



OPEN SPACE ADVISORY BOARD
Wednesday, March 30, 2011, 1:30 P.M.
8th Floor Conference Room
City Hall Building, 2 Civic Center Plaza

AGENDA

1. **Meeting Called to Order**
2. **Call to the Public** (items not listed on the agenda)
3. **Discussion and Action**
 - a. Approval of Minutes: March 16, 2011
 - b. Changes to the Agenda
 - c. Review and comment on current subdivision applications, as indicated below:
 - (1) **SUSU11-00012:** Coronado Towers – Being Tracts 15J1, 15J2, 15J3, 15L, 15L1, 15L2, 15L3, 15M, and 15M2, A.F. Miller Survey No. 214, and a portion of Lots 1 and 2, Block 1, Coronado Center, City of El Paso, El Paso County, Texas
LOCATION: North of Mesa Street and West of Shadow Mountain Drive
PROPERTY OWNER: Coronado Towers
REPRESENTATIVE: Conde Inc.
DISTRICT: 1
APPLICATION TYPE: Minor (No vesting requested)
STAFF CONTACT: Kevin Smith, (915) 541-4903, smithkw@elpasotexas.gov
 - (2) **SUSU11-00015:** Resler Ponding Area One – Being a portion of S. J. Larkin Survey No. 266, City of El Paso, El Paso County, Texas
LOCATION: East of Redd Road and South of Hermoso Del Sol Drive
PROPERTY OWNER: Hunt Communities Holdings, LLC
REPRESENTATIVE: Conde Inc.
DISTRICT: 1
APPLICATION TYPE: Major Combination
STAFF CONTACT: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov
4. **Discussion and Action:** Presentation on the “Healthy Families Live Outside the Box” proposal.
Contact: Rick L. LoBello, (915) 217-4233, LoBelloRL@elpasotexas.gov

Mayor
John F. Cook

City Council

District 1
Ann Morgan Lilly

District 2
Susannah M. Byrd

District 3
Emma Acosta

District 4
Carl L. Robinson

District 5
Rachel Quintana

District 6
Eddie Holguin Jr.

District 7
Steve Ortega

District 8
Beto O'Rourke

City Manager
Joyce A. Wilson



5. **Discussion and Action:** Possible amendments to the Natural Open Space (NOS) Ordinance.
Contact: Lupe Cuellar, CuellarLM@elpasotexas.gov
6. **Discussion and Information:** Presentation on all approved Land Studies within the Mountain Development Area (MDA) and Hillside Development Area (HDA).
Contact: Eddie García, (915) 541-4638, GarciaEZ2@elpasotexas.gov
7. **Discussion and Action** on possible modifications to the Grading Ordinance.
Contact: Charlie Wakeem, charliewak@sbcglobal.net
8. **Discussion and Action:** Items for Future Agendas
9. **Adjournment**

EXECUTIVE SESSION

The Open Space Advisory Board of the City of El Paso may retire into EXECUTIVE SESSION pursuant to Section 3.5A of the El Paso City Charter and the Texas Government Code, Chapter 551, Subchapter D, to discuss any of the items on this agenda, consistent with the terms of the Open Meetings Act. The Open Space Advisory Board will return to open session to take any final action.

- Section 551.071 CONSULTATION WITH ATTORNEY
- Section 551.072 DELIBERATION REGARDING REAL PROPERTY
- Section 551.073 DELIBERATION REGARDING PROSPECTIVE GIFTS
- Section 551.074 PERSONNEL MATTERS
- Section 551.076 DELIBERATION REGARDING SECURITY DEVICES
- Section 551.087 DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS

*Posted this _____ day of March, 2011 at _____ A.M.,
Basement Bulletin Board, City Hall, 2 Civic Center Plaza, by Armida R. Martinez, Planning and Economic Development*



Open Space Open Space



ADVISORY BOARD MINUTES

Wednesday, March 16, 2011, 1:30 P.M.
8th Floor Conference Room
City Hall Building, 2 Civic Center Plaza

Members Present: 6

Lois Balin, Terry Bilderback, Richard Thomas, James H. Tolbert, Kevin T. von Finger, and Charlie S. Wakeem

Members Absent: 3

Bill Addington, Robert Ardovino, Luis Ruiz

Member Vacancies: 0

Planning and Economic Development Staff Present:

Philip Etiwe, Development Review Manager; Carlos Gallinar, Comprehensive Plan Manager; Shamori Whitt, Smart Growth Planner; David Coronado, Lead Planner; Melissa Granado, Senior Planner; Todd Taylor, Planner; Justin Bass, Planner; Geena Maskey, Planner; Ernesto Arriola, Planner;

Others Present:

Lupe Cuellar, Assistant City Attorney, Legal Department; Alan Shubert, Director, Engineering & Construction Management; Kareem Dallo, Engineering & Construction Management, Engineering Division Manager; Rudy Valdez, EPWU-PSB; Trish Tanner, Jobe Materials; Sal Alonzo, CSA Design Group

1. Meeting Called to Order

Chair Wakeem called the meeting to order.

2. Call to the Public (items not listed on the agenda)

None

3. Discussion and Action

a. Approval of Minutes: March 2, 2011

Chair Wakeem asked Board Members if there were any additions, corrections, or revisions.

1. Chair Wakeem requested the following revisions:

- a. Page 10, d., revise "Ash Toll" to "AASHTO", four places;
- b. Page 14, bottom of page, last sentence, revise "development" to "the State Park"

2. Mr. Thomas requested the following:
 - a. Page 5, top paragraph clarify: "Mr. Alonzo added there are a few items pertaining to the drainage right-of-way from daylighting going up. Under the current code, there must be a 6" rock wall, leaving it open would be going against the code."
 - b. Page 5, top paragraph revise "6" "to "6' ".

Ms. Cuellar will ask Staff to clarify the paragraph language.

MOTION:

Motion made by Mr. von Finger, seconded by Mr. Tolbert and UNANIMOUSLY CARRIED TO APPROVE THE MINUTES FOR MARCH 2, 2011, AS AMENDED.

- b. Changes to the Agenda

None

- c. Review and comment on current subdivision applications, as indicated below:

- (1) **SUSU11-00010:** Cimarron Sage Unit Two – Being a portion of Tracts 1 and 1B4, Nellie D. Mundy Survey 242, City of El Paso, El Paso County, Texas
 - LOCATION: East of Resler Drive and south of Northern Pass Drive
 - PROPERTY OWNER: Cimarron Hunt Communities, LLC
 - REPRESENTATIVE: CSA Design Group
 - DISTRICT: 1
 - APPLICATION TYPE: Major Preliminary
 - STAFF CONTACT: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov

Mr. Bass gave a PowerPoint presentation and explained at the March 2, 2011 OSAB meeting Staff presented to the Board the Cimarron Sage Land Study and Cimarron Sage Unit One. The applicant proposes to subdivide a 25.56-acre parcel of property into 124 single family lots. The smallest lot measures approximately 5,200 square feet and the largest measures approximately 11,442 square feet. Additionally, the applicant proposes two park sites; the primary site will be located in the southeastern corner of the subdivision and measures 2.37-acres in size. The second site will be located in the northwestern region, a pocket park; that will connect to an existing open space with Cimarron Sage Unit One. Mr. Bass explained the applicant is proposing to develop a cross-section reducing the pavement width of each lane from 11-feet to 10-feet; additionally, the median would increase from 14-feet to 16-feet. Planning and Transportation Staff are in support of the proposed cross-section development. He noted the arroyo has been taken out of the flood zone. The subdivision is located within the Hillside Development Area (HDA).

