



City of El Paso – City Plan Commission Staff Report

Case No: SUSU14-00105 Ventanas Subdivision Unit One Replat B
Application Type: Resubdivision Combination
CPC Hearing Date: November 20, 2014
Staff Planner: Alfredo Austin, 915-212-1604, austinaj@elpasotexas.gov
Location: East of Zaragoza and South of Pebble Hills
Acreage: 20.122 acres
Rep District: 5
Existing Use: Vacant
Existing Zoning: C-3c/A-O (Commercial/condition / Apartment-Office)
Proposed Zoning: C-3c/A-O (Commercial/condition / Apartment-Office)
Nearest School: Sunridge Middle School (.13 mile)
Nearest Park: Ventanas #1 (.18 miles)
Park Fees: Pending
Impact Fee Area: Not in Impact Fee Area
Property Owner: Goal Building Services LLC
Ventanas Place LP
GFA LLC
Applicant: Goal Building Services LLC
Ventanas Place LP
GFA LLC
Representative: CEA Group

SURROUNDING ZONING AND LAND USE

North: ETJ (Extraterritorial jurisdiction)
South: R-3A (Residential development)
East: R-3A (Residential development)
West: R-3A (Residential development)/C-1(Vacant)

THE PLAN FOR EL PASO DESIGNATION: G4, Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant is proposing to replat 20.122 acres of vacant land into 4 commercial lots and 1 apartment lot. Access to the subdivision is proposed from Zaragoza Road and Tierra del Este Road. This development is being reviewed under the current subdivision ordinance.

The reason for the replat is to revise restrictive covenants previously recorded. The restrictive covenants will prohibit the construction of single-family, two-family or multi-family units on Lots 1&2, Block 1, Lot 19, Block 5 and Lot 1, Block 6 of Ventanas Subdivision Unit One Replat B.

CASE HISTORY

The City Plan Commission approved Ventanas Subdivision Unit One major final on May 3, 2007 and the major preliminary on December 21, 2006.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends (pending parks and recreation department comments) of Ventanas Subdivision Unit One Replat B on a **Resubdivision Combination** basis subject to the following conditions and requirements:

City Development Department-Planning Division:

Planning recommends (**pending parks and recreation department comments**) of Ventanas Subdivision Unit One Replat B on a Resubdivision Combination basis.

City Development Department-Land Development:

We have reviewed subject plats and recommend Approval.

Parks and Recreation Department:

Pending

El Paso Water Utilities:

No comments received.

Sun Metro:

Sun metro does not oppose to this request.

El Paso Fire Department:

No comments received.

911:

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
 - e. Deed for property to be dedicated as parkland.
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in

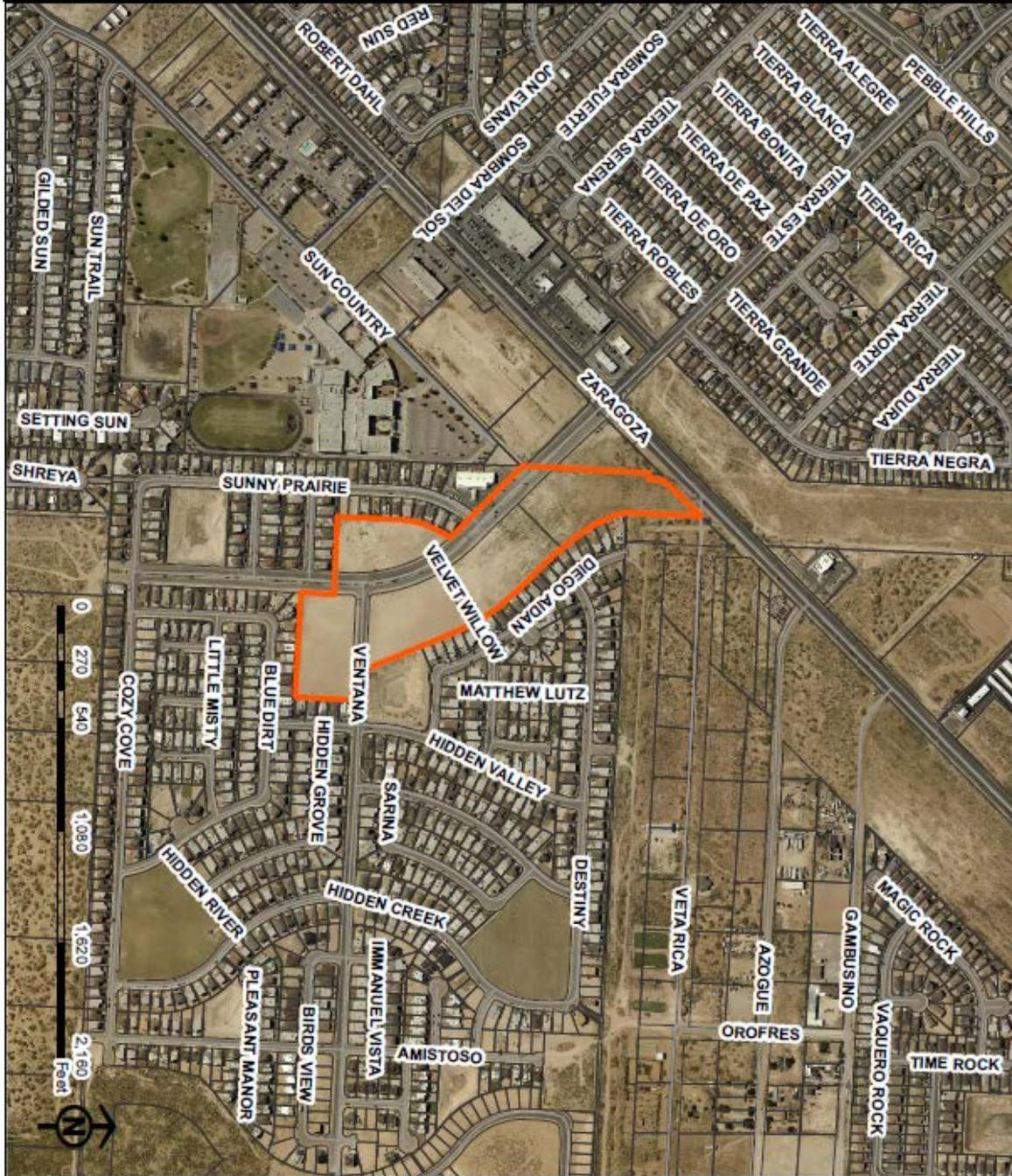
determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Attachments

