



## *City of El Paso – City Plan Commission Staff Report*

**Case No:** SUSU14-00088 Ventanas Subdivision Unit Eight  
**Application Type:** Major Final  
**CPC Hearing Date:** October 9, 2014  
**Staff Planner:** Nelson Ortiz, (915) 212-1606, [ortiznx@elpasotexas.gov](mailto:ortiznx@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 mile)  
**Nearest School:** Sunridge Middle School (.84 mi.)  
**Park Fees Required:** \$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/ Single-Family Development  
**South:** N/A / East ETJ / Vacant  
**East:** C-2 / Vacant  
**West:** R-5 / Vacant

**PLAN EL PASO DESIGNATION:** G4 Suburban (Walkable)

### **APPLICATION DESCRIPTION**

The applicant proposes to subdivide approximately 30 acres of vacant land for 137 single-family residential lots ranging from 5,042 to 10,785 square feet. A 5.9-acre commercial lot is also proposed. Primary access to the subdivision is proposed from Rich Beem Blvd. and Ventana Avenue. This development lies within the Ventanas land study, approved in 2006, and is vested under the former subdivision code.

The applicant is requesting the following modifications:

- *To allow for a 52-foot residential ROW cross-section*
- *To allow a 40-foot street ROW cross-section*

## **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **approval** of the modifications and **approval** of Ventanas Subdivision Unit Eight subject to the following comments.

### **Planning Division Recommendation:**

Staff recommends **approval** of the 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**; no objections.

### **Parks and Recreation Department**

We have reviewed **Ventanas Unit Eight**, a major final 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.

2. Annexation fees are due at the time of new service application for individual water meters within the subject property.

### **EPWU Comments**

#### **Water:**

3. 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.
4. 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., and Red Velvet 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:**

5. 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.
6. 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:**

7. All water and sanitary sewer main extension costs are the responsibility of the Owner/Developer.
8. 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.
9. Annexation fees are due at the time of new service application for individual water meters within the subject property
10. 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 County 911 District**

No comments received.

### **Sun Metro**

Recommend the placement of sidewalks and ADA compliant improvements throughout the

development to City standards to provide pedestrian accessibility to mass transit services.

**El Paso Department of Transportation**

No comments received.

**El Paso Fire Department**

No comments received.

**and General Comments:**

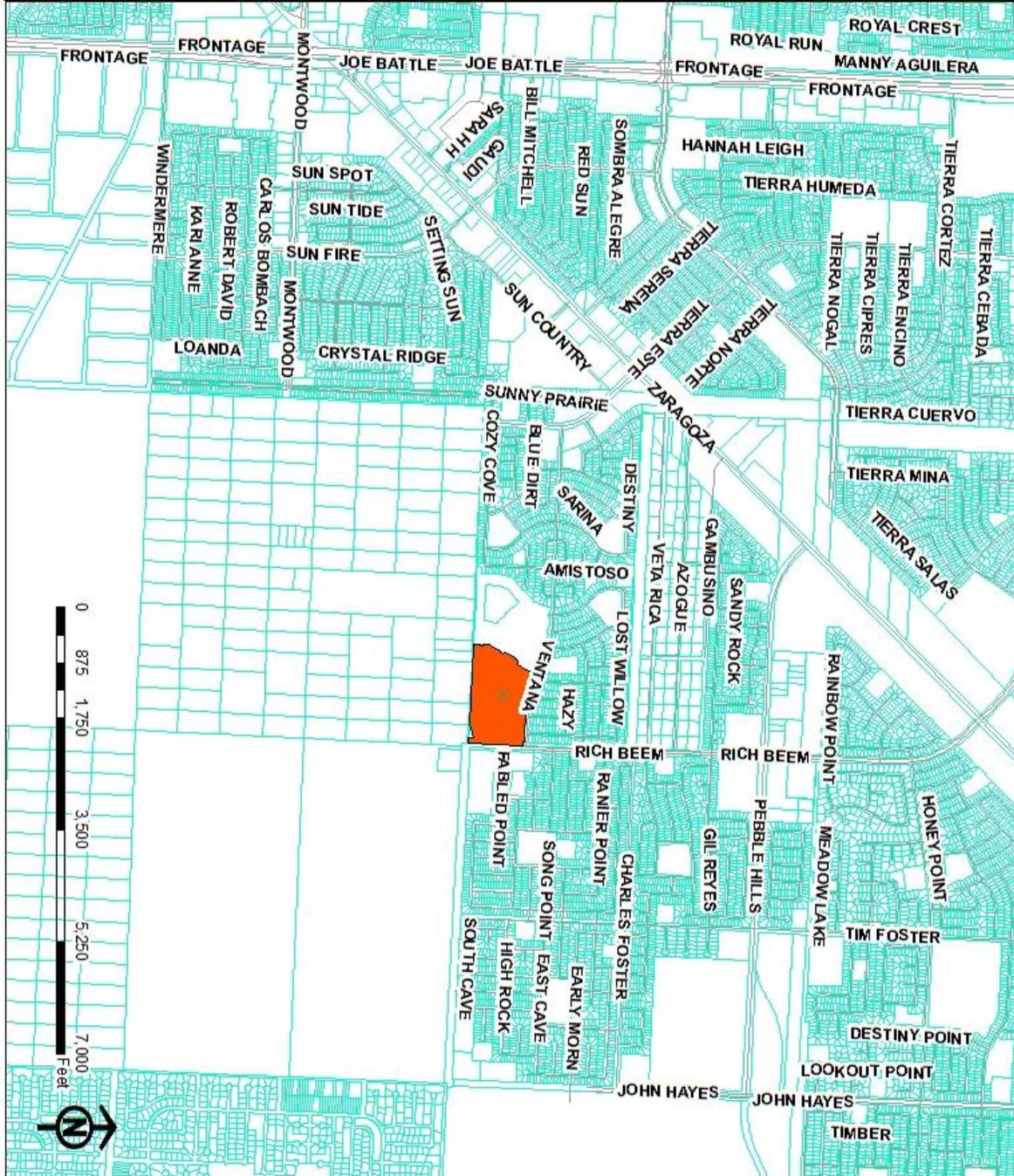
1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
  - a. Current certified tax certificate(s)
  - b. Current proof of ownership
  - c. Release of access document, if applicable
  - d. Set of restrictive covenants, if applicable
2. Every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

