



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

**Case No:** SUSU11-00112 Ventanas Subdivision Unit Four  
**Application Type:** Major Combination  
**CPC Hearing Date:** November 17, 2011  
**Staff Planner:** Kevin Smith, 915-541-4903, [smithkw@elpasotexas.gov](mailto:smithkw@elpasotexas.gov)  
**Location:** West of Rich Beem Boulevard and South of Pebble Hills Boulevard  
**Legal Description Acreage:** 35.748 acres  
**Rep District:** 6  
**Existing Use:** Vacant  
**Existing Zoning:** R-5  
**Proposed Zoning:** N/A

**Nearest Park:** A park, not part of this plat, has been dedicated in the northwest section of Ventanas Subdivision Unit Four  
**Nearest School:** Lujan Chavez Elementary School (1.26 miles)  
(Ventanas land study proposed a school site south of this plat)  
**Parkland Fees Required:** Not required  
**Impact Fee Area:** Not in Impact Fee Area and will not be subject to impact fees

**Property Owner:** G & F, LLC  
**Applicant:** CEA Group  
**Representative:** CEA Group

**SURROUNDING ZONING AND LAND USE:**

**North:** ETJ / Vacant  
**South:** R-5 (Residential) / Vacant  
**East:** R-5 (Residential) / Vacant  
**West:** R-3A and R-5 (Residential) / Vacant

**THE PLAN FOR EL PASO DESIGNATION:** Residential

**APPLICATION DESCRIPTION**

The applicant is proposing a development of 162 single-family lots with the largest lot approximately 11,570 square feet and the smallest being approximately 5,250 square feet in size. The applicant is also proposing one pond.

This subdivision is part of the Ventanas Land Study which was approved in 2006 and amended in 2010. This application is vested under the previous subdivision code and the applicant has requested to use Section 19.8.1 of the current code which will allow the developer's engineer to develop the water and wastewater plans. The applicant is also requesting the following