

Dedicated to Outstanding Customer Service for a Better Community

SERVICE SOLUTIONS SUCCESS



OPEN SPACE ADVISORY BOARD
Wednesday, December 21, 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: December 7, 2011
 - b. Changes to the Agenda
 - c. Review and comment on current subdivision applications, as indicated below:
 - (1) **SUSU11-00120:** Desert Springs Unit One – A portion of Tract 8, Laura E. Mundy Survey No. 238, all of Tracts 12 and 13 and a portion of Tracts 10A and 10 E, Nellie D. Mundy Survey No. 239, and a portion of Nellie D. Mundy Survey No. 244, City of El Paso, El Paso County, Texas
LOCATION: East of I-10 and North of Transmountain Road
PROPERTY OWNER: RPW Development, DVEP Land LLC, EP Transmountain Residential LLC
REPRESENTATIVE: CEA Group
DISTRICT: 1
TYPE: Major Combination
STAFF CONTACT: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov
 - (2) **SUSU11-00121:** Desert Springs Unit Two – A portion of Tract 10A, Nellie D. Mundy Survey No. 239, and a portion of Tract 1B, Nellie D. Mundy Survey No. 243, City of El Paso, El Paso County, Texas
LOCATION: East of I-10 and North of Transmountain Road
PROPERTY OWNER: RPW Development, DVEP Land LLC
REPRESENTATIVE: CEA Group
DISTRICT: 1
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STAFF CONTACT: Justin Bass, (915) 541-4930, bassjd@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

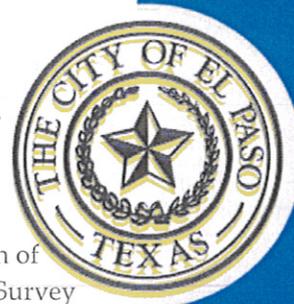
City Manager
Joyce A. Wilson

CITY CLERK DEPT.
2011 DEC 15 AM 9:54



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(3) SUSU11-00130: Cimarron Sage Unit One – Being a portion of Tracts 1, 1A2, and 1A1, Nellie D. Mundy Survey 242 and Tracts 1B5B2 and 1B5C, S.J. Larkin Survey 266, 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

TYPE: Major Final

STAFF CONTACT: Kevin Smith, (915) 541-4903, smithkw@elpasotexas.gov

(4) SUSU11-00131: 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

TYPE: Major Final

STAFF CONTACT: Kevin Smith, (915) 541-4903, smithkw@elpasotexas.gov

4. Discussion and Action regarding Parks and Recreation Department budget for open space and trails.
Contact: Marcia J. Tuck, TuckMJ@elpasotexas.gov
5. Discussion and Action: Purchase negotiations status report from EPWU regarding OSAB open space priority projects.
Contact: Rudy Valdez, rvaldez@EPWU.org
6. Discussion and Action on bond funding for non-storm water open space.
Contact: Charlie Wakeem, charliewak@sbcglobal.net

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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: Status update on a recommendation by the Open Space Advisory Board that the City initiate rezoning of Keystone and Rio Bosque to a Natural Open Space (NOS) District, that both Keystone and Rio Bosque be designated as a Wildlife Sanctuary under the Natural Open Space (NOS) District, and that staff make any other necessary efforts to coordinate with other property owners within the Keystone and Rio Bosque areas to rezone their property to Natural Open Space (NOS) and if appropriate, to designate it as a Wildlife Sanctuary.
Contact: Melissa Granado, (915) 541-4730, granadom@elpasotexas.gov
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 15th day of December, 2011 at 10:00 a.m.

Basement Bulletin Board, City Hall, 2 Civic Center Plaza, by Armida Martinez, Planning and Economic Development

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Open Space Open Space



ADVISORY BOARD MINUTES

Wednesday, December 7, 2011, 1:30 P.M.
8th Floor Conference Room
City Hall Building, 2 Civic Center Plaza

Members Present: 8

Katrina M. Martich, Joanne Burt, James H. Tolbert, Richard L. Thomas, Andres Quintana, Bill G. Addington, Kevin T. von Finger, Charlie S. Wakeem, Chair

Members Absent: 1

Lois A. Balin

Planning and Economic Development Staff:

Mathew McElroy, Deputy Director; Philip Etiwe, Development Review Manager; David Coronado, Lead Planner; Kim Forsyth, Lead Planner; Raul Garcia, Senior Planner; Melissa Granado, Senior Planner; Todd Taylor, Planner; Justin Bass, Planner; Esther Guerrero, Planner; Kevin Smith, Planner; Fred Lopez, Comprehensive Plan Manager

Others Present:

Lupe Cuellar, Assistant City Attorney, City Attorney's Office; Marcia Tuck, Parks & Recreation, Open Space Trails and Parks Coordinator, Kareem Dallo, Engineering Division Manager; Rudy Valdez, EPWU-PSB; John Balliew, EPWU-PSB; Jim Shelton, EPWU-PSB; Veronica Galindo; Brent Pearson, Department of Transportation; Trish Tanner, Jobe; Efrain Esparza, TxDOT; Tony Uribe, TxDOT; José Lares, Hunt Communities; Bobby Gonzalez, Quantum Engineering Consultants, Inc.; John Moses, former Superintendent of the Texas Parks & Wildlife (El Paso); Conrad Conde, Conde, Inc.; Dr. Rick Bonart, citizen; John Sproul, UTEP-CERM; Richard Teschner, citizen.

1. Meeting Called to Order

Chair Wakeem called the meeting to order at 1:28 p.m.

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

None.

3. Discussion and Action

- a. Approval of Minutes: November 9, 2011

ITEM 4, PAGE 2 OF 6

Mr. Tolbert requested Staff add the following prior to the Motion.

Mr. Tolbert stated that matter was never brought before the Tree Subcommittee of the Parks & Recreation Board.

ITEM 7, PAGE 5 OF 6

Mr. Tolbert asked if Staff could summarize the email that Mr. Cordova sent to Chair Wakeem. Mr. Tolbert noted Mr. Cordova's remarks were somewhat more negative than Mr. Conde's.

Mr. Coronado responded Staff will insert Mr. Cordova's email into the minutes.

ITEM 6, PAGE 4 OF 6

Chair Wakeem requested Staff delete the following "Chair Wakeem read into the record an email he received from Mr. Rick Cordova (copy of email on file)."

MOTION:

Motion made by Mr. von Finger, seconded by Mr. Tolbert and UNANIMOUSLY CARRIED TO APPROVE THE MINUTES FOR NOVEMBER 9, 2011, AS CORRECTED.

ABSTAIN: Ms. Burt

b. Changes to the Agenda

Mr. Coronado requested the following changes:

1. To be discussed concurrently:
Item 3.c. (3), SUS11-00117 and Item 3.d. (1) PZCR11-00004

FOR THE RECORD

Chair Wakeem stated for the record that Ms. Katrina Martich has a conflict of interest and will recuse herself from both those items.

2. Postpone two weeks:
Item 3.c. (4) SUSU11-00120
3. Postpone two weeks:
Item 3.c. (5) SUSU11-00121
4. Move Discussion and Action Items 4, 5, 6, and 7 to the forefront of the agenda.
(Item 4 delayed pending the arrival of TxDOT Staff)

MOTION:

Motion made by Mr. von Finger, seconded by Ms. Martich and UNANIMOUSLY CARRIED TO ACCEPT THE CHANGES TO THE AGENDA.

The following item was discussed immediately following Item 6.

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

- (1) SUSU11-00118: Enchanted Hills Unit Two – Being a portion of Tract 8, Laura E. Mundy Survey No. 238, City of El Paso, El Paso County, Texas
- LOCATION: East of I-10 and North of Transmountain Road
- PROPERTY OWNER: E.P. Transmountain Residential, L.L.C.
- REPRESENTATIVE: Roe Engineering, L.C.
- DISTRICT: 1
- TYPE: Major Combination
- STAFF CONTACT: Kevin Smith, (915) 541-4903, smithkw@elpasotexas.gov

Mr. Smith gave a presentation and noted Staff recommends approval.

Mr. Dallo understood that the U.S. Army Corps of Engineers had issued a permit; however, he would research that for the Board.

Dr. Bonart, Board Members and Staff discussed the designated open space area in conjunction to Arroyo 41A.

Mr. Conrad Conde, Conde, Inc., explained he was not the engineer, he did the Master Plan. Mr. Conde stated Arroyo 41A is not to be cut-off, period.

MOTION:

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

AYES: Ms. Martich, Mr. Tolbert, Mr. Thomas, Mr. Quintana, Mr. von Finger

NAYS: Ms. Burt and Mr. Addington

Motion passed (5-2)

- (2) SUSU11-00122: Montecillo Unit Three Replat A – Being a Replat of Lot 3, Block 9, Montecillo Unit Three Amending Plat, City of El Paso, El Paso County, Texas
- LOCATION: West of Montecillo Boulevard and South of Castellano Drive
- PROPERTY OWNER: EPT Mesa Development, LP
- REPRESENTATIVE: Conde, Inc.
- DISTRICT: 8
- TYPE: Minor
- STAFF CONTACT: Kevin Smith, (915) 541-4903, smithkw@elpasotexas.gov

Mr. Smith gave a presentation and noted Staff recommends approval.

Mr. Conrad Conde, Conde, Inc., explained the developments for the intersection of Montecillo and Mesa.

MOTION:

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

- (3) SUSU11-00117: Franklin Hills Unit Eight – Being a portion of H.G. Foster Survey 262, City of El Paso, El Paso County, Texas
- LOCATION: East of Franklin Hills Street and North of High Ridge Drive
- PROPERTY OWNER: Sun 262 Partners, Ltd.
- REPRESENTATIVE: Quantum Engineering Consultants, Inc.
- DISTRICT: 1
- TYPE: Major Preliminary
- STAFF CONTACT: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov

To be discussed concurrently:

Item 3.c. (3), SUS11-00117 and Item 3.d. (1) PZCR11-00004

Mr. Bass gave a presentation and noted Staff recommends approval of the modifications requested by the applicant.

MOTION:

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

AYES: Ms. Burt, Mr. Tolbert, Mr. Thomas, Mr. Quintana, Mr. von Finger

NAY: Mr. Addington

ABSTAIN: Ms. Martich

Motion passed (5-1)

(4) SUSU11-00120: Desert Springs Unit One – A portion of Tract 8, Laura E. Mundy Survey No. 238, all of Tracts 12 and 13 and a portion of Tracts 10A and 10E, Nellie D. Mundy Survey No. 244, City of El Paso, El Paso County, Texas

LOCATION: East of I-10 and North of Transmountain Road

PROPERTY OWNER: RPW Development, DVEP Land LLC, EP Transmountain Residential LLC

REPRESENTATIVE: CEA Group

DISTRICT: 1

TYPE: Major Combination

STAFF CONTACT: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov

Postpone two weeks Item 3.c. (4) SUSU11-00120

(5) SUSU11-00121: Desert Springs Unit Two – A portion of Tract 10A, Nellie D. Mundy Survey No. 239, and a portion of Tract 1B, Nellie D Mundy Survey No. 243, City of El Paso, El Paso County, Texas

LOCATION: East of I-10 and North of Transmountain Road

PROPERTY OWNER: RPW Development, DVEP Land LLC

REPRESENTATIVE: CEA Group

DISTRICT: 1

TYPE: Major Combination

STAFF CONTACT: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov

Postpone two weeks Item 3.c. (5) SUSU11-00121

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

(1) PZCR11-00004: Portion of H.G. Foster Survey 262, City of El Paso, El Paso County, Texas

LOCATION: East of the intersection of Franklin Dove Avenue and Franklin Bluff Drive

ZONING: P-RI (Planned Residential I)

REQUEST: Amend zoning condition imposed by Ordinance No. 016588, dated March 20, 2007. (Request to modify the walking trail shown on the conceptual plan submitted with the application for rezoning and approved per Ordinance No. 016588)

EXISTING USE: Vacant

PROPOSED USE: Single-family residential lots

PROPERTY OWNER: Hunt Communities, GP, LLC

REPRESENTATIVE: Quantum Engineering Consultants, Inc.

DISTRICT: 1

TYPE: Zoning Condition Amendment

STAFF CONTACT: Esther Guerrero, (915) 541-4720, guerreroex@elpasotexas.gov

To be discussed concurrently:

Item 3.c. (3), SUS11-00117 and Item 3.d. (1) PZCR11-00004

Ms. Guerrero noted that the Staff Report refers to a release of a condition; however, it should read as an amendment to a condition. Ms. Guerrero gave a presentation and noted Staff recommends approval of the request. Ms. Guerrero clarified the location of the existing and proposed hike and bike trails.

Mr. Bobby Gonzalez, Quantum Engineering Consultants, Inc., explained the intent is to continue that trail system around the perimeter of the development. He explained he is trying to keep the hike/bike trails in their natural state; however, he does have a landscape architect.

MOTION:

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

AYES: Ms. Burt, Mr. Tolbert, Mr. Thomas, Mr. Quintana, Mr. von Finger

NAY: Mr. Addington

ABSTAIN: Ms. Martich

Motion passed (5-1)

Item 4 was discussed after Item 5.

4. **Discussion and Action:** Report from TxDOT on the plant selection used in the landscaping plan for Transmountain. Contact: Ray Dovalina, TxDOT

Mr. Esparza, TxDOT, was present to respond to comments and/or questions from the OSAB. Mr. Esparza stated that previously Mr. Dovalina had distributed copies of the proposed landscape plan.

Chair Wakeem recalled that at the previous OSAB meeting Mr. Dovalina had stated that the Texas Parks & Wildlife Department and the city's arborist, Mr. Brent Pearson, had approved the TxDOT landscape plan. Copies of letters submitted by Ms. Balin, OSAB member and City of El Paso Urban Biologist, and Ms. Karen Clary, TxDOT, were distributed to the OSAB. Chair Wakeem explained these letters contradict what Mr. Dovalina had stated.

The following asked questions and/or made comments:

1. Mr. Pearson explained at some point he had redlined TxDOT drawings, he then gave those redlined drawings and his recommendations back to TxDOT. Mr. Pearson then offered his suggested vegetation changes to the TxDOT landscape plan. Mr. Pearson explained that plant availability would not be an issue.
2. Mr. von Finger referred to Executive Order 13112 (1999) whereby federal agencies will undertake efforts to prevent the use of invasives and the Federal Highway Administration Guidelines on Invasive Species. He noted that the Federal Highway Administration Guidelines talk about the NEPA (National Environmental Policy Act of

1969) analysis; however, there was no analysis of any of the plats in the NEPA document. He then commented on the non-native Chinese Pistache and noted the Chinese Pistache is listed as an invasive on both the Texas Invasives list and the U.S.D.A. Plant Atlas. He noted that the Chinese Pistache will be planted next to Arroyo 41A, which goes all the way to the Rio Grande River. He explained that in the event of another Storm 2008, some of those seeds will wash down into suitable habitat; we will have something else loose in West Texas. He strongly recommended other plants, possibly Oak Trees, he requested Chinese Pistache be removed from the list. Additionally, he requested that Oleanders, simply because it is poisonous, also be removed from the list. Mr. von Finger read into the record a letter from TxDOT's response letter to the Texas Parks & Wildlife comments on the plant list, the letter is dated August 8, 2011.

1st MOTION:

Motion made by Mr. von Finger, seconded by Mr. Thomas that we recommend that TxDOT drops the invasive Chinese Pistache and the poisonous non-native Oleander.

No vote was taken.

Chair Wakeem suggested the OSAB follow what Mr. Pearson and Texas Parks & Wildlife want to do.

3. Ms. Martich asked Mr. Esparza the following questions:
 - a. Is it standard practice, in all TxDOT districts, for engineers to do the landscaping plan instead of a landscape architect?

Mr. Esparza responded, in some TxDOT districts, we have a registered landscape architect. However, this district does not have a registered landscape architect; we do have access to a landscape architect in Austin that could support that plan.

- b. Is there a particular reason why a landscape architect was not used on this project?

Mr. Esparza was unsure why a landscape architect was not used on this project.

4. Ms. Martich asked Mr. Pearson the following questions:
 - a. Does the city typically accept landscaping designs from engineers?

Mr. Pearson responded we do take it from Engineering but he does review and ensure the landscaping plan follows Code.

5. Mr. Addington asked Mr. Pearson if he would like to see far West Texas native plants used in landscaping along Transmountain Drive, 3.5 mile project from I-10 to the Franklin Mountain State Park entrance, where currently there are no non-native plants.

Personally, Mr. Pearson felt that the landscaping should mirror what is there, percentage-wise, in native plants.

Mr. Addington felt that the OSAB should support a motion whereby the OSAB recommends that native far West Texas plants be implemented in not only this project but all highway projects.

6. Ms. Cuellar clarified that the OSAB is an advisory board; however, the OSAB does not provide advice to TxDOT. The Board's recommendation and motion would come before the City Council; the Council will then make the formal recommendation to TxDOT.
7. Mr. John Moses, former Superintendent Texas Parks & Wildlife (El Paso), stated he had sat in all the meetings and recalled the main objections from TxDOT was availability of native plants, sources of supply, the city wanted certain plants (mainly for their shade properties) to accommodate pedestrians and bicyclists.
8. Chair Wakeem recommended that the OSAB make a motion to recommend to City Council to take the recommendations in these letters, from Texas Parks & Wildlife and the city's arborist, and that they request that TxDOT follow what Texas Parks & Wildlife and the city's arborist recommend.
9. Ms. Martich was more comfortable recommending to the City Council that TxDOT assign a landscape architect to work with the city and have Mr. Pearson take into account Texas Parks & Wildlife comments.
10. Mr. Tolbert asked Mr. Esparza if the inclusion of the deceleration lanes would stop the landscaping entirely.