Questions/Comments from the Board

1. Chair Wakeem asked Staff if the LOMAR and CLOMAR were approved and is it in a major FEMA flow path.

Mr. Sal Alonzo, CSA Design Group, responded yes, the LOMAR and CLOMAR were approved. Via the PowerPoint presentation, Mr. Alonzo explained the areas that were removed from the flood zone and pointed out the areas that will be left in their natural state and as open space.

2. At the last OSAB meeting, Chair Wakeem explained, Board Members recommended the pipe be left open as a riparian corridor. Chair Wakeem had spoken to a member of the City Plan Commission who informed him that the CPC had agreed to the recommendation. He asked if that was already backfilled when Board Members heard Cimarron Sage Unit One at the last OSAB meeting.

Mr. Alonzo responded the original recommendation by Staff was to leave open space between Pond 3 and Pond 4 open. However, CSA Design Group requested open space be located between Pond 4 and the outlet discharge tower. He responded yes, it was already backfilled.

3. Per the PowerPoint presentation, Mr. Tolbert asked Mr. Alonzo to clarify what the straight line going down was and if the purple line was Paseo Del Norte.

Mr. Alonzo responded the straight line going down is the El Paso Natural Gas Right-of-Way and yes, the purple line was Paseo Del Norte.

4. For clarification, Ms. Balin asked if the natural arroyos within the area were already blocked off by development.

Mr. Alonzo commented on the proposed open space and explained the proposed park site that will connect to hike/bike trails on Paseo Del Norte. Additionally, the hike/bike trails on Paseo Del Norte will connect to existing hike/bike trails on Resler and Northern Pass.

5. Chair Wakeem responded he understood vested rights; however, this goes completely contrary to Section 19.19.010 F. Preservation of Natural Arroyos and he was very uncomfortable with this. Chair Wakeem read into the record Section 19.19.010 F. Preservation of Natural Arroyos.

Ms. Cuellar asked Mr. Alonzo to explain the proposed plan pertaining to the arroyos. Additionally, Ms. Cuellar noted the arroyo would be filled as part of the drainage plan.

Mr. Alonzo explained to the Board the area that would be filled and the area that would be open space. He concurred with Ms. Cuellar that the arroyo would be filled as part of the drainage plan.

Mr. Dallo approached the dais with a copy of the map and explained the drainage plan for the Board.

At this time, Board Members and Staff discussed the drainage plan, flood zones and plat.

Chair Wakeem suggested Board Members recommend denial if the developer is not vested.

Ms. Cuellar clarified, per Mr. Bass, this subdivision is not vested; therefore, the provision cited by the Chair does not apply. Ms. Cuellar asked Staff if there was a similar provision for the preservation of arroyos.

Mr. Dallo interjected the developer was vested when he submitted Pond 3, Pond 3 intercepted Flow Paths 38A and 38B. Mr. Dallo referred to a letter signed by Mr. Shubert, Director, Engineering & Construction Management, approving the modification of the arroyo under Section HY Preservation of Arroyos.

Mr. Shubert provided background information.

Because it was not a subdivision action affecting all subdivisions, Ms. Cuellar explained, Staff will research what action the developer took, and the city approved, to approve the specific drainage system and to allow the grading to occur that has already occurred. She suggested the Board make a recommendation that Staff resolve those issues prior to City Plan Commission meeting, Thursday, March 24th.

MOTION:

Motion made by Mr. Thomas, seconded by Mr. von Finger and UNANIMOUSLY CARRIED TO MAKE THE RECOMMENDATION TO RESOLVE THE ISSUE OF THE ARROYO PRESERVATION ORDINANCE PRIOR TO THE CPC APPROVING THE PLAT.

4. **Discussion and Action** on developing a wetlands mitigation bank or banks for the City of El Paso. Contact: Alan Shubert, (915) 541-4423, shubertar@elpasotexas.gov

Mr. Alan Shubert, City Engineer, distributed information from the EPA website and stated the City of El Paso currently does not have a wetlands mitigation bank. At this time there is no funding for nor is there a City mandate for establishing wetlands mitigation banks.

If there were a prospectus then the City could develop a wetlands mitigation bank that would not be funded using city monies. Mr. Shubert noted Mr. von Finger has suggested establishing a wetlands mitigation bank for a portion of the Keystone wetlands. Mr. Shubert gave background information regarding the Mowad and Saipan Subdivisions, which are now city owned, which were severely affected by the 2006 floods. He felt Mowad and Saipan would be excellent for a wetlands mitigation bank.

In addition to Keystone, Mr. von Finger suggested Valley Creek Park and some PSB land located in New Mexico.

Mr. Shubert responded to questions/comments from the Board.

MOTION:

Motion made by Mr. von Finger TO RECOMMEND TO CITY COUNCIL THAT CITY STAFF BE DIRECTED TO EXPLORE DEVELOPMENT OF A MITIGATION BANK OR PARTICIPATION IN A MITIGATION BANK.

THERE WAS NO VOTE ON THE MOTION.

Ms. Cuellar suggested establishing a subcommittee.

Chair Wakeem asked Board Member if they would like to volunteer for the subcommittee. Ms. Balin, Mr. Tolbert and Mr. von Finger volunteered.

Ms. Cuellar suggested the first Subcommittee meeting be scheduled in May. In the interim, Staff will meet to discuss, gather information and put a framework together.

NO ACTION WAS TAKEN.

5. **Discussion and Action:** Presentation on the Public Service Board Stormwater's maintenance plan for facilities being considered to be rezoned to Natural Open Space (NOS) and to determine if any changes to the NOS District under Title 20 (Zoning) are warranted.

Contact: Rudy Valdez, (915) 594-5590, rvaldez@epwu.org

Mr. Rudy Valdez explained Board Members requested Staff provide information regarding what impact the NOS would have on the Feather Lake property. First and foremost, it is a stormwater retention basin and PSB Staff's concern was that if the property were rezoned NOS whether or not it would preclude PSB Staff from maintaining the facility and also the ability to hold stormwater. PSB Staff would need to go in, from time to time, to dredge/to desilt the property. When the NOS Ordinance was revised, it permitted the use as a stormwater pond. He asked if the Board would give him another two weeks so that he could discuss the matter further with Mr. Archuleta and other PSB Staff.

Chair Wakeem indicated that rezoning to NOS is not that urgent. He noted the revised NOS ordinance language allows public/private stormwater retention ponds.

Ms. Cuellar thought by adding a drainage pond as a permissible use under the NOS that that allows for the maintenance of those ponds, dredging and desilting included. She felt as long as it was a pond, maintenance of the pond would be included.

Mr. von Finger commented on possible future mitigation funding for Keystone. Keystone may want to desilt the wetland, plant trees or something to enhance/restore the ego system. He wondered if the ordinance would need to be modified to permit that. Additionally, The Archaeological Conservancy would like to do research by putting down 1 meter squares every 5 to 10 centimeters and doing excavation by hand.

Ms. Cuellar responded the excavation activity/use would require amending the code. Regarding designating a wildlife habitat under the NOS, she thought that there were other uses that should also be considered adding either in a limited or restricted capacity. Staff will add an item to the next OSAB agenda to address potential issues under NOS/potential amendments to the NOS ordinance.

Chair Wakeem added the Board does not want to make the NOS ordinance too restrictive.

No further questions from the Board.

NO ACTION WAS TAKEN.

6. **Discussion and Action:** Presentation on the Loop 375 (Transmountain Road) Environmental Assessment. Contact: Texas Department of Transportation

Chair Wakeem explained items 6 and 7 are on the agenda for the Board to take action. He stated after the public meeting at Canutillo High School on March 22nd, City Council will consider the Environmental Assessment at the March 29th Council meeting.

Mr. von Finger recommended TxDOT evaluate, as he had asked Mr. Berry at the previous meeting, in depth analysis the impacts of removing Paseo Del Norte and connecting to Plexxar, making Plexxar the main north south route. That analysis was not preformed in the Environmental Assessment.

