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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



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 22ND day of March, 2012 at 12:00

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

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





ADVISORY BOARD MINUTES

Wednesday, February 29, 2012, 1:30 P.M.
8th Floor Conference Room
City Hall Building, 2 Civic Center Plaza

Members Present: 7

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

Members Absent: 2

Richard L. Thomas, Lois A. Balin

Vacancies: 0

Planning and Economic Development Staff:

David Coronado, Lead Planner; Shamori Whitt, Smart Growth Planner; Kim Forsyth, Lead Planner; Kevin Smith, Planner; Melissa Granado, Planner; Laura Kissack, Planner; Nathaniel Baker, Planner

Others Present:

Lupe Cuellar, Assistant City Attorney, City Attorney's Office; Kareem Dallo, Engineering Division Manager; Pat Aduato, EPWU-PSB; Rudy Valdez, EPWU-PSB; Gonzalo Cedillos, EPWU-PSB; Marcia Tuck, Open Space, Trails and Parks Coordinator; Trish Tanner, Jobe; Bradley Roe, Roe Engineering; Rick Cordova, Roe Engineering; John Sproul, UTEP-CERM; Jeff Mann, Parametrix, via phone - Tammy Miller, Parametrix, Wetlands Biologist

1. Meeting Called to Order

Chair Wakeem called the meeting to order.

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

None.

3. Discussion and Action

a. Approval of Minutes: February 15, 2012

Chair Wakeem asked if Board Members had any additions, corrections and/or revisions. There being none.

MOTION:

Motion made by Mr. von Finger, seconded by Mr. Tolbert and UNANIMOUSLY CARRIED TO APPROVE THE MINUTES FOR FEBRUARY 15, 2012.

ABSTAIN: Andres Quintana

b. Changes to the Agenda

Mr. Coronado requested:

1. Move item 4 to the end of the agenda
2. Move item 9 to the forefront of the agenda
3. Item 6 – Postpone two months
4. Item 8 - Delete

Regarding Item 8, Mr. Valdez understood the El Paso County Water Improvement District wanted to retain those drains.

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

MOTION:

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

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

- (1) SUSU12-00015: Enchanted Hills Unit Three – Being a portion of Tracts 8, 9C and 9A, Laura E. Mundy Survey No. 238, City of El Paso, El Paso County, Texas
- LOCATION: North of Transmountain Road and East of I-10
- PROPERTY OWNER: El Paso 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 PowerPoint presentation and noted Staff did not receive any adverse comments. Staff recommends approval of the modifications, as well as, the subdivision, on a major combination application.

Mr. Smith responded to questions and/or comments from Chair Wakeem.

MOTION:

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

NAY: Mr. Addington

ABSTAIN: Ms. Martich, Mr. Tolbert

Motion passed.

4. **Discussion and Action** on the City of El Paso's Comprehensive Plan.
Contact: Fred Lopez, lopezar@elpasotexas.gov

1. *Move item 4 to the end of the agenda*
2. *Move item 9 to the forefront of the agenda*
3. *Item 6 – Postpone two months*
4. *Item 8 - Delete*

MOTION:

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

The following commented:

1. Ms. Whitt
2. Chair Wakeem
3. Ms. Adatao
4. Ms. Cuellar
5. Mr. Valdez
6. Ms. Martich suggested substituting the word *critical* for *major* if there has to be a qualifier at all on the term arroyo
7. Mr. Tolbert
8. Mr. von Finger

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

Mr. Addington felt uncomfortable voting for changes to the Comprehensive Plan that he has not even read.

Chair Wakeem called for the question. There was no objection from the Board.

1st MOTION:

Motion made by Mr. Tolbert, seconded by Mr. von Finger AND UNANIMOUSLY CARRIED TO APPROVE THIS WITH THE SIMPLE CHANGE OF ADVISING THAT WE USE THE WORD CRITICAL INSTEAD OF MAJOR.

ABSTAIN: Mr. Addington

Referring to page 3, Chair Wakeem recommended that the phrase "of critical proportions" be deleted.

