



## OPEN SPACE ADVISORY BOARD

Wednesday, July 18, 2012, 1:30 P.M.

8<sup>th</sup> 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. Nomination and election of new Open Space Advisory Board Officers
  - b. Approval of Minutes: June 6, 2012
  - c. Changes to the Agenda
4. **Discussion and Action:** Update from staff regarding the NW Master Plan with focus on preserving the arroyos in their natural state as well as fulfilling OSAB's other recommendations from February 1, 2012, which are to use conservation easements on open space, bridges across arroyos and consideration for smaller parks.  
Contact: Charlie Wakeem, [charliewak@sbcglobal.net](mailto:charliewak@sbcglobal.net)
5. **Discussion and Action:** Quarterly report from the Planning Division, Subdivisions Section regarding land studies and plats approved in the Mountain and Hillside Development Areas.  
Contact: Kimberly Forsyth, [ForsythKL@elpasotexas.gov](mailto:ForsythKL@elpasotexas.gov)
6. **Discussion and Action:** Status of stormwater funding for Open Space acquisition and restoration.  
Contact: Rudy Valdez, [rvaldez@epwu.org](mailto:rvaldez@epwu.org)
7. **Discussion and Action:** Cement Lake acquisition status report by El Paso Water Utilities.  
Contact: Rudy Valdez, [rvaldez@EPWU.org](mailto:rvaldez@EPWU.org)
8. **Discusión and Action** on whether to place the following ítem on council agenda:  
  
Discussion and Action on whether to direct the Open Space Advisory Board to engage the Texas Department of Transportation regarding the Loop 375 Border Highway West project, as it relates to Cement Lake, and to report back to Council any potential impact the TXDOT project may have on the preservation of Cement Lake to include any recommendations from the Board on how to minimize any potential impacts.  
Contact: Charlie Wakeem, [charliewak@sbcglobal.net](mailto:charliewak@sbcglobal.net)

#### Mayor

John F. Cook

#### City Council

##### *District 1*

Ann Morgan Lilly

##### *District 2*

Susie Byrd

##### *District 3*

Emma Acosta

##### *District 4*

Carl L. Robinson

##### *District 5*

Dr. Michiel R. Noe

##### *District 6*

Eddie Holguin Jr.

##### *District 7*

Steve Ortega

##### *District 8*

Cortney Carlisle Niland

#### City Manager

Joyce A. Wilson



*Dedicated to Outstanding Customer Service for a Better Community*

S E R V I C E   S O L U T I O N S   S U C C E S S



9. **Discussion and Action:** Status report by the Parks and Recreation Department regarding the designated state trailheads approved by City Council on June 21, 2011. Contact: Marcia Tuck, (915) 541-4020, [TuckMJ@elpasotexas.gov](mailto:TuckMJ@elpasotexas.gov)
10. **Discussion and Action:** Acquisition of properties in the Keystone Heritage Park area. Contact: Alan Shubert, [ShubertAR@elpasotexas.gov](mailto:ShubertAR@elpasotexas.gov)
11. **Discussion and Action:** Items for Future Agendas.
12. **Adjournment**

*Posted this \_\_\_\_\_ day of July, 2012 at \_\_\_\_\_  
Basement Bulletin Board, City Hall, 2 Civic Center Plaza, by Donna Martinez, City Development Department*

**Mayor**

John F. Cook

**City Council**

*District 1*

Ann Morgan Lilly

*District 2*

Susie Byrd

*District 3*

Emma Acosta

*District 4*

Carl L. Robinson

*District 5*

Dr. Michiel R. Noe

*District 6*

Eddie Holguin Jr.

*District 7*

Steve Ortega

*District 8*

Cortney Carlisle Niland

**City Manager**

Joyce A. Wilson



**City Development Department**

2 Civic Center Plaza • El Paso, Texas 79901 • (915) 541-4670



## ADVISORY BOARD MINUTES

### CITY DEVELOPMENT DEPARTMENT

Wednesday, June 6, 2012, 1:30 P.M.  
8<sup>th</sup> Floor Conference Room  
City Hall Building, 2 Civic Center Plaza

**Members Present: 7**

*Katrina M. Martich, Joanne Burt (departed 3:15 p.m.), James H. Tolbert, Andres Quintana (arrived 1:32 p.m.), Bill Addington, (arrived 1:41 p.m.), Kevin von Finger, Charlie S. Wakeem, Chair*

**Members Absent: 2**

*Richard L. Thomas, Lois A. Balin*

**Vacancies: 0**

**Planning and Economic Development Staff:**

*David Coronado, Lead Planner; Carlos Gallinar, Comprehensive Plan Manager; Kimberly Forsyth, Lead Planner; Alex Hoffman, Lead Planner; Art Rubio, Senior Planner; Elizabeth Gibson, Senior Planner; Harrison Plourde, Planner; Andrew Salloum, Planner; Michael McElroy, Planner*

**Others Present:**

*Lupe Cuellar, Assistant City Attorney, City Attorney's Office; Marcia Tuck, Parks & Recreation, Open Space, Trails and Parks Coordinator; Rudy Valdez, EPWU-PSB; Pat Aduino, EPWU-PSB; Lisa Seaman, Sign Language Interpreter; Trish Tanner, Jobe; Dr. Richard Teschner, Rim Area Neighborhood Association; Mr. Cesar Mendez, State of Texas Parks and Wildlife; Mr. Gregory Cook, Architect; Mr. John Sproul, UTEP-CERM*

**1. Meeting Called to Order**

*Chair Wakeem called the meeting to order 1:30 p.m.*

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

*None.*

**3. Discussion and Information:** Northwest Master Plan update.

Contact: Carlos Gallinar, [gallinarrc@elpasotexas.gov](mailto:gallinarrc@elpasotexas.gov)

Mr. Gallinar gave a PowerPoint presentation regarding the Northwest Master Plan:

1. Survey of Properties;
2. SmartCode Regulating Plan;
3. Low Impact Development Engineering – for Arroyos;
4. Conservation Option

## LID (LOW IMPACT DEVELOPMENT)

Ms. Martich referred to the statement *arroyos always have to be modified when development occurs*, as stated in the PowerPoint presentation. She explained that, in her Engineering Practice, LID applied at the beginning can prevent ever having to modify the arroyo; however, the OSAB is now in a retrofit position. Given the current Master Plan, the best the OSAB can hope to do is mitigate. Ms. Martich did not want it to be thought that LID will not ever protect the arroyos; it can be done, if done in advance with the original planning.

Mr. Gallinar agreed; however, he stated that, in this particular case, what Mr. Tolbert said is absolutely true.

## CONSERVATION OPTIONS

Mr. Gallinar explained that Committee Members *Mr. Mathew McElroy, Director, City Development Department; Ms. Lupe Cuellar, Assistant City Attorney; Mr. David Coronado, Lead Planner; Ms. Elizabeth Gibson, Senior Planner; Ms. Pat Adauto, EPWU-PSB; Ms. Risher Gilbert, real estate attorney and Mr. Gallinar, Comprehensive Plan Manager* had discussed and reviewed the following:

1. Partnership with State Park
2. Dedicating as City Park
3. Conservation Covenant
4. Conservation Easement

The goal in reviewing the four above-mentioned options is to determine the best possible mechanism that will preserve the 700-800 acres of land in perpetuity. ***The Committee Members unanimously agreed to recommend to City Council that the approximate 700-800 acres, to be preserved in perpetuity, should be conveyed to the State Park.***

*The Committee Members determined that partnering with the State Park will ensure:*

1. Perpetual Protection
2. Historic Precedence
3. Good Stewardship
4. Enhance Existing Amenities
5. Identifiable Funding Source
6. Experienced Open Space Management
7. On Site Park Rangers (Existing)
8. Contiguous Boundary
9. Part of State Management Plan (1994)
10. Revert Back to the City (in the event that the land is no longer used as a State Park)

Additionally, the Committee Members noted the following considerations:

1. Must follow State Regulations
  2. Needs Legislative Approval (2013)
  3. Fees Assessed to the Public (waivers for Educational, Military, Nonprofits, Religious Groups)
  4. How to Increase Funding Regionally/Locally for Amenities in this Park System
- Via Mr. Coronado, Chair Wakeem requested Mr. Gallinar to email PowerPoint presentation to the Board Members.*

### **COMMENTS/QUESTIONS FROM BOARD MEMBERS.**

Following questions posed by Mr. Tolbert regarding conservation option advantages and disadvantages, Mr. Gallinar stated he would be more than happy to sit down with Mr. Tolbert and discuss each and every conservation option with him.

### **State of Texas Budget and Cutbacks**

Staff and Board Members discussed funding of the State of Texas Management Plan and recent State of Texas budget and cutbacks.

### **The area conveyed to the State Park via metes/bounds, conservation easements, and the existing State Park system which allows Natural Open Space to be accessible for passive recreation**

Staff and Ms. Martich made remarks regarding the above. Ms. Martich suggested the OSAB take advantage of this existing system (existing State Park system which allows Natural Open Space to be accessible for passive recreation).