MOTION:

Motion made by Mr. von Finger, seconded by Mr. Thomas and CARRIED THAT THE OPEN SPACE ADVISORY BOARD MEMBERS RECOMMEND TO CITY COUNCIL THAT CITY COUNCIL REQUEST TxDOT ADD ANOTHER LEVEL OF IN DEPTH ANALYSIS, ANOTHER ALTERNATIVE TO THE ENVIRONMENTAL ASSESSMENT, WHICH IS THE REMOVAL OF PASEO DEL NORTE AS THE NORTH SOUTH OVERPASS AND CREATE PLEXXAR AS THE MAIN NORTH SOUTH ARTERIAL.

NAY: *Mr. Bilderback*

Mr. Shubert noted Staff looked at that in the Traffic Impact Analysis but not in the Environmental Assessment.

Mr. Thomas asked what the outcome would be.

Mr. Shubert responded TxDOT is involved in the Environmental Assessment that is going into the public comment period. Depending on the outcome, TxDOT is hoping for a finding of no significant impact (FONSI).

Ms. Cuellar clarified the Traffic Impact Analysis was done by a consultant. With regard to the Environmental Assessment, TxDOT is taking public comment and are hoping for a FONSI. The Federal Highway Administration will take all things into account and determine whether or not there is a finding of no significant impact or whether or not an EIS (Environmental Impact Statement) is required.

Mr. Tolbert referred to Attachment #6 which shows Paseo Del Norte bending north. He wondered, regarding the Land Studies and how land is being plotted now, what the outcome would be to bend Paseo Del Norte toward Plexxar.

Mr. Valdez explained the boundaries for the Northwest Master Plan and, via a map, showed Mr. Tolbert where Paseo Del Norte bends toward PSB property.

Following the vote, Ms. Cuellar asked if Board Members wanted their recommendation be sent to City Council at the time the public hearing for this issue is on the agenda. Planning Staff will ensure the recommendation is included in the backup material.

7. **Discussion and Action:** Presentation on the Westside Traffic Impact Analysis Update. Contact: Alan Shubert, (915) 541-4423, shubertar@elpasotexas.gov

Mr. von Finger explained at the last OSAB meeting, Mr. Ted Marquez, P.E., Traffic Engineer Division Manager, presented information; however, there were some questions regarding the results of the analysis in terms of the congestion. Mr. Marquez was going to go back and evaluate the process to see if the results were indeed what was presented to the Board.

Mr. Shubert explained the traffic impact analysis prepared by the Walter P. Moody Company for the City basically looked at the TxDOT proposed project two ways; as designed and without the Paseo Del Norte interchange. The Company studied the proposed project using the Mission model; the latest MPO model. In general, the Mission model does not presume the Verde Development and the PSB's Northeast and Northwest Master Plans were in. Later, the Mission model was modified to include the Northwest Master Plan with the densities proposed; depending upon the land use, the numbers could be higher or lower.

Chair Wakeem noted the assumption with moving Paseo Del Norte to Plexxar would damage the arroyos; however, further east, Paseo Del Norte would cross the exact same arroyos. Those arroyos, further east, are in the foothills and are much steeper and deeper. The ground is flatter at the future Plexxar.

Staff was trying to convey, Mr. Shubert explained, as it is projected today, if you look at the alignment of Plexxar, if you make that into a major arterial, there is a big problem crossing the arroyos.

NO ACTION WAS TAKEN.

8. **Discussion and Action** on an Ordinance amending Title 19 (Subdivision), Chapter 19.20 (Parks and Open Space), Section 19.20.030 (Parkland Calculation), Section 19.23 (Lots-Determination and Regulation of Size) and Chapter 19.50 (Definitions) of the El Paso City Code to amend the park size requirements for residential development and parkland characteristics and improvements, to require a front build-to line on plats, and to add definitions for Build-to Line, Green, Plaza, Pocket Park and Square. The penalty is as provided in Chapter 19.42 of the City of El Paso City Code.

Contact: Shamori Whitt, (915) 541-4477, whittsr@elpasotexas.gov

Ms. Whitt distributed handouts to the Board and explained Staff is compiling a list of scenic corridors within the city limits. She noted the Transmountain area is number one on the list; additionally, every scenic corridor is different and will fluctuate depending upon what it is that is being highlighted in the area, for example, landscape standards in one location might be different from another location. The guidelines are set forth by the Federal Highway Administration and the National Scenic Highway Program. Every scenic corridor should include at least two of the following standards – scenic, archaeological, cultural, historic, natural or recreational standards. For example, Texas Avenue, while it is not necessarily a natural corridor, it does have cultural assets and a great art community. Other examples might be Alameda by the Missions, Doniphan, and Loop 375 by Castner Range.

Mr. Thomas asked, on a national level, who decides whether or not the area is designated.

Ms. Whitt responded each city must have a 14 point plan which includes a Comprehensive Plan, a catalog of road conditions, surrounding land uses and how that correlates with Comprehensive Plan efforts and future land uses. Staff will be compose the 14 point plan and submit it; it could get national recognition or it could be our local program. Our goal is to be nationally recognition; nationally recognized programs are open to receive grant funding.

Ms. Balin suggested designating the corridor that follows Castner Range through Martin Luther King to Highway 404 through the Anthony Gap. She felt this would be a very good opportunity for a scenic corridor. Additionally, as part of the natural open space and the preservation agricultural areas, Ms. Balin would like to designate the road to Vinton, Texas, as a scenic corridor.

Mr. Valdez stated a series of scenic corridors was established, many years ago, that included Transmountain, a portion of Joe Battle, Border Highway, and others. He thought the scenic corridors were established by ordinance. He would look and see; he might have a copy somewhere.

Chair Wakeem suggested Staff look through the archived files for the documents referred to by Mr. Valdez. He thought it would be beneficial to find out where the scenic corridors are already located and then go from there. He asked Staff to look into whether or not the Don Juan de Oñate trail, up to the city limits, qualifies as a scenic corridor. In conclusion, Chair Wakeem asked Staff to come back with recommendations, recommendations that are geared towards scenic, farm land type corridors.

NO ACTION WAS TAKEN.

9. **Discussion and Action** on an Ordinance amending Title 19 (Subdivisions), Chapter 19.20 (Parks and Open Space), Section 19.20.030 (Parkland Calculations), Section 19.23 (Lots-Determination and Regulation of Size) and Chapter 19.50 (Definitions) of the El Paso City Code to amend the park size requirements for residential development and parkland characteristics and improvements, to require a front build-to line on plats, and to add definitions for Build-to Line, Green, Plaza, Pocket Park and Square. The penalty is as provided in Chapter 19.42 of the City of El Paso City Code.

Contact: Shamori Whitt, (914) 541-4477, whittsr@elpasotexas.gov

Ms. Whitt distributed information to the Board, gave a PowerPoint presentation and explained the Title 19 amendments are a result of SmartGrowth implementation passed by Council November 30, 2010. Staff was directed to exam the SmartCode, identify any obstacles and fast track any amendments. Ms. Whitt elaborated on each of the proposed amendments.

Regarding the definition for "Square", Mr. von Finger asked what "formally disposed" meant.

Ms. Whitt explained the definition was taken from Title 21, SmartCode. She explained a Square is usually in a civic space, meant to have some kind of commercial purpose and structured, like San Jacinto Plaza.

Mr. Thomas asked if a build-to line was the same as a setback line.

Ms. Whitt responded it will comply with minimum setbacks for the zoning district.

Per the PowerPoint presentation, Ms. Balin commented on sidewalks with no streets, it's the house, yard and park, which is great. The streets are behind all houses, garages and parking are located in the rear of the home.

Ms. Whitt responded access to the garages would be through the alley; however, there is a street. Think of Memorial Park.