2nd MOTION:

Motion made by Mr. Tolbert, seconded by Ms. Martich AND UNANIMOUSLY CARRIED TO DELETE THE PHRASE "OF CRITICAL PROPORTIONS".

ABSTAIN: Mr. Addington

Chair Wakeem recommended, with these changes, that we recommend that the Plan in general be approved, with our corrections.

Mr. von Finger moved.

Ms. Whitt clarified "the Comprehensive Plan with the Memo and their related (inaudible)."

Mr. von Finger moved with corrections, Mr. Tolbert seconds.

Ms. Cuellar clarified the Comprehensive Plan to include the Memo.

Ms. Whitt added with revisions.

Ms. Martich felt uncomfortable voting and would abstain from the vote.

Chair Wakeem suggested "with reservations, we recommend the Plan."

Chair Wakeem clarified he has reservations because he has not read all of it. He suggested the motion language state "with reservations, he recommends that we recommend the Plan be approved."

Ms. Cuellar clarified the Chair is making the motion to approve the Plan with the recommended corrections with the caveat that you have not had the opportunity to review any additional revisions that were presented in the Memorandum.

Mr. von Finger moved. Mr. Tolbert asked for clarification regarding the motion language.

For clarification Chair Wakeem restated the motion "To recommend approving the Comprehensive Plan with the corrections that OSAB made, with the caveat that the Board has not been able to review all the revisions in the Memorandum."

Ms. Cuellar clarified the Board is approving the Comprehensive Plan with the 87-page memo.

Chair Wakeem stated he had no reservations approving the original Plan that the CPC approved in December.

Ms. Cuellar clarified the motion language the Board is recommending approval to the Comprehensive Plan with the caveat that the OSAB has reservations about the Memo with the changes because we have not been given the opportunity to read them, but with OSAB corrections.

Mr. Addington could not understand why the OSAB would want to vote on something that they have not read. It's completely unfair. He suggested the OSAB approve what they have read.

With all due respect, Ms. Whitt stated drafts of the Comprehensive Plan have been posted on the web at <http://planelpaso.org/> regularly with every update.

3rd AND FINAL MOTION:

Motion made by Mr. von Finger, seconded by Mr. Tolbert AND UNANIMOUSLY CARRIED THAT THE OSAB IS RECOMMENDING APPROVAL TO THE COMPREHENSIVE PLAN, WITH THE OSAB CORRECTIONS, WITH THE CAVEAT THAT THE OSAB HAS RESERVATIONS ABOUT THE MEMO WITH THE CHANGES BECAUSE THE OSAB HAS NOT BEEN GIVEN THE OPPORTUNITY TO READ THEM.

ABSTAIN: Mr. Addington, Ms. Martich

Motion passed.

FOR FUTURE REFERENCE

After the vote, Ms. Martich requested Staff attach the documents, or provide a link, that the Board Members will be taking action on.

5. **Discussion and Action:** Status report by the Parks and Recreation Department regarding the designated state trailheads approved by City Council on June 21, 2011.
Contact: Marcia Tuck, (915) 541-4020, tuckmj@elpasotexas.gov

Ms. Tuck gave a PowerPoint presentation.

The following commented:

1. Ms. Tuck
2. Chair Wakeem
3. Mr. Valdez
4. Ms. Cuellar
5. Ms. Martich
6. Mr. von Finger
7. Ms. Burt
8. Mr. Tolbert

NO ACTION WAS TAKEN.

6. **Discussion and Action:** Timeline of the EPWU feasibility study that would provide a long term, sustainable supply of water to Rio Bosque. Contact: Rudy Valdez, rvaldez@epwu.org
 1. Move item 4 to the end of the agenda
 2. Move item 9 to the forefront of the agenda
 3. *Item 6 – Postpone two months*
 4. Item 8 - Delete

MOTION:

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

7. **Discussion and Action:** Consider a request to add the following item to the "Ten Percent Open Space Stormwater List." Contact: Rudy Valdez, rvaldez@epwu.org
– Arroyo located off of Westwind Drive in the vicinity of Wildwood Street and Northwind Street.

Mr. Valdez gave a PowerPoint presentation.