### **State funding for local "Friends of the Wildlife"**

Mr. Mendez explained there is not an official "Friends" group associated with the Franklin Mountain State Park; however, there is the Franklin Mountain Wilderness Coalition and the El Paso community who offer their assistance via monetary or community service donations. Mr. Mendez noted it would be nice to have a group of individuals specifically dedicated to raising monies for the State Park. In conclusion, Mr. Mendez stated, the 800 acres abutting the existing State Park is a small amount considering the existing 26,000 acres he and his small Staff oversee.

Chair Wakeem explained, in addition to the OSAB; he is also a Board Member of the Frontera Land Alliance; however, as an OSAB member, Chair Wakeem made remarks regarding:

1. OSAB's objection to frontage roads in the scenic corridor;
2. Implementing/Observing conservation easements in State Parks;
3. City Council consideration of the OSAB's February 1<sup>st</sup> recommendations

*No further comments and/or questions from the Board.*

Chair Wakeem thanked Ms. Risher Gilbert, Mr. Cesar Mendez, Ms. Pat Aduato, and Mr. Gallinar for coming to today's meeting. Chair Wakeem asked Mr. Gallinar if he would forward the PowerPoint presentation to Mr. Coronado who would then forward the Presentation to Board Members.

Per the Chair's request, Mr. Gallinar would email the Presentation; additionally, if during the summer months any new information/developments occur; he would be happy to present that to the Board.

**NO ACTION WAS TAKEN.**

#### 4. Discussion and Action

- a. Approval of Minutes: April 25, 2012

Chair Wakeem asked if Board Members had any additions, corrections and/or revisions for the April 25 2012 meeting. There being none.

**MOTION:**

*Motion made by Mr. von Finger, seconded by Ms. Burt and **UNANIMOUSLY CARRIED TO APPROVE THE MINUTES FOR APRIL 25, 2012.***

**ABSTAIN:** *Bill Addington*

- b. Changes to the Agenda

*No changes.*

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

<b>(1) PZRZ11-00010:</b>	All of Tract 8, Section 15, Block 81, TSP 2, T & P R.R. Surveys, City of El Paso, El Paso County, Texas
LOCATION:	6331 Alabama Street
ZONING:	R-4 (Residential)
REQUEST:	From R-4 (Residential) to C-1 (Commercial)
EXISTING USE:	Temple and Lodge
PROPOSED USE:	Temple and Lodge
PROPERTY OWNER:	El Maida Shrine Temple
REPRESENTATIVE:	Pat Goff, P.P./Gregory Cook, Architect
DISTRICTS:	4
STAFF CONTACT:	Andrew Salloum, (915) 541-4633, <a href="mailto:salloumam@elpasotexas.gov">salloumam@elpasotexas.gov</a>

Mr. Salloum gave a PowerPoint presentation; Ms. Lisa Seaman, Sign Language Interpreter, translated. Mr. Salloum explained the applicant is requesting to rezone the subject property from R-4 (Residential) to C-1 (Commercial) to permit a sign for El Maida Shrine Temple. The current Sign Code would not permit the proposed pole sign in the R-4 (Residential) district. The proposed access is from Alabama Street. The Planning Division recommends **APPROVAL** of rezoning the subject property subject to the submittal and approval of a Traffic Impact Analysis (TIA) as required. The recommendation is based on the compatibility of zone district to Plan El Paso – Future Land Use Designation and surrounding land uses. G-3, Post-War Designation supports neighborhood, civic and commercial uses. The Planning Division did not receive any phone call/emails/letters in favor of or in opposition to the request.

The following commented and/or asked questions:

1. Chair Wakeem remembered the OSAB had reviewed this property last year however, at that time, the applicant was requesting a C-4 rezoning.

Mr. Salloum concurred; however, the City Council denied that request. At this time, the applicant is requesting a lower, C-1, zoned district. Additionally, in his Staff Report on page 2, Mr. Salloum noted, the purpose of the C-1 district is explained.

2. Mr. Rubio read into the record the information regarding C-1 zoned districts, as shown on page 2 of the Staff Report. Additionally, he explained the most intensive land use in a C-1 zoned district might be a gas station. A C-1 zoned district is designed to be more in line with neighborhoods and to provide services of that type such as a shopping strip. Furthermore, the C-1 zoned district is the least intense of the Commercial zoned districts.
3. Ms. Martich and Mr. Addington commented on the existing and proposed zoning district land uses.
4. Mr. Tolbert commented on the sensitive location of the existing Shrine. He thought that this zoning request might cause some trouble in the future.
5. Chair Wakeem added the existing R-4 (Residential) zone is the most intensive residential land use.

**MOTION:**

*Motion made by Ms. Martich, seconded by Mr. von Finger and CARRIED TO APPROVE THE REZONING.*

*No further comments and/or questions from the Board.*

**AYES:** Ms. Martich, Ms. Burt, Mr. Quintana, Mr. von Finger, Chair Wakeem

**NAY:** Messrs. Tolbert and Addington

*Motion passed. (5-2)*

5. **Discussion and Action:** Timeline of the EPWU feasibility study that would provide a long term, sustainable supply of water to Rio Bosque. Contact: Rudy Valdez, [rvaldez@epwu.org](mailto:rvaldez@epwu.org)

Mr. Valdez explained the EPWU-PSB Board had not yet made a decision on the matter. However, via Mr. Balliew, Mr. Valdez informed the Board of two pertinent points of information.

1. Mr. Balliew anticipates the Feasibility Study will be completed in August, 2012.
2. Last month, Mr. Balliew met with members of the TCEQ in Austin to discuss the required permitting for the Rio Bosque project. At this time, details of the meeting(s) were not available.

Mr. Valdez noted that at the City Council meeting yesterday, Mr. Balliew gave a PowerPoint presentation regarding the Rio Bosque Wetlands. It was Mr. Valdez' understanding that future discussions would follow.

#### **COMMENTS/QUESTIONS FROM THE BOARD**

Chair Wakeem understood that the Roberto R. Bustamante Wastewater Treatment Plant released over 7,000 acre feet of water to the Riverside Canal a year at no charge to the El Paso County Water Improvement District #1. The Water Improvement District uses that water to distribute to farmers. Chair Wakeem questioned why a pipe or turnout couldn't exist and why has it taken so long to have a pipe or turnout, from the Wastewater Treatment Plant, into the Rio Bosque Wetlands. To serve the Rio Bosque properly would take 3,000 acre feet of water. Chair Wakeem asked if the OSAB could get a report of the Feasibility Study in August.

Mr. Valdez was not aware of the specifics; however, he is cognizant of the complicated nature of the issue. He thought that the Feasibility Study might address the comments/questions of the Chair. Mr. Valdez would inform Mr. Balliew of the Chair's request that the Feasibility Study be presented to the OSAB.

Chair Wakeem stated he is personally frustrated with both the Water Improvement District and the EPWU-PSB regarding this issue. He noted that for the last six or seven years, he has been trying to donate his two acre feet of water rights to the Rio Bosque Wetlands.

Mr. von Finger understood the turnout was completed.

Mr. Valdez responded no; additionally, it might not be installed until the fall. He commented on the two parts of the project and noted the coordination between the El Paso County Water Improvement District #1 and the EPWU-PSB is taking longer than anticipated.

At the City Council meeting yesterday, Chair Wakeem explained, City Council approved a Resolution to move this project forward.

***NO ACTION WAS TAKEN.***

- 6. Discussion and Action:** Northeast Master Plan, Proposed Retirement Community, Painted Dunes Master Plan and PSB Leases in Northeast El Paso.  
Contact: Rudy Valdez, [rvaldez@epwu.org](mailto:rvaldez@epwu.org)

## PROPOSED RETIREMENT COMMUNITY

Mr. Valdez gave a brief PowerPoint presentation regarding the Proposed Retirement Community and the Painted Dunes Master Plan. He noted that the EPWU-PSB has been working on this proposal for the last 2.5 years. Furthermore, the Proposed Development will be presented to the City Plan Commission at the June 14, 2012 CPC meeting.

Chair Wakeem explained that approximately two months ago the OSAB wanted to recommend URD (Urban Residential Development) zoning for the EPWU-PSB lands; specifically, the R-3 (Residential) zoned areas as shown in the first Open Space Master Plan. The EPWU-PSB was not opposed to rezoning the 5,000 acres located on the Westside from R-2, R-3 and, some M-1 (Manufacturing) to URD. Therefore, from that decision, the OSAB investigated the possibility of rezoning the 4,944 acres, as shown in the Northeast Master Plan, from R-3 to URD. Chair Wakeem stated that, via Mr. Valdez' PowerPoint Presentation, the explanation was close to SmartCode rezoning. For the Board, Chair Wakeem explained that URD is a fairly new zoning designation; basically, a *holding pattern* for SmartCode zoning designation. He felt that the request to rezone URD was not necessary at this time; perhaps the OSAB could revisit the issue next year when the Land Study expires.