Regarding the definition of "Square", Mr. Thomas asked if it had to be ½ acre in size.

Ms. Whitt responded City Council wants to see more of this parktypeology. If you're not meeting the very specific standards for "Green", you are doing a "Pocket Park".

Mr. Birkelback referred to the language "Street trees shall be provided in the parkway at 30-foot intervals" and asked if there were provisions that provide for water and maintenance of the trees elsewhere in the Code.

Ms. Whitt responded that is part of the minimum park improvement standards

Chair Wakeem noted there are alternatives to irrigation such as stormwater and purple pipes. He was very excited to see these amendments; this is the kind of diversity we need to see in the city.

Regarding the definition of "Green" Ms. Balin referred to the language "A Green may be spatially defined by landscaping rather than by building frontages. Its landscape shall consist of lawns and trees, naturalistically disposed." She noted lawns in El Paso are not green; she wondered if there should be something added to that like natural landscaping, natural bunch grasses, instead of green irrigated lawns, it could be a minimal amount of that and more natural habitat.

Ms. Whitt elaborated on the Alternative Design section language. In other provisions of the Park Standards Manual, they encourage/require native landscaping.

Mr. von Finger wondered what the basis was for the "8 acre maximum", as stated in the definition of "Green".

Ms. Whitt responded she took the definition from the consultants when they calibrated the SmartCode. She would research that and get back to the Board. The Parks Master Plan rewrite should be complete in September and the illustration shown today will be included in that rewrite. Mr. Jim Carrillo was involved in the decision making process for these amendments. She commented on the requirements for a linear park and explained the proposed amendments add more options regarding neighborhood, regional, linear parks.

Ms. Whitt noted the ordinance will be presented to City Council on March 29th.

Additionally Chair Wakeem noted Transmountain and the all important Grading Ordinance will be presented to City Council at the March 29th meeting.

MOTION:

Motion made by Mr. Thomas, seconded by Mr. von Finger and UNANIMOUSLY CARRIED TO APPROVE.

10. **Discussion and Action:** Items for Future Agendas

Mr. Tolbert requested:

Discussion and Information: On all approved Land Studies within the MDA and HDA.

Ms. Balin requested:

Discussion and Action: Presentation by Mr. Rick Lebello, Proposed Wildlife Habitat Program.

Staff requested:

Discussion and Action: Possible amendments to the NOS Ordinance.

April 13th OSAB meeting agenda:

Chair Wakeem requested:

Discussion and Action: Presentation by Mr. Chuck Berry, Update on the Loop 276 and Transmountain East Project.

11. **Adjournment**

MOTION:

Motion made by Mr. von Finger, seconded by Ms. Balin and UNANIMOUSLY CARRIED TO ADJOURN THE MEETING AT 3:09 P.M.

Minutes prepared by Donna Martinez



City of El Paso – Open Space Advisory Board Staff Report

Case No: SUSU11-00012 Coronado Towers
Application Type: Minor

Staff Planner: Kevin Smith, 915-541-4903, smithkw@elpasotexas.gov
Location: North of Mesa Street and West of Shadow Mountain Drive
Legal Description Acreage: 3.0238 acres
Rep District: 1
Existing Use: Commercial
Existing Zoning: C-1
Proposed Zoning: C-1

Nearest Park: Palo Verde Park (0.40 mile)
Nearest School: Putnam Elementary School (0.53 mile)
Impact Fee Area: Not in Impact Fee Area

Property Owner: Coronado Towers, LLC and Momar, LP
Applicant: Conde Inc.
Representative: Conde Inc.

SURROUNDING ZONING AND LAND USE:

North: C-1 (Commercial)/ Commercial Development
South: C-3 (Commercial)/ Commercial Development
East: C-1 (Commercial)/ Commercial Development
West: C-1 (Commercial)/ Commercial Development

THE PLAN FOR EL PASO DESIGNATION: Commercial.

APPLICATION DESCRIPTION

The subdivider is proposing a development of two lots. The proposed subdivision is within Park Zone NW-6. The park nearest to the proposed subdivision is Palo Verde Park, which is approximately .40 miles from the proposed subdivision. The nearest school is Putnam Elementary School, which is approximately .53 miles from the subdivision.

The applicant is submitting Coronado Towers on a Minor basis.

This subdivision is located within the Hillside Development Area (HDA).

Planning Division Recommendation

Approval.

Engineering and Construction Management – Land Development

1. Provide print-out of the mathematical closure of the exterior boundary of the subdivision indicating the error of closure.

The Subdivision is within Flood Zone C-“Areas of minimal flooding”, and Zone B – “Areas between limits of the 100-year flood and 500-year flood”, Panel # 480214 0027D, dated January 3, 1997.

El Paso DOT

No comments received.

El Paso Water Utilities

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

EPWU-PSB Comments

Water

Along Mesa Street fronting the subject Property there is an existing twelve (12) inch diameter water main.

Within Coronado Center subdivision there is an existing eight (8) inch diameter water main. This main is located along the southernmost portion of Lot 1, Block 1, Coronado Center subdivision. This main is aligned parallel to Mesa Street; it is located within an easement and dead-ends approximately at the westernmost boundary line of Coronado Center subdivision.

As per the El Paso Water Utilities – Public Service Board (EPWU-PSB) records, (a) 6004 N. Mesa has a single two (2) inch diameter water service, (b) 6006 N. Mesa has a six (6) inch fire-fighting water service (fire line) and a two (2) inch diameter water service

Sanitary Sewer

Along Mesa Street fronting the subject Property there is an existing twelve (12) inch diameter sanitary sewer main.

Within Coronado Center subdivision there is an existing eight (8) inch diameter sanitary sewer main. This main is located along the southernmost portion of Lot 1, Block 1, Coronado Center subdivision. This main is aligned parallel to Mesa Street; it is located within an easement and dead-ends approximately at the westernmost boundary line of Coronado Center subdivision.

General

EPWU-PSB requests the Developer to show the existing water and sanitary sewer mains along with their respective easements in the corresponding portion of Coronado Center subdivision. If improvements are proposed within the portion of Coronado Center subdivision, the El Paso Water Utilities – Public Service Board requests a complete set of improvement plans, and grading plans for review and approval prior to any work pertaining to the portion of the Property where the described existing EPWU-PSB facilities are located. This is required to ascertain that

the proposed improvements and/or grading will not adversely affect the existing water and sanitary sewer mains located within the Property.

If the City of El Paso Fire Department requires additional fire hydrants on Public right-of-way and/or an on-site fire protection system within the private property, the property owner is responsible for all costs incurred to extend, relocate and construct water mains and appurtenances to provide this service.

All easements dedicated for public water and/or sanitary sewer facilities are to comply with EPWU-PSB Easement Policy.

Easement grantor shall indemnify, defend, and hold harmless the El Paso Water Utilities – Public Service Board from and against any and all claims, liability, actions, and damages for bodily injury and property damage to third parties or to the El Paso Water Utilities – Public Service Board which may be caused by or arise out of the maintenance and existence of said water and sanitary sewer mains in the easement area.

EPWU-PSB requires access to the water, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.

No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced El Paso Water Utilities - Public Service Board Easements (EPWU-PSB easements) without the written consent of EPWU-PSB.

EPWU-PSB requests the Developer to refrain from constructing rock walls or any structure that will interfere with the access to the PSB easements.

EPWU-PSB requests the Developer to refrain from constructing signs within the PSB easements.

Application for water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd Floor. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant 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.

PSB - Stormwater

No comments received.