The following commented:

1. Mr. Valdez
2. Chair Wakeem
3. Mr. Tolbert
4. Ms. Burt
5. Mr. Cedillos
6. Ms. Cuellar

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

Chair Wakeem entertained a motion to do the memo to add this to the priority list.

MOTION:

Motion made by Mr. Tolbert, seconded by Ms. Burt and UNANIMOUSLY CARRIED TO DO THE MEMO TO ADD THIS TO THE PRIORITY LIST.

8. **Discussion and Action:** Report from EPWU on local water districts and current irrigation issues. Contact: Rudy Valdez, rvaldez@epwu.org
1. Move item 4 to the end of the agenda
 2. Move item 9 to the forefront of the agenda
 3. Item 6 – Postpone two months
 4. *Item 8 - Delete*

MOTION:

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

9. **Discussion and Action:** Status update on the Mitigation Bank Subcommittee.
Contact: Kareem Dallo, (915) 541-4425, dallokf@elpasotexas.gov
1. Move item 4 to the end of the agenda
 2. *Move item 9 to the forefront of the agenda*
 3. Item 6 – Postpone two months
 4. Item 8 - Delete

MOTION:

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

Mr. Jeff Mann, Parametrix, gave a PowerPoint presentation.

The following commented and/or asked questions:

1. Mr. Mann
2. Mr. von Finger
3. Ms. Tammy Miller, Parametrix
4. Ms. Martich
5. Mr. Dallo
6. Chair Wakeem
7. Mr. Addington

No further comments and/or questions.

Chair Wakeem asked Staff to provide the Board a report sometime in the future. Additionally, he requested Staff keep the Board informed and up-to-date.

NO ACTION WAS TAKEN.

10. **Discussion and Action** on revisions to the Open Space Advisory Board Bylaws.
Contact: Charlie Wakeem, charliewak@sbcglobal.net

Copies of the revised Open Space Advisory Board Bylaws were distributed to the Board Members.

The following commented:

1. Mr. Coronado
2. Ms. Cuellar commented on the OSAB discussing the acquisition of real property as a closed meeting. Ms. Cuellar suggested the Board adopt this subject to this provision being added, once Council approves.
3. Chair Wakeem
4. Mr. Tolbert
5. Ms. Martich

No further comments and/or questions.

Chair Wakeem called the question. No objection from the Board.

NO MOTION WAS MADE.

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

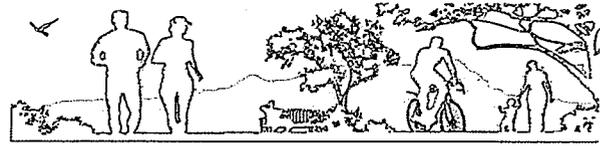
Chair Wakeem asked if Board Members had any further comments or discussions.

NO ACTION WAS TAKEN.

12. Adjournment

MOTION:

Motion made by Mr. von Finger and UNANIMOUSLY CARRIED TO ADJOURN.



ADVISORY BOARD MINUTES

SPECIAL MEETING

Thursday, March 15, 2012, 2:00 P.M.
8th Floor Conference Room
City Hall Building, 2 Civic Center Plaza

Members Present: 9

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

Members Absent: 0

Vacancies: 0

Planning and Economic Development Staff:

Fred Lopez, Comprehensive Plan Manager

Others Present:

Lupe Cuellar, Assistant City Attorney, City Attorney's Office; Pat Aduato, EPWU-PSB; Dr. Richard C. Bonart, member of the public; Ms. Judy Ackerman, member of the public; Ms. Sherry Bonart, member of the public; Mr. Rick Provencio, member of the public; Mr. Alex Mares, Park Ranger; Ms. Mary Ann Bordeau, member of the public; Ms. Cathy, member of the public; Mr. Padilla, member of the public;

1. Meeting Called to Order

Chair Wakeem called the meeting to order.

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

None.

3. Discussion and Action to reconsider the Northwest Master Plan.

Contact: Charlie Wakeem, charliewak@sbcglobal.net

The following commented and/or asked questions:

1. Chair Wakeem
2. Mr. Tolbert
3. Ms. Cuellar requested Board Members make a motion to reconsider the Northwest Master Plan.