Mr. Esparza explained that the commitment from TxDOT to the City was that the plans would accommodate the planting of trees every 30' on-center and landscaping on the parkway only where possible and that the plans reflect that..

2nd MOTION:

Motion made by Ms. Martich, seconded by Mr. Tolbert and CARRIED THAT THE OSAB RECOMMEND TO CITY COUNCIL THAT THEY REQUEST TXDOT ASSIGN A LANDSCAPE ARCHITECT TO THIS PROJECT TO WORK WITH THE CITY ARBORIST TO DEVELOP A CONTRACT MOD THAT WOULD REPLACE PLANTS THAT ARE NOT ON THE CITY APPROVED LIST.

NOT PRESENT: Mr. von Finger

5. Discussion and Action regarding Stormwater Utilities' changes to the Stormwater funding as reported to the Stormwater Advisory Committee.
Contact: Rudy Valdez, rvaldez@EPWU.org

Mr. Valdez gave a PowerPoint presentation and explained EPWU Staff presented the same funding chart to the OSAB; however, the funding chart was amended slightly to add the \$1.5 million FY2012-2013 projected funding. Mr. Valdez explained that after subtracting

the current projects and other Park Pond projects under design, the total remaining is a little over \$2 million.

The following asked questions and/or made comments:

1. Chair Wakeem disagreed with the accuracy of the \$2 million amount. He had issues regarding the Johnson Basin project not being listed on the OSAB land acquisition list and monies used for that project.
2. Mr. John Balliew, EPWU, responded to Chair Wakeem's comments.
3. Mr. Tolbert commented on the lack of approval by the OSAB for the Johnson Basin land acquisition/project.
4. Mr. Balliew responded to Mr. Tolbert's comments and added he would provide Mr. Tolbert a copy of the PSB minutes regarding the Johnson Basin project discussion.
5. Mr. Valdez will research when the Johnson Basin project was added to the OSAB list and bring that information back to the OSAB.
6. Chair Wakeem had concerns with putting in park funding for sod, trees and shrub that were not on the Stormwater Master Plan that OSAB did agree to.
7. Mr. Valdez responded to Chair Wakeem's concerns.
8. Chair Wakeem reiterated the OSAB's recommendations regarding Stormwater funding.
9. Messrs. Valdez and Balliew responded to Chair Wakeem's comments.
10. Mr. Tolbert made comments regarding not honoring the process and the spending of OSAB Stormwater fund monies unknowingly.
11. Regarding OSAB priority projects, Mr. Balliew explained property owners are not willing to sell for a reasonable amount of money.
12. Mr. von Finger questioned what the status was regarding Stormwater land acquisitions from Hunt Communities. Additionally, what are the responsibilities of all parties to inform the OSAB regarding adding projects that may alter the OSAB's recommended priority list.
13. Ms. Cuellar responded to Mr. von Finger's comments.
14. Mr. Valdez explained the reasons why the two Hunt arroyos at Franklin Hills were removed from the OSAB land acquisition list.
15. Mr. Balliew stated the two Hunt arroyos do serve a Stormwater function.
16. Mr. von Finger requested PSB Staff inform the OSAB when decisions/negotiations are made.
17. Dr. Rick Bonart, citizen, explained the purpose for him attending the meeting today was to hear from the OSAB regarding what direction the OSAB wants to go and what the OSAB wants to do.

MOTION:

Motion made by Mr. Tolbert, seconded by Mr. von Finger THAT THIS BOARD AFFIRM OUR PROJECT PRIORITIZATION AND THAT NATURAL OPEN SPACE PROJECTS ARE TO TAKE PRIORITY OVER ANY OTHER PROJECTS, PARK PONDS OR WHATEVER, AND THAT AT THIS TIME THE OSAB ADVISES THAT NO AMOUNT BE SPENT FOR PARK PONDS AND THAT THE OSAB KEEP THIS MONEY ACCRUED UNTIL WHICH TIME THE OSAB HAS A CHANCE TO LOOK AT PURCHASING OUR FIRST PRIORITIES.

Chair Wakeem asked if Board Members had any further comments or discussions.

18. Prior to the vote, Ms. Martich would like PSB staff to clarify what is going on with the higher priority projects and why the Park Ponds went first.
19. Messrs. Balliew and Valdez responded to Ms. Martich's comments and questions.
20. Chair Wakeem asked Mr. Balliew to provide the minutes and/or recording of the November 7th Stormwater Advisory Committee meeting.
21. Ms. Burt was very much in favor of the purchase of trees, shrubs and turf for the ponds.
22. Mr. Tolbert commented on drawing down of the cash account and what is the fairness of dipping into the OSAB Stormwater funding

Chair Wakeem called for the question; however, Mr. von Finger and Ms. Burt objected to Chair Wakeem, therefore Board Members continued commenting and discussing.

23. Mr. von Finger noted that many of the natural open space areas will disappear or be developed should the OSAB not acquire them, there is an urgency here.
24. Mr. Valdez responded to Mr. von Finger's comments and made remarks regarding losing funding for park parks.
25. Ms. Martich asked Mr. Valdez to explain how the city would lose the park ponds.
26. Dr. Bonart made comments along the lines of Mr. Tolbert's comment regarding the fairness of the situation.

Chair Wakeem asked if there was any further comment or discussion. There being none.

Ms. Burt requested Chair Wakeem repeat the motion.

1st MOTION RESTATED:

Motion made by Mr. Tolbert, seconded by Mr. von Finger and UNANIMOUSLY CARRIED THAT WE AFFIRM OUR PRIORIZATION LIST AND THAT WHAT COMES FIRST IS THE PRESERVATION OF OUR NATURAL OPEN SPACE AND THAT TAKES PRIORITY OVER PARK PONDS OR ANYTHING ELSE AND THAT THIS MONEY NOT BE ENCUMBERED NOW THAT WE HAVE BEEN ADVISED, THAT THIS MONEY NOT BE SPENT ON PARK PONDS BUT THAT IT BE KEPT IN THE BANK IN ORDER TO BE SPENT ON OPEN SPACE.

AYES: Ms. Martich, Mr. Tolbert, Mr. Thomas, Mr. Quintana, Mr. Addington, and Mr. von Finger

NAY: Ms. Burt

Motion passed (6-1)

MOTION TO RECONSIDER

Motion made by Mr. von Finger, seconded by Mr. Tolbert and UNANIMOUSLY CARRIED TO RECONSIDER AGENDA ITEM 4.

Regarding a possible issue with the trees, Mr. Lopez explained that, as part of negotiations, there was a previous zoning condition that mandated the private property regarding the trees. In the end, it was agreed that, the freeway would have trees spaced every 30' feet within the planting strips, between the roadways and the hike/bike trail. However, the

latest plans distributed to the OSAB shows that when there is a deceleration lane, the trees have been removed from that. Mr. Lopez and TxDOT will meet and discuss this issue. After that meeting, Mr. Lopez will brief the OSAB what the outcome was. Significantly reducing the amount of trees on Transmountain is a major issue; there are over 13 deceleration lanes to those driveways; in addition to placing the hike/bike trail next to the pavement.

Mr. Coronado added he spoke to TxDOT Staff prior to them leaving the building, TxDOT Staff explained that they needed the driveways to provide access to the property owners abutting TxDOT property. If that landscaped area needed to be added to the cross-section, it would be up to the property owners to provide that additional Right-of-Way.

6. **Discussion and Action:** Report from UTEP and EPWU regarding issues involved in providing water to Rio Bosque. Contact: John Balliew, EPWU, jeballiew@epwu.org

Mr. Balliew gave a presentation and explained he and Mr. Sproul met and discussed the issue. Mr. Balliew stated that there are two issues related to water; the need for a long term sustainable supply of water and the need for a drought related supply of water. At this time, due to the extreme drought conditions, it would be impossible to provide water to the Rio Bosque. However, regarding the need for a long term sustainable supply of water, there might be a possibility in the future. He elaborated on the proposed project that would provide the long term sustainable supply of water as reclaimed water. Mr. Balliew has been given authorization to prepare a feasibility study to see if the proposed project would work. The proposed project is estimated to be \$1 million.

Mr. Balliew and Mr. John Sproul, UTEP-CERM, responded to comments and/or questions from Ms. Burt, Ms. Martich, Mr. Addington, Mr. von Finger, Dr. Bonart, and Mr. Tolbert.

Mr. Balliew suggested that he bring the feasibility study back to the OSAB for review and possibly make recommendations to the EPWU-PSB that it be modified and/or implemented.

7. **Discussion and Action** on bond funding for non-storm water open space.
Contact: Charlie Wakeem, charliewak@sbcglobal.net

Item 7. was discussed immediately following Item 8.

Chair Wakeem referred to The Open Space Master Plan, pages 6-10 and 6-11.

PAGE 6-10, CURRENT BOND FUNDS

Chair Wakeem noted the amount of bond funds for open space acquisition prior to Storm 2006 was \$2 million. After Storm 2006, that money was diverted to mitigate the damage caused by Storm 2006.

PAGE 6-11, FUTURE BOND FUNDS

Chair Wakeem explained that if at \$10,000 an acre, 500 acres could be preserved that would equal \$5 million. He asked around for ballpark figures, for a realistic amount for open

space within the city. The responses he got back were anywhere from \$15,000 to \$40,000 an acres. In his opinion, the \$10 million was highly unlikely. He asked the OSAB to try and come up with a dollar amount per acre. He asked that the OSAB stay with the 500 acres.

Mr. Valdez explained that, per the Central Appraisal District, some properties off of Transmountain are \$37,000 an acre.

Chair Wakeem explained this exercise is to request a dollar amount from City Council to put on the Quality of Life Bond election for stormwater.

The following Board Members commented and/or asked questions:

Ms. Burt, Mr. von Finger, Mr. Thomas, Ms. Martich, Mr. Tolbert

Ms. Cuellar explained that depending on how specific the OSAB wants the language on the Quality of Life Bond Election ballot to read, whether or not the language should show dollar or acreage amounts. For example, \$10 million to be used for the acquisition of open space. Open space, where the funding is not used in conjunction with stormwater.

Chair Wakeem thought that the deadline to present the ballot language to City Council was January, 2012. He commented on the Rio Bosque, Near Mountain property (south face of the Franklins), the property owned by the Coles and Salloum (southern triangle of the mountain), and the Knapp property, these are important open space properties. Funding used to negotiate the purchase of all of these non-stormwater function areas. He would like to see this money go towards the priorities on the Open Space Master Plan that do not serve a stormwater function.

Mr. Tolbert suggested the OSAB postpone making any decision to the next agenda.

Ms. Cuellar would like Staff to research prior Bond elections to determine how Parks & Recreation and Open Space issues were worded.

Mr. Thomas explained City Council will ask the OSAB how they came up with their numbers. He suggested Board Members do their homework before presenting numbers to City Council.

Board Members commented on the 19 Open Space Advisory Board Stormwater priority and non-priority list and noted which projects were stormwater and non-stormwater projects.

MOTION:

Motion made by Mr. Tolbert, seconded by Mr. Thomas TO TABLE THIS UNTIL OUR NEXT DECEMBER 2011 MEETING FOR DISCUSSION AND ACTION.

No vote was taken.

Mr. Coronado suggested the OSAB schedule a one-time Subcommittee meeting next week; additionally, he requested that Ms. Tuck, Parks & Recreation, and Mr. Valdez, EPWU-PSB,

research the properties on those lists. Research to include acreage, order and value. Planning Staff will assist researching the properties.

Mr. Quintana, Ms. Burt and Chair Wakeem will attend the Subcommittee meeting.

Item 8. was discussed immediately following Item 3.c.(3) SUS11-00117

8. Discussion and Action: Status update on the Mitigation Bank Subcommittee.
Contact: Kareem Dallo, (915) 541-4425, dallokf@elpasotexas.gov

Mr. Dallo updated the OSAB regarding the status of the Mitigation Bank Subcommittee. The Subcommittee is in the process of hiring a firm that firm will conduct market analysis/study on the Keystone Heritage Park. This analysis/study will determine whether or not there is enough credit to do other projects. Mr. Dallo responded to questions from Mr. von Finger.

NO ACTION WAS TAKEN.

9. Discussion, Information and Action concerning the ASARCO West Regulating Plan.
Contact: Mathew McElroy, (915) 541-4193, mcelroymx@elpasotexas.gov

Mr. Coronado explained Mr. Puga has agreed to provide a tour of ASARCO for the OSAB; however, the date of the tour has not been established. A tentative date has been set for next Thursday in the morning. In the event of a quorum, Staff will post the tour as a meeting. Mr. Coronado stated Staff went to the property and took photos, as directed by the OSAB. It was determined that Staff would schedule the tour sometime after the 1st of the year.

MOTION:

Motion made by Mr. Tolbert, seconded by Ms. Martich and UNANIMOUSLY CARRIED TO TABLE THE ITEM TO A TIME UNCERTAIN.

10. Discussion and Action on the 2012 Open Space Advisory Board meeting schedule.
Contact: David A. Coronado, (915) 541-4632, coronadoda@elpasotexas.gov

Mr. Coronado distributed copies of the 2012 Open Space Advisory Board meeting schedule to Board Members.

Chair Wakeem suggested Staff delete the November 21st meeting.

Mr. Coronado explained that the 2012 City Plan Commission meeting schedule shows a City Plan Commission meeting November 29th and December 6th.

MOTION:

Motion made by Mr. Tolbert, seconded by Mr. von Finger and UNANIMOUSLY CARRIED TO ACCEPT THE CHANGES.

11. Discussion and Action: Items for Future Agendas

Ms. Burt requested:

Report from Parks & Recreation Staff regarding the budget.

Mr. von Finger requested:

Negotiation status report from EPWU-PSB Staff regarding each one of the OSAB Open Space priority projects and any other projects that the OSAB does not know about.

NO ACTION WAS TAKEN.

12. Adjournment

MOTION:

Motion made by Mr. von Finger, seconded by Ms. Martich and UNANIMOUSLY CARRIED TO ADJOURN AT 4:00PM.



City of El Paso – City Plan Commission Staff Report

Case No: SUSU11-00120 Desert Springs Unit One
Application Type: Major Combination
CPC Hearing Date: January 5, 2012
Staff Planner: Justin Bass, (915)541-4930, bassjd@elpasotexas.gov
Location: North of Transmountain Road and East of Interstate Highway 10
Acreage: 62.89 acres
Rep District: 1
Existing Use: Vacant
Existing Zoning: A-O (Apartment-Office), C-3/c (Commercial/condition), R-3 (Residential)
Proposed Zoning: A-O (Apartment-Office), C-3/c (Commercial/condition), R-3 (Residential)
Nearest Park: Westside Park (1.45 miles)
Nearest School: Canutillo Middle School (1.01 miles)
Park Fees: \$5,548
Impact Fee: The property is located in the Westside impact-fee area and is subject to impact fees.
Property Owner: RPW Development, DVEP Land LLC, EP Transmountain Residential LLC
Applicant: RPW Development, DVEP Land LLC, EP Transmountain Residential LLC
Representative: CEA Group

SURROUNDING ZONING AND LAND USE

North: R-5/sp (Residential/special permit) & R-3A (Residential)/ Vacant

South: C-4 (Commercial) & R-3A (Residential)/ Vacant

East: R-3A (Residential) & C-4/c (Commercial/conditions)/ Vacant

West: C-4/c (Commercial/conditions) & A-O (Apartment-Office)/ Vacant

THE PLAN FOR EL PASO DESIGNATION: Mixed-Use and None

APPLICATION DESCRIPTION

The applicant is proposing 197 single-family residential lots, a 1.8-acre multi-family residential lot, a hike and bike trail, and two commercial sites totaling 3.7 acres.

The property has been granted vested rights under the previous subdivision code; however, the applicant has requested that Section 19.08.010(C) of the current subdivision code and Chapter 11 of the Drainage Design Manual be applied.

The applicant is requesting the following modifications:

1. To reduce right-of-way width from 52 feet to 46 feet for a portion of Red Cedar Drive. The 46-foot right-of-way shall consist of 28 feet of pavement, two nine-foot parkways with five-foot sidewalks and six-inch standard curb and gutter.
2. To reduce the right-of-way width from 52 feet to a typical 50 feet. The typical 50-foot right-of-way shall consist of 32 feet of pavement, two nine-foot parkways with five-foot sidewalks and six-inch standard curb and gutter.
3. To allow for a modified 120-foot modified right-of-way consisting of 64 feet of pavement with a 24' raised median, 5-foot sidewalk and 8-foot parkway on one side and an 8-foot meandering hike & bike trail with an 11-foot parkway on the other side.
4. A modification to Section 19.16.050.H. Preservation of Natural Arroyos allowing construction of improvements within an arroyo.
5. To allow for a turning heel radius between 10 and 110 degrees.
6. To allow a street name to exceed the 13-character limit for Enchanted Springs Drive.

CASE HISTORY

Desert Springs Unit One is part of the Desert Springs Land Study that was approved by the City Plan Commission on August 27, 2009.

On December 2, 2010 the City Plan Commission approved Desert Springs Unit One on a Major Preliminary basis granting the following modifications:

1. To reduce right-of-way width from 52 feet to 46 feet for a portion of Red Cedar Drive. The 46-foot right-of-way shall consist of 28 feet of pavement with 14 feet from center, two nine-foot parkways with five-foot sidewalks and six-inch standard curb and gutter.
2. To reduce the right-of-way width from 52 feet to a typical 50 feet. The typical 50-foot right-of-way shall consist of 32 feet of pavement with 16 feet from center, two nine-foot parkways with five-foot sidewalks and six-inch standard curb and gutter.
3. To allow for a modified 120-foot modified right-of-way consisting of 32 feet of pavement (two eleven-foot and one 10-foot lanes on both sides of the 24-foot raised median. The center of the roadway (including the raised median) shall be offset three feet from the right-of-way centerline. This shall provide a 13-foot parkway with a 5-foot sidewalk and on the other side of the raised median a 19-foot parkway with an eight-foot meandering hike-and-bike trail.
4. A modification to Section 19.16.050.H. Preservation of Natural Arroyos allowing construction of improvements

and subject to the following requirements and conditions:

- That Desert Springs #2 be recorded concurrently with Desert Springs #1 in order to provide for the parkland requirements of Desert Springs #1.