Parks and Recreation Department

We have reviewed **Coronado Towers**, a minor plat map and offer Developer / Engineer the following comments:

Please note that this subdivision is zoned "C-1" thus meeting the requirements for multi-family dwellings use restricted to a maximum of 29 dwelling units per acre, therefore, park fees will be assessed based on the following:

1. If gross density waiver is granted by the Planning Department or designee and covenants are provided restricting all residential uses, then applicant shall be required to pay "park fees" in the amount of **\$3,020.00**

Fees calculated as follows:

Commercial acreage 3.02 (rounded to two decimals) @ \$1,000.00 per acre =
\$3,020.00

2. Failure of the subdivider to provide proof of gross density waiver with the filing of the final plat shall result in the following gross density rates hereby calculated being applied to this subdivision application, then, applicant shall be required to pay "park fees" in the amount of **\$59,160.00**.

Fees calculated as follows:

Subdivision acreage 3.0238 @ maximum 29 units per acre = 87.69 dwellings
87 dwellings @ \$680.00 per dwelling = **\$59,160.00**

Please allocate funds under Park Zone: **NW-6**

Nearest Park(s): **Palo Verde & Snow Heights**

If density/acreage is increased/decreased or the property zoning/use changes, then fees will be re-assessed based on applicable conditions.

Texas Gas Service

No comments received.

Central Appraisal District

No comments received.

El Paso Electric Company

No comments received.

911 District

No comments received.

Fire Department

No comments received.

Geographic Information Systems

No comments received.

El Paso Independent School District

No comments received.

Additional Requirements and General Comments:

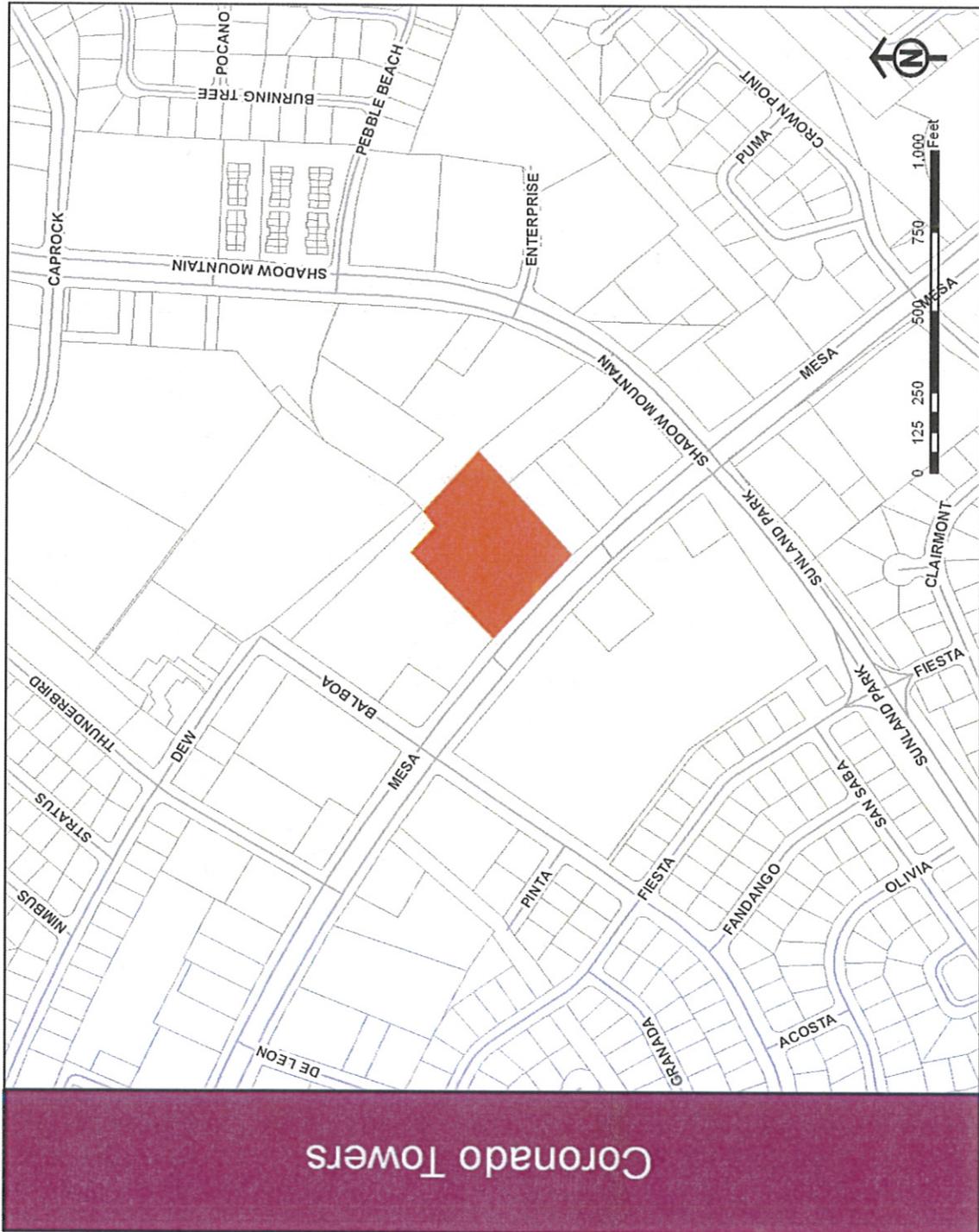
1. Submit to the Planning and Economic Development Department – Planning Division the following prior to recording of the subdivision.

- 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.

