

Dedicated to Outstanding Customer Service for a Better Community

SERVICE SOLUTIONS SUCCESS



OPEN SPACE ADVISORY BOARD

Wednesday, November 9, 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: October 26, 2011
 - b. Changes to the Agenda
 - c. Review and comment on current subdivision applications, as indicated below:
 - (1) **SURW11-00005:** Resler Drive Street Vacation - being a 0.115-acres portion of Resler Drive Right-of-Way, City of El Paso, El Paso County, Texas

LOCATION: North of Paseo del Norte Road at Resler Drive
PROPERTY OWNER: City of El Paso
REPRESENTATIVE: CSA Design Group
DISTRICT: 1
STAFF CONTACT: Frank Delgado, (915) 541-4238,
DelgadoFX@elpasotexas.gov
4. **Discussion and Action:** Report from TxDOT on the plant selection used in the landscaping plan for Transmountain.
Contact: Tony Uribe, TxDOT, Tony.Uribe@txdot.gov
5. **Discussion and Action:** Report from UTEP and EPWU regarding issues involved in providing water to Rio Bosque.
 - a. John Sproul, UTEP-CERM, jsproul@utep.edu;
 - b. John Balliew, EPWU, jeballiew@epwu.org;
 - c. Judy Ackerman, Rio Bosque Volunteer;
 - d. Robert Hood, Roberto R. Bustamante Wastewater Treatment;
 - e. Jesus Reyes, El Paso County Water Improvement District #1;
 - f. Daniel Borunda, International Boundary and Water Commission.
6. **Discussion and Information:** Report on the policy of awarding park credits as it pertains to open space and trails.
Contact: Nanette Smejkal, (915) 541-4331, smejkalnl@elpasotexas.gov

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

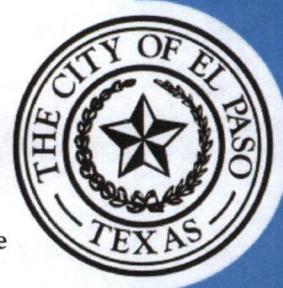
City Manager

Joyce A. Wilson



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



7. **Discussion and Action:** Issues regarding successfully receiving park credits for the inclusion of open space and trails in projects.
 - a. Conrad Conde, Conde Inc.
 - b. Rick Cordova, RICOR Engineering
8. **Discussion, Information and Action** concerning the ASARCO West Regulating Plan.
Contact: Mathew McElroy, (915) 541-4193, McElroyMX@elpasotexas.gov
9. **Discussion and Action:** Items for Future Agendas
10. **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 November, 2011 at _____
Basement Bulletin Board, City Hall, 2 Civic Center Plaza, by Arnida Martinez, Planning and Economic Development

Mayor
John F. Cook

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District 1
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District 8
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City Manager
Joyce A. Wilson



Open Space Open Space



ADVISORY BOARD MINUTES

Wednesday, October 26, 2011, 1:30 P.M.
8th Floor Conference Room
City Hall Building, 2 Civic Center Plaza

Members Present: 8

Katrina M. Martich, Joanne Burt, Andres Quintana, James H. Tolbert, Bill G. Addington (1:38pm), Kevin von Finger, Charlie Wakeem, Chair

Members Absent: 1

Lois A. Balin

Planning and Economic Development Staff:

Mathew McElroy, Deputy Director; David Coronado, Lead Planner; Todd Taylor, Planner; Raul Garcia, Senior Planner; Frank Delgado, Planner

Others Present:

Lupe Cuellar, City Attorney's Office; Rudy Valdez, EPWU-PSB; Kareem Dallo, Engineering and Construction Management Department; Marcia Tuck, Parks & Recreation Department, Trish Tanner, Jobe; John Sproul, CERM-UTEP; Judy Ackerman, Franklin Mountains Wilderness Coalition; Sal Alonso, CSA Design Group; Jesus Reyes, El Paso County Water District No. 1; Heather McMurray, citizen; Jane Fowler, El Paso Audubon

1. Meeting Called to Order

Chair Wakeem called the meeting to order at 1:34 p.m.

