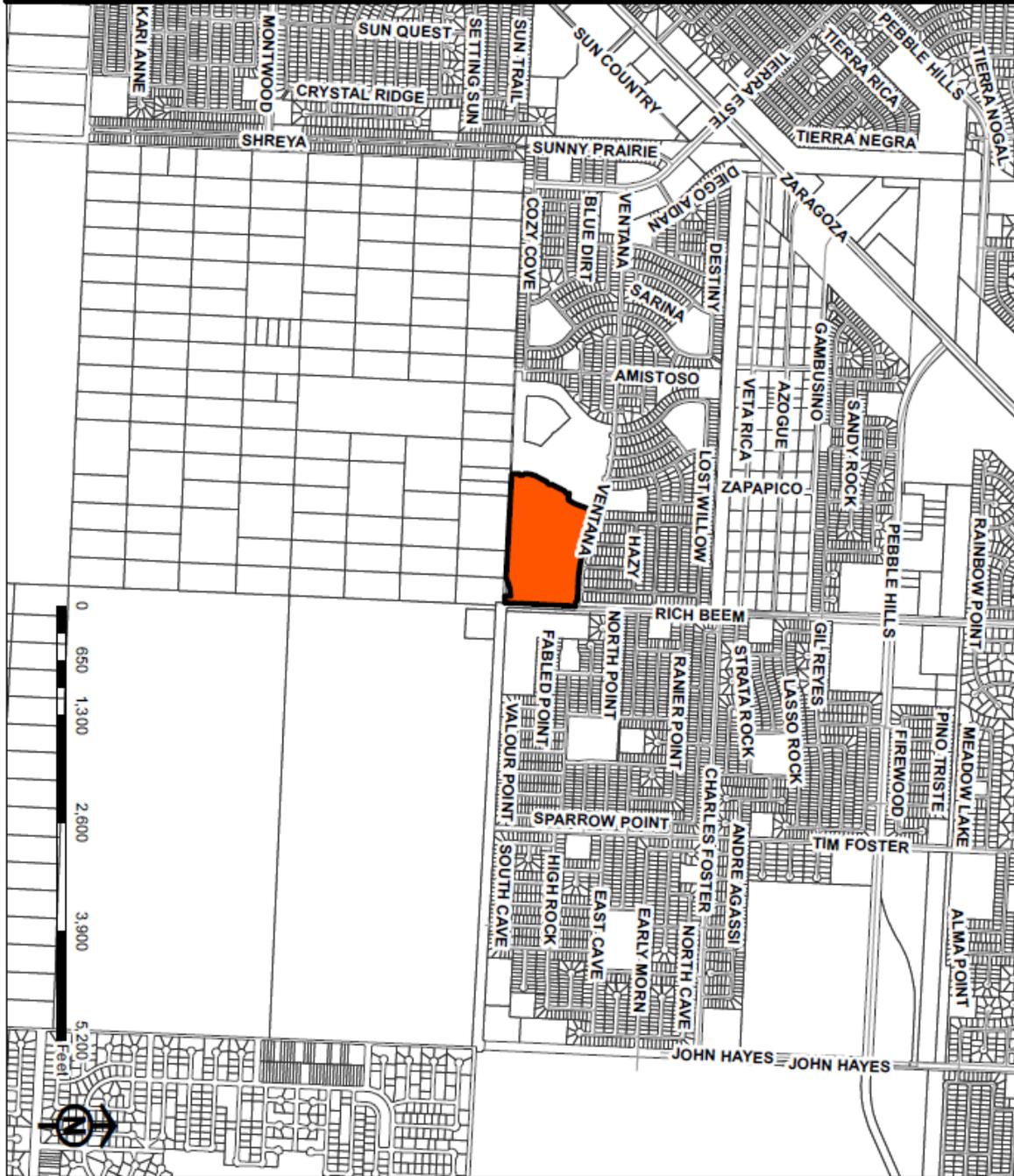
1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every 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.