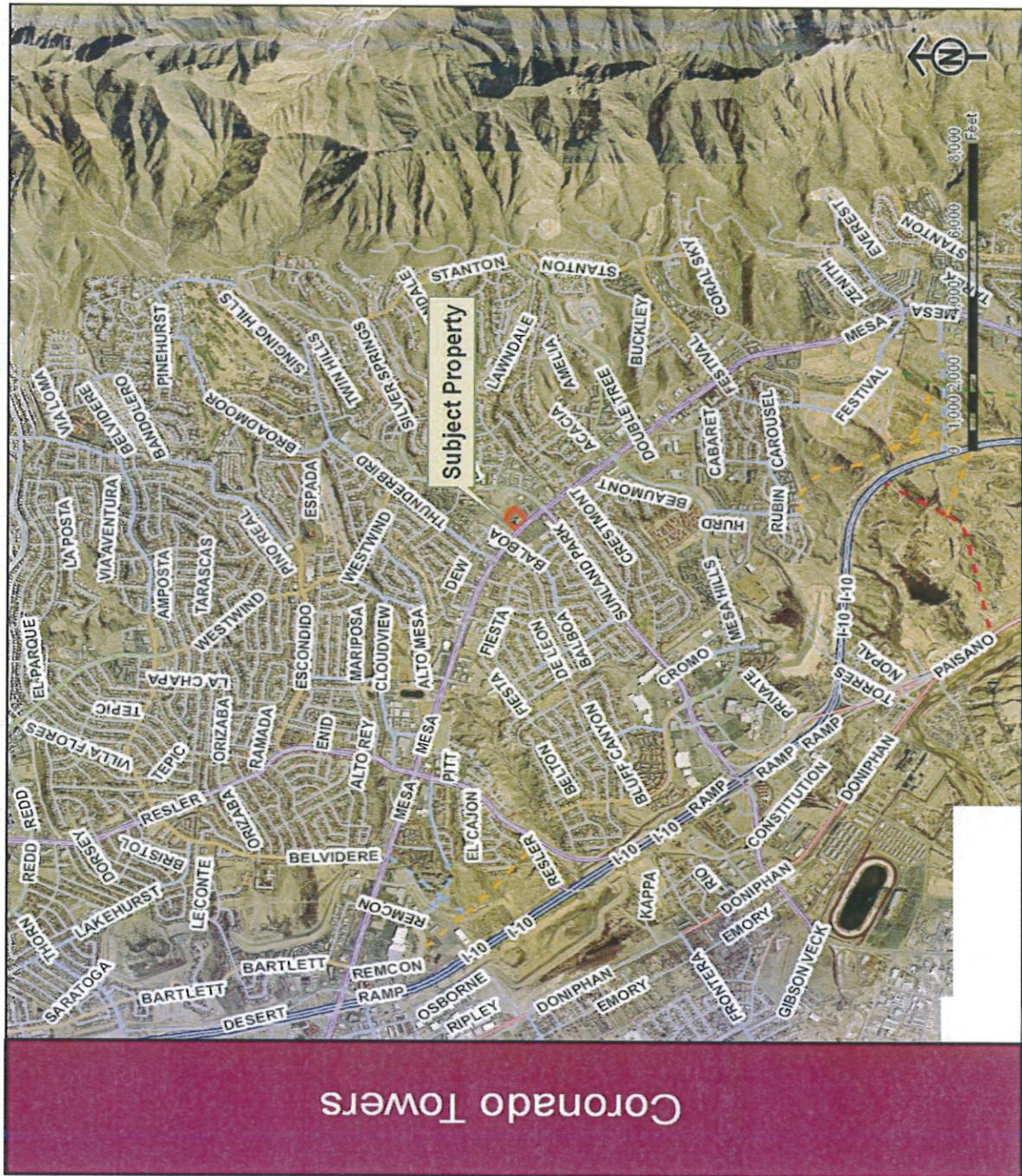
Attachments

1. Location map zoomed out
2. Location map
3. Aerial map zoomed out
4. Aerial map
5. Arroyos map zoomed out
6. Arroyos map
7. Preliminary Plat
8. Final Plat
9. Application

ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4



ATTACHMENT 5



ATTACHMENT 6



ATTACHMENT 9



CITY PLAN COMMISSION APPLICATION FOR
MINOR SUBDIVISION COMBINATION APPROVAL

DATE: February 22, 2011

File No. SUSU11-00012

SUBDIVISION NAME: Coronado Towers

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)
Tracts 15J1, 15J2, 15J3, 15L1, 15L2, 15L3, 15M, and 15M2, A. F. Miller Survey No. 214, and a Portion of Lots 1 and 2, Block 1, Coronado Center, City of El Paso, El Paso County, Texas

2. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	<u>3.0238</u>	<u>2</u>	Total No. Sites	<u>2</u>	_____
Industrial	_____	_____	Total Acres (Gross) & Sites	<u>3.0238</u>	_____

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

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

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)
Lots to streets to Pond

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

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No X
If answer to 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

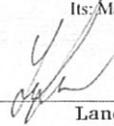
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes _____ No X

If yes, please submit a vested rights petition in accordance with Section 19.47-Vested Rights (See Attached).

	Momar, LP	6500 Montana, El Paso, TX	79925	915-779-6500
12.	Owner of record	Coronado Towers, LLC, 6500 Montana, El Paso, TX	79925	915-342-1214
		(Name & Address)	(Zip)	(Phone)
13.	Developer	_____	(Zip)	(Phone)
		(Name & Address)		
14.	Engineer	CONDE INC. 6080 Surety Drive, Ste. 100	79905	915-592-0283
		(Name & Address)	(Zip)	(Phone)

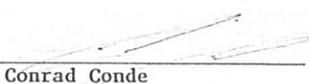
CASHIER'S VALIDATION
 FEE: \$651.00

Coronado Towers, LLC
 By: Lane Gaddy
 Its: Managing Partner

OWNER SIGNATURE:  _____
 Lane Gaddy

Owner Signature: _____
 Meyer Marcus
 Momar, LP

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

Representative:  _____
 Conrad Conde



City of El Paso – City Plan Commission Staff Report

Case No: SUSU11-00015 Resler Ponding Area One
Application Type: Major Combination
CPC Hearing Date: April 7, 2011
Staff Planner: Justin Bass, 915-541-4930, bassjd@elpasotexas.gov
Location: East of Redd Road and South of Hermosa Del Sol Drive
Legal Description Acreage: 7.56 acre
Rep District: 1
Existing Use: Ponding Facility
Existing Zoning: R-3A/c (Residential/ conditions)
Proposed Zoning: R-3A/c (Residential/ conditions)
Nearest School: Tippin Elementary School (1.39 miles)
Nearest Park: Unnamed Park (adjacent to southwest)
Impact Fee Area: Not in Impact Fee Area
Property Owner: Hunt Communities Holdings, LLC
Applicant: Conde, Inc.
Representative: Conde, Inc.

SURROUNDING ZONING AND LAND USE

North: R-3A/c (Residential/ conditions)/ Single-Family Residential Development

South: R-3 (Residential)/ Vacant

East: R-3A/c (Residential/ conditions)/ Vacant

West: R-3A/c (Residential/ conditions)/ Vacant

THE PLAN FOR EL PASO DESIGNATION: Residential

APPLICATION DESCRIPTION

The applicant is revising the boundary of this plat, which was approved by the City Plan Commission on June 17, 2010, to include additional property for the purpose of additional drainage facilities. This case has been vested under the previous subdivision code.

This subdivision is located within the Hillside Development Area (HDA).

CASE HISTORY

On June 17, 2010, the CPC approved Resler Ponding Area One on a Major Combination basis.

DEVELOPMENT COORDINATING COMMITTEE COMMENTS

The Development Coordinating Committee recommends *pending* of Resler Ponding Area One on a Major Combination basis.

Planning Division Recommendation:

Pending.

Engineering & Construction Management - Land Development:

No comments received.

EPDOT:

No comments received.

Parks and Recreation Department:

No comments received.

El Paso Water Utilities:

No comments received.

Stormwater Division:

No comments received.

El Paso Fire Department:

No comments received.

911

No comments received.

Sun Metro:

No comments received.

El Paso Electric Company:

No comments received.

Texas Gas Company:

No comments received.

Canutillo Independent School District:

No comments received.

Additional Requirements and General Comments:

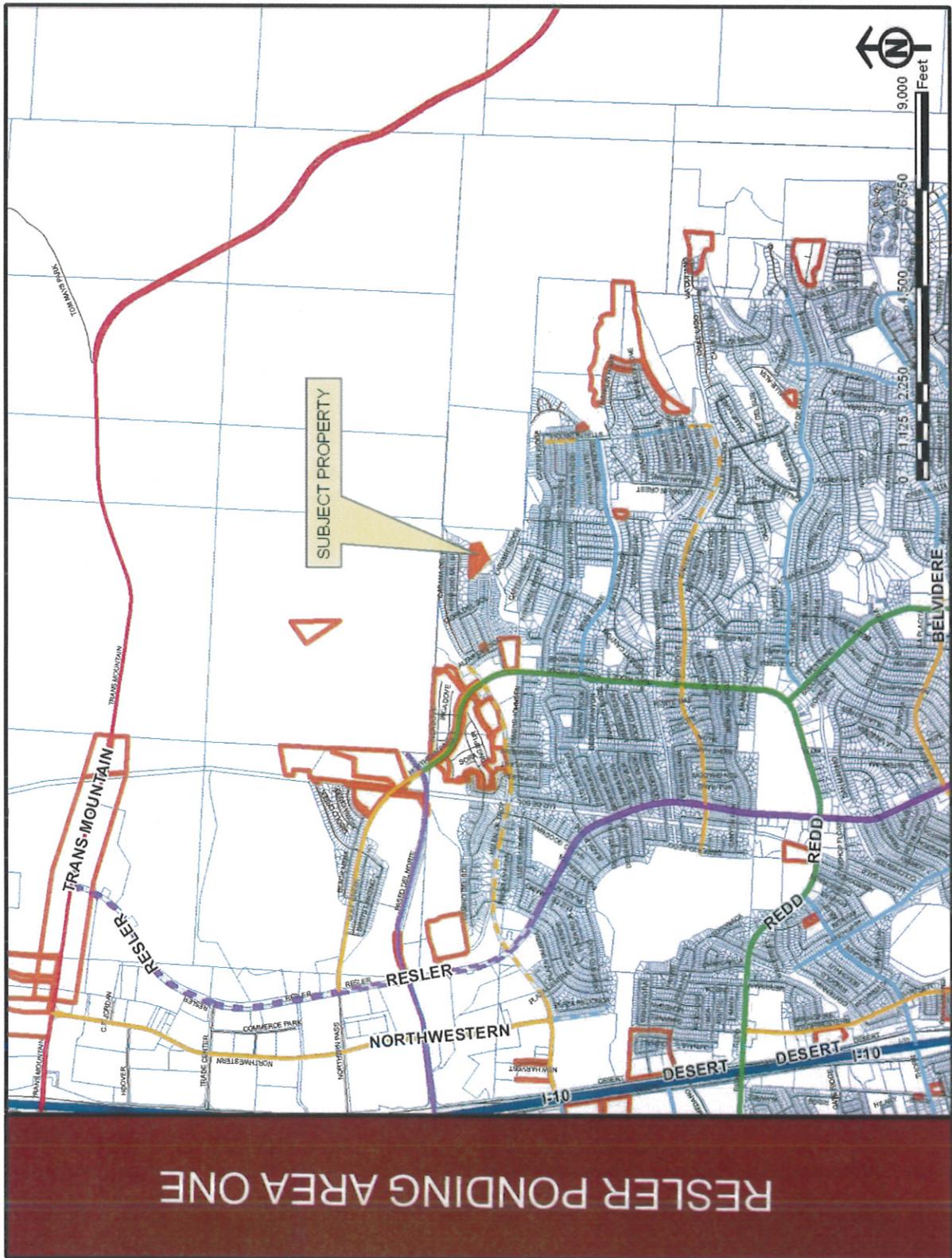
1. Submit to the Planning & Economic Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable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