MOTION:

Motion made by Mr. Thomas, seconded by Ms. Burt AND UNANIMOUSLY CARRIED TO RECONSIDER THE NORTHWEST MASTER PLAN.

4. **Discussion and Action on the Northwest Master Plan.**

Contact: Fred Lopez, lopezar@elpasotexas.gov

The following commented and/or asked questions:

1. Mr. Fred Lopez gave a PowerPoint presentation (copy of presentation on file)
2. Ms. Burt
3. Ms. Balin
4. Ms. Adatao
5. Dr. Bonart
6. Chair Wakeem
7. Ms. Martich
8. Mr. von Finger
9. Ms. Ackerman
10. Mr. Addington
11. Mr. Tolbert
12. Ms. Bonart
13. Mr. Provencio
14. Mr. Mares
15. Ms. Cuellar
16. **FOR THE RECORD** – Ms. Adatao clarified:
 - a. the utility (EPWU) is not initiating this process;
 - b. the utility has not declared any part of this land inexpedient to its utility system;
 - c. the utility has made no petition to sell any part of this land;
 - d. the utility was asked to pay half of the Master Plan and to participate;
 - e. it is the City who initiated this Master Plan
17. **FOR THE RECORD** – Mr. Tolbert clarified that, at the EPWU-PSB meetings in January and March;
18. Mr. Lopez responded to Mr. Tolbert's comment;
19. Mr. Thomas
20. Chair Wakeem reiterated the **FOUR CAVEATS** approved by the OSAB:
 - a. Conservation easement on the natural open space being designated;
 - b. Bridges instead of box culverts on roadways that cross arroyos;
 - c. No large regional or neighborhood parks; smaller pocket parks and linear parks along arroyos;
 - d. Keep the arroyos natural and not make them hybrid
21. Ms. Burt
22. Ms. Balin
23. Ms. Bordeaux
24. Ms. Ackerman

1st MOTION:

Motion made by Ms. Martich, seconded by Mr. Thomas THAT THE OPEN SPACE ADVISORY BOARD SEND A STATEMENT TO CITY COUNCIL THAT READS "AS A PROPONENT OF OPEN SPACE WE, THE OPEN SPACE ADVISORY BOARD, WOULD PREFER NO DEVELOPMENT WITHIN THE STUDY AREA. HOWEVER, IN RESPONSE TO COUNCIL'S DIRECTION TO RESOLVE THE CONFLICT BETWEEN THE 2005 MASTER PLAN AND THE CITIZEN'S PETITION, WE ARE IN SUPPORT OF SCENARIO TWO WITH THE FOUR CAVEATS WE PREVIOUSLY ADOPTED AND ADDING A FIFTH ONE:

5. *THAT PASEO DEL NORTE NOT BE CONNECTED TO TRANSMOUNTAIN PROVIDED THE FIRE DEPARTMENT CAN PROVIDE SAFE ACCESS TO THE NEIGHBORHOOD WITHOUT THAT CONNECTION.*

PROPOSED AMENDMENT – MR. VON FINGER:

"THE OPEN SPACE ADVISORY BOARD WOULD LIKE CITY COUNCIL TO CONSIDER "NO BUILD" AS ONE OF THE OPTIONS."

Ms. Martich restated a portion of her motion with the proposed amendment language proposed by Mr. von Finger:

... *"AS A PROPONENT OF OPEN SPACE WE, THE OPEN SPACE ADVISORY BOARD WOULD LIKE THE CITY COUNCIL TO CONSIDER AN OPTION OF NO DEVELOPMENT WITHIN THE STUDY AREA".* ... From the "However," the language would remain the same.

Ms. Martich and Mr. Thomas accepted the proposed amendment stated by Mr. von Finger.

Chair Wakeem requested Ms. Martich restate her motion.