Attachments

1. Location map
2. Aerial map
3. Preliminary plat
4. Modification Letter
5. Application

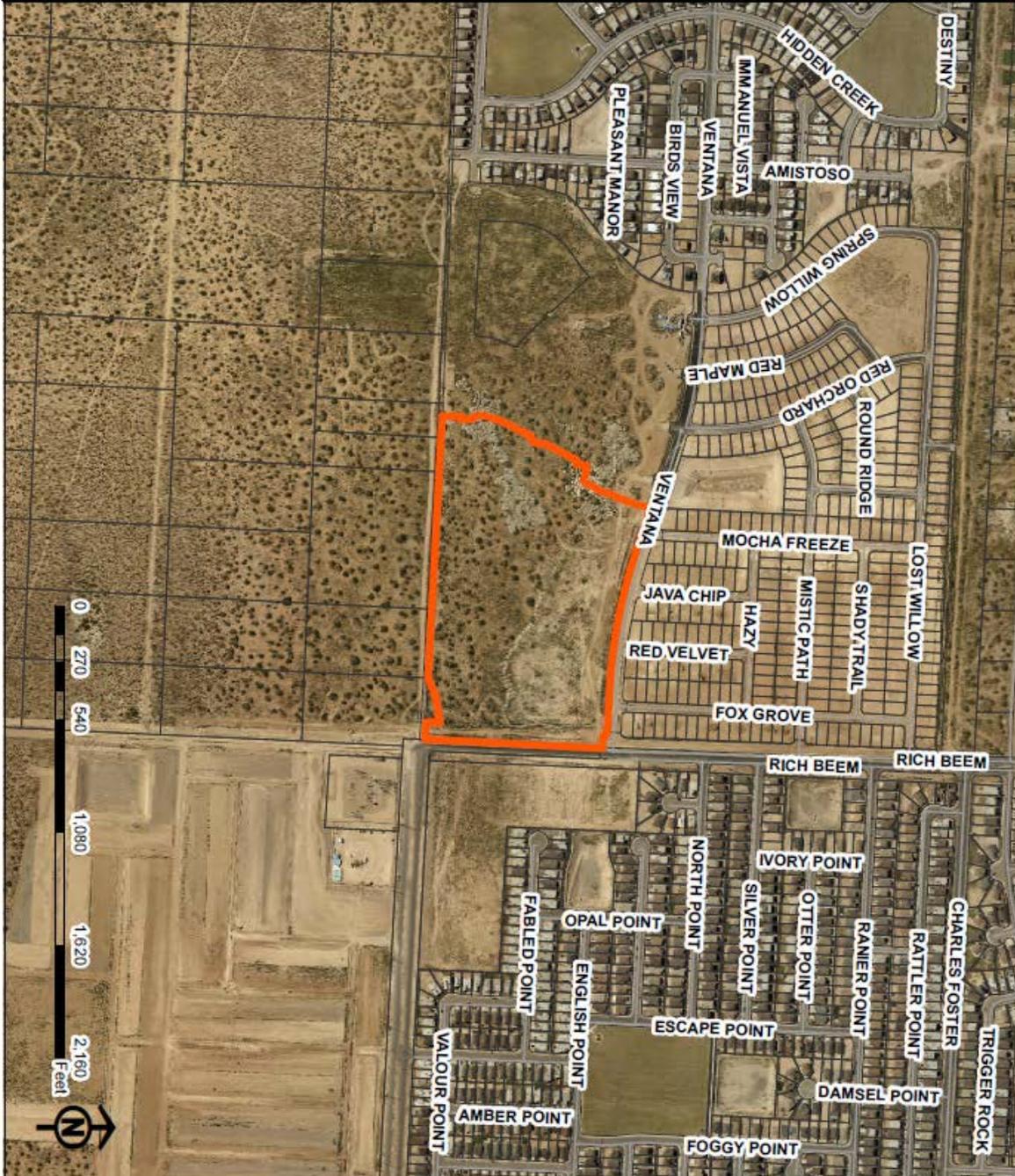
ATTACHMENT 1

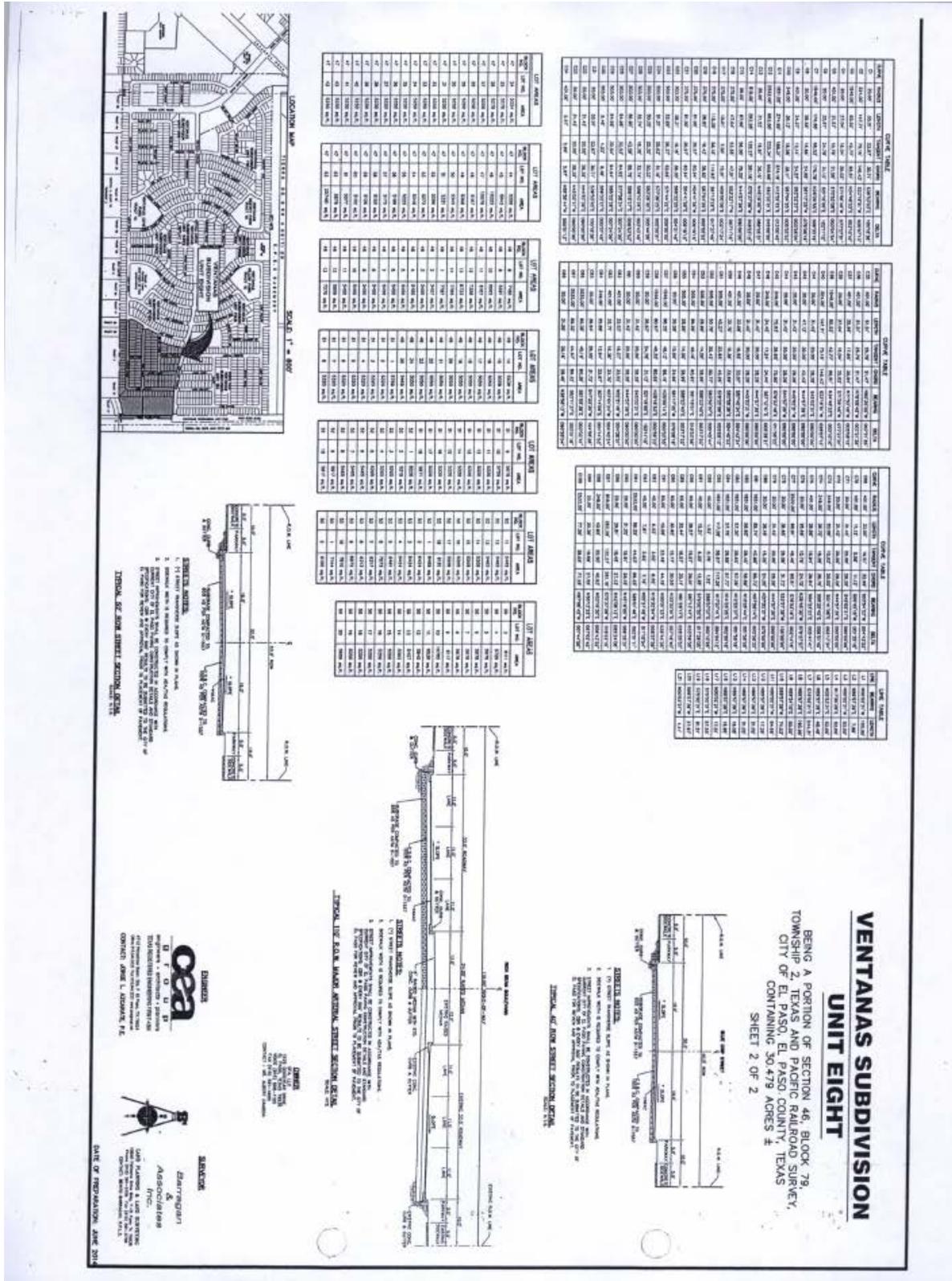
Ventanas Subdivision Unit Eight



ATTACHMENT 2

Ventanas Subdivision Unit Eight





VENTANAS SUBDIVISION
UNIT EIGHT

BEING A PORTION OF SECTION 46, BLOCK 79,
 TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD SURVEY,
 CITY OF EL PASO, EL PASO COUNTY, TEXAS
 CONTAINING 50.479 ACRES ±
 SHEET 2 OF 2

ENGINEER
 D. F. O. D. I.
 D. F. O. D. I. ENGINEERING, P.C.
 1000 W. 11TH STREET, SUITE 100
 EL PASO, TEXAS 79902
 (915) 762-1111
 DFW: (915) 762-1111
 WWW.DFOIDI.COM