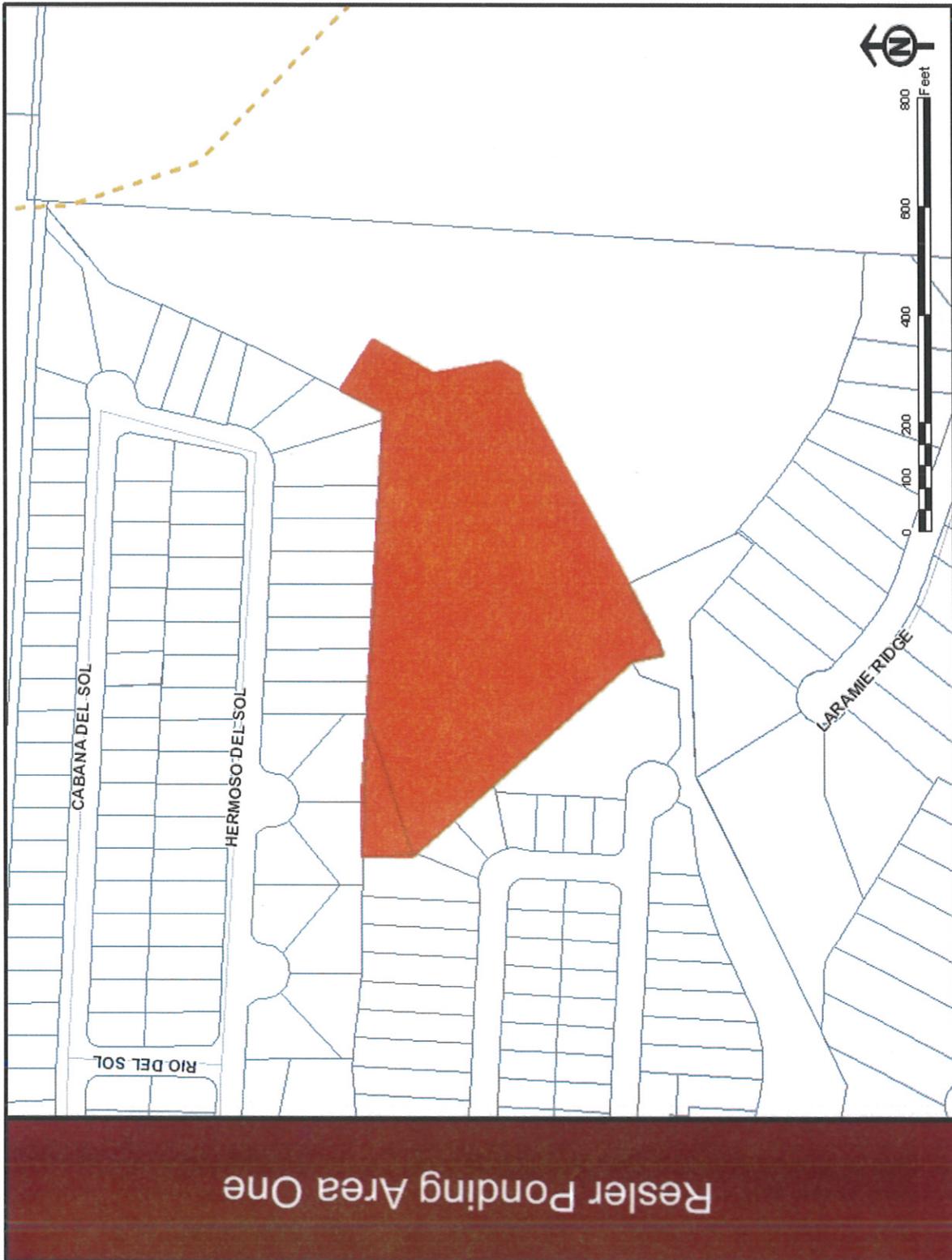
Attachments

1. Location map zoomed out
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3. Aerial map zoomed out
4. Aerial map
5. Arroyos map zoomed out
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7. Preliminary Plat
8. Final Plat
9. Application