Ms. Martich restated her motion, with the amendment language, as follows:

"AS A PROPONENT OF OPEN SPACE WE, THE OPEN SPACE ADVISORY BOARD, RECOMMENDS THE CITY COUNCIL CONSIDER NO DEVELOPMENT WITHIN THE STUDY AREA, AS ANOTHER OPTION. HOWEVER, IN RESPONSE TO COUNCIL'S DIRECTION TO RESOLVE THE CONFLICT BETWEEN THE 2005 MASTER PLAN AND THE CITIZEN'S PETITION, WE RECOMMEND OR CAN SUPPORT, SCENARIO TWO WITH THE FOUR CAVEATS PLUS THE FIFTH ONE:

5. *THAT PASEO DEL NORTE NOT BE CONNECTED TO TRANSMOUNTAIN PROVIDED THE FIRE DEPARTMENT CAN PROVIDE SAFE ACCESS TO THE NEIGHBORHOOD WITHOUT THAT CONNECTION."*

After Ms. Martich restated her motion, the following commented and/or asked questions:

1. Chair Wakeem
2. Mr. Addington
3. Ms. Martich
4. Mr. Padilla
5. Mr. Provencio
6. Ms. Barney (?)
7. Chair Wakeem gave background information

8. Ms. Aduato added the 2005 Master Plan, approved by the City, has since expired. There is no valid Master Plan for the area currently.
9. Ms. Martich
10. Ms. Cuellar

PROPOSED AMENDMENT – MS. MARTICH:

... "THAT THE STATEMENT GO TO CITY COUNCIL FROM THE OPEN SPACE ADVISORY BOARD TO READ: AS A PROPONENT OF OPEN SPACE AND IN RESPONSE TO STRONG PUBLIC SUPPORT, WE THE OPEN SPACE ADVISORY BOARD RECOMMENDS THE CITY COUNCIL CONSIDER AN OPTION OF NO DEVELOPMENT WITHIN THE STUDY AREA. IN RESPONSE TO THE COUNCIL'S DIRECTION TO THE OPEN SPACE ADVISORY BOARD TO RESOLVE THE CONFLICT BETWEEN THE 2005 MASTER PLAN AND THE CITIZEN'S PETITION, WE SUPPORT DOVER KOHL SCENARIO TWO WITH THE FOUR CAVEATS, AND THE FIFTH BEING ADDED FOR PASEO DEL NORTE.

Ms. Thomas accepted Ms. Martich's proposed amendment to the motion language.

The following commented and/or asked questions:

1. Mr. von Finger suggested added the following language to the motion ... 'In the event that Council does not accept/vote in favor of the fourth option, then we support ...'.
2. Chair Wakeem
3. Ms. Martich clarified the word "however" has come out. It has come as two statements, one of support for "no development". But the second statement Ms. Martich thought, as a Board appointed by City Council Representative Lilly answering to City Council, we must recognize that they gave us a direction to consider Dover Kohl's options and we owe it to them to pick one.

Chair Wakeem called for the question. Chair Wakeem asked if Board Members had any objection(s) to the question. Messrs. Addington and Tolbert objected.

Mr. Addington proposed changing the word "strong" to "overwhelming" in the motion.

Ms. Martich felt the word "strong" was appropriate. She did not accept Mr. Addington's amendment to the motion.

Chair Wakeem asked if Mr. Addington would like to amend the motion language.

Mr. Addington clarified his proposed amended motion language "overwhelming support at the charettes". There was no second for Mr. Addington's proposed amended motion language. Motion failed.

Ms. Martich restated her motion.

FINAL MOTION RESTATED:

Motion made by Ms. Martich, seconded by Mr. Thomas AND CARRIED AS A PROPONENT OF OPEN SPACE AND IN RESPONSE TO STRONG PUBLIC SUPPORT WE, THE OPEN SPACE ADVISORY BOARD, RECOMMENDS THE CITY COUNCIL OF EL PASO CONSIDER AN OPTION OF NO DEVELOPMENT WITHIN THE STUDY AREA. IN RESPONSE TO CITY COUNCIL'S DIRECTION TO RESOLVE THE CONFLICT BETWEEN THE 2005 MASTER PLAN AND THE CITIZEN'S PETITION, WE SUPPORT DOVER KOHL'S SCENARIO NUMBER TWO, WITH THE FOLLOWING FIVE ADDITIONAL RECOMMENDATIONS.