The following commented:

1. Mr. Tolbert referred to the newly created *El Paso Advisory Committee on Public Service Board (PSB) Land Management* and wondered if this new Committee would have any effect on the proposed development.

Mr. Valdez reiterated that EPWU-PSB has been working on this proposal for the last 2.5 years. Furthermore, this proposal will be presented to the City Plan Commission at their June 14, 2012 meeting and presented to the City Council in May, 2012.

2. The OSAB made a recommendation to the City Council to downsize the 5,000 acres of PSB land, located on the Westside, to R-3 zoning. Chair Wakeem asked Staff to research when that recommendation would be presented to the City Council.
3. Ms. Martich clarified:
  - a. This is one of 21 sub-districts of the original Master Plan
  - b. There was no SmartCode when the Master Plan was developed; however, EPWU-PSB was incorporating, as much as possible, the SmartCode concepts. Therefore those other Sub-districts will stand alone even if this particular sub-district is redone differently.

Mr. Valdez clarified it was Planning Department Staff that encouraged the EPWU-PSB to implement/utilize SmartCode zoning practices. He believed that any Planning Department Staff will require EPWU-PSB to implement/utilize SmartCode zoning practices for any portion(s) of those other Districts. Either rezone to SmartCode or implement a hybrid zoning type. Mr. Valdez commented on the thoroughfares shown in the overall Plan approved in 2000 and the integration of SmartCode zoning.

4. Ms. Adatao made comments regarding the market study, completed by the Paso Del Norte Group, the location of the proposed retirement community, SmartCode zoning, next step analysis, and other issues. She noted that there are many community partners who want this and who have been asking for this, including City Council. Regarding the proposed golf course, Ms. Adatao explained primarily retired military will be attracted to the golf course; in addition to, locally retired people.

Chair Wakeem explained the reason the item was placed on the agenda was whether or not the OSAB wanted to recommend rezoning to URD. He did not see any reason for the rezoning at this time.

**NO ACTION WAS TAKEN.**

7. **Discussion, Presentation and Action:** Land managed by the PSB located south of the Northeast Master Plan. Contact: Rudy Valdez, [rvaldez@epwu.org](mailto:rvaldez@epwu.org)

*Prior to the presentation, Mr. Addington asked Chair Wakeem if Mr. Valdez would email his presentations to Board Members.*

Mr. Valdez stated that he had forwarded some maps to Ms. Martich.

Chair Wakeem noted that Ms. Martich also would be presenting a PowerPoint presentation.

Mr. Valdez gave a PowerPoint presentation.

Ms. Martich gave a PowerPoint presentation specifically addressing the PSB portion of land that is currently landlocked, not part of the Master Plan, actively being used as Open Space, and represents a rather unique opportunity for the community due to the close proximity because Chuck Heinrich Park, a playground with a newly paved walking trail recently installed by the Parks & Recreation Department around the perimeter of the Park. Furthermore, the area is perfect for introducing elementary/junior high students to make the jump from Chuck Heinrich Park to explore a more rugged terrain.

Mr. Addington thanked Ms. Martich for bringing this to the attention of the Board Members; furthermore, he agreed that this area would provide excellent educational opportunities for the community. Additionally, it would not require one drop of water, unlike other proposed projects.

Ms. Martich noted parking for Chuck Heinrich Park could be problematic on the weekends.

Ms. Tuck added the parking lot is paved; additionally, this is also one of the trailhead locations.

Chair Wakeem recommended that Board Members make a recommendation to City Council to rezone this area, this island, to NOS (Natural Open Space).

Ms. Cuellar suggested the OSAB refer this to the EPWU-PSB to allow the EPWU-PSB to make a determination whether or not the land is expedient. If the determination is made that the land is expedient, then the EPWU-PSB could give the land to the City. If they give it to the City, then we can designate it as a park; therefore, you would not have to have any type of zoning on the land. Ms. Cuellar recommended that the OSAB send this to the EPWU-PSB for a determination whether or not the land is inexpedient and that if a determination is made that the land is inexpedient that Staff refers this to City Council for a determination whether or not they want to designate it Natural Open Space (NOS).

Ms. Tuck felt this should be vetted through the process; she did not see an issue should the island become City property then a City Park. She commented funding for maintenance and increased parking.

Ms. Martich noted that the area is doing excellent duty, as passive recreation, for dog walking, hiking and biking. Should it become an official City Park, what would be involved in maintenance and management, above and beyond, the passive open space it is used for currently.

Ms. Tuck responded that would depend on any extra amenities added to the park, not a huge dollar amount; however, in terms of maintenance, upkeep, picking up trash, those types of issues/concerns.

**MOTION:**

*Motion made by Ms. Martich, seconded by Mr. von Finger* **THAT THE PROPERTY BE TURNED OVER TO THE PSB AND DECLARED IF IT'S INEXPEDIENCY TO RELEASE THE LAND TO THE CITY AS FOR PARK USE.**

So that the issue would not have to come back to the OSAB, Ms. Cuellar suggested adding the following *but that the determination is made that is not expedient and that it be rezoned NOS.*

**MOTION:**

*Motion made by Ms. Martich, seconded by Mr. von Finger* **AND UNANIMOUSLY CARRIED THAT IT BE A TWO STEP MOTION:**

1. **THAT THE FIRST STEP IS TO BE TAKEN TO PSB TO BE DETERMINED IF THE LAND, BOTH THE PMD AND R-F ZONED LAND IN THAT ISLAND, CAN BE RELEASED TO THE CITY AS CITY PARKS BECAUSE IT IS INEXPEDIENT; AND**
2. **THAT IF IT RESULTS IN A NEGATORY DETERMINATION FROM PSB, THAT THEN THE OPEN SPACE ADVISORY BOARD RECOMMENDS TO CITY COUNCIL THAT IT BE REZONED AS NATURAL OPEN SPACE.**

Mr. Tolbert, Ms. Martich made comments requesting the land be kept in its natural state.

Mr. Valdez suggested Chair Wakeem write a letter to Mr. Archuleta, President/CEO, EPWU-PSB regarding the discussion today and action taken.

Mr. Coronado interjected Staff will draft a letter, have the Chair sign it, and deliver it to Mr. Archuleta.

Chair Wakeem clarified the OSAB will use Ms. Martich's motion.

Chair Wakeem reworded the motion language *that the OSAB recommends that a letter be sent to the President/CEO of the EPWU-PSB to determine whether this island, that is south of the Northeast Master Plan and west of North Hills, be declared inexpedient; and, if it is not determined to be inexpedient the OSAB recommends that City Council down zone this property to NOS.*

Ms. Martich thought inexpedient had to be for transfer for passive use only and requested Staff include that language to the motion.

**MOTION:**

*Motion made by Ms. Martich, seconded by Mr. von Finger AND UNANIMOUSLY CARRIED THAT THE OSAB RECOMMENDS THAT A LETTER BE SENT TO THE PRESIDENT/CEO OF THE EPWU-PSB TO DETERMINE WHETHER THIS LAND, THAT IS SOUTH OF THE NORTHEAST MASTER PLAN AND WEST OF NORTH HILLS, BE DECLARED INEXPEDIENT (FOR TRANSFER FOR PASSIVE USE ONLY); AND, IF IT IS NOT DETERMINED TO BE INEXPEDIENT THE OSAB RECOMMENDS THAT CITY COUNCIL DOWN ZONE THIS PROPERTY TO NOS.*

- 8. Presentation and Discussion** on the current status of open space projects and implementation plan outlined in the Open Space Master Plan. Contact: Rudy Valdez, [rvaldez@epwu.org](mailto:rvaldez@epwu.org)

Ms. Tuck explained to Board Members that the item could be a potentially a long agenda item just discussing the different projects and implementation plan. She noted the project list is approximately five pages and the implementation plan list is seven pages.

**MOTION:**

*Motion made by Mr. Tolbert, seconded by Mr. von Finger and UNANIMOUSLY CARRIED TO POSTPONE.*

After the vote, Ms. Tuck reminded Board Members of the two public meetings regarding the Parks & Recreation Master Plan, presented by Mr. Jim Carrillo. The public meetings are scheduled:

Thursday, June 7<sup>th</sup>, 6:00 p.m. to 8:00 p.m., Museum of Art

Saturday, June 9<sup>th</sup>, 9:00 a.m. to 11:00 a.m., Museum of Art

- 9. Discussion and Action:** Monthly review of the Open Space Master Plan.  
Contact: Charlie Wakeem, [charliewak@sbcglobal.net](mailto:charliewak@sbcglobal.net)

Chair Wakeem stated the most important duty, as a Board, is to make recommendations to City Council and implementations regarding the Open Space Master Plan. He felt it important to review the Plan regularly. Chair Wakeem explained Mr. Jim Carrillo, Consultant, Halff Associates, Inc., who developed the Open Space Master Plan, recently gave a 53-page PowerPoint presentation to City Council. Chair Wakeem noted the Presentation encompassed the entire Open Space Master Plan. Chair Wakeem broke down Mr. Carrillo's presentation into four separate segments so that Board Members could go over and understand the Plan

completely; additionally, he felt it important to discuss the Plan together as a Board. Chair Wakeem noted he incorporated some of these slides in the presentation he gave at yesterday's City Council meeting.