ATTACHMENT 1



ATTACHMENT 2



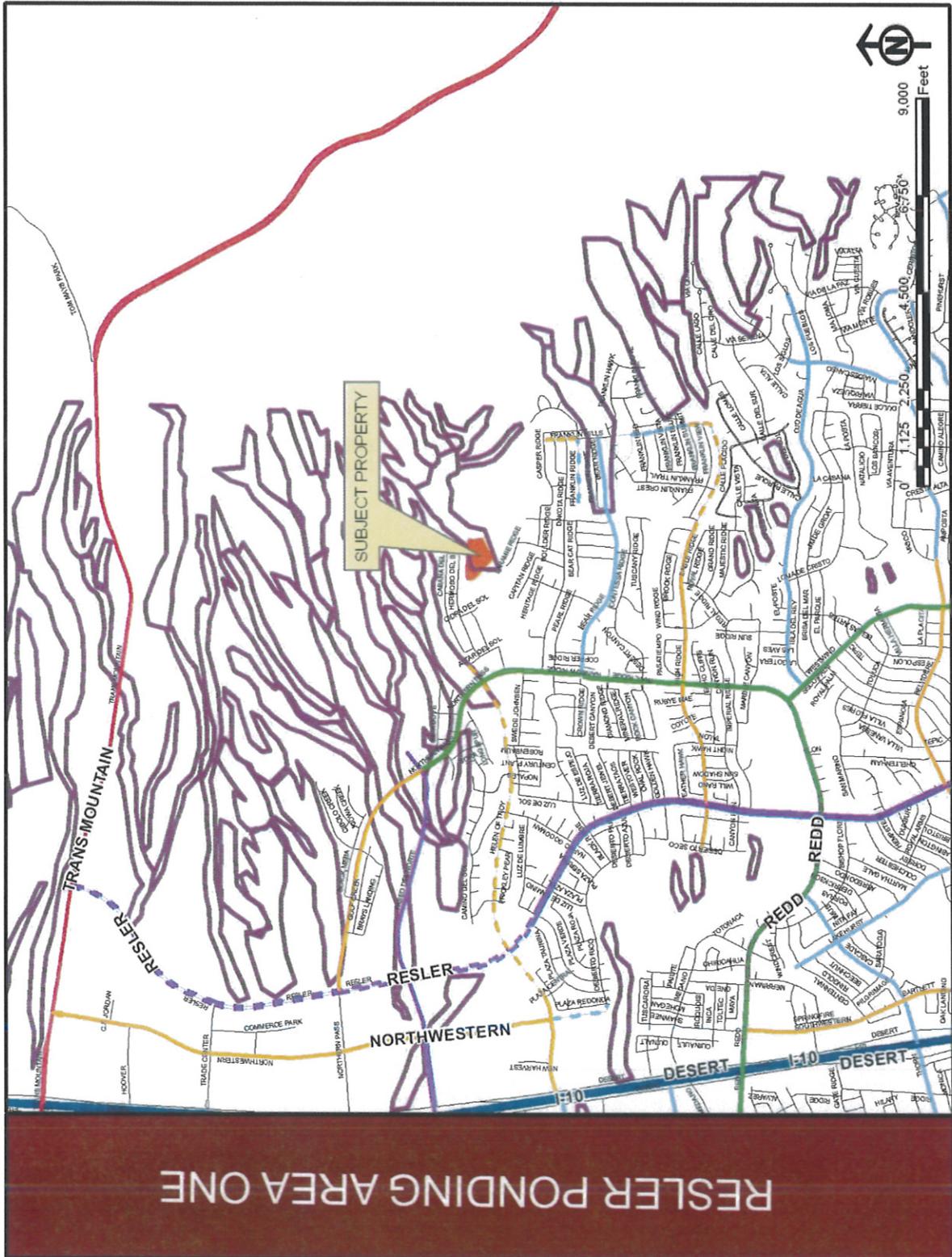
ATTACHMENT 3



ATTACHMENT 4



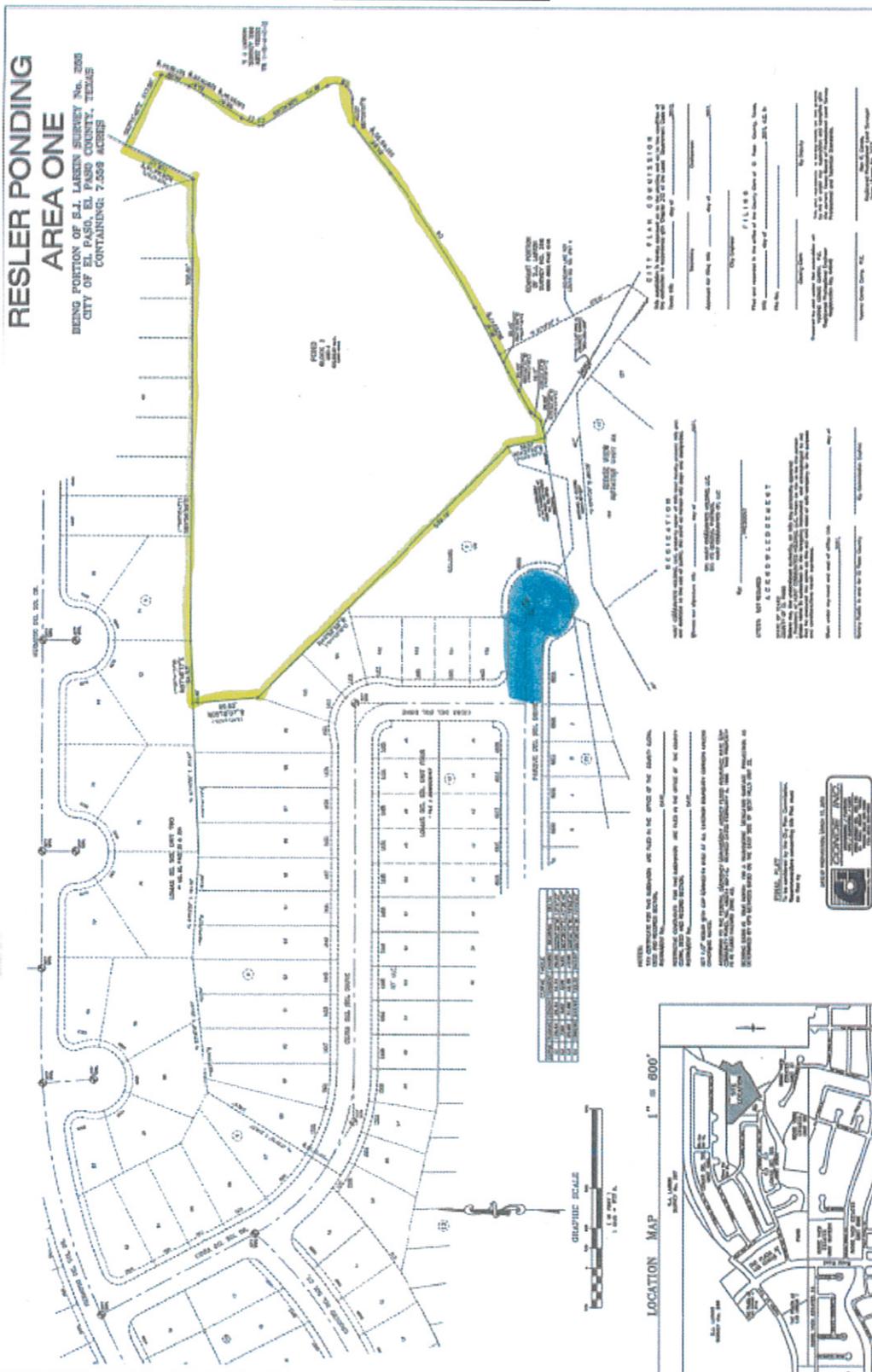
ATTACHMENT 5



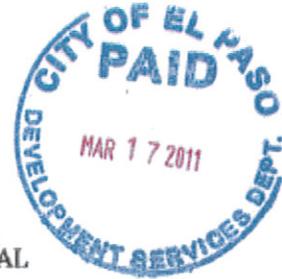
ATTACHMENT 6



ATTACHMENT 8



ATTACHMENT 9



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

DATE: February 09, 2011

File No. SUSU11-00015

SUBDIVISION NAME: RESLER PONDING AREA ONE

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)
Being a portion of S. J. Larkin Survey No. 266, City of El Paso, El Paso County, Texas

2. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	<u>7.559</u>	<u>1</u>
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	_____	_____	Total No. Sites	<u>1</u>	_____
Industrial	_____	_____	Total Acres (Gross) & Sites	<u>7.559</u>	_____

3. What is existing zoning of the above described property? n/a Proposed zoning? n/a

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

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)

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

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

9. Remarks and/or explanation of special circumstances: _____

10. Improvement Plans submitted? Yes X No _____

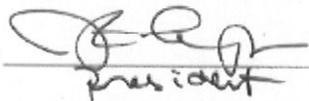
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes X No _____

If yes, please submit a vested rights petition in accordance with Section 19.47-Vested Rights (See Attached).

12. Owner of record Hunt Communities Holdings, LLC 4487 N. Mesa, Suite 201 El Paso, TX 79902 915-533-7900
 (Name & Address) (Zip) (Phone)
13. Developer _____
 (Name & Address) (Zip) (Phone)
14. Engineer CONDE INC. 6080 Surety Dr., Suite 100 79905 915-592-0283
 (Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
 FEE: \$2,088.00

Hunt Communities Holdings, LLC
 Its General Partner
 Hunt Communities GP, LLC

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