SURVEYOR
 DARRINGTON
 &
 ASSOCIATES
 P.C.
 1000 W. 11TH STREET, SUITE 100
 EL PASO, TEXAS 79902
 (915) 762-1111
 WWW.DARRINGTONANDASSOCIATES.COM

DATE OF PREPARATION: JUNE 2014

LEGEND
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 2. 1/8" = 1' SCALE
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ATTACHMENT 4



Castner Center @ Transmountain
4712 Woodrow Bean, Ste. F
El Paso, TX 79924
Office: 915.544.5232
Fax: 915.544.5233
web: www.ceagroup.net

June 26, 2014

City of El Paso-City Development Department
811 Texas Ave.
El Paso, Texas 79901

Attention: Ms. Kimberly Forsyth
Subdivision Coordinator

Reference: Ventanas Subdivision Unit Eight
Variance Request

Dear Ms. Forsyth:

On behalf of the developer for the above referenced development, we request two (2) variances to the City of El Paso Municipal Code-Subdivision Ordinance. Our variance requests are as follows:

- Utilize a 52-foot residential right-of-way cross section. Our proposed cross-section will introduce 5 foot sidewalk and 5 foot parkway and a 32 foot paved roadway surface and utilize standard concrete curb and gutter.
- Utilize a 40-foot street right of way cross section with a 20-foot paved roadway surface and two 5-foot sidewalk and two 5-foot parkway. The 20-foot paved surface will be identified as a "No Parking" lane on both sides of the roadway.

We look forward to your favorable consideration on our request. If you have any questions, please do not hesitate to call me at office number 915.544.5232 or mobile number 915.355.0583.

Sincerely,
CEA Group

A handwritten signature in blue ink, appearing to read 'JLA', is written over a light blue circular stamp.

Jorge L. Azcarate, P.E.
Project Manager

letter-2260-018ld-6-26-14(modificationreq.)
JLA/Jla

ATTACHMENT 5



**CITY PLAN COMMISSION APPLICATION FOR
MAJOR PRELIMINARY SUBDIVISION APPROVAL**

DATE: _____ FILE NO. SUSU14-00064
 SUBDIVISION NAME: Ventanas Subdivision Unit Eight

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
All of Tract 1F and a portion of Tract 1, Section No. 46, Block 79, Township 2,
Texas and Pacific Railway Company Survey, El Paso, El Paso County, Texas

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>18.128</u>	<u>137</u>	Office		
Duplex	_____	_____	Street & Alley	<u>6.441</u>	<u>7</u>
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	<u>5.910</u>	<u>1</u>	Total No. Sites		<u>145</u>
Industrial	_____	_____	Total (Gross) Acreage	<u>30.479</u>	_____

3. What is existing zoning of the above described property? R-5 Proposed zoning? R-5

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No _____

5. What type of utility easements are proposed: Underground _____ Overhead _____ Combination of Both X

6. What type of drainage is proposed? (If applicable, list more than one)
Surface flow to existing and proposed storm sewer to discharge into an existing public ponding area.

7. Are special public improvements proposed in connection with development? Yes X No _____

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No _____
 If answer is "Yes", please explain the nature of the modification or exception
Modification request on a 52' right-of-way, with 5' parkway, 5' sidewalk & 32' pavement.
Modification request on a 40' right-of-way, with 5' parkway, 5' sidewalk & 20' pavement.

9. Remarks and/or explanation of special circumstances: N/A

10. Improvement Plans submitted? Yes _____ No X

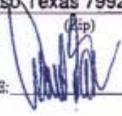
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes X No _____

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

City Development Department
 811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 541-4024

12. Owner of record GFA, LLC 1525 Goodyear Drive El Paso Texas 79936 (915) 548-1105
(Name & Address) (Zip) (Phone)
13. Developer Same as above
(Name & Address) (Zip) (Phone)
14. Engineer CEA group 4712 Woodrow Bean Ste. F El Paso Texas 79924 (915) 544-5232
(Name & Address) (Zip) (Phone)

Refer to Schedule C for
current fee.

OWNER SIGNATURE: 

REPRESENTATIVE: _____

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

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 541-4024