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

ATTACHMENT 2

**VENTANAS SUBDIVISION UNIT ONE
REPLAT B**



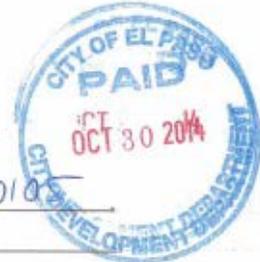
ATTACHMENT 4



ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION COMBINATION SUBDIVISION APPROVAL



DATE: 10/16/14

FILE NO. SUSU14-00105

SUBDIVISION NAME: Ventanas Subdivision Unit One Replat B

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.) Being a replat of lot 1-2, Block 1, Lot 19, Block 5, Lot 1, Block 6, Lot 29, Block 7 and a portion of Tierra Este Road, Velvet Willow Drive and Ventana Avenue, all within Ventanas Subdivision Unit One, City of El Paso, El Paso County, Texas

2. Property Land Uses: Table with columns for ACRES and SITES for various land uses including Single-family, Duplex, Apartment, Mobile Home, P.U.D., Park, School, Commercial, Industrial, Office, Street & Alley, Ponding & Drainage, Institutional, Other, Total No. Sites, and Total (Gross) Acreage.

3. What is existing zoning of the above described property? A/O - C-1 Proposed zoning? A/O - C-1

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 into an existing storm sewer infrastructure to an existing On-Site retention basin

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

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes No X If answer is "Yes", please explain the nature of the modification or exception

9. Remarks and/or explanation of special circumstances:

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 No X

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

Goal Building Services LLC
Ventanas Place LP

12. Owner of record GFA, LLC 1525 Goodyear Dr. El Paso Tx. 79936 (915) 596-1105
(Name & Address) (Zip) (Phone)
13. Developer GFA, LLC 1525 Goodyear Dr. El Paso Tx. 79936 (915) 596-1105
(Name & Address) (Zip) (Phone)
14. Engineer CEA Group 4712 Woodrow Bean, Sta. F, El Paso Tx. 79924 (915) 544-5232
(Name & Address) (Zip) (Phone)

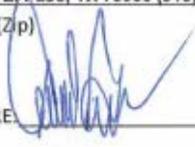
Refer to Schedule C for
current fee.

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.

Owner of record GFA Limited Partnership a/k/a GFA LC 1525 Goodyear El Paso, TX 79936 (915) 598-1105
(Name & Address) (Zip) (Phone)

OWNER SIGNATURE:  _____

OWNER PRINT NAME: Albert Gamboa, Manager
GFA General LC its General Parnter of
GFA Limited Partnership

Owner of record _____
(Name & Address) (Zip) (Phone)

OWNER SIGNATURE: _____

OWNER PRINT NAME: _____

Owner of record Goal Building Services, LLC 11450 ROJAS DR. STE D15 EL PASO, TX 79936
(Name & Address) (Zip) (Phone)

OWNER SIGNATURE:  _____

OWNER PRINT NAME: Eduardo Fernandez

Owner of record Ventanas Place, LP 11450 ROJAS DR., STE. D15 EL PASO, TX 79936
(Name & Address) (Zip) (Phone)

OWNER SIGNATURE: 

OWNER PRINT NAME: EDUARDO FERNANDEZ

Owner of record _____
(Name & Address) (Zip) (Phone)

OWNER SIGNATURE: _____

OWNER PRINT NAME: _____

Owner of record _____
(Name & Address) (Zip) (Phone)

OWNER SIGNATURE: _____

OWNER PRINT NAME: _____