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

NAY: Ms. Balin

Motion passed.

5. Adjournment

MOTION:

Motion made by Mr. Thomas, seconded by Ms. Burt and UNANIMOUSLY CARRIED TO ADJOURN.



City of El Paso – City Plan Commission Staff Report

Case No: SUSU2-00019 Cimarron Unit One Replat A
Application Type: Resubdivision Combination
CPC Hearing Date: April 5, 2012
Staff Planner: Raul Garcia, 915-541-4935, garciar1@elpasotexas.gov
Location: North of Northern Pass and East of Resler
Acreage: 0.4211 acre
Rep District: 1
Existing Use: Single-family residence
Existing Zoning: R-3A/c (Residential/condition)
Proposed Zoning: R-3A/c (Residential/condition)
Nearest School: Hut Brown Middle School (1.64 miles)
Nearest Park: Cimarron Park (0.30 mile)
Park Fees: N/A (Parkland requirements were met with the original plat and the applicant in not increasing density.)
Impact Fee Area: Not in Impact Fee Area
Property Owner: Ernesto A. Ochoa and Lluvia Torres
Applicant: Ernesto A. Ochoa and Lluvia Torres
Representative: CAD Consulting Co.

SURROUNDING ZONING AND LAND USE

North: R-3A/c (Residential/condition)/ Single-family development
South: R-3A/c (Residential/condition)/ Vacant
East: R-3A/c (Residential/condition)/ Vacant
West: R-3A/c (Residential/condition)/ Single-family development

THE PLAN FOR EL PASO DESIGNATION: G4 Suburban

APPLICATION DESCRIPTION

With this replat the applicant proposes to remove a private open space easement that existed on the original plat. The applicant is providing a 10' wide pedestrian easement to provide for pedestrian connectivity to a future abutting park site to the south.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **pending** of Cimarron Unit One Replat A on a **Resubdivision Combination** basis subject to the following conditions and requirements:

Planning Division Recommendation:

Approval.

Engineering & Construction Management-Land Development:

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

- No Objection

Department of Transportation:

Transportation does not object to the proposed subdivision; but provides the following comment:
1. Additional driveways to be located on the proposed subdivision shall be coordinated with the Department of Transportation to ensure adequate sight visibility as the lot is located on a curve.

Note: All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

Parks and Recreation Department:

We have reviewed Cimarron #1 Replat "A", a re-subdivision combination plat map which is composed of One Single-family dwelling lot; applicant is proposing to remove the "Private Common Open Space Area" with-in lot therefore, we offer Applicant / Developer the following comments:

1. Parks Department recommends against the removal of said "Private Common Open Space Area" since this area has been carefully planned /coordinated with the "Original Developer" and serves as the main pedestrian / walking connectivity route from the existing park located within Cimarron #1 and the two (2) proposed "Parks" & "School Site" within the adjacent subdivision known as Cimarron Sage #2 which will serve all the residents within this area.
2. Also, please note that per recorded covenants Instrument No. 20070089231 for the "Original Subdivision" known as Cimarron Unit One, per Chapter 19 – Changes in the Common Areas, Section 19.3 – Partition, the "Common Area" shall remain undivided, and no Person shall bring any action to partition of the "Common Area" with-out the written consent of all Owners and Mortgages which are the governing authority.
3. Any disturbance to this area needs to be stabilized, restored, and re-vegetated if required by the restrictive covenants.
4. Also, please note that construction drawing for the two (2) parks have been reviewed and approved since 08/01/2011

El Paso Water Utilities:

Pending.

Stormwater:

Pending.

El Paso Fire Department:

Pending.

911

Pending.

Sun Metro:

Pending.

El Paso Electric Company:

Pending.

Texas Gas Company:

Pending.

El Paso Independent School District:

Pending.