DEVELOPMENT COORDINATING COMMITTEE COMMENTS

The Development Coordinating Committee recommends **pending** of the modifications and **pending** of Desert Springs Unit One subdivision on a **Major Combination** basis subject to the following conditions and requirements:

Staff is also recommending that the City Plan Commission require the applicant to landscape the parkway area on the rear of double frontage lots, as stipulated under Section 19.16.080(D) *The city plan commission may require that a parkway at the rear of a double frontage lot be landscaped or other aesthetic treatment be provided by the subdivider, subject to the approval of the planning & economic development director or designee, to provide visual separation between the development and the street.* Staff also recommends that if the City Plan Commission requires landscaping, that the condition be coordinated with the El Paso Department of Transportation where it conflicts with site visibility standards, utilities, and parkway illumination. For the type of landscaping, staff recommends the developer select trees designated as median/street/right of way appropriate from the City's Plant and Tree List, to be placed 30-feet on centers.

PLANNING DIVISION RECOMMENDATION:

Pending

ENGINEERING & CONSTRUCTION MANAGEMENT - LAND DEVELOPMENT

COMMENTS:

We have reviewed subject plan recommend **Approval**; the Developer/Engineer needs to address the following comments:

1. Applicant shall continue coordinating with FEMA for the requirements for developing in a Special Flood Hazard flood plain area, approval from FEMA for a CLOMR and LOMR are required.
2. Developer / Engineer shall comply with section 18.60 Flood Damage Prevention of the El Paso Municipal Code.
3. Provide Drainage R.O.W. to Lots 1, 2, and 3, Block 8.
4. Clarify 30' LEA County Gas Company Easement and R.O.W.
5. **All Drainage Improvements from Desert Springs Unit Two Subdivision** shall be complied and constructed with the requirements of the "City Design Standard for Construction", and shall be accepted with the **Desert Springs Unit One Subdivision.**

The subdivision is within Flood Zones A2, B and C: Zone A2- "Areas of 100-year flood; base flood elevations and flood hazards determined". Zone B "Areas between the 100-year flood and the 500-year flood; or certain areas subject to a 100-year flooding with average depths less than one (1) foot or where the contributing drainage areas is less than one square mile; or areas protected by levees from the base flood, and Zone C-"Areas of minimal flooding (No shading), Panels # 480214 0011C, 480214 0012C, 480214 0016C and 480214 0017C, dated February 5, 1986.

EPDOT:

This subdivision was reviewed utilizing the previous version of Title 19.

- Applicants shall coordinate with the development of Enchanted Hills Unit 1 and Enchanted Hills Unit 2 to ensure the connection of Enchanted Springs Drive from Gateway Boulevard West to Bluff Creek to ensure a second point of access for the subdivision plat. Two points of access are required for the plat.
- Two points of access are required for the proposed development based on the traffic trip generations provided in the TIA submitted in conformance with 19.16.020 (P) of the El Paso City Code.

The Department of Transportation objects to the proposed plat based on the following comments:

1. Provide a temporary turn around at Mammoth Lane as the stub street exceeds the 250 ft. requirement as per Section 19.16.020.C (Stub Streets).

Department of Transportation has the following recommendations for the proposed subdivision plat:

1. Landscaping, vegetation, and irrigation system be provided within the parkway area along the Hike and Bike Path throughout and also buffer zone area.
2. The Hike and Bike Trail and Landscape, vegetation, and irrigation system be incorporated into Resler Drive, to match the existing hike and bike trail on Resler Drive.
3. Foreseeing the future need, the Transportation Department would like to request as part of the required median landscaping, the opportunity to have two 2 - inch underground conduits installed for future median illumination (arterial lighting), communication systems along Resler Drive and also traffic signal conduits with appropriate Type A junction boxes at the intersection of Resler Drive and Enchanted Springs Drive.

Notes:

1. Coordination with TXDOT is required for the connection of Bluff Creek to Transmountain.
2. Construction of a right turn lane on Transmountain at Bluff Creek is required, subject to TxDOT approval.
3. Temporary end of road markers or Type III barricades are required at the ends of Enchanted Springs, Nearpoint, Resler, Mammoth Lane, and Northview Street.
4. All existing and proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall comply with the City Design Standards for Construction and be ADA/TAS compliant.

Should your office or the applicant have any questions or comments regarding these issues, please contact Sandra Hernandez at (915) 541-4152 or Michelle Padilla at (915) 541-4035.

FIRE DEPARTMENT COMMENTS:

Pending

PARKS DEPARTMENT COMMENTS:

We have reviewed Desert Springs #2, a major combination plat map which plat consists of 29 single-family dwelling lots, 0.44-acres of "Public Open Space", is proposing to dedicate a 1.34-acre "Park" & 0.85-acres of Hike & Bike Trail and we offer Developer / Engineer a "Denial" recommendation based on the following comments:

1. Clarify / verify if the 30' LEA County Gas Company Right Of Way and Easement across proposed "Park Site" is in fact a Right Of Way or an Easement and provide us with legal instruments and documentation provided by the gas company clarifying this issue.
2. Need to get a legal determination from Lupe Cuellar for the recorded document No.58845 (Book 1297, Page 0003) as to the content since everywhere it is being referenced as "Right of Way & Easement".

3. If the Gas Company still has ownership, we will not be able to accept the Park as submitted - It will not meet the acreage requirement and it will not be a contiguous Park.
4. Acceptance of the proposed Hike / Bike Trail dedication within the 30' LEA County Gas Company Right Of Way & Easement east of proposed park site is subject to Engineer adequately addressing comments 1 thru 5 as above mentioned.
5. Proposed "Public Open Space" contained within Lot 1, Block 14 needs to be labeled as "Private"
6. Need to remove the "Open Space" and the "Texas Gas Easement" from the Dedication Statement.

Based on the following calculations, applicant will accrue 1.05-acres of "Parkland Credits" that will be applied to meet the parkland requirements for Desert Springs #1 **if the 30' LEA County Gas Company Right Of Way & Easement is in fact found to be an easement and not a R.O.W.**

Parkland calculations:

Desert Springs #2 – Is dedicating a "Park Site" for a total of	1.34-acres
Desert Springs #2 = 29 dwelling units (new code) requires a total of	<u>0.29-acres</u>
Balance = 1.05-Acres	
Desert Springs #1 = 197 dwelling units (old code) requires a total of	<u>0.99-acres</u>
Exceeds by = 0.06-Acres	

We offer the following **informational comments** to assist Applicant in the design of the new Park's construction drawings.

Please note that design layout (Concept & Final) need to be coordinated with Parks Department for review and approval and are to include at minimum the following improvements:

1. Refer to Park's Design & Construction Standards.
2. Irrigation System shall be designed by a Licensed Irrigator Registered in the State of Texas, in good Standing, with a minimum 5 years experience, and with a minimum of 10 designs of comparable size systems.
3. Irrigation System must be designed to accommodate site static water pressure or a pump must be incorporated to accommodate design criteria.
4. Note for all park improvements (sidewalks, Ramps, etc) and paved Hike/Bike trails (if applicable) to be compliant with required accessibility criteria as set forth in ADAAG & TAS standards as mandated by Federal and State Governments.
5. Project(s) must be coordinated with TDLR to insure compliance with TAS requirements to include inspection, and certificate of substantial completion; approval of the subdivision/park improvement plans is subject to applicant providing proof of the project registration - PLD # (Registration Number) is provided.
6. No signs, fire hydrants, lights, NDCBU's, electrical/water boxes, telephone pedestals, no obstructions in general, shall be placed into proposed perimeter sidewalk, nor shall any utility conduits be placed along the park site.

7. Provide frontage lighting along adjacent Public Street rights of way. Engineer to coordinate with E.P.E.Co., Department of Transportation, and Parks Dept. light poles & conduit placement for perimeter lighting prior to street paving; perimeter street lighting shall be coordinated for light poles to be installed at max. 300' apart and/or at all street intersections along the park side and not along the residential side to prevent duplication of light poles.
8. Developer shall obtain soil samples (taken from proposed park site location finished ground) & provide complete analysis report (textural, minerals availability, water infiltration, detailed salinity, & PH conductivity test) with recommendations for soils amendments and preparation to insure existing soil conditions are suitable for turf, shrubs, and tree growth; coordinate site visit with Parks staff for collection of soil samples.
9. Any unsuitable soil conditions shall be remedied to eliminate hard soils, stony soils, high caliche soils, clay soils and contaminated soils to a minimum depth of 12 inches as required for proper planting as per Parks Design & Construction Standards.
10. Any unsuitable soil materials not approved by Parks Department are to be removed, disposed-off, and replaced with top soil to a minimum depth of 12 inches.
11. Any rock walls, retaining walls, or fences to be constructed along the park abutting residential sites need to be off of the Park and to be constructed by Developer if required in order to minimize disturbance to the park improvements.
12. Provide grading so that the park site does not sit lower than six inches (6") from any top of curb elevation, throughout. Any low spot must have at minimum a surface area of 30,000 square feet to insure that any storm water is dispersed over a large area. Any sloped areas shall be at the max. 1 vertical : 20 horizontal (5%) and shall insure that proposed grades will keep water away from hard surfaces.
13. Any sloped areas along park's frontages shall be at the max. 1 vertical : 20 horizontal (5%) and along residential or commercial areas at max. 1 vertical : 4 horizontal (25%) with a minimum 15 bench or as determined according to the park improvements review at adjacent properties.
14. If any slopes are required along residential sides there is a need to have a minimum five feet (5') benches at top and toe of slopes and to be kept clear of any improvements such as rock walls, walk path or sidewalks.
15. Provide adequate cross-sections enough to better understand the finished improvements.
16. Grading and drainage plan for the site, to be reviewed and approved by Parks Department.
17. Applicant / Contractor is required to obtain irrigation and any other required permit(s) from Development Services (BP&I) Building Permits & Inspections Division.
18. A 7' wide concrete sidewalk is required all along the park's frontage.
19. Park improvements shall be in accordance to the requirements of the current Park and Open Space ordinance Section 19.20
20. Provide an age appropriate 2-5 years old play structure.

21. Provide two (2) accessible picnic tables & benches on concrete pads as required by ordinance.
22. Hike/Bike trails shall have lighting provided; coordinate with Parks and the Department of Transportation to prevent duplication of lighting provided for residential.
23. Areas meant to remain undisturbed where existing ground is disturbed by cut or fill methods must be restored by introduction of vegetation and irrigation.
24. Construction of Park improvements need to be coordinated and inspected by Parks Department.
25. Park Site acceptance is contingent upon completion of all street improvements abutting the park.

EL PASO WATER UTILITIES:

1. EPWU requests confirmation that the Gas Company has been notified and approves the crossing of the proposed PSB easement with the existing 30' gas easement and ROW.
2. EPWU has coordinated with the Owner's engineer the provisions for sanitary sewer service to the subdivision including the required ROW/easement width and alignments.
3. Sewer service for Lot 1 and a Portion of lot 2, Block 8, can be provided by extending a 12-inch diameter sanitary sewer main with horizontal tunneling across Transmountain Road and connecting to the existing 12-inch diameter sewer main along Northwestern Drive. The Owner/Developer is responsible for the sewer main extension costs; including the extension across Transmountain Road.
4. The subject property is located within the City of El Paso Westside Impact Fee Service Area. Impact fees will be assessed at the time of the plat and collected by EPWU prior to the issuance of a Building Permit.
5. EPWU has made provisions to provide water service to the subdivision. Water service can be made available to the subdivision up to elevation 4060 (PSB Datum), by extending the existing 12-inch diameter water main along Northwestern Drive across Transmountain Road, then eastward parallel to Transmountain to the proposed Bluff Creek Lane. Also, a 16-inch diameter water main is required to be extended across IH-10 from the existing 16-inch diameter water main located west and parallel to IH-10, then along the proposed Enchanted Spring Drive. The Owner/Developer is responsible for the water main extension costs and the acquisition of the required off-site easements; including the extensions across IH-10 and Transmountain Road. Extension of off-site water mains shall be done within an off-site alignment that is graded to the future subgrade of a proposed paved roadway.
6. Sanitary sewer service requires the extension of a 15-inch sewer main with horizontal tunneling across I-10, then along La Mesa Street to connect at 7th Street to the proposed Mowad sewer interceptor. This interceptor is anticipated to be operational late 2013. Temporary sewer service is available by connecting to the existing 15-inch sewer main along the west side of I-10. The EPWU requests the Developer to obtain the elevation of the existing sanitary sewer main to confirm that connection of the proposed sanitary sewer main to the existing main can be accomplished. The Owner/Developer is responsible for the sewer main extension costs and the acquisition of the required off-site easements; including the extension across IH-10.

7. The Owner will coordinate with EPWU to ascertain that the required water and sewer mains are installed in parallel with development. The Owner/Developer is responsible for the main extension costs and for the acquisition of off-site easements.

8. Along Resler Drive between Helen of Troy and Transmountain Road, there is an existing 16-inch diameter reclaimed water. This main dead-ends approximately 230-feet south of Transmountain Drive.

9. IH-10 and Transmountain Road are TXDOT right-of-ways. All proposed water and sanitary sewer work to be performed within these right-of-ways requires a utility installation permit from TXDOT.

STORMWATER:

EPWU does not recommend approval of the proposed Desert Springs Unit 1 plat. The detention pond and hybrid channel designs (as shown in the Desert Springs Unit 1 subdivision improvement plans) do not meet subdivision improvement design standards. In addition, there is still a 30' Gas Company Easement located within the Drainage Right-Of-Way (see comment #6 below). EPWU objects to the channel alignment unless the gas company pipeline is relocated beneath the channel service road or outside the Drainage Right-Of-Way boundary.

1. The capacity of the proposed detention basin (Lot 1, Block 13) has increased from the previous submittal. Provide an updated request for modification to 19.16.050.H (*Stormwater Design-Preservation of Natural Arroyos*) as required by the subdivision code.

2. Coordinate the drainage plan with the US Army Corps of Engineers and FEMA. EPWU approval of the drainage plan will be subject to US Army Corps of Engineers approval (if required), as well as FEMA approval of a CLOMR reflecting the revised drainage concept.

3. Design of all ponding areas shall meet subdivision ordinance requirements for detention and retention basins. Provide any preliminary geotechnical test results, especially any boring test results in the vicinity of the proposed ponding areas.

4. Provide updated written confirmation from TCEQ stating whether the proposed detention basin is classified as a dam.

5. Stormwater drainage facilities that are to be maintained by EPWU shall be encompassed within a designated City-owned property or right-of-way. According to Section 19.16.050 of the subdivision code, public storm sewers shall be accessible for inspection and maintenance by the city. Change the drainage easements (for storm drain pipe) located within residential lots to drainage right-of-ways.

6. The plat shows a 30' Lea County Gas Company Easement and R.O.W. located within the boundary of the south Drainage Right-Of-Way (proposed Hybrid Channel #1) in Block 1. EPWU and the Developer met on 11/22/10 to discuss the Hybrid Channel and gas company easement. The Developer agreed to design the channel so the gas company pipeline is relocated beneath the channel service road. EPWU will not object to the channel alignment if the gas company pipeline is located beneath the channel service road.

7. EPWU requires that the Engineer account for sediment volume in all calculations used to size stormwater drainage structures. At the improvement plan stage provide a sediment transport model/analysis including the expected amount of scour along the arroyos and channels. Also

indicate the expected volume of silt in the proposed drainage basins. EPWU requires all unprotected channel surfaces to be engineered to resist erosion, scour, and shear stress.

8. At the improvement plan stage size all stormwater drainage structures to allow access for EPWU maintenance staff and equipment. Undersized culverts and culvert crossings in Northwest El Paso tend to clog easily and increase EPWU maintenance costs.

9. EPWU objects to the proposed temporary diversion dike/berm shown on the preliminary plat east of Bluff Creek Lane in Lots 1-3, Block 8. EPWU is concerned erosion and sediment deposition in this system could greatly increase culvert maintenance costs downstream. At the improvement plan stage provide an engineered structure resistant to erosion, scouring, and high water forces.

10. EPWU recommends using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

SUN METRO COMMENTS:

Sun Metro recommends the placement of sidewalks and ADA compliant improvements throughout the development to City standards to provide pedestrian accessibility to mass transit services.

911 DISTRICT COMMENTS:

Pending

EL PASO ELECTRIC COMPANY COMMENTS:

Pending

CANUTILLO INDEPENDENT SCHOOL DISTRICT COMMENTS :

Pending

TEXAS DEPARTMENT OF TRANSPORTATION COMMENTS

Pending

TEXAS GAS SERVICE COMMENTS

Pending

ADDITIONAL REQUIREMENTS AND GENERAL COMMENTS:

1. Prior to recording, please submit to Planning & Economic Development Department—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.
3. This property is subject to impact fees. The table and respective language shall be included on the face of the final approved and recorded plat. Impact fees shall be calculated based on the table below:

Chapter 395 of the Texas Local Government Code authorizes the City of El Paso to adopt and impose water and wastewater impact fees. This plat note fulfills an obligation mandated by Chapter 395 and sets the assessment of the impact fees in accordance with the impact fee schedule adopted by City Council as set forth below. The collection of the impact fee for this subdivision shall be prior to the time a building permit is issued if development is within the city limits or at the time of the meter connection if development is outside the city limits.