**Attachments**

1. Location map
2. Aerial map
3. Final plat
4. Modification Request
5. Application

ATTACHMENT 1

# VENTANAS UNIT EIGHT



ATTACHMENT 2

# VENTANAS UNIT EIGHT



**ATTACHMENT 3**



**VENTANAS SUBDIVISION  
UNIT EIGHT**

BING A PORTION OF SECTION 46, BLOCK 79,  
TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD SURVEY,  
CITY OF EL PASO, EL PASO COUNTY, TEXAS  
CONTAINING 30.479 ACRES ±

SHEET 1 OF 2

REGISTRATION

THIS PLAN IS THE PROPERTY OF THE ENGINEER, ARCHITECT, SURVEYOR, OR OTHER PROFESSIONAL PERSON WHO HAS PREPARED IT. IT IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE PROFESSIONAL PERSON WHO HAS PREPARED IT. ANY REPRODUCTION OR COPIING OF THIS PLAN WITHOUT THE WRITTEN CONSENT OF THE PROFESSIONAL PERSON WHO HAS PREPARED IT IS STRICTLY PROHIBITED.

**AGREEMENT**

I, the undersigned, hereby certify that I am the owner of the above described property and that I have authorized the undersigned to prepare this plan for the purpose of recording the same in the public records of the State of Texas.

STATE OF TEXAS  
COUNTY OF EL PASO

My Commission Expires \_\_\_\_\_

DATE OF PREPARATION: SEPTEMBER 2014

CONTRACT: JAMES I. ACQUARONE, P.E.

12121 BARRAGAN BLVD., SUITE 100, EL PASO, TEXAS 79905

TEL: 972.768.1111 FAX: 972.768.1112

WWW.BARRAGANASSOCIATES.COM

BARBARA BARRAGAN ASSOCIATES

ENGINEERS, ARCHITECTS, SURVEYORS

REGISTERED PROFESSIONALS

STATE OF TEXAS

STATE OF CALIFORNIA

STATE OF ARIZONA

STATE OF NEW MEXICO

STATE OF COLORADO

STATE OF UTAH

STATE OF WYOMING

STATE OF NEVADA

STATE OF IDAHO

STATE OF MONTANA

STATE OF WISCONSIN

STATE OF ILLINOIS

STATE OF INDIANA

STATE OF OHIO

STATE OF PENNSYLVANIA

STATE OF MARYLAND

STATE OF DELAWARE

STATE OF VIRGINIA

STATE OF NORTH CAROLINA

STATE OF SOUTH CAROLINA

STATE OF GEORGIA

STATE OF ALABAMA

STATE OF MISSISSIPPI

STATE OF LOUISIANA

STATE OF MISSOURI

STATE OF KANSAS

STATE OF OKLAHOMA

STATE OF NEBRASKA

STATE OF MINNESOTA

STATE OF IOWA

STATE OF WISCONSIN

STATE OF ILLINOIS

STATE OF INDIANA

**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

July 28, 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 black ink, appearing to read 'JLA', is written over the typed name.

Jorge L. Azcarate, P.E.  
Project Manager

letter-2260-018/d-6-26-14(modificationreq.)  
JLA/ja

**ATTACHMENT 5**



CITY PLAN COMMISSION APPLICATION FOR  
MAJOR FINAL SUBDIVISION APPROVAL

DATE: 9/10/14 FILE NO. SUSU14-00088  
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:

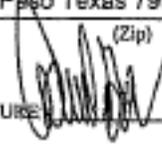
	ACRES	SITES		ACRES	SITES
Single-family	18.128	137	Office		
Duplex			Street & Alley	6.441	7
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School			Total No. Sites		146
Commercial	5.910	1	Total (Gross) Acreage	30.479	
Industrial					

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 x 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 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.