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

None.

3. Discussion and Action

a. Approval of Minutes: October 12, 2011

Chair Wakeem asked if there were any additions/corrections/revisions. There were none.

MOTION:

Motion made by Mr. Tolbert, seconded by Ms. Burt and UNANIMOUSLY CARRIED TO APPROVE THE MINUTES FOR OCTOBER 12, 2011.

ABSTAIN: *Mr. von Finger*

NOT PRESENT FOR THE VOTE: *Mr. Addington*

b. Changes to the Agenda

None.

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

- (1) **SUSU11-00102:** The Shops at Cimarron – Being a portion of 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
- LOCATION: South of Northern Pass Drive and East of Resler Drive
PROPERTY OWNER: Hunt Communities Holding, L.P.
REPRESENTATIVE: CSA Design Group
DISTRICT: 1
APPLICATION TYPE: Major Combination
STAFF CONTACT: Frank Delgado, (915) 541-4238, delgadofx@elpasotexas.gov

Mr. Delgado gave a presentation and highlighted the revisions/additions to the project.

MOTION:

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

NAY: *Mr. Addington*

4. **Discussion and Action:** Report from TxDOT on the plant selection used in the landscaping plan for Transmountain. Contact: Tony Uribe, tony.uribe@txdot.gov

Mr. Uribe was unable to attend the meeting. Chair Wakeem requested the item be postponed two weeks.

5. **Discussion and Action:** Report from UTEP and EPWU regarding issues involved in providing water to Rio Bosque.

- a. John Sproul, UTEP-CERM, jsproul@utep.edu:

Mr. Sproul distributed copies of Rio Bosque historic information (handout on file), gave a presentation and responded to comments and/or questions from the Board.

- b. Rudy Valdez, EPWU, rvaldez@EPWU.org; John Balliew, EPWU, jeballiew@EPWU.org;

Mr. Balliew and other EPWU Rio Bosque resident experts were unable to attend the meeting. Mr. Valdez was not prepared to respond to comments and/or questions.

Chair Wakeem requested Staff postpone 5.b. for two weeks.

- c. Judy Ackerman, Rio Bosque Volunteer;

Ms. Ackerman commented on why citizens of El Paso should care about the importance of water at the Rio Bosque Wetlands Park.

- d. Robert Hood, Roberto R. Bustamante Wastewater Treatment;

Mr. Hood was unable to attend the OSAB meeting. Chair Wakeem requested Staff postpone 5.d. for two weeks.

- e. Jay Ornelas, El Paso County Water Improvement District #1;

Mr. Ornelas was unable to attend the OSAB meeting; Mr. Jesus Reyes spoke on behalf of the El Paso County Water Improvement District #1 immediately following Mr. Sproul. Mr. Reyes addressed the Board and responded to comments and/or questions from the Board.

Mr. von Finger suggested Board Members postpone action on the item for two weeks.

NO ACTION WAS TAKEN.

6. **Discussion and Action** on providing access to the Ojo de Agua trailhead.
Contact: Rudy Valdez, rvaldez@EPWU.org

Mr. Valdez gave a presentation and responded to comments and/or questions.

Staff will email the presentation to the Board.

Ms. Marcie Tuck responded to comments and/or questions from the Board.

Chair Wakeem recommended that the Board take action to scope both locations and that the City consider using Stormwater money as a source of funding.

MOTION:

Motion made by Mr. Tolbert, seconded by Mr. von Finger and UNANIMOUSLY CARRIED TO SCOPE BOTH LOCATIONS, INCLUDING THE PARKING AND THAT THE CITY CONSIDER USING STORMWATER MONEY AS A SOURCE OF FUNDING.

7. **Discussion and Action:** Cement Lake acquisition status report by El Paso Water Utilities.
Contact: Rudy Valdez, rvaldez@EPWU.org

Mr. Valdez explained there was no new information to report.

8. **Discussion and Information:** Presentation on the ASARCO West and ASARCO East Regulating Plans.
Contact: David A. Coronado, (915) 541-4632, coronadoda@elpasotexas.gov

Mr. Coronado gave a presentation and responded to comments and/or questions from the Board.