Chair Wakeem noted the following:

1. Would like to see more grass. He noted that grass has to be maintained and watered; however, El Paso is not a water rich city due to our location. He hoped the Parks & Recreation and EPWU-PSB Departments would consider that.
2. Preserve the undeveloped mountain face as a signature feature for El Paso for future generations.
3. Permanently preserve all of Castner Range lands as an Open Space gift to the future citizens of El Paso.
4. Develop immediately available source of funding for immediate acquisition of key open space assets as they become available. He hoped the Quality of Life Bond, if approved, would help in that.
5. Modify the City's ordinances and codes to mandate the preservation of open space in the City. Some of that has already been done, i.e., Smart Codes.
6. Golden space opportunities located in the Northeast and Northwest areas of the City.
7. Golden space opportunities located in the East and Southeast areas of the City. Chair Wakeem requested OSAB work harder on developing all areas in the City.

**NO ACTION WAS TAKEN.**

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

1. Chair Wakeem requested
  - a. Item 8. be posted on the next OSAB agenda; presentation on the Open Space Master Plan, Contact: Ms. Marcia Tuck.
  - b. Discussion and Action: Monthly review of the Open Space Master Plan. Contact: Charlie Wakeem
  - c. Quarterly Report from PSB financials
  - d. Trailheads Update
2. Mr. von Finger requested:
  - a. Update on Cement Lake
  - b. Update on the zoning overlay for Keystone
3. Mr. Coronado:

Noted the next OSAB meeting, July 18<sup>th</sup>, Staff will present to the Board Members the Subdivision Quarterly Report.

#### **11. Adjournment**

**MOTION:**

*Motion made by Mr. von Finger, seconded by Mr. Tolbert and **UNANIMOUSLY CARRIED TO ADJOURN AT 3:38 P.M.***

---

# OSAB Quarterly Report on Subdivisions

---

A Review of Land Studies and  
Subdivision Plats in the  
Mountain Development Area  
and Hillside Development Area

---

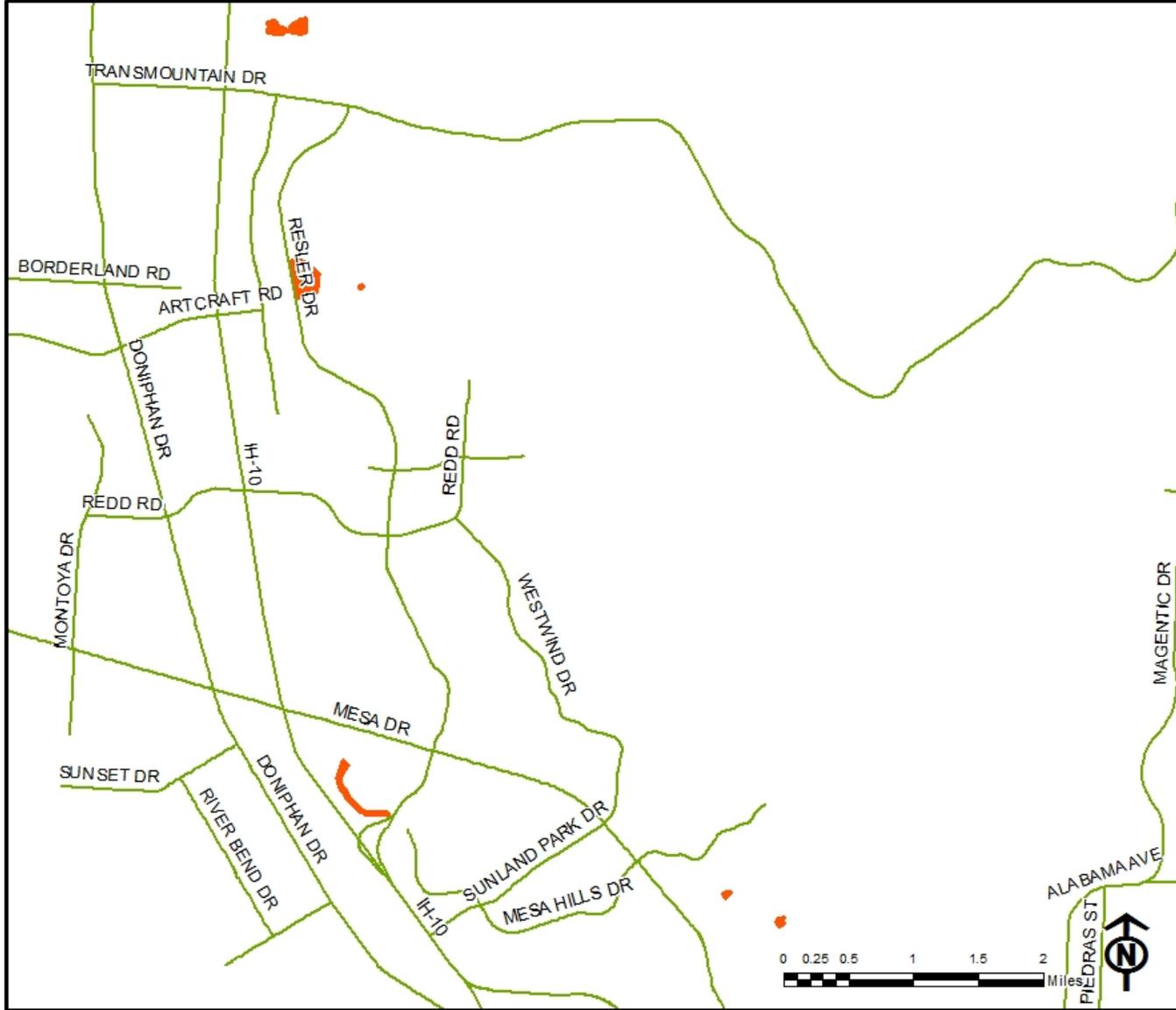
City Development Department

---

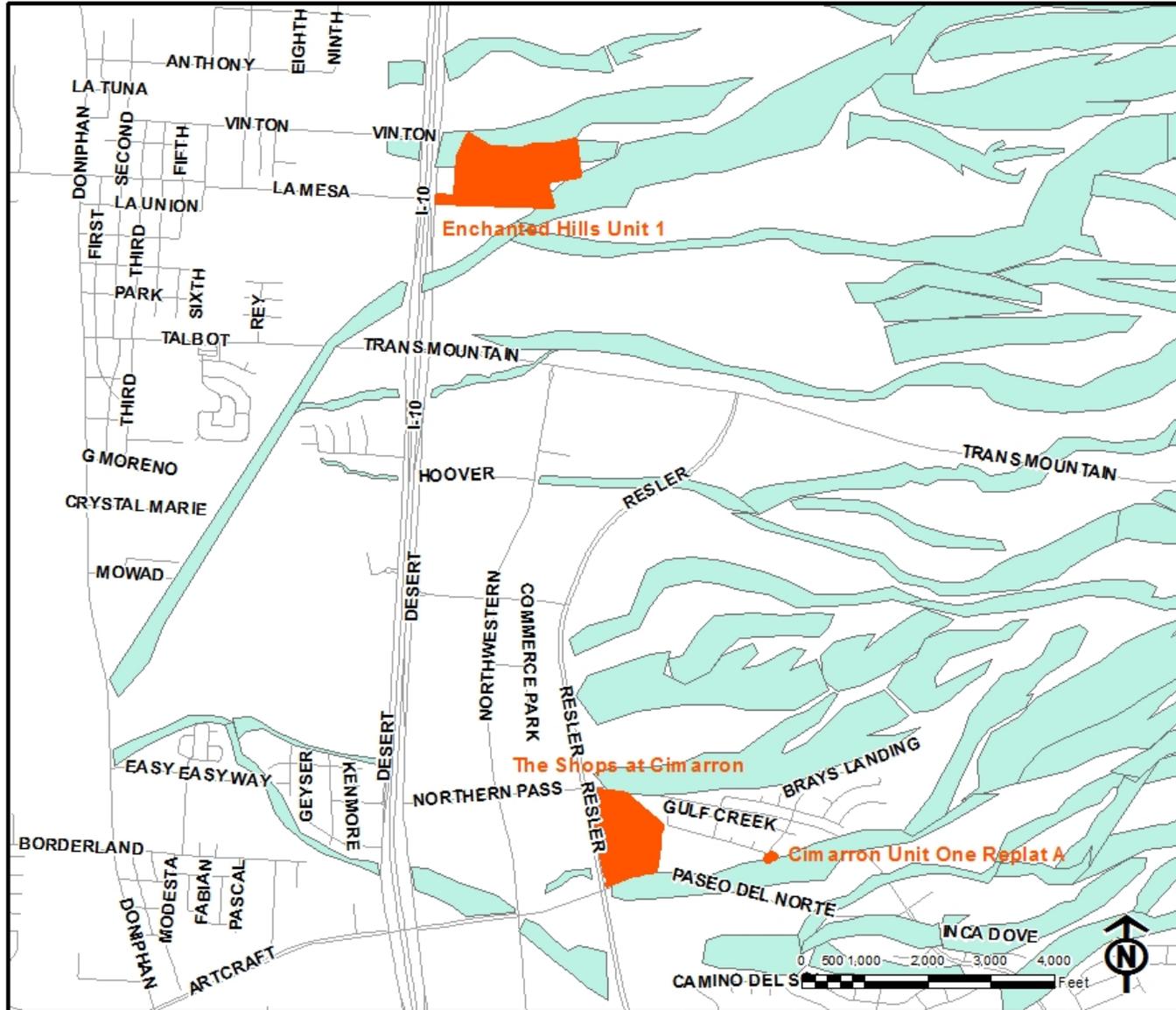
The Open Space Advisory Board provides recommendations to the City Council in efforts to preserve and acquire open space as identified in the Open Space Master Plan. In April of 2012, Chapter 2.22 was amended to include under the duties of the Open Space Advisory Board the review of a report submitted by city staff on land studies and plats approved in the Mountain Development Area and Hillside Development Area for the purpose of understanding how the new development impacts open space within the area. This report includes subdivision plats approved by the City Plan Commission between April 11 and July 11 of 2012.