Impact Fee Assessment Schedules

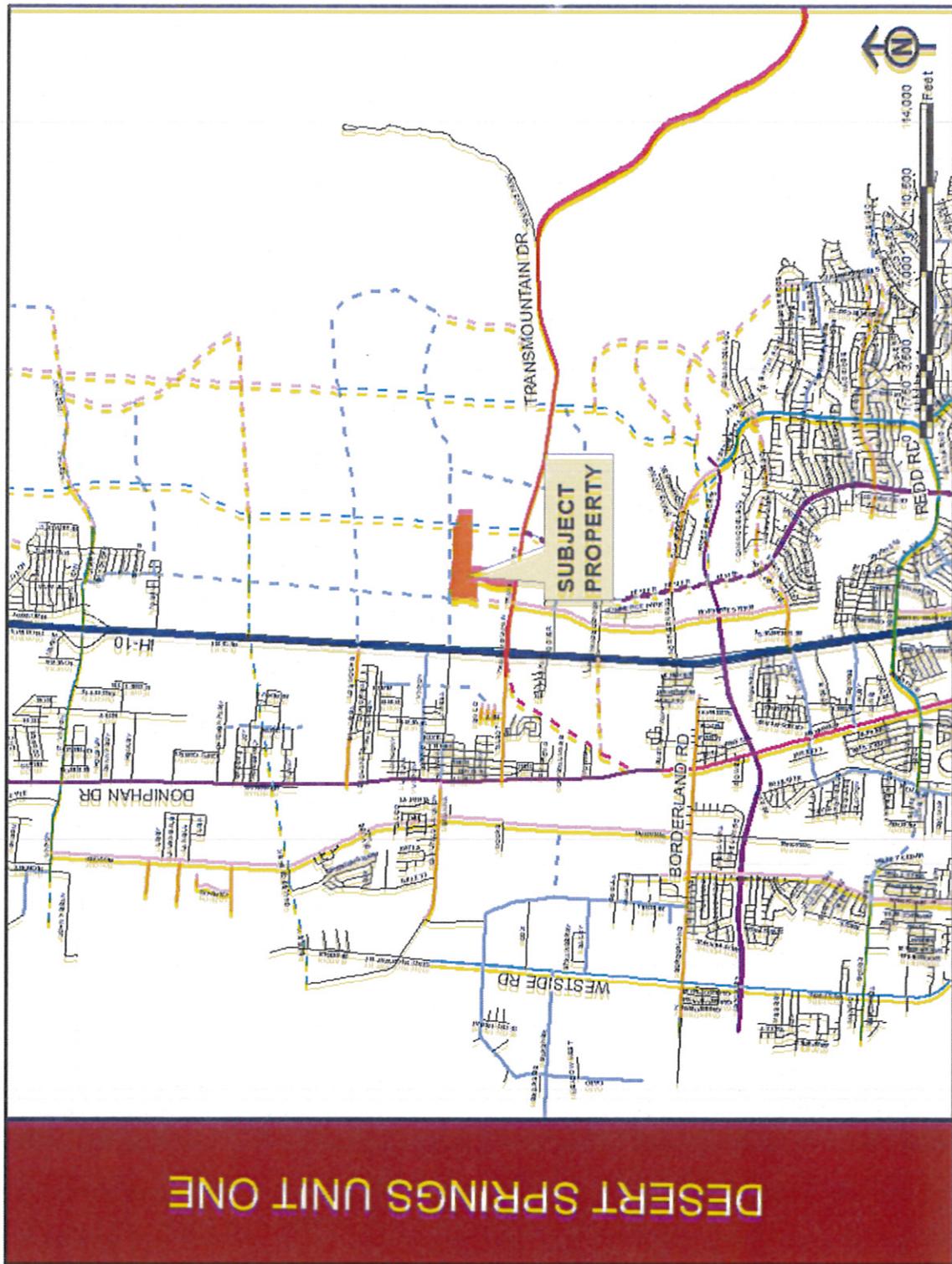
Westside Service Area Meter Size	Meter Capacity Ratio	Water*	Wastewater
Less than 1 inch	1.00	\$ 659	\$927
1 inch	1.67	\$1,101	\$1,548
1 1/2 inch	3.33	\$2,195	\$3,087
2 inch	5.33	\$3,514	\$4,941
3 inch	10.00	\$6,593	\$9,270
4 inch	16.67	\$10,990	\$15,453
6 inch	33.33	\$21,973	\$30,897
8 inch	53.33	\$35,158	\$49,437
10 inch	76.67	\$50,545	\$71,073
12 inch	143.33	\$94,490	\$132,867

*Fees do not apply to water meter or connections made for standby fire protection service.

Attachments

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

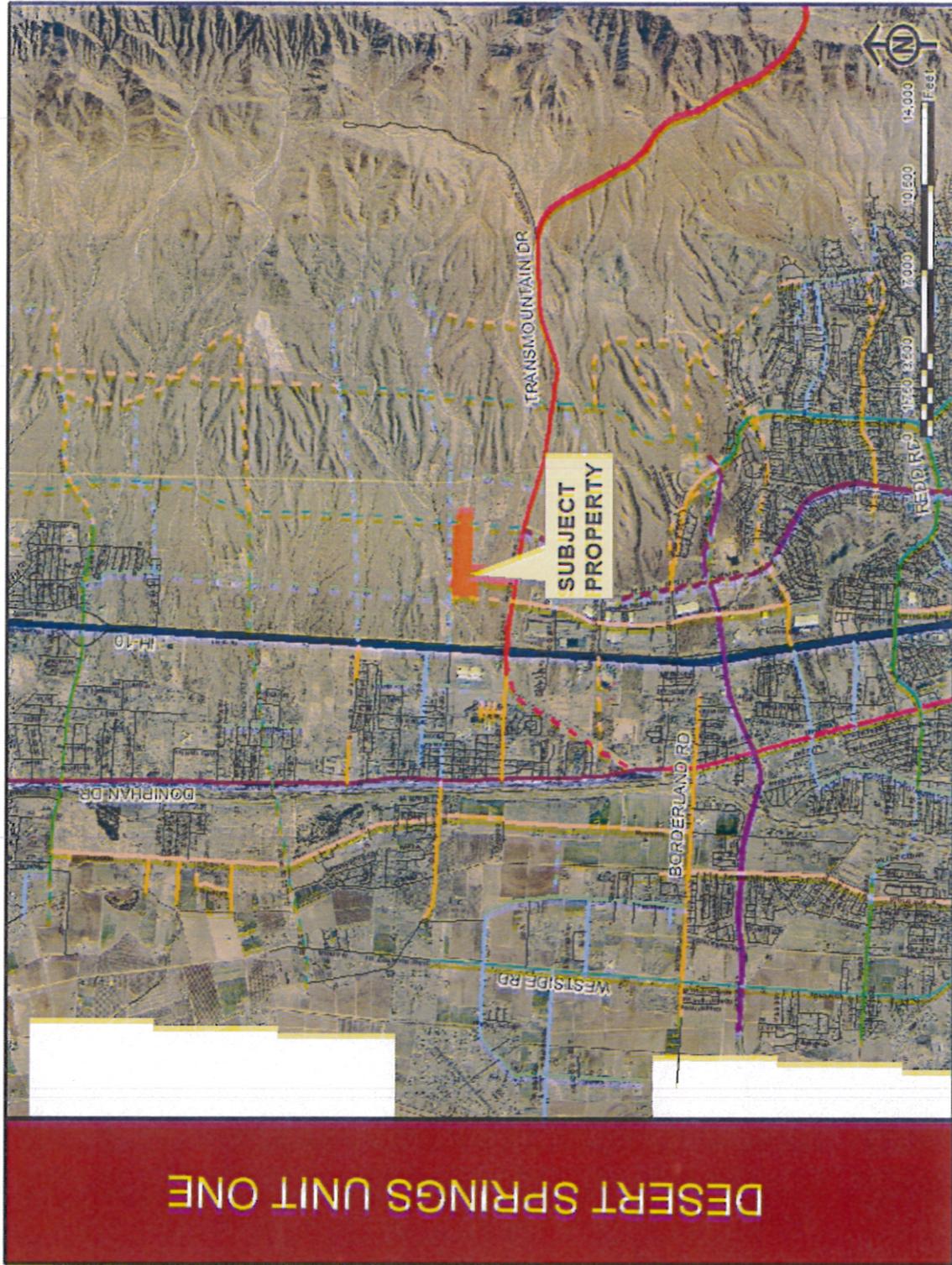
ATTACHMENT 1



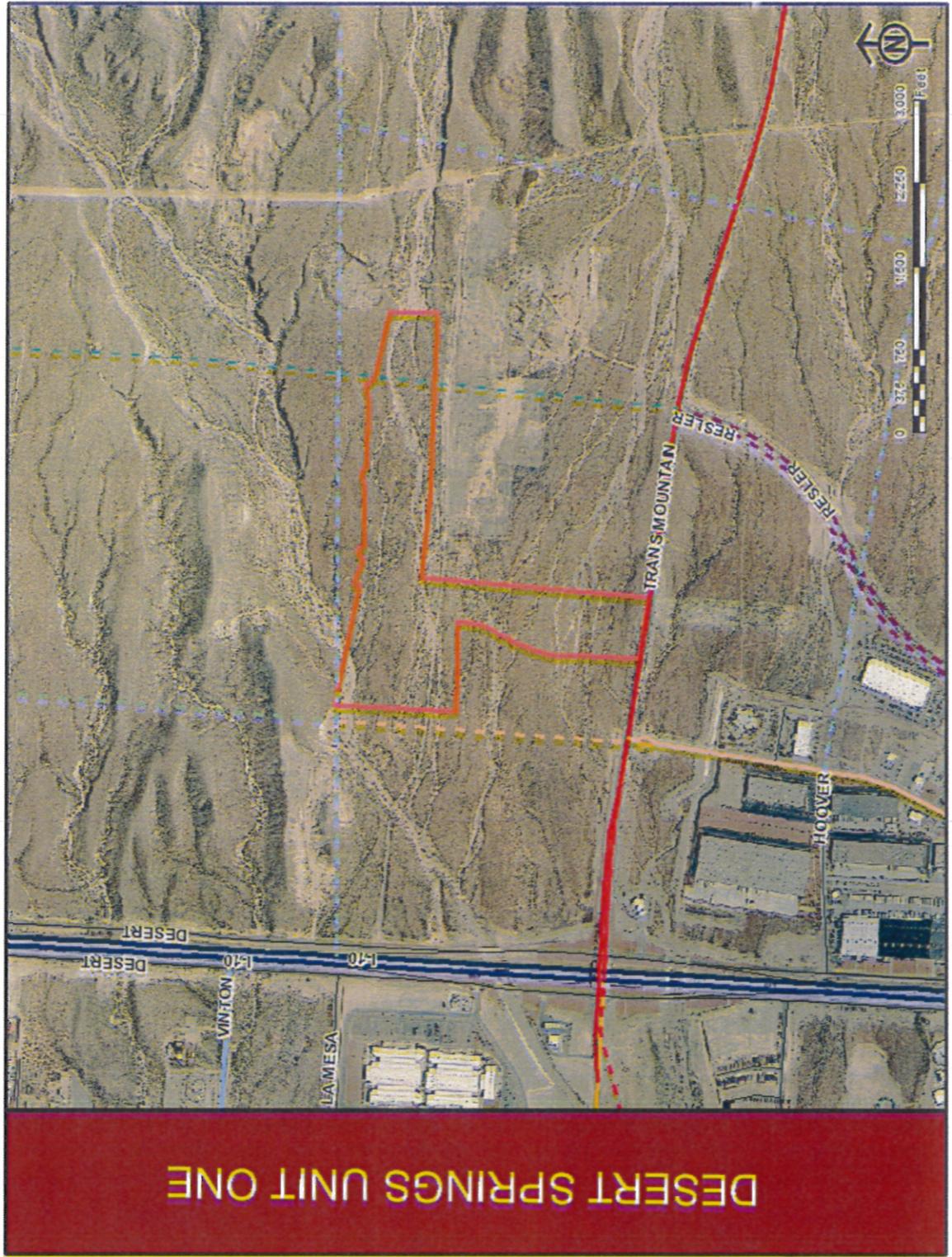
ATTACHMENT 2



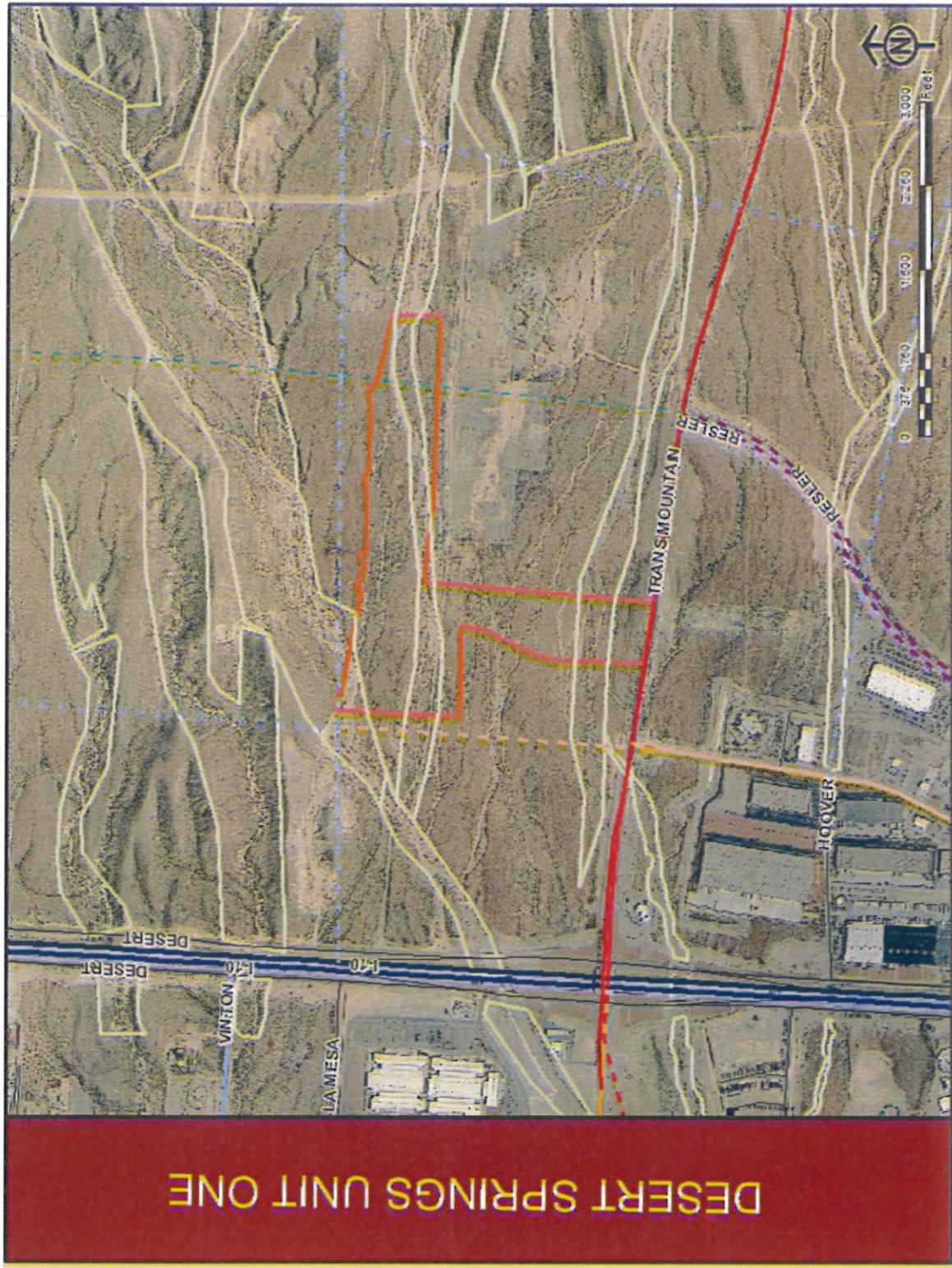
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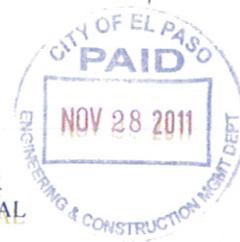
ATTACHMENT 4



ATTACHMENT 6



ATTACHMENT 9



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

DATE: _____ FILE NO: SUSU11-00120
 SUBDIVISION NAME: Desert Springs Unit One

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A Portion of Nellie D. Mundy Survey No. 238, No. 239 and No. 244, Tract 8, Lot 10A, 10E, 12, 13,
City of El Paso, El Paso County, Texas; containing approximately 62.89 acres + -

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>26.71</u>	<u>197</u>	Office		
Duplex			Street & Alley	<u>16.49</u>	<u>12</u>
Apartment	<u>1.80</u>	<u>1</u>	Ponding & Drainage	<u>13.83</u>	<u>6</u>
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park			Drainage ROW	<u>0.12</u>	<u>2</u>
School			Bike Trails & Buffer	<u>0.21</u>	<u>2</u>
Commercial	<u>3.73</u>	<u>2</u>	Total No. Sites		<u>222</u>
Industrial			Total (Gross) Acreage	<u>62.89</u>	

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

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

5. What type of utility easements are proposed: Underground Overhead Combination of Both

6. What type of drainage is proposed? (If applicable, list more than one)
Surface flow to proposed inlets into storm sewer infrastructure discharging to proposed hybrid channels, two detention basins, and one retention basin.