Mr. von Finger moved that the Board recommend to City Council that the City consider approaching the Trustee to see if the portion between the river and Paisano can be designated as open space.

Staff will research when the Board reviewed the ASARCO Regulating Plan.

POINT OF ORDER

Mr. Tolbert concurred with Mr. von Finger's motion; however, he explained the agenda item was for "Discussion and Information" only.

Mr. von Finger requested Staff place this item on the next agenda.

Ms. Cuellar stated that Staff will place the item on the next agenda, however, she cautioned Board Members to consider the amount of money Dover Kohl & Associates spent on drafting this particular Plan and the additional costs to change it.

FOR THE RECORD

Mr. Addington stated for the record that it is the Board's opinion, and he believed informed opinion, that it is highly irregular, improper and pretty much completely premature for us to be designating this as Smart Code for development with homes, schools, and parks.

Chair Wakeem requested Staff get some kind of indication what the costs are.

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

Chair Wakeem requested:

1. Item 4
2. Item 5
3. Item 8

Mr. Tolbert requested the Parks & Recreation Department to explain their Parks Credit policy as it pertains to Open Space.

10. **Adjournment**

MOTION:

*Motion made by Mr. von Finger, seconded by Ms. Martich and **UNANIMOUSLY CARRIED TO ADJOURN.***



City of El Paso – City Plan Commission Staff Report

Case No: SURW11-00005 Resler Drive Street Vacation
Application Type: Right-of-Way Vacation
CPC Hearing Date: November 17, 2011
Staff Planner: Frank Delgado, (915) 541-4238, delgadofx@elpasotexas.gov
Location: North of Paseo del Norte Road at Resler Drive
Legal Description Acreage: 0.115 acres
Rep District: 1
Existing Use: Right-of-Way
Existing Zoning: C-3 (Commercial)
Proposed Zoning: C-3 (Commercial)

Nearest Park: Proposed Park (0.40 miles)
Nearest School: Brown Middle School (0.58 miles)
Park Fees: N/A
Impact Fee: The property is not located in an impact-fee area.

Property Owner: City of El Paso
Applicant: City of El Paso
Representative: CSA Design Group

SURROUNDING ZONING AND LAND USE

North: C-3 (Commercial)/ Vacant
South: C-3 (Commercial)/ Vacant
East: C-3 (Commercial)/ Vacant
West: C-4 (Commercial)/ Vacant

THE PLAN FOR EL PASO DESIGNATION: Commercial

APPLICATION DESCRIPTION

The applicant is proposing to vacate a 0.115-acre portion of Resler Drive.

DEVELOPMENT COORDINATING COMMITTEE RECOMMENDATION

Approval

DEVELOPMENT COORDINATING COMMITTEE COMMENTS

The Development Coordinating Committee recommends approval of the vacation of a portion of Resler Drive, based on compliance with Title 19 and subject to the following conditions and requirements:

PLANNING & ECONOMIC DEVELOPMENT RECOMMENDATION

Approval

OPEN SPACE ADVISORY BOARD RECOMMENDATION

Pending

LAND DEVELOPMENT—ENGINEERING & CONSTRUCTION MANAGEMENT COMMENTS AND REQUIREMENTS

- No Objections.

The Subdivision is within Flood Zone C—Panel # 480214 0016 C, dated February 5, 1986

PARKS & RECREATION DEPARTMENT COMMENTS

We have reviewed **Resler Drive – Portion of Street R.O.W. Vacation** Boundary, Topographic Survey map and offer “No” objections to this proposed Street Right-of-way vacation request.

EL PASO WATER UTILITIES COMMENTS

1. EPWU does not object to this request.

Water:

2. There is an existing 24-inch diameter transmission water main extending along Resler Drive, the water main is located approximately 16-ft east from the western right-of-way line. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

Sewer:

3. There is an existing 12-inch diameter sanitary sewer main extending along Resler Drive that is available for service, the sanitary sewer main is located approximately 52-ft west from the eastern right-of-way property line. This main dead-ends at approximately 1290-feet south of Northern Pass Drive.