	Hillside Development					Mountain Development
	Festiva Hills Replat A	Cimarron One Replat A	The Shops at Cimarron	Enchanted Hills Unit Two	Desert Pass Subdivision Unit 1	San Clemente Unit Two Replat A
<b>Case Number</b>	SUSU12-00016	SUSU12-00019	SUSU12-00040	SUSU12-00048	SUSU12-00047	SUSU12-00043
<b>Application Type</b>	Resubdivision Combination	Resubdivision Combination	Extension Request	Extension Request	Major Final	Resubdivision Combination
<b>Acreage</b>	1.1	0.4	28.2	13.3	8.3	1.6
<b>CPC Date</b>	19-Apr	3-May	17-May	31-May	28-Jun	17-May
<b>Plan El Paso</b>	Suburban	Suburban	Suburban	Suburban	Suburban	Suburban
<b>Property Owner</b>	Edwards Homes Inc. & Ronald & Sunshine Salas	Ernesto Ochoa & Lluvia Torres	Hunt Communities	EP Transmountain Residential	Camino Real Investments	Adrain Guevara & Carmen Yamal
<b>Representative</b>	CAD Consulting Company	CAD Consulting Company	CSA Design Group	Roe Engineering	Conde, Inc.	Roe Engineering
			Total Acreage: 52.9			

# Mountain and Hillside Development Plats



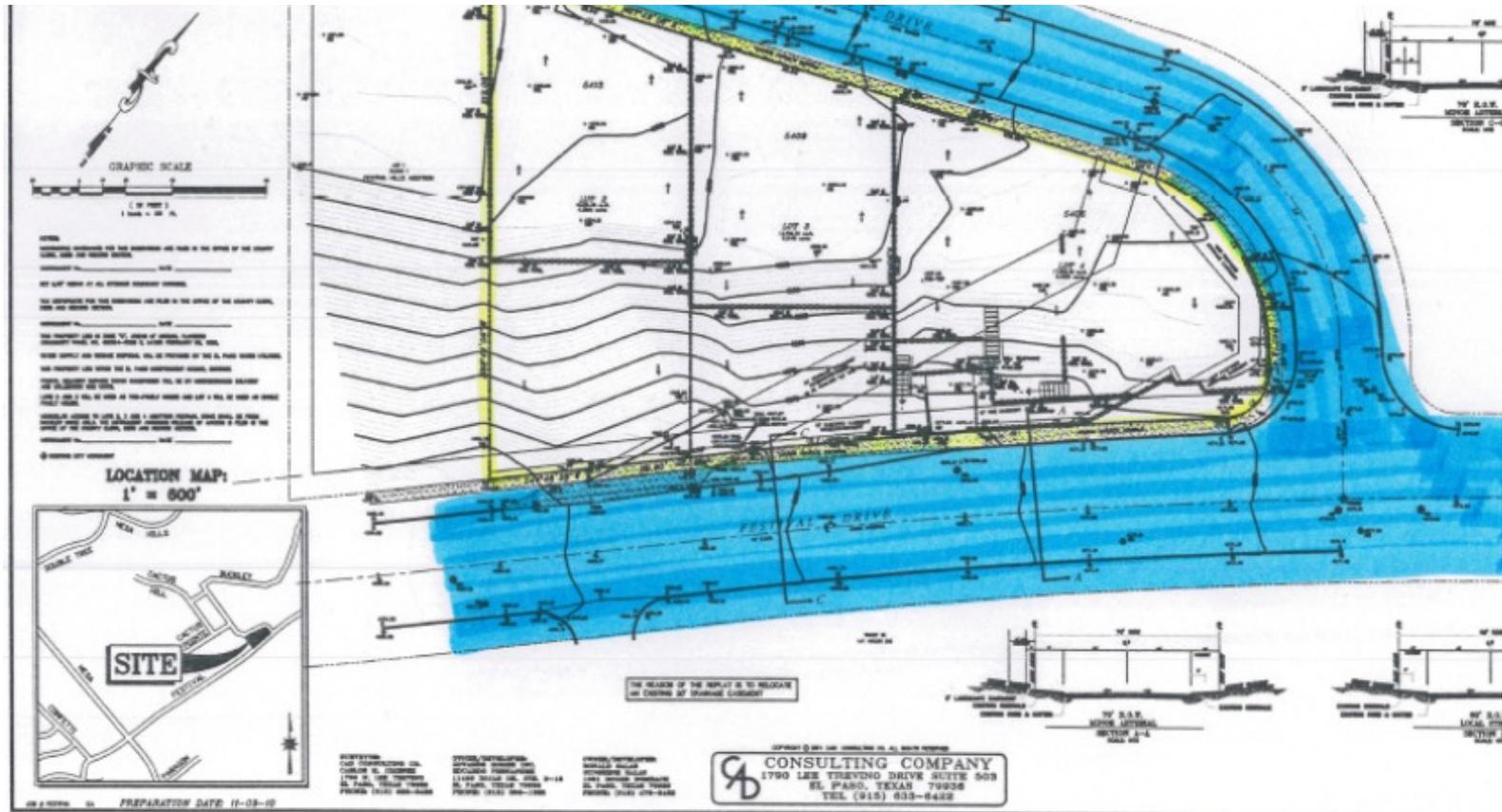
# Arroyos Map





FESTIVA HILLS ADDITION REPLAT "

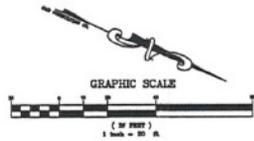




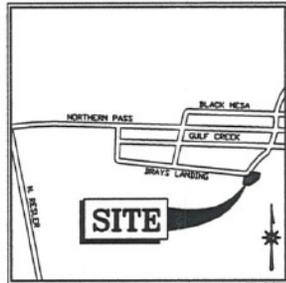
CIMARRON UNIT ONE  
REPLATA



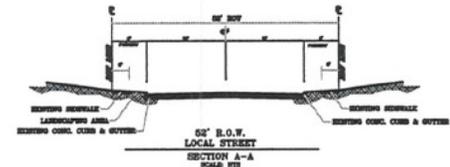
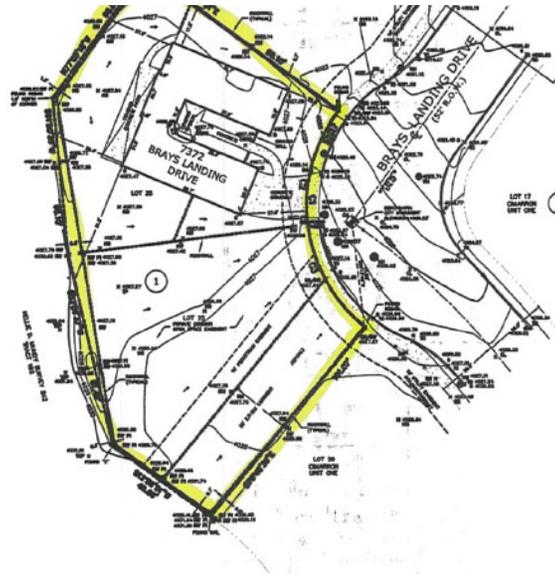
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	86.73	65.00	87°24'24"	N82°10'37"E	80.73
C2	50.02	65.00	41°02'34"	N42°00'34"E	48.86
C3	49.71	65.00	82°48'32"	N10°07'50"E	48.50