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

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes No
 If answer is "Yes", please explain the nature of the modification or exception Modification for a 46' ROW street cross section with 5' sidewalk and no parkway on only one side & modification to turning heel

9. Remarks and/or explanation of special circumstances: N/A

10. Improvement Plans submitted? Yes 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 No

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

12. Owner of record See Below
 (Name & Address) _____ (Zip) _____ (Phone) _____
13. Developer _____
 (Name & Address) _____ (Zip) _____ (Phone) _____
14. Engineer CEA Group 4712 Woodrow Bean Dr Ste. F 79924 915-544-5232
 (Name & Address) _____ (Zip) _____ (Phone) _____

CASHIER'S VALIDATION
 FEE: \$2,088.00

OWNER SIGNATURE: *[Signature]*
 REPRESENTATIVE: _____

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

12. Owner of Record RPW Development 7910 Gateway East Ste. 102 79915 915-591-6319

OWNER SIGNATURE: *[Signature]*

12. Owner of Record DYER Land LLC 7910 Gateway East Ste. 102 79915 915-591-6319

OWNER SIGNATURE: _____

12. Owner of Record EP Transmountain Residential LLC 6000 S. SWEET DR STE 4300, 79906 79924 915-592-0290

OWNER SIGNATURE: *[Signature]*



City of El Paso – City Plan Commission Staff Report

Case No: SUSU11-00121 Desert Springs Unit Two
Application Type: Major Combination
CPC Hearing Date: January 5, 2012
Staff Planner: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov
Location: North of Transmountain Road and East of Interstate Highway 10

Legal Description Acreage: 12.06 acres
Rep District: 1
Existing Use: Vacant
Existing Zoning: R-3A (Residential)
Proposed Zoning: R-3A (Residential)

Nearest Park: Westside Park (1.69 miles)
Nearest School: Canutillo Middle School (1.30 miles)
Park Fees: N/A
Impact Fee: This property is located in the Westside Impact Fee area. The property is subject to impact fees.

Property Owner: RPW Development, DVEP Land LLC
Applicant: CEA Group
Representative: CEA Group

North: R-3A (Residential)/ Vacant
South: C-4/c (Commercial/conditions) & R-3 (Residential)/ Vacant
East: R-3A (Residential)/ Vacant
West: C-4/c (Commercial/conditions) & A-O (Apartment-Office)/ Vacant

THE PLAN FOR EL PASO DESIGNATION: Mixed-Use.

APPLICATION DESCRIPTION

The applicant is proposing to subdivide 12.06-acre parcel of property into 29 residential lots. The development will also provide a 1.34-acre park site and a linear park and open space along the southern boundary of the development. Primary access will be from Bluff Creek Lane, which will be developed as part of Desert Springs Unit One. The applicant is requesting vested rights under the subdivision code in effect prior to May 2011.

The applicant is also requesting the following exceptions:

- To use a 120-foot street cross-section out of the previous subdivision code.
- To allow for a block length in excess of 1,200 feet.

- To allow for a dead-end street in excess of 600 feet.

CASE HISTORY

On December 2, 2010 the City Plan Commission approved Desert Springs Unit Two on a Major Preliminary basis granting the following exceptions:

- To use a 120-foot street cross-section out of the previous subdivision code.
- To allow for a block length in excess of 1,200 feet.
- To allow for a dead-end street in excess of 600 feet.

and subject to the following requirements and conditions:

- That Desert Springs #1 be recorded concurrently with Desert Springs #2.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **pending** of Desert Springs Unit Two on a **Major Combination** basis subject to the following conditions and requirements:

Planning Division Recommendation:

Pending.

Engineering & Construction Management - Land Development:

We have reviewed subject plan recommend **Approval**; the Developer/Engineer needs to address the following comments:

1. Applicant shall continue coordinating with FEMA for the requirements for developing in a Special Flood Hazard flood plain area, approval from FEMA for a CLOMR and LOMR are required.
2. Developer / Engineer shall comply with section 18.60 Flood Damage Prevention of the El Paso Municipal Code.
3. Modify the Dedication Statement to delete Texas Gas Easement, and include Ponding Area.
4. Clarify 30' TGS Easement and R.O.W.
5. **All Drainage Improvements** shall be complied and constructed with the requirements of the "City Design Standard for Construction", and shall be accepted with the **Desert Springs Unit One Subdivision**.

The subdivision is within Flood Zones A2, B and C: Zone A2- "Areas of 100-year flood; base flood elevations and flood hazards determined". Zone B "Areas between the 100-year flood and the 500-year flood; or certain areas subject to a 100-year flooding with average depths less than one (1) foot or where the contributing drainage areas is less than one square mile; or areas protected by levees from the base flood, and Zone C-"Areas of minimal flooding (No shading), Panels # 480214 0011C, 480214 0012C, 480214 0016C and 480214 0017C, dated February 5, 1986.

EPDOT:

This subdivision was reviewed utilizing the current version of Title 19.

The Department of Transportation objects to the proposed plat based on the following comments:

1. An exception request will be required for the proposed 120 ft. cross section of Resler as the proposed 120 ft. cross section does not comply with the City Design Standards for Construction for a major arterial.

2. Dewberry, east of Resler, exceeds the maximum cul-de-sac length as it exceeds 300 feet in length as per Section 19.15.090 (Cul-de-sac Streets). Recommend 56' right of way. As per Section 19.15.080 (Street Length) block faces shall not exceed one thousand feet and the full perimeter of a block shall not exceed two thousand four hundred feet.

3. The block length of Dewberry, between Bluff Creek and Resler, exceeds the 640' maximum block length for a street with 46' ROW (19.15.110).

Department of Transportation has the following recommendations for the proposed subdivision plat:

1. Desert Springs Unit One shall be recorded prior to Desert Springs Unit Two in order to provide access to the proposed development.
2. The Hike and Bike Trail and Landscape, vegetation, and irrigation system be incorporated into Resler Drive, to match the existing hike and bike trail on Resler Drive.
3. Foreseeing the future need, the Transportation Department would like to request as part of the required median landscaping, the opportunity to have two 2 - inch underground conduits installed for future median illumination (arterial lighting), and communication systems along Resler Drive.

Note:

1. Temporary breakaway guard posts with retro-reflective end of road markers or Type III barricades shall be placed at the end of Resler Drive.
2. All existing and proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall comply with the City Design Standards for Construction and be ADA/TAS compliant.

Parks and Recreation Department:

We have reviewed **Desert Springs #2**, a major combination plat map which plat consists of 29 Single-family dwelling lots, 0.44-acres of "Public Open Space", is proposing to dedicate a **1.34-acre "Park" & 0.85-acres of Hike & Bike Trail** and we offer Developer / Engineer a **"Denial"** recommendation based on the following comments:

1. Clarify / verify if the 30' LEA County Gas Company Right Of Way and Easement across proposed "Park Site" is in fact a Right Of Way or an Easement and provide us with legal instruments and documentation provided by the gas company clarifying this issue.
2. Need to get a legal determination from Lupe Cuellar for the recorded document No.58845 (Book 1297, Page 0003) as to the content since everywhere it is being referenced as "Right of Way & Easement".
3. If the Gas Company still has ownership, we will not be able to accept the Park as submitted - It will not meet the acreage requirement and it will not be a contiguous Park.
4. Acceptance of the proposed Hike / Bike Trail dedication within the 30' LEA County Gas Company Right Of Way & Easement east of proposed park site is subject to Engineer adequately addressing comments 1 thru 5 as above mentioned.
5. Proposed "Public Open Space" contained within Lot 1, Block 14 needs to be labeled as "Private"

6. Need to remove the "Open Space" and the "Texas Gas Easement" from the Dedication Statement.

Based on the following calculations, applicant will accrue 1.05-acres of "Parkland Credits" that will be applied to meet the parkland requirements for Desert Springs #1 **if the 30' LEA County Gas Company Right Of Way & Easement is in fact found to be an easement and not a R.O.W.**

Parkland calculations:

Desert Springs #2 – Is dedicating a "Park Site" for a total of **1.34-acres**

Desert Springs #2 = 29 dwelling units (new code) requires a total of **0.29-acres**

Balance = 1.05-Acres

Desert Springs #1 = 197 dwelling units (old code) requires a total of **0.99-acres**

Exceeds by = 0.06-Acres

We offer the following **informational comments** to assist Applicant in the design of the new Park's construction drawings.

Please note that design layout (Concept & Final) need to be coordinated with Parks Department for review and approval and are to include at minimum the following improvements:

1. Refer to Park's Design & Construction Standards.
2. Irrigation System shall be designed by a Licensed Irrigator Registered in the State of Texas, in good Standing, with a minimum 5 years experience, and with a minimum of 10 designs of comparable size systems.
3. Irrigation System must be designed to accommodate site static water pressure or a pump must be incorporated to accommodate design criteria.
4. Note for all park improvements (sidewalks, Ramps, etc) and paved Hike/Bike trails (if applicable) to be compliant with required accessibility criteria as set forth in ADAAG & TAS standards as mandated by Federal and State Governments.
5. Project(s) must be coordinated with TDLR to insure compliance with TAS requirements to include inspection, and certificate of substantial completion; approval of the subdivision/park improvement plans is subject to applicant providing proof of the project registration - PLD # (Registration Number) is provided.
6. No signs, fire hydrants, lights, NDCBU's, electrical/water boxes, telephone pedestals, no obstructions in general, shall be placed into proposed perimeter sidewalk, nor shall any utility conduits be placed along the park site.
7. Provide frontage lighting along adjacent Public Street rights of way. Engineer to coordinate with E.P.E.Co., Department of Transportation, and Parks Dept. light poles & conduit placement for perimeter lighting prior to street paving; perimeter street lighting shall be coordinated for light poles to be installed at max. 300' apart and/or at all street intersections along the park side and not along the residential side to prevent duplication of light poles.
8. Developer shall obtain soil samples (taken from proposed park site location finished

ground) & provide complete analysis report (textural, minerals availability, water infiltration, detailed salinity, & PH conductivity test) with recommendations for soils amendments and preparation to insure existing soil conditions are suitable for turf, shrubs, and tree growth; coordinate site visit with Parks staff for collection of soil samples.

9. Any unsuitable soil conditions shall be remedied to eliminate hard soils, stony soils, high caliche soils, clay soils and contaminated soils to a minimum depth of 12 inches as required for proper planting as per Parks Design & Construction Standards.
10. Any unsuitable soil materials not approved by Parks Department are to be removed, disposed-off, and replaced with top soil to a minimum depth of 12 inches.
11. Any rock walls, retaining walls, or fences to be constructed along the park abutting residential sites need to be off of the Park and to be constructed by Developer if required in order to minimize disturbance to the park improvements.
12. Provide grading so that the park site does not sit lower than six inches (6") from any top of curb elevation, throughout. Any low spot must have at minimum a surface area of 30,000 square feet to insure that any storm water is dispersed over a large area. Any sloped areas shall be at the max. 1 vertical : 20 horizontal (5%) and shall insure that proposed grades will keep water away from hard surfaces.
13. Any sloped areas along park's frontages shall be at the max. 1 vertical : 20 horizontal (5%) and along residential or commercial areas at max. 1 vertical : 4 horizontal (25%) with a minimum 15 bench or as determined according to the park improvements review at adjacent properties.
14. If any slopes are required along residential sides there is a need to have a minimum five feet (5') benches at top and toe of slopes and to be kept clear of any improvements such as rock walls, walk path or sidewalks.
15. Provide adequate cross-sections enough to better understand the finished improvements.
16. Grading and drainage plan for the site, to be reviewed and approved by Parks Department.
17. Applicant / Contractor is required to obtain irrigation and any other required permit(s) from Development Services (BP&I) Building Permits & Inspections Division.
18. A 7' wide concrete sidewalk is required all along the park's frontage.
19. Park improvements shall be in accordance to the requirements of the current Park and Open Space ordinance Section 19.20
20. Provide an age appropriate 2-5 years old play structure.
21. Provide two (2) accessible picnic tables & benches on concrete pads as required by ordinance.
22. Hike/Bike trails shall have lighting provided; coordinate with Parks and the Department of Transportation to prevent duplication of lighting provided for residential.
23. Areas meant to remain undisturbed where existing ground is disturbed by cut or fill methods must be restored by introduction of vegetation and irrigation.

24. Construction of Park improvements need to be coordinated and inspected by Parks Department.
25. Park Site acceptance is contingent upon completion of all street improvements abutting the park.

El Paso Water Utilities:

1. EPWU does not object to this request. EPWU has coordinated with the Owner's engineer the provisions for sanitary sewer service to the Desert Springs Unit 1 and Desert Springs Unit 2. Sanitary sewer flows from this subdivision will be conveyed to the sanitary sewer system within Desert Springs Unit 1.
2. EPWU requires for Desert Springs Unit 1 to be recorded prior or concurrently with Desert Springs Unit 2.
3. The subject property is located within the City of El Paso Westside Impact Fee Service Area. Impact fees will be assessed at the time of the plat and collected by EPWU prior to the issuance of a Building Permit.
4. Water service can be made available to the subdivision up to elevation 4060 (PSB Datum), by extending the existing 12-inch diameter water main along Northwestern Drive across Transmountain Road, then eastward parallel to Transmountain to the proposed Bluff Creek Street. Also, a 16-inch diameter water main is required to be extended across IH-10 from the existing 16-inch diameter water main located west and parallel to IH-10, then along the proposed Enchanted Spring Drive to Bluff Creek Street. The Owner/Developer is responsible for the water main extension costs and the acquisition of the required off-site easements; including the extensions across IH-10 and Transmountain Road. Extension of off-site water mains shall be done within an off-site alignment that is graded to the future subgrade of a proposed paved roadway.
5. Sanitary sewer service requires the extension of a 15-inch sewer main with horizontal tunneling across I-10, then along La Mesa Street to connect at 7th Street to the proposed Mowad sewer interceptor. This interceptor is anticipated to be operational in late 2013. Temporary sewer service is available by connecting to the existing 15-inch sewer main along the west side of I-10. The EPWU requests the Developer to obtain the elevation of the existing sanitary sewer main to confirm that connection of the proposed sanitary sewer main to the existing main can be accomplished. The Owner/Developer is responsible for the sewer main extension costs and the acquisition of the required off-site easements; including the extension across IH-10.
6. The Owner will coordinate with EPWU to ascertain that the required water and sewer mains are installed in parallel with development. The Owner/Developer is responsible for the main extension costs and for the acquisition of off-site easements.
7. Along Resler Drive between Helen of Troy and Transmountain Road, there is an existing 16-inch diameter reclaimed water main. This main dead-ends approximately 230-feet south of Transmountain Drive.
8. IH-10 and Tranmountain Road are TxDOT right-of-ways. All proposed water and sanitary sewer work to be performed within these right-of-ways requires a utility installation permit from TxDOT.

Stormwater Division:

EPWU does not recommend approval of the proposed Desert Springs Unit 2 plat. The detention pond and hybrid channel designs (as shown in the Desert Springs Units 1 and 2 subdivision improvement plans) do not meet subdivision improvement design standards.

1. Coordinate the drainage plan with the US Army Corps of Engineers and FEMA. EPWU approval of the drainage plan will be subject to US Army Corps of Engineers approval (if required), as well as FEMA approval of a CLOMR reflecting the revised drainage concept.
2. Design of the portion of Detention Basin #2 located within the subject property shall meet all subdivision ordinance requirements for a detention basin.
3. EPWU requires that the Engineer account for sediment volume in all calculations used to size stormwater drainage structures. At the improvement plan stage provide a sediment transport model/analysis including the expected amount of scour along the arroyos and channels. EPWU requires all unprotected channel surfaces to be engineered to resist erosion, scour, and shear stress.
4. Size all stormwater drainage structures to allow access for EPWU maintenance staff and equipment. Undersized culverts and culvert crossings in Northwest El Paso tend to clog easily and increase EPWU maintenance costs.
5. EPWU recommends using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff. Provide additional stormwater retention at the park site.

El Paso Fire Department:

No comments received.

911

No comments received.

Sun Metro:

Sun Metro recommends the placement of sidewalks and ADA compliant improvements throughout the development to City standards to provide pedestrian accessibility to mass transit services.

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

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.
3. This property is subject to impact fees. The table and respective language shall be included on the face of the final approved and recorded plat. Impact fees shall be calculated based on the table below:

Chapter 395 of the Texas Local Government Code authorizes the City of El Paso to adopt and impose water and wastewater impact fees. This plat note fulfills an obligation mandated by Chapter 395 and sets the assessment of the impact fees in accordance with the impact fee schedule adopted by City Council as set forth below. The collection of the impact fee for this subdivision shall be prior to the time a building permit is issued if development is within the city limits or at the time of the meter connection if development is outside the city limits.