Reclaim:

4. There is an existing 16-inch diameter reclaim water main extending along Resler Drive, the reclaim water main is located about 35-ft west from the eastern right-of-way property line.

General:

5. EPWU requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. 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.

STORMWATER—EL PASO WATER UTILITIES COMMENTS

The EPWU Stormwater Utility does not object to the vacation as long as the proposed drainage easements (currently shown on The Shops At Cimarron subdivision plat) for the existing drainage structures are dedicated prior to the vacation of the Resler Drive right-of-way.

FIRE DEPARTMENT COMMENTS

No comments received.

SUN METRO COMMENTS

No comments received.

DEPARTMENT OF TRANSPORTATION COMMENTS

Transportation does not object to the proposed right-of-way vacation.

911 DISTRICT COMMENTS

No comments received.

CENTRAL APPRAISAL DISTRICT COMMENTS

No comments received.

EL PASO ELECTRIC COMPANY COMMENTS

No comments received.

CANUTILLO INDEPENDENT SCHOOL DISTRICT COMMENTS

No comments received.

TEXAS DEPARTMENT OF TRANSPORTATION COMMENTS

No comments received.

TEXAS GAS SERVICE COMMENTS

No comments received.

ADDITIONAL REQUIREMENTS AND GENERAL COMMENTS:

1. Prior to recording, please submit to Planning & Economic Development—Planning Division the following:
 - a. tax certificates
 - b. release of access document
 - c. set of restrictive covenants
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. Plot Plan
4. Application

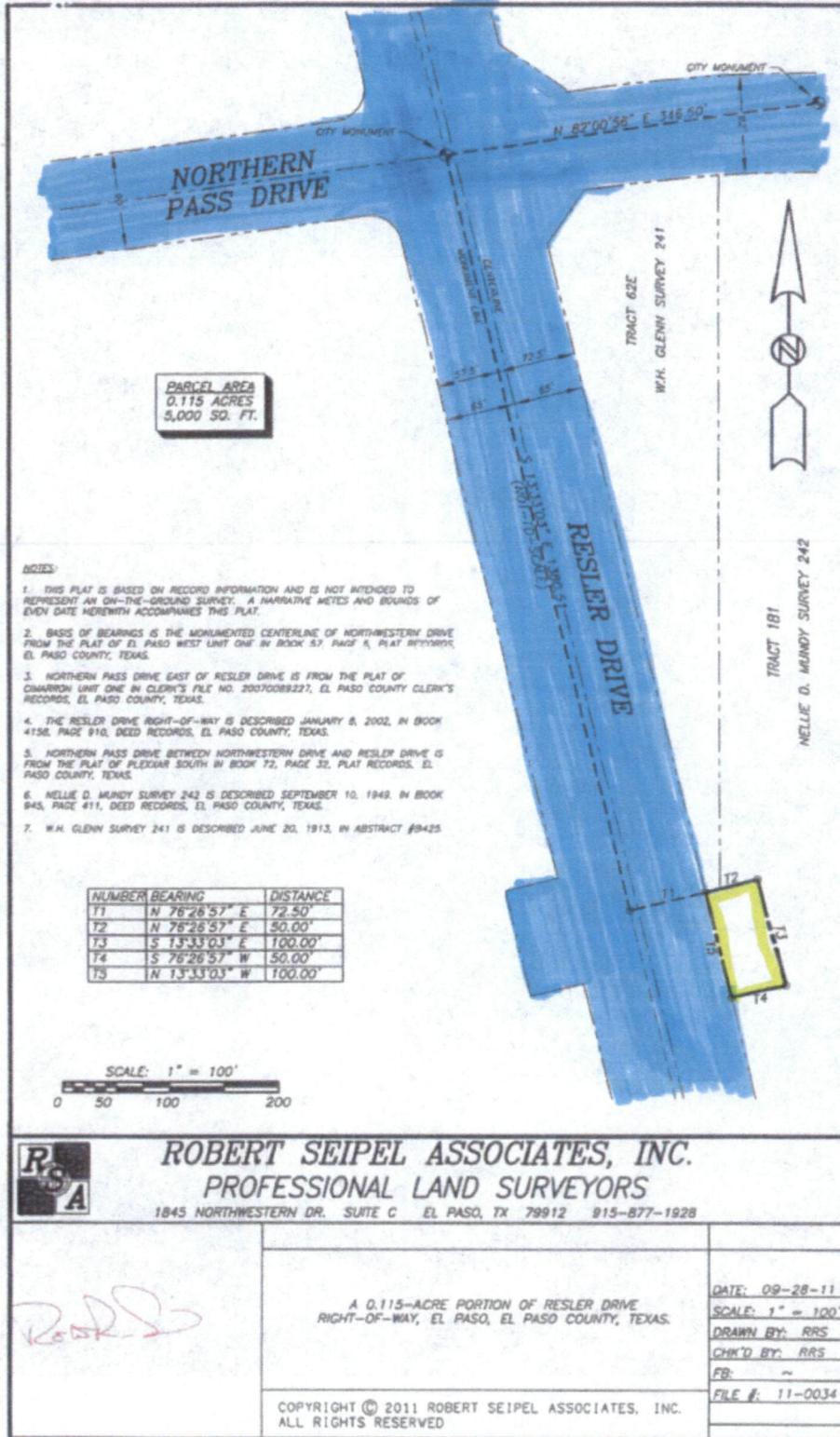
ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4