LOCATION MAP:  
1" = 600'



208 8 CHAMBER 63 PREPARATION DATE: 11-17-11



NOTES:  
 1. REFER TO THE GENERAL NOTES FOR THIS PROJECT AND FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.  
 2. THE PROPERTY LIES IN SEAS "N", TOWNSHIP OF BRONCO, COUNTY OF BROWN, STATE OF TEXAS.  
 3. THE PROPERTY LIES WITHIN THE CHAMBERLAIN IMPROVED ROAD DISTRICT.  
 4. WATER SUPPLY AND SEWER SERVICE SHALL BE PROVIDED BY THE EL PASO WATER UTILITIES.  
 5. © CHAMBER CITY MANAGEMENT

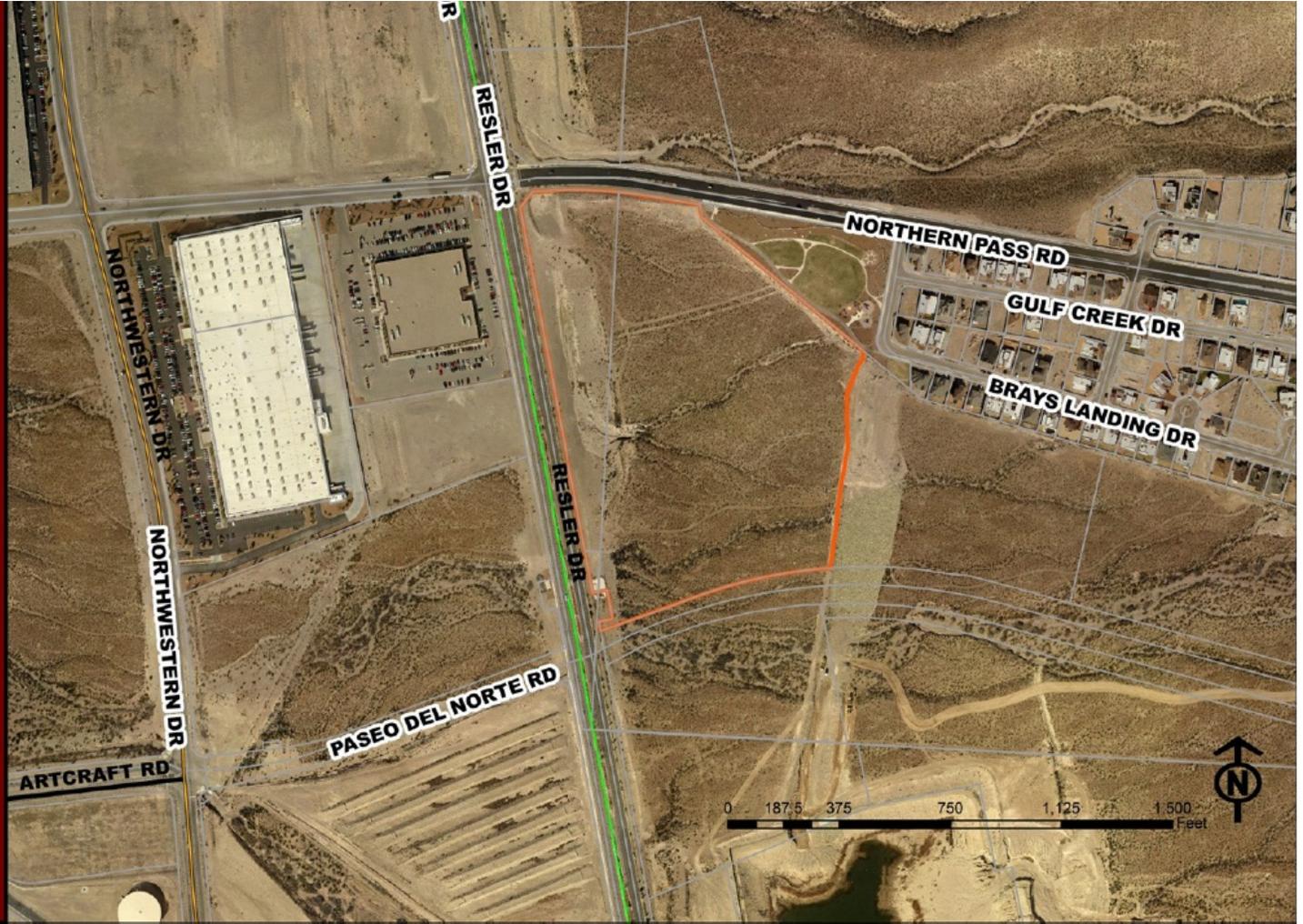
THE REASON FOR THE REPLY IS TO REMOVE THE NOTE ON LOT 18, BLOCK 1 ABOUT A PRIVATE COMMON OPEN SPACE ENCROACHMENT.

CONSULTING COMPANY  
 1790 LEE TRAVINO AVENUE SUITE 503  
 EL PASO, TEXAS 79934  
 TEL (915) 633-6422

SURVEYOR:  
 CAD CONSULTING CO.  
 CARLOS M. ZIMMER  
 1790 LEE TRAVINO  
 EL PASO, TEXAS 79938  
 PHONE: (915) 633-6422

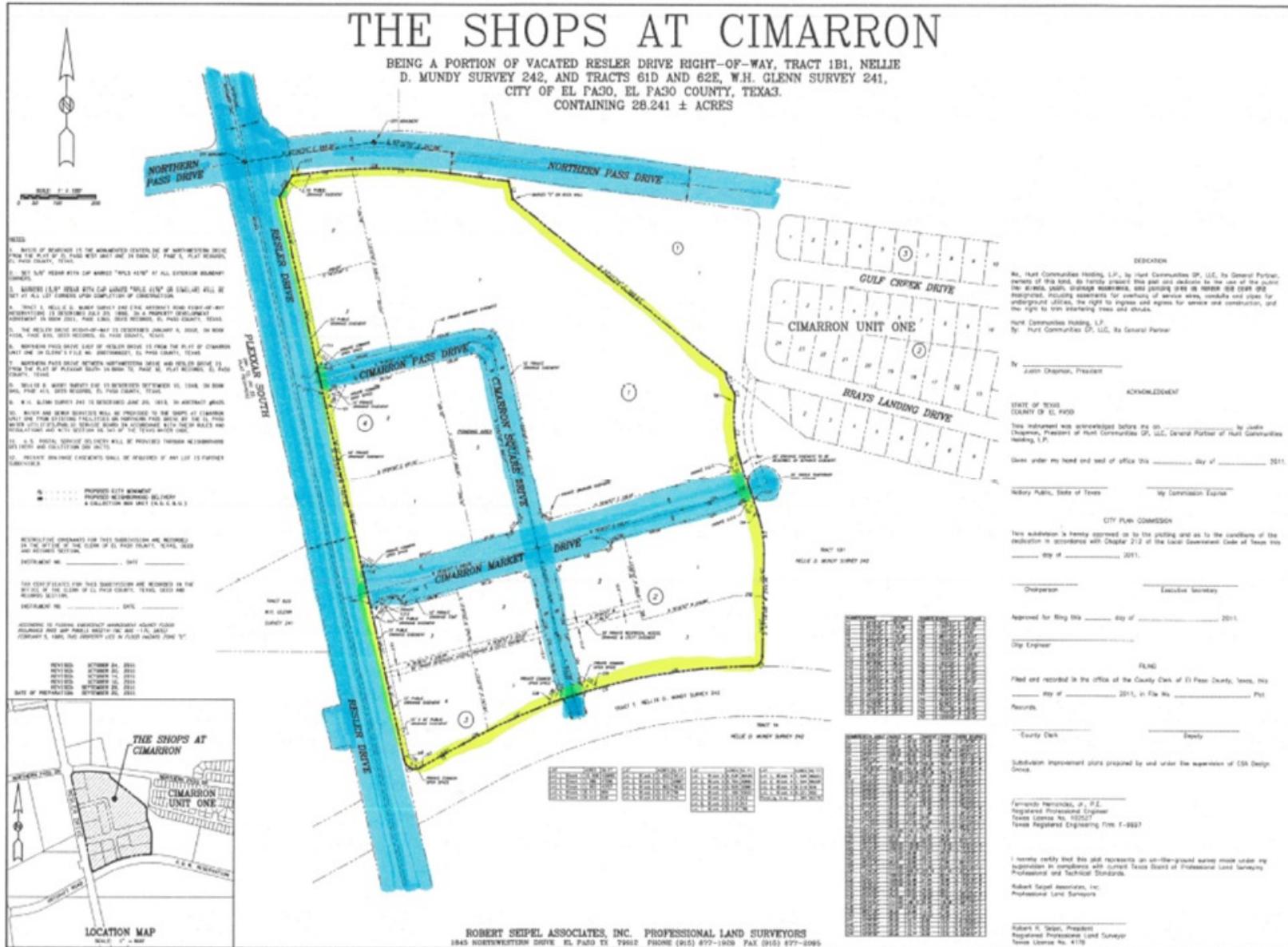
OWNER/DEVELOPER:  
 ZIMMER & O'NEAL  
 LATVIA TORRES  
 7375 BRAYS LANDING DRIVE  
 EL PASO, TEXAS 79918  
 PHONE: (915) 443-6861