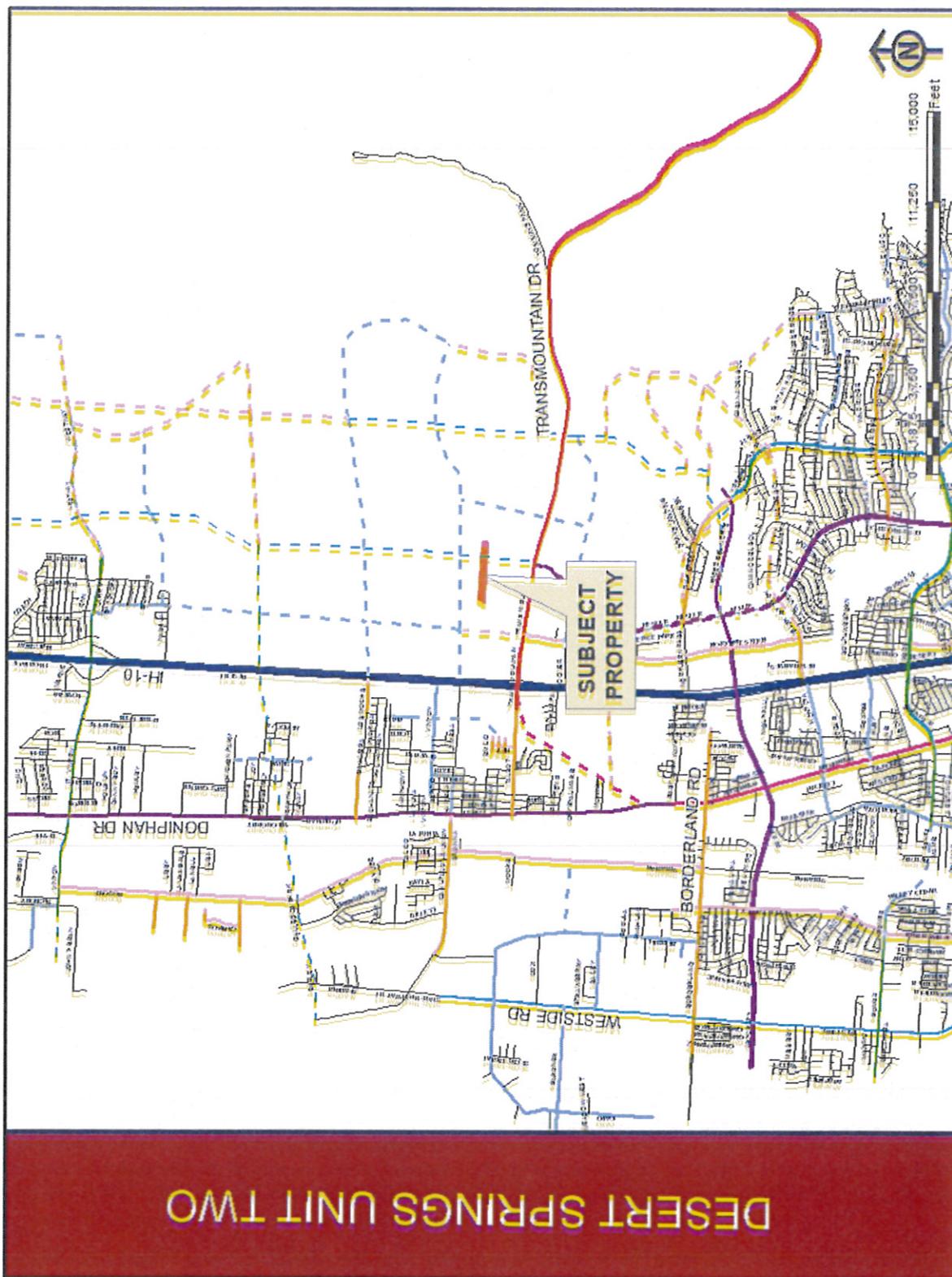
Westside Service Area

Meter Size	Meter Capacity Ratio	Water*	Wastewater
Less than 1 inch	1.00	\$ 659.00	\$927.00
1 inch	1.67	\$1,101.00	\$1,548.00
1½ inch	3.33	\$2,195.00	\$3,087.00
2 inch	5.33	\$3,514.00	\$4,941.00
3 inch	10.00	\$6,593.00	\$9,270.00
4 inch	16.67	\$10,990.00	\$15,453.00
6 inch	33.33	\$21,973.00	\$30,897.00

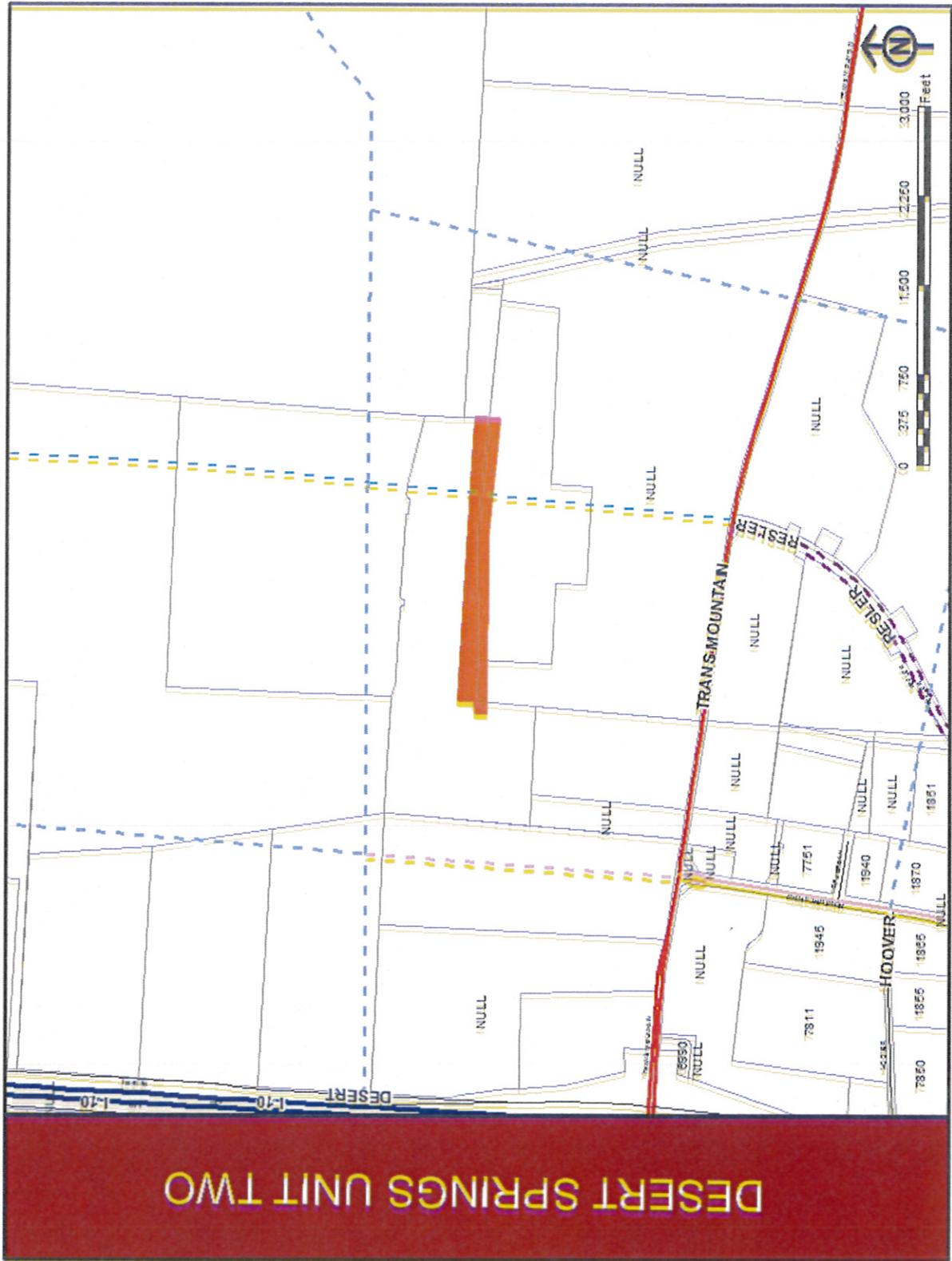
Attachments

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 1



ATTACHMENT 2



ATTACHMENT 3

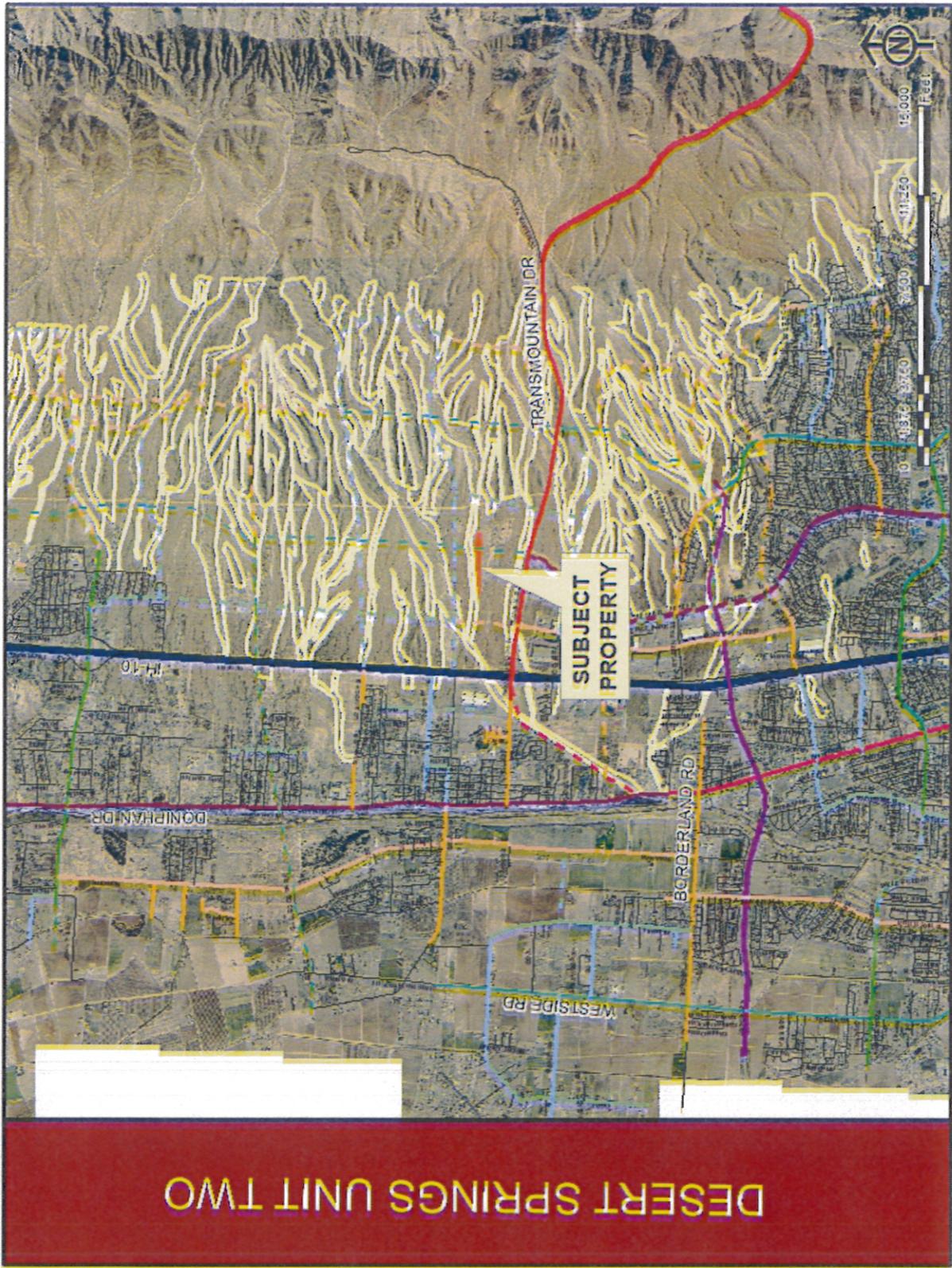


ATTACHMENT 4



DESERT SPRINGS UNIT TWO

ATTACHMENT 5



ATTACHMENT 6



ATTACHMENT 9



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

DATE: _____ FILE NO. SUSU11-00121
 SUBDIVISION NAME: Desert Springs Unit Two

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A Portion of Tract 10A^{PK} 1B, Nellie D. Mundy Survey No. 243, City of El Paso, El Paso County, Texas;
containing approximately 12.06 acres ± -

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>4.82</u>	<u>34</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	<u>3.12</u>	<u>2</u>
Apartment	_____	_____	Ponding & Drainage	<u>1.49</u>	<u>1</u>
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	<u>1.34</u>	<u>1</u>	Open Space	<u>0.44</u>	<u>1</u>
School	_____	_____	Linear Park	<u>0.85</u>	<u>1</u>
Commercial	_____	_____	Total No. Sites	_____	<u>40</u>
Industrial	_____	_____	Total (Gross) Acreage	<u>12.06</u>	_____

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

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

5. What type of utility easements are proposed: Underground _____ Overhead _____ Combination of Both

6. What type of drainage is proposed? (If applicable, list more than one)
Surface flow to proposed inlets into existing storm sewer infrastructure discharging to existing/proposed hybrid channels.

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

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes No _____
 If answer is "Yes", please explain the nature of the modification or exception. Modification for a 46' ROW street cross section with 28' pavement & modification to the allowed block length.

9. Remarks and/or explanation of special circumstances: N/A

10. Improvement Plans submitted? Yes No SC

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

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

12. Owner of record See Below
 (Name & Address) (Zip) (Phone)
13. Developer _____
 (Name & Address) (Zip) (Phone)
14. Engineer CEA Group 4712 Woodrow Bean Dr Ste. F 79924 915-544-5232
 (Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
 FEE: \$2,088.00

OWNER SIGNATURE: [Signature]
 REPRESENTATIVE: [Signature] P.E.

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

12. Owner of Record RPW Development 7910 Gateway East Ste. 102 79915 915-591-6319

OWNER SIGNATURE: [Signature]

12. Owner of Record DVEP Land LLC 7910 Gateway East Ste. 102 79915 915-591-6319

OWNER SIGNATURE: [Signature]

DK



City of El Paso – Open Space Advisory Board Staff Report

Case No: SUSU11-00130 Cimarron Sage Unit One
Application Type: Major Final

Staff Planner: Kevin Smith, 915-541-4903, smithkw@elpasotexas.gov
Location: East of Resler Drive and South of Northern Pass Drive
Legal Description Acreage: 61.11 acres
Rep District: 1
Existing Use: Vacant
Existing Zoning: R-3A
Proposed Zoning: N/A

Nearest Park: Proposed within this subdivision
Nearest School: Hut Brown Middle School (0.94 mile)
Impact Fee Area: Not in Impact Fee Area and will not be subject to impact fees

Property Owner: Cimarron Hunt Communities, LLC
Applicant: CSA Design Group
Representative: CSA Design Group

SURROUNDING ZONING AND LAND USE:

North: R-3A, C-3/c, and C-1 (Residential, Commercial with a condition, and Commercial)/ Vacant
South: R-3A (Residential)/ Residential development
East: R-3A (Residential)/ Vacant
West: R-3A and C-3/c (Residential and Commercial with a condition)/ Ponding area

THE PLAN FOR EL PASO DESIGNATION: Residential Use

APPLICATION DESCRIPTION

The applicant is proposing development of 223 single family residential lots. The largest is approximately 12,000 square feet and the smallest is 5,250 square feet. The applicant is also proposing to dedicate open space and one park. Primary access will be from entrances off the future extension of Paseo Del Norte Boulevard. This is part of the Cimarron Sage Land Study which was approved by City Plan Commission on March 10, 2011 and it complies with that land study.

The applicant is also requesting the use of alternative subdivision design for Cimarron Sage Way. The cross-section will consist of a 54-foot Residential Collector right-of-way as required under the current subdivision ordinance; however, the pavement width of each lane will be reduced to 10 feet from 11 feet and the median will be increased from 14 feet to 16 feet.

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

CASE HISTORY

Cimarron Sage Unit One was approved by City Plan Commission on March 10, 2011 on a major preliminary basis with the following requirements and conditions:

The City Plan Commission required the applicant to landscape the parkway area on Paseo Del Norte Blvd., as stipulated under Section 19.23.040(H) *The city plan commission may require that a parkway at the rear of a double frontage lot be landscaped or other aesthetic treatment be provided by the subdivider, subject to the approval of the city plan commission to provide a visual and physical separation between the development and the street.* The City Plan Commission requires that the applicant coordinate this landscaping with the El Paso Department of Transportation.

CURRENT REQUEST

This submittal on a major final complies with what was approved on March 10, 2011 by the City Plan Commission.

Planning Division Recommendation

Pending.

Engineering and Construction Management – Land Development

No comments received

El Paso DOT

No comments received.

El Paso Water Utilities

No comments received.

PSB - Stormwater

No comments received.

Parks and Recreation Department

No comments received

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.