CITY OF EL PASO, TEXAS
APPLICATION FOR VACATION PUBLIC EASEMENTS AND RIGHTS-OF-WAY

Date: 10-25-11 File No. SURW11-00005

1. APPLICANTS NAME Cimarron Hunt Communities, LLC
ADDRESS 1895 Northwestway Dr. Ste. C ZIP CODE 79902 TELEPHONE (915) 877-4155
2. Request is hereby made to vacate the following: (check one)
Street Alley Easement Other R.O.W
Street Name(s) Resler Drive Subdivision Name _____
Abutting Blocks _____ Abutting Lots _____
3. Reason for vacation request: desilting basin no longer needed.
4. Surface Improvements located in subject property to be vacated:
None Paving Curb & Gutter Power Lines/Poles Fences/Walls Structures Other Drainage desilting basin
5. Underground Improvements located in the existing rights-of-way:
None Telephone Electric Gas Water Sewer Storm Drain Other _____
6. Future use of the vacated right-of-way:
Yards Parking Expand Building Area Replat with abutting Land Other _____
7. Related Applications which are pending (give name or file number):
Zoning _____ Board of Adjustment _____ Subdivision Building Permits _____ Other The Steps @ Cimarron
8. Signatures: All owners of properties which abut the property to be vacated must appear below with an adequate legal description of the properties they own (use additional paper if necessary).

Signature	Legal Description	Telephone
<u>[Signature]</u> <u>Cimarron Hunt Communities, LLC</u>	<u>Being a portion of tra of 1B1, Nellie D. Mundy Survey 242, and tracts 61D and 62E, W. H. Gowan Survey 241, City of El Paso, El Paso County, TX</u>	_____
_____	_____	_____

The undersigned Owner/Applicant/Agent understands that the processing of this Application will be handled in accordance with the procedure for Requesting Vacations and that no action on processing will be taken without payment of the non-refundable processing fee. It is further understood that acceptance of this application and fee in no way obligates the City to grant the Vacation. I/We further understand that the fee, if the Vacation is granted will be determined by the City of El Paso and a Certified or Cashier's Check must be presented before the request will be recommended for Council action.

The undersigned acknowledges that he or she is authorized to do so, and upon the City's request will provide evidence satisfactory to the City confirming these representations.

The granting of a vacation request shall not be construed to be a waiver of or an approval of any violation of any of the provisions of any applicable City ordinances.

CASHIER'S VALIDATION
FEE: \$966.00

OWNER SIGNATURE: [Signature]
REPRESENTATIVE: [Signature]
Cimarron Hunt Communities, LLC

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