# THE SHOPS AT CIMARRON



# THE SHOPS AT CIMARRON

BEING A PORTION OF VACATED RESLER DRIVE RIGHT-OF-WAY, TRACT 1B1, NELLIE D. MUNDY SURVEY 242, AND TRACTS 61D AND 62E, W.H. GLENN SURVEY 241, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING 28.241 ± ACRES



**REELS**

1. BLOCK OF RECORDS IS THE UNIMPROVED CENTER LINE OF NORTHWESTERN DRIVE FROM THE WEST END OF EAST WEST DRIVE TO THE EAST END OF EAST WEST DRIVE, EL PASO COUNTY, TEXAS.
2. SEE "A" REEL WITH COPY AMOUNT "TWO HUNDRED" AT ALL EXTENSION BOUNDARY CORNERS.
3. BARRIERS (E.G. BARS WITH COP GRATES "TWO FEET" OR EQUAL) WILL BE SET AT ALL LOT CORNERS UPON COMPLETION OF CONSTRUCTION.
4. TRACT 1, NELLIE D. MUNDY SURVEY AND THE ADJACENT WIND FARM OF W.H. GLENN SURVEY (AS REFERRED TO IN 2006) IS A PROPERTY DISBURSEMENT AGREEMENT TO 2006 (2011), 2006 (2011) 2006 (2011), EL PASO COUNTY, TEXAS.
5. THE RESLER DRIVE RIGHT-OF-WAY IS DESCRIBED AS FOLLOWS: 100.00' IN WIDTH FROM THE WEST END OF EAST WEST DRIVE TO THE EAST END OF EAST WEST DRIVE, EL PASO COUNTY, TEXAS.
6. NORTHERN PASS DRIVE EAST OF RESLER DRIVE IS FROM THE BLVD OF CIMARRON AND ONE (ONE) BLOCK TO THE WEST TO THE EAST END OF EAST WEST DRIVE, EL PASO COUNTY, TEXAS.
7. NORTHERN PASS DRIVE BETWEEN NORTHWESTERN DRIVE AND RESLER DRIVE IS FROM THE BLVD OF CIMARRON SOUTH TO EAST TO THE EAST END OF EAST WEST DRIVE, EL PASO COUNTY, TEXAS.
8. NELLIE D. MUNDY SURVEY IS TO BE DIVIDED INTO 10, 100.00' IN WIDTH AND 100.00' IN LENGTH TO THE EAST END OF EAST WEST DRIVE, EL PASO COUNTY, TEXAS.
9. W.H. GLENN SURVEY IS TO BE DIVIDED INTO 10, 100.00' IN WIDTH AND 100.00' IN LENGTH TO THE EAST END OF EAST WEST DRIVE, EL PASO COUNTY, TEXAS.
10. WATER AND SEWER SERVICES WILL BE PROVIDED TO THE SHOPS AT CIMARRON FROM THE EXISTING UTILITY LINES IN THE WIND FARM OF W.H. GLENN SURVEY (AS REFERRED TO IN 2006) (2011) 2006 (2011), EL PASO COUNTY, TEXAS. THE WATER AND SEWER SERVICES WILL BE PROVIDED THROUGH NEIGHBORHOOD COLLECTOR AND COLLECTION MAINS.
11. U.S. SOCIAL SECURITY IDENTIFICATION WILL BE PROVIDED THROUGH NEIGHBORHOOD COLLECTOR AND COLLECTION MAINS.
12. ALL UTILITY DRAINAGE CONDITIONS SHALL BE REVIEWED BY ANY LOT IS FORMERLY OCCUPIED.

PROPOSED CITY BOUNDARY  
 PROPOSED NEIGHBORHOOD BOUNDARY  
 COLLECTION MAIN (S.A.S. & S.S.)

RECORDING INFORMATION FOR THIS SUBDIVISION AND RETURNED TO THE OFFICE OF THE CLERK OF EL PASO COUNTY, TEXAS, DEED RECORD SECTION.  
 INSTRUMENT NO. \_\_\_\_\_ DATE \_\_\_\_\_ 2011

THE CONFIRMED FOR THIS SUBDIVISION AND RETURNED TO THE OFFICE OF THE CLERK OF EL PASO COUNTY, TEXAS, DEED AND RECORD SECTION.  
 INSTRUMENT NO. \_\_\_\_\_ DATE \_\_\_\_\_ 2011

ACCORDING TO PUBLIC EMERGENCY MANAGEMENT ACTIVITY PLAN (EMERGENCY AND FIRE FIGHTING) AND THE CITY OF EL PASO, TEXAS, THE PROPERTY IS IN PLAZA ZONING PLAZA "P".

REVISION: OCTOBER 24, 2010  
 REVISION: OCTOBER 24, 2010  
 REVISION: OCTOBER 24, 2010  
 REVISION: OCTOBER 24, 2010  
 DATE OF PREPARATION: OCTOBER 24, 2010



**DEED**

We, Hunt Communities Holding, L.P., by Hunt Communities GP, LLC, its General Partner, owners of this land, do hereby present this plat and dedicate to the use of the public the streets, lanes, drainage easements, and parking areas as herein set forth and designated, including easements for overhead or service wires, conduits and poles for underground utilities, the right to ingress and egress for service and construction, and the right to turn entering this said street.

Hunt Communities Holding, L.P.  
 by: Hunt Communities GP, LLC, its General Partner

By: \_\_\_\_\_  
 Justin Chapman, President

ACKNOWLEDGMENT  
 STATE OF TEXAS  
 COUNTY OF EL PASO  
 This instrument was acknowledged before me on \_\_\_\_\_ by Justin Chapman, President of Hunt Communities GP, LLC, General Partner of Hunt Communities Holding, L.P.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_ 2011.

Notary Public, State of Texas \_\_\_\_\_ by Commission Expires \_\_\_\_\_

**CITY PLAN COMMISSION**  
 This subdivision is hereby approved as to the platting and as to the conditions of the dedication in accordance with Chapter 212 of the Local Government Code of Texas on \_\_\_\_\_ day of \_\_\_\_\_, 2011.

Chairman \_\_\_\_\_ Executive Secretary \_\_\_\_\_

Approved for this day of \_\_\_\_\_, 2011.  
 City Engineer \_\_\_\_\_

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2011, in File No. \_\_\_\_\_ Plat Records.

County Clerk \_\_\_\_\_ Deputy \_\_\_\_\_

Subdivision improvement plans prepared by and under the supervision of CSA Design, Dallas.

Fernando Hernandez, Jr., P.E.  
 Registered Professional Engineer  
 Texas License No. 182027  
 Texas Registered Engineering Firm: F-9887

I hereby certify that this plat represents an on-the-ground survey made under my supervision in compliance with current Texas Board of Professional Land Surveyors Professional and Technical Standards.  
 Robert Seipel Associates, Inc.  
 Professional Land Surveyors

Robert E. Seipel, President  
 Registered Professional Land Surveyor  
 Texas License No. 4178

ROBERT SEIPEL ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS  
 1845 NORTHWESTERN DRIVE, EL PASO, TX 79902 PHONE (915) 877-1920 FAX (915) 877-2095

San Clemente Unit Two Replat "A"





**LEGEND**

DL	1/4" = 1' DRAINAGE DITCH
MS	1/4" = 1' MANHOLE
PS	1/4" = 1' PRIVATE SEWER
CS	1/4" = 1' CURB
TS	1/4" = 1' TOP OF CURB
NS	1/4" = 1' NORMAL
PS	1/4" = 1' PRIVATE SEWER
CS	1/4" = 1' CURB
TS	1/4" = 1' TOP OF CURB
NS	1/4" = 1' NORMAL
PS	1/4" = 1' PRIVATE SEWER
CS	1/4" = 1' CURB
TS	1/4" = 1' TOP OF CURB
NS	1/4" = 1' NORMAL

**LEGEND**  
 ○ DISTING CITY MONUMENT

**LINE TABLE**

LINE	DESCRIPTION	DATE
1	AS SHOWN ON PLAT	01/15/2008
2	AS SHOWN ON PLAT	01/15/2008
3	AS SHOWN ON PLAT	01/15/2008
4	AS SHOWN ON PLAT	01/15/2008
5	AS SHOWN ON PLAT	01/15/2008