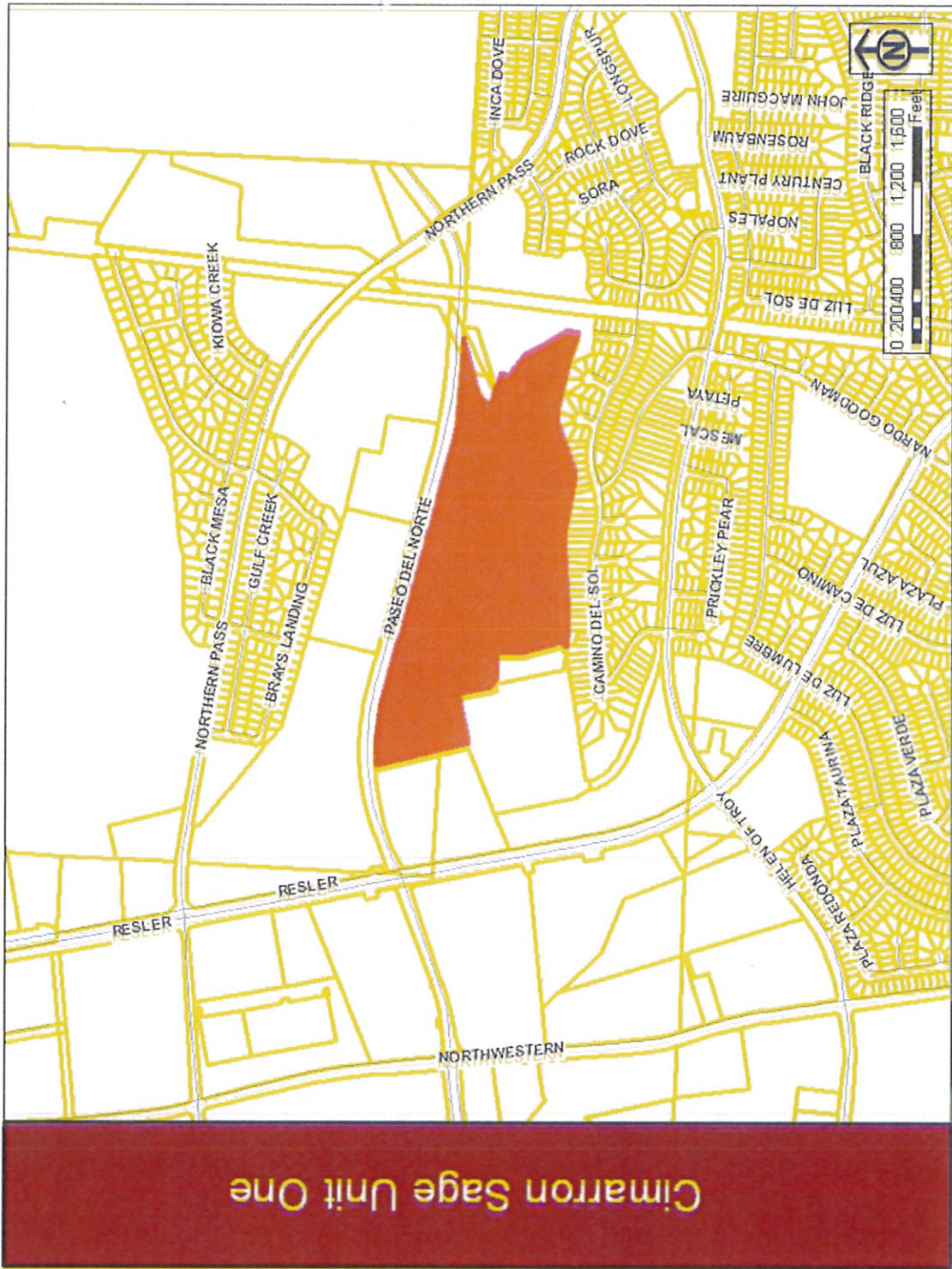
Additional Requirements and General Comments:

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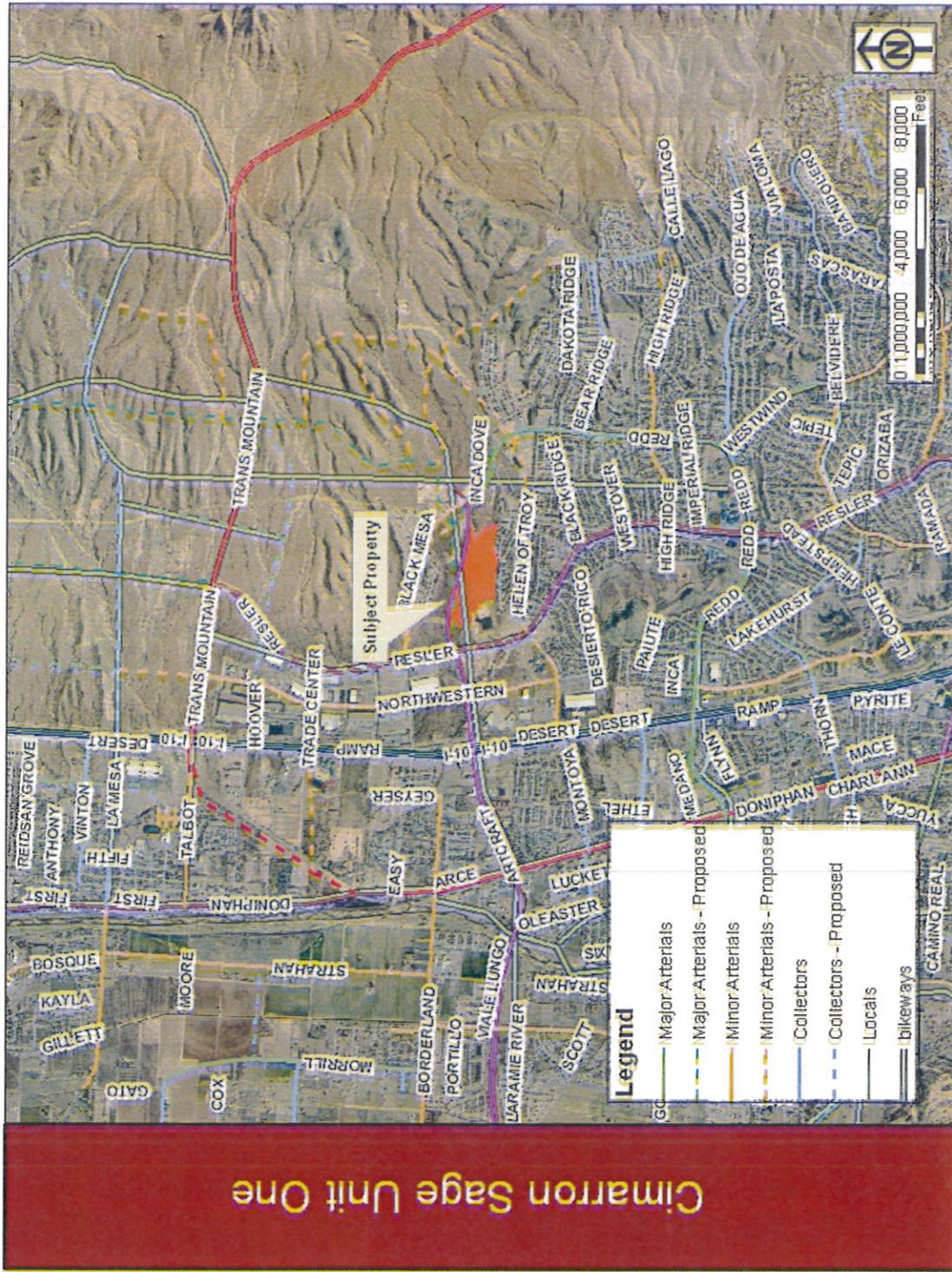
Attachments

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. Final Plat
8. Application

ATTACHMENT 2



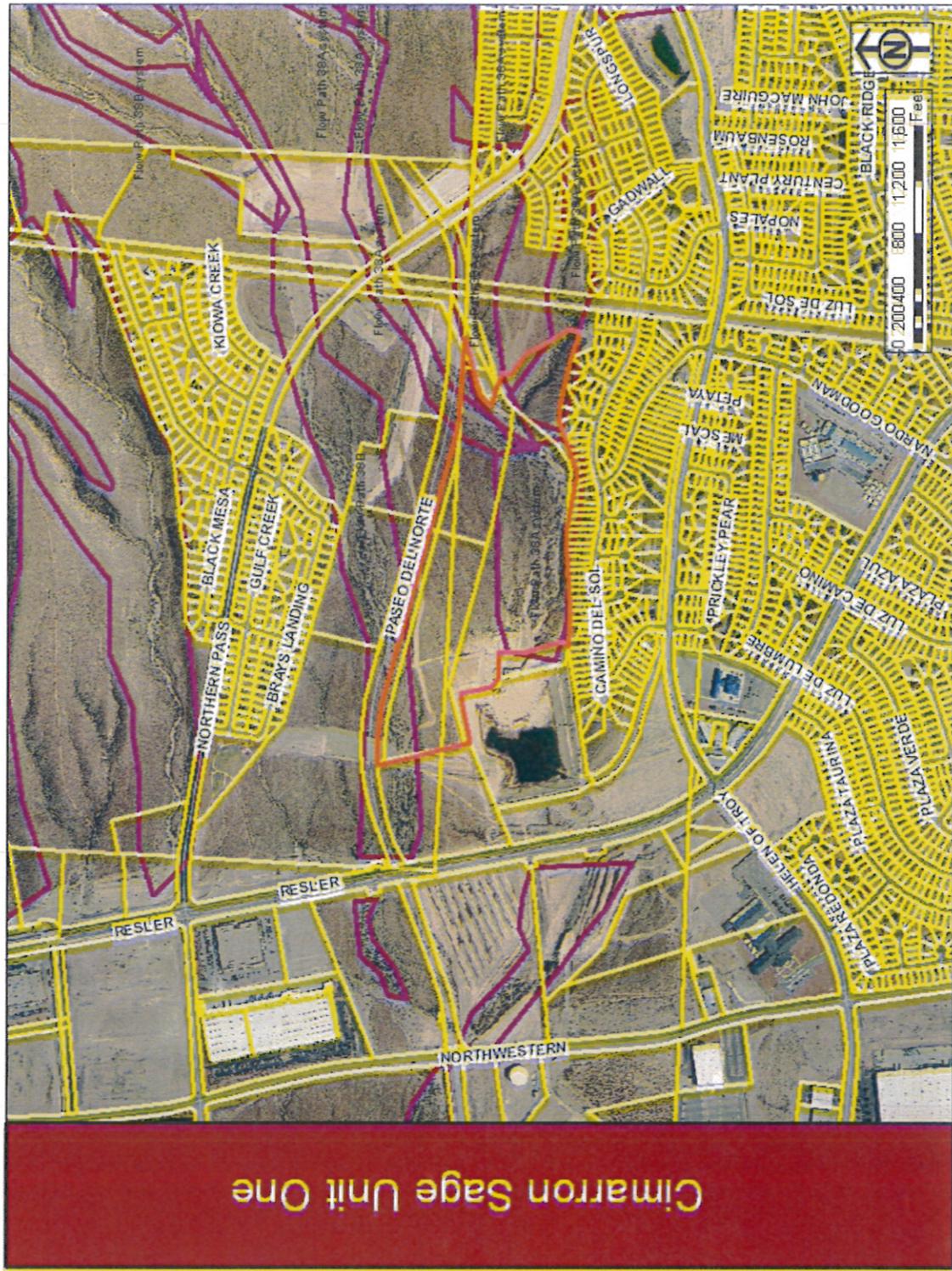
ATTACHMENT 3



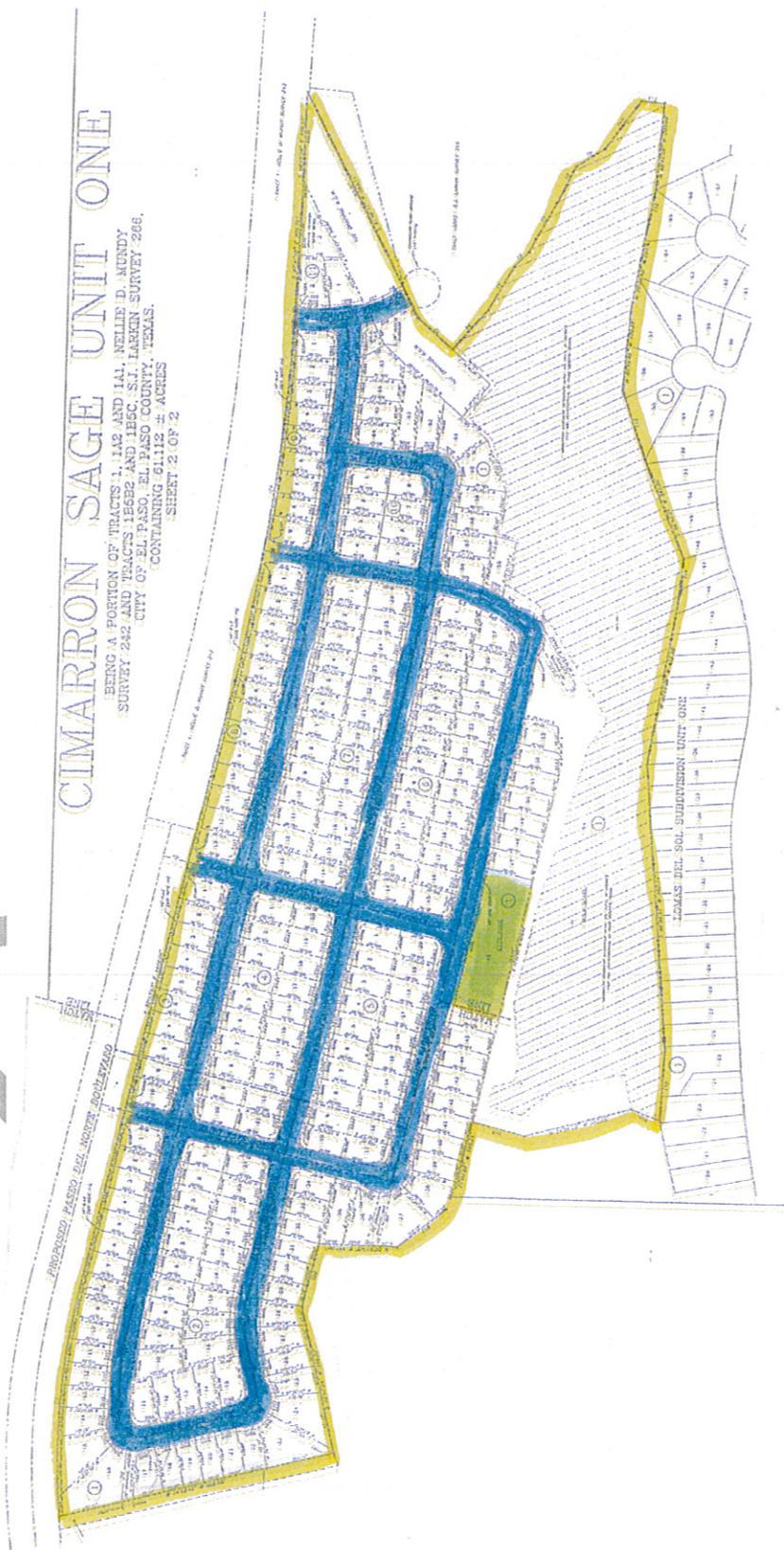
ATTACHMENT 5



ATTACHMENT 6



ATTACHMENT 7



ATTACHMENT 8



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

DATE: 12-13-11

FILE NO. SUSU11-00130

SUBDIVISION NAME: Cinarran Sage Unit One

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being a portion of Tracts 1, 1A2, and 1A1, Nellie D. Mundy Survey 242 and Tracts 1B5B2 and 1B5C, S.J. Larkin Survey 266, City of El Paso, El Paso County, Texas

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>30.34</u>	<u>223</u>	Office		
Duplex			Street & Alley	<u>10.08</u>	
Apartment			Ponding & Drainage	<u>1.74</u>	<u>4</u>
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park	<u>1</u>	<u>1</u>	<u>Common Open Space</u>	<u>0.26</u>	<u>2</u>
School			<u>Open Space</u>	<u>17.89</u>	<u>1</u>
Commercial			Total No. Sites		
Industrial			Total (Gross) Acreage	<u>46.112</u>	

3. What is existing zoning of the above described property? R3A Proposed zoning? _____

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

5. What type of utility easements are proposed: Underground _____ Overhead _____ Combination of Both X

6. What type of drainage is proposed? (If applicable, list more than one)
sheet flow, drainage structures

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

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No _____
 If answer is "Yes", please explain the nature of the modification or exception
Alternative Design - see attached letter

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).

12. Owner of record Cimarron Hunt Communities, LLC (C/O 14)
(Name & Address) (Zip) (Phone)
12. Developer Justin Chapman
(Name & Address) (Zip) (Phone)
14. Engineer CSA Design Group, 1845 Northwestern Dr. 79912 877-4155
(Name & Address) (Zip) (Phone)
salonzo@csaengineers.com

CASHIER'S VALIDATION
 FEE: \$1,796.00

OWNER SIGNATURE: Justin Chapman Resident
 REPRESENTATIVE: Justin Chapman

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

DRAFT



City of El Paso – Open Space Advisory Board Staff Report

Case No: SUSU11-00131 Cimarron Sage Unit Two
Application Type: Major Final

Staff Planner: Kevin Smith, 915-541-4903, smithkw@elpasotexas.gov
Location: East of Resler Drive and South of Northern Pass Drive
Legal Description Acreage: 25.56 acres
Rep District: 1
Existing Use: Vacant
Existing Zoning: R-3A
Proposed Zoning: N/A

Nearest Park: Hut Brown Middle School (1.20 miles)
Nearest School: Cimarron Park (0.78 mile)
Impact Fee Area: Not in Impact Fee Area and will not be subject to impact fees

Property Owner: Cimarron Hunt Communities, LLC
Applicant: CSA Design Group
Representative: CSA Design Group

SURROUNDING ZONING AND LAND USE:

North: R-3A/c (Residential with a condition)/ Residential Development
South: R-3A (Residential)/ Vacant
East: A-O and C-1 (Apartment-Office and Commercial)/ Vacant
West: C-3/c (Commercial with a condition)/ Vacant

THE PLAN FOR EL PASO DESIGNATION: Mixed Use and Residential

APPLICATION DESCRIPTION

The applicant is proposing development of 124 single family residential lots. The largest is approximately 11,440 square feet and the smallest is 5,240 square feet. The applicant is also proposing to dedicate two parks. Primary access will be from entrances off the future extensions of Northern Pass Drive and Paseo Del Norte Boulevard. A portion of the proposed development is part of the Cimarron Sage Land Study which was approved by City Plan Commission on March 10, 2011 and it complies with that land study.

The applicant is also requesting the use of alternative subdivision design for Cimarron Sage Way. The cross-section will consist of a 54-foot Residential Collector right-of-way as required under the current subdivision ordinance; however, the pavement width of each lane will be reduced to 10 feet from 11 feet and the median will be increased from 14 feet to 16 feet.

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

CASE HISTORY

Cimarron Sage Unit Two was approved by City Plan Commission on March 24, 2011 on a major preliminary basis with the following requirements and conditions:

Paseo Del Norte Blvd. Unit One must be filed prior to Cimarron Sage Unit Two to provide a second point of legal access.

Staff is also recommending that the City Plan Commission require the applicant to landscape the parkway area on Paseo Del Norte Blvd., as stipulated under Section 19.23.040(H) *The city plan commission may require that a parkway at the rear of a double frontage lot be landscaped or other aesthetic treatment be provided by the subdivider, subject to the approval of the city plan commission to provide a visual and physical separation between the development and the street.* The City Plan Commission requires that the applicant coordinate this landscaping with the El Paso Department of Transportation.

CURRENT REQUEST

This submittal on a major final complies with what was approved on March 24, 2011 by the City Plan Commission.

Planning Division Recommendation

Pending.

Engineering and Construction Management – Land Development

No comments received

El Paso DOT

No comments received.

El Paso Water Utilities

No comments received.

PSB - Stormwater

No comments received.

Parks and Recreation Department

No comments received

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.

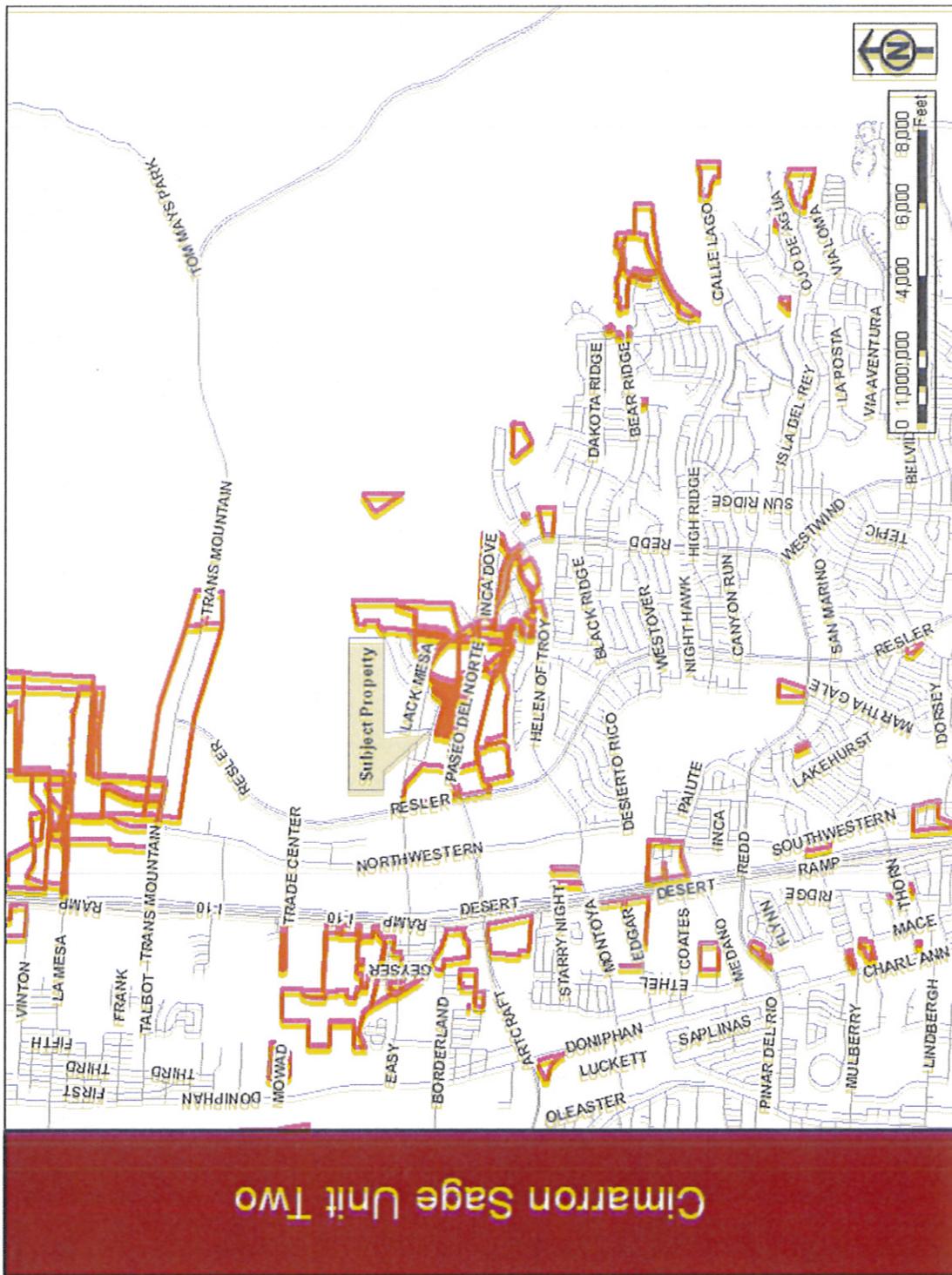
Additional Requirements and General Comments:

1. Submit to the Planning & 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

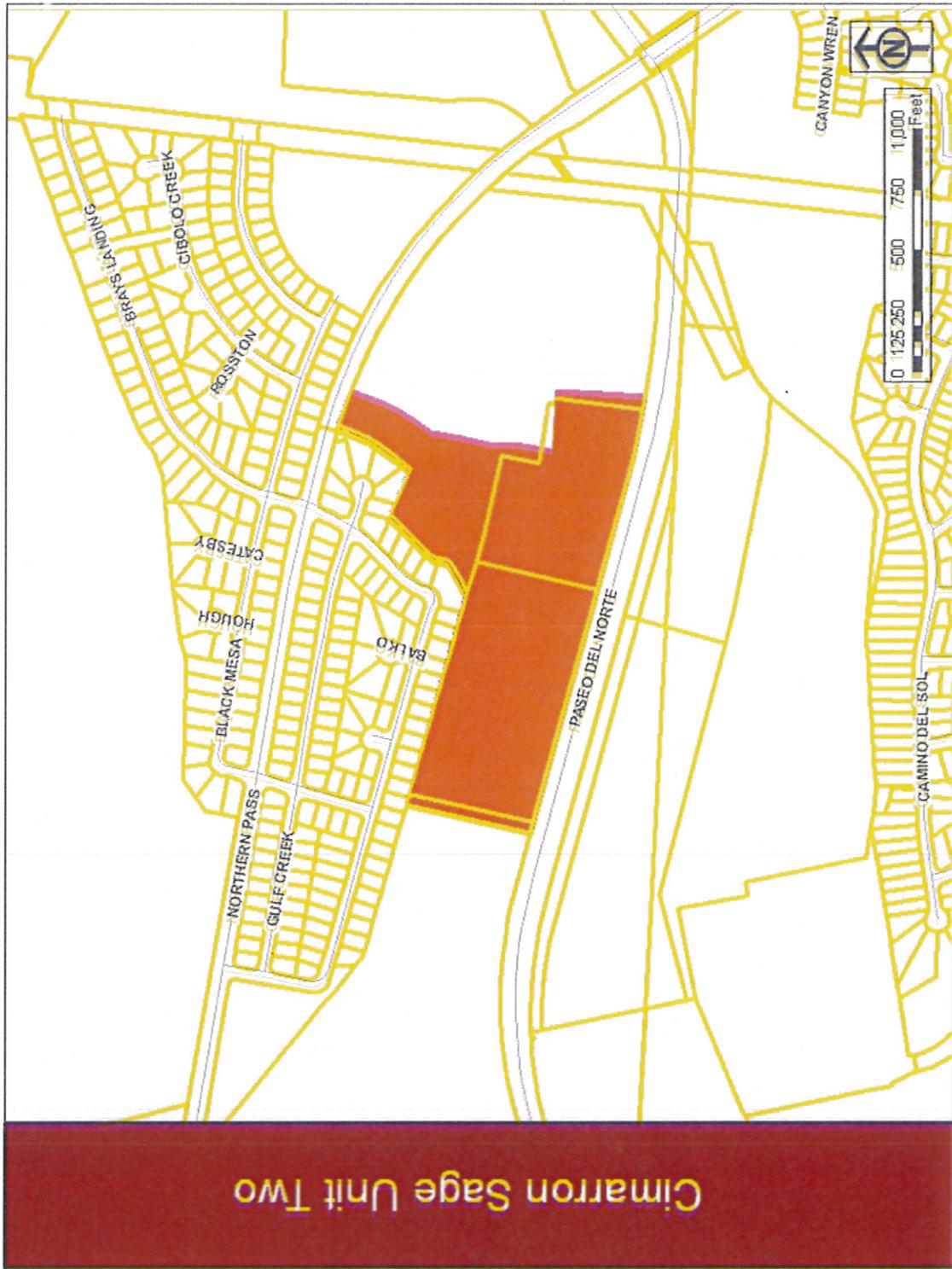
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ATTACHMENT 1



Cimarron Sage Unit Two

ATTACHMENT 2

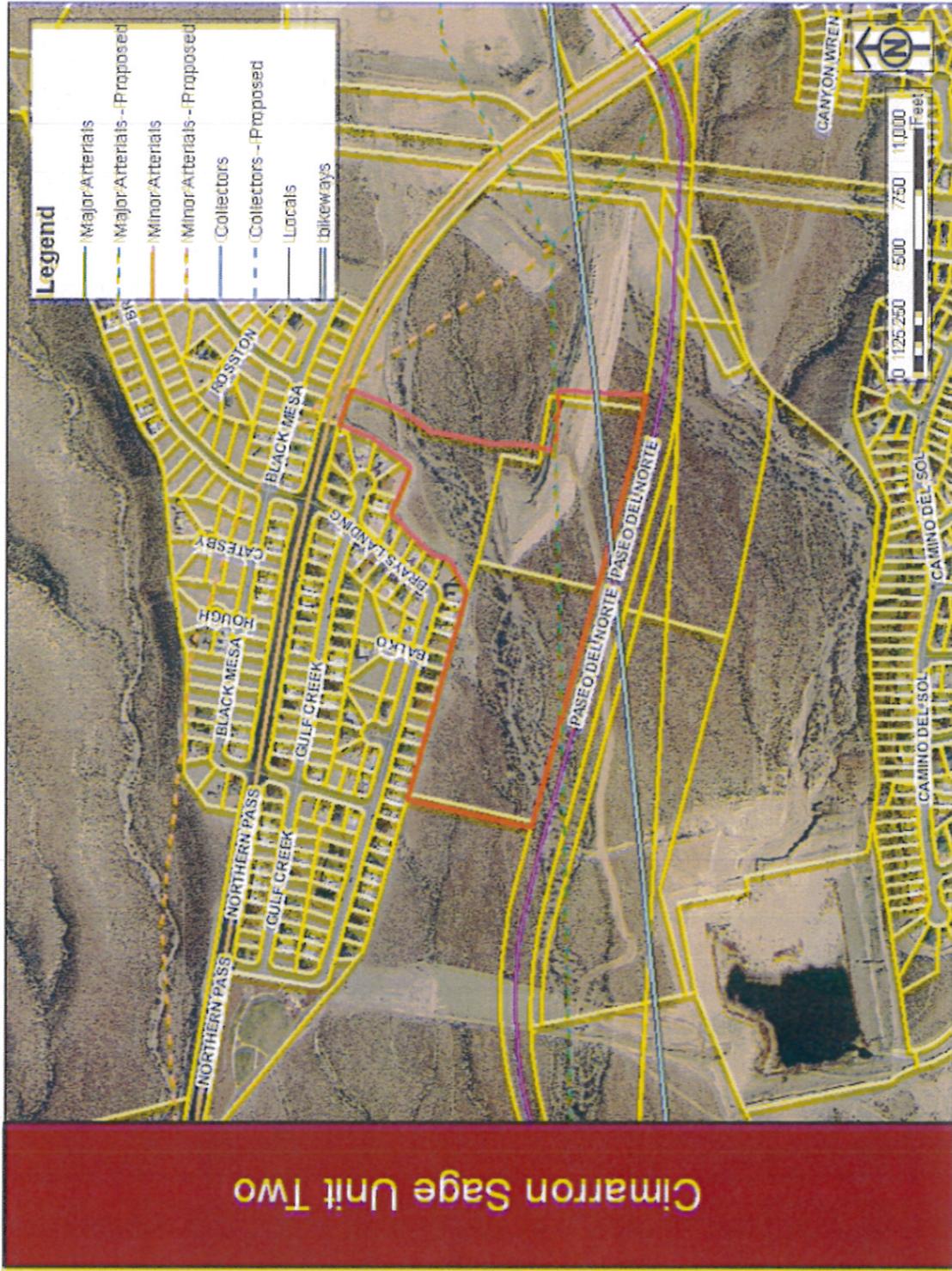


ATTACHMENT 3



Cimarron Sage Unit Two

ATTACHMENT 4

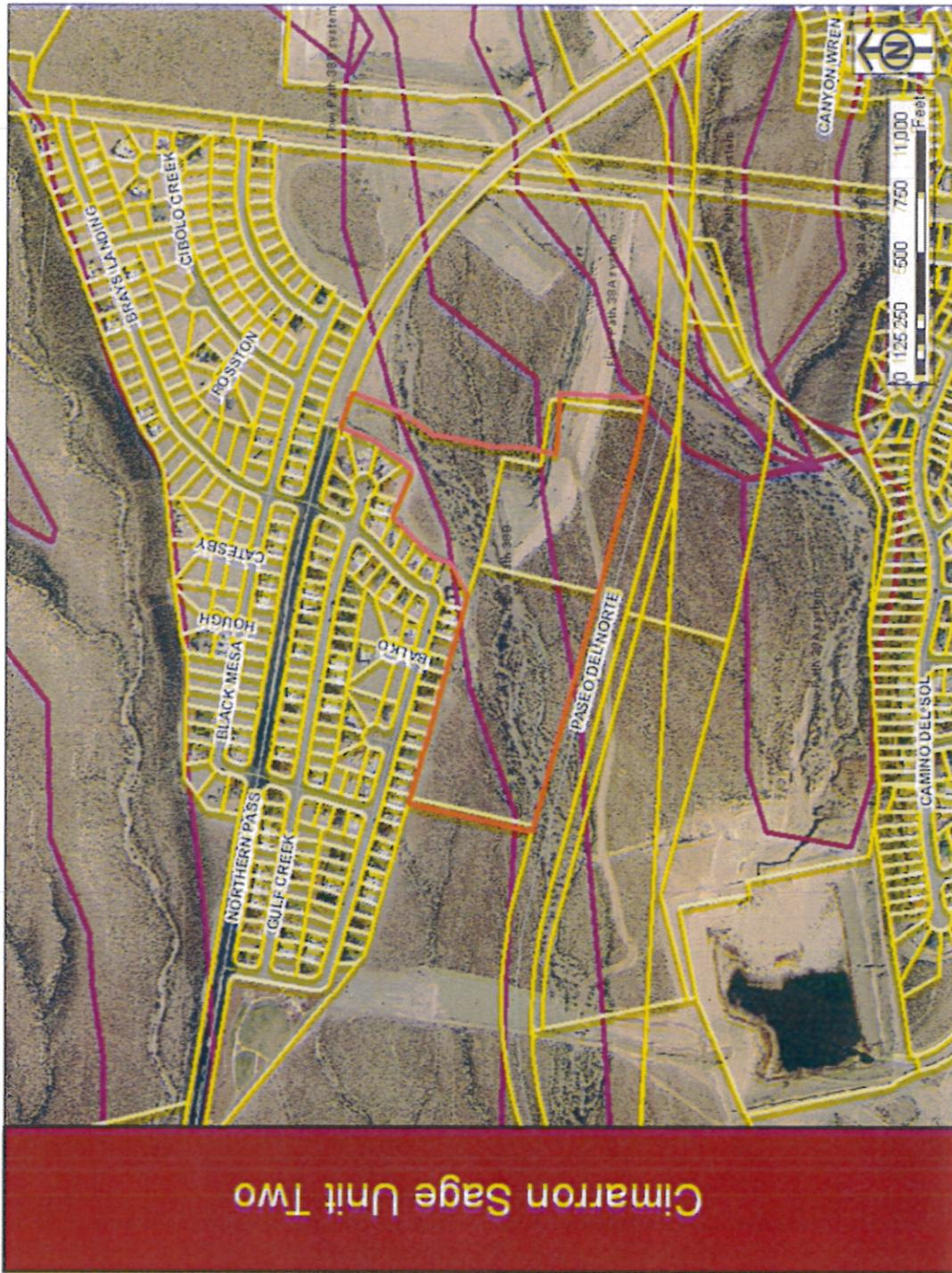


ATTACHMENT 5

DRAFT

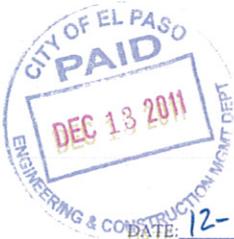


ATTACHMENT 6



ATTACHMENT 7

DRAFT



CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION FINAL APPROVAL

DATE: 12-13-11

FILE NO: SUSU11-00131

SUBDIVISION NAME: Cimarron Sage Unit Two

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.) Being a portion of Tracts 1184, Nellie D. Mundy Survey 242, City of El Paso, El Paso County, Texas

Table with 2 columns: Property Land Uses and ACRES/SITES. Rows include Single-family (16.92 acres, 124 sites), Duplex, Apartment, Mobile Home, P.U.D., Park (2.609 acres, 2 sites), School, Commercial, Industrial, Office, Street & Alley (5.981 acres, 6 sites), Ponding & Drainage (2.048 acres, 1 site), Institutional, Other (specify below), Total No. Sites (76), Total (Gross) Acreage (25.558).

3. What is existing zoning of the above described property? R34 Proposed zoning?

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

5. What type of utility easements are proposed: Underground Overhead Combination of Both X

6. What type of drainage is proposed? (If applicable, list more than one) sheet flow, drainage structures

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

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

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).

12. Owner of record Cimarron Hunt Communities, LLC (61014)
(Name & Address) (Zip) (Phone)

12. Developer _____
(Name & Address) (Zip) (Phone)

14. Engineer CSA Design Group, 1845 Northwestern Dr. 79912 872455
(Name & Address) (Zip) (Phone)

salonzo@cscengineers.com

CASHIER'S VALIDATION
FEE: \$1,796.00

OWNER SIGNATURE: [Signature], President

REPRESENTATIVE: [Signature]

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

DRAFT