**CLARK TABLE**

CLARK	NAME	ADDRESS	NUMBER	DATE	REMARKS	DATE
1	CLARK	CLARK	CLARK	CLARK	CLARK	CLARK

- NOTES:**
- THIS PLAN IS TO LOCATE THE PRIVATE DRAINAGE SYSTEM AND MAKE ONE SHEET PLAT A LOT.
  - WATER DELIVERY SERVICE UPON THE SUBSCRIBER SHALL BE PROVIDED UNDER THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, PROFESSIONAL AND TECHNICAL STANDARDS, REGISTERED PUBLIC LAND SURVEYOR NO. 246.
  - RESPECTIVE EIGHTH PARTS FOR THIS SUBSCRIBER ARE FILED IN THE OFFICE OF THE COUNTY CLERK, 3000 ANDREWS SECTION, WASHINGTON ST., DALLAS, TEXAS.
  - THE OWNER REPRESENTS AND WARRANTS THAT ALL INFORMATION RELAYED TO THE PUBLIC UTILITIES COMPANY BY THE FEDERAL BUREAU OF INVESTIGATION IS TRUE AND CORRECT AND THAT ALL INFORMATION IS TRUE AND CORRECT AS OF THE DATE OF THE PLAN.
  - ALL DRAINAGE IN THIS SUBSCRIBER SHALL BE OF THE PROTECTION OF THE PUBLIC.
  - IN CASE PRIVATE DRAINAGE SYSTEM FOR RUN-OFF COMES ON EACH LOT (CRITICAL) THESE DRAINAGE SYSTEMS.
  - THIS CERTIFICATE FOR THE SUBSCRIBER IS FILED IN THE OFFICE OF THE COUNTY CLERK, 3000 ANDREWS SECTION, WASHINGTON ST., DALLAS, TEXAS.
  - THIS SUBSCRIBER LIES WITHIN THE EL PASO INDEPENDENT SCHOOL DISTRICT.
  - THE EL PASO WATER UTILITIES DISTRICT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PUMP STATION OF THE LOT, OPERATOR AND MAINTENANCE OF THE PUMP STATION UNDER PUMP STATION SHALL BE THE RESPONSIBILITY OF THE OWNER.

**NOTICE:** THE ENGINEER, SURVEYOR OR ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE PUBLIC UTILITIES COMPANY BY THE FEDERAL BUREAU OF INVESTIGATION IS TRUE AND CORRECT AND THAT ALL INFORMATION IS TRUE AND CORRECT AS OF THE DATE OF THE PLAN.

**COMMON OPEN SPACE  
 LOT & BLOCK  
 807 ISLAND UNIT TWO**  
 FILED IN VOLUME 76, PAGE 88 PLAT RECORDS EL PASO COUNTY, TEXAS

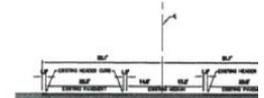
**LOT & BLOCK  
 SAN CLEMENTE**  
 FILED IN VOLUME 76, PAGE 88, PLAT RECORDS EL PASO COUNTY, TEXAS

**LOT & BLOCK  
 SAN CLEMENTE**  
 FILED IN VOLUME 76, PAGE 88, PLAT RECORDS EL PASO COUNTY, TEXAS

**PRELIMINARY PLAT  
 EL PASO INDEPENDENT SCHOOL DISTRICT  
 PROPOSED LAND USE IS RESIDENTIAL**

**OWNER - DEVELOPER**  
 ADRIAN M. GUEVARA  
 AND CARMEN GLORIA YAMAL  
 6221 CALLE LISA  
 D. PASO, TEXAS

**OWNER - SURVEYOR**  
 ROE ENGINEERING  
 601 N. COTTON, S  
 EL PASO, TEXAS  
 OFFICE: (915) 533-  
 FAX: (915) 533-  
 EMAIL: roeeng@aol.com



**"SECTION A"  
 ROCKY POINT DRIVE**  
 SCALE 1" = 8'

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND IS IN COMPLIANCE WITH THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, PROFESSIONAL AND TECHNICAL STANDARDS, REGISTERED PUBLIC LAND SURVEYOR NO. 246.

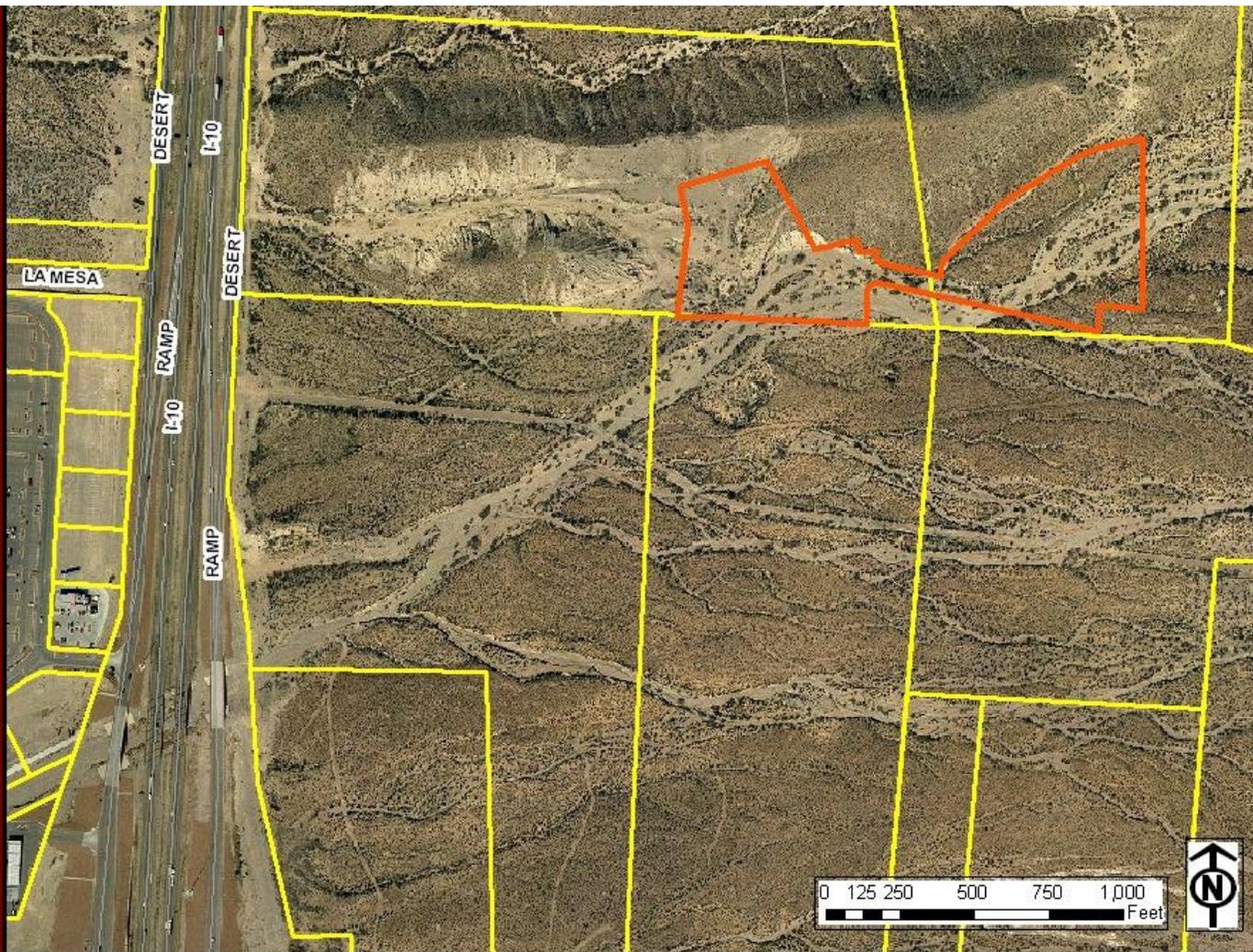
PREPARED BY AND UNDER THE SUPERVISION OF BRADLEY ROE, REGISTERED PROFESSIONAL ENGINEER NO. 3886

BRADLEY ROE, P.E., DOR  
 ROE ENGINEERING, L.C.  
 601 N. COTTON, S  
 EL PASO, TEXAS

THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED UNDER "TWO REPLAT 'A'" BY THE EL PASO WATER UTILITIES SERVICE ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 1, TEXAS WATER CODE. WATER AND SEWER SERVICES HAVE BEEN EXTENDED TO THE PROPERTY FROM EXISTING FACILITIES LOCATED ON ROCKY POINT DRIVE HAVE BEEN CONSTRUCTED TO SERVE THE SUBSCRIBER.

**Roe Engineering, L.C.**

# Enchanted Hills Unit Two





DESERT PASS SUBDIVISION UNIT



1" = 60' (VERTICAL)

10	11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30	31
32	33	34	35	36	37	38	39	40	41	42
43	44	45	46	47	48	49	50	51	52	53
54	55	56	57	58	59	60	61	62	63	64
65	66	67	68	69	70	71	72	73	74	75
76	77	78	79	80	81	82	83	84	85	86
87	88	89	90	91	92	93	94	95	96	97
98	99	100	101	102	103	104	105	106	107	108
109	110	111	112	113	114	115	116	117	118	119
120	121	122	123	124	125	126	127	128	129	130