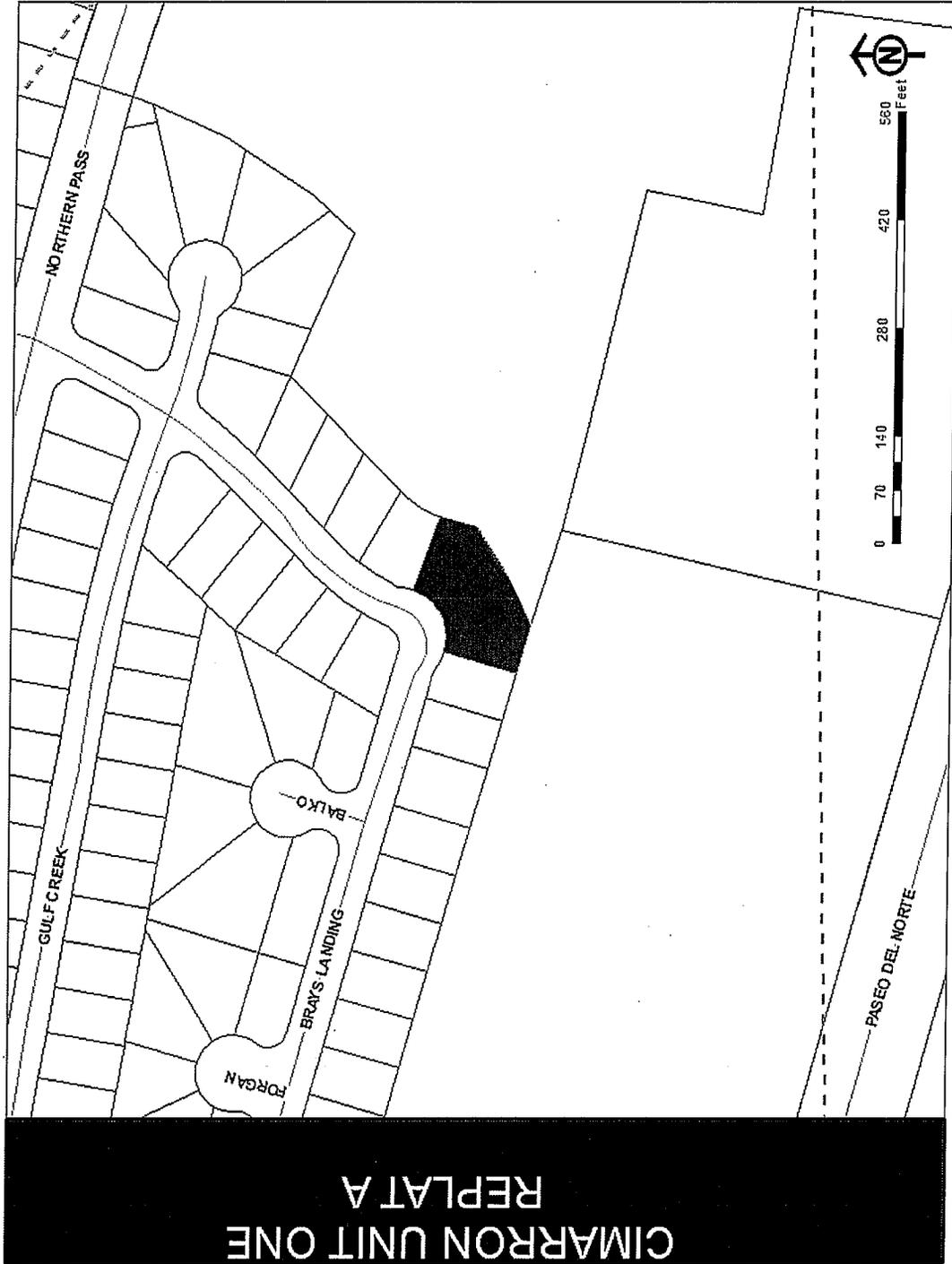
Additional Requirements and General Comments:

1. Submit to the Planning & Economic Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
 - e. Deed for property to be dedicated as parkland.
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Attachments

1. Subs in process
2. Location map
3. Aerial map
4. Aerial zoom out
5. Arroyo zoom out
6. Arroyo Aerial
7. Preliminary plat
8. Final Plat
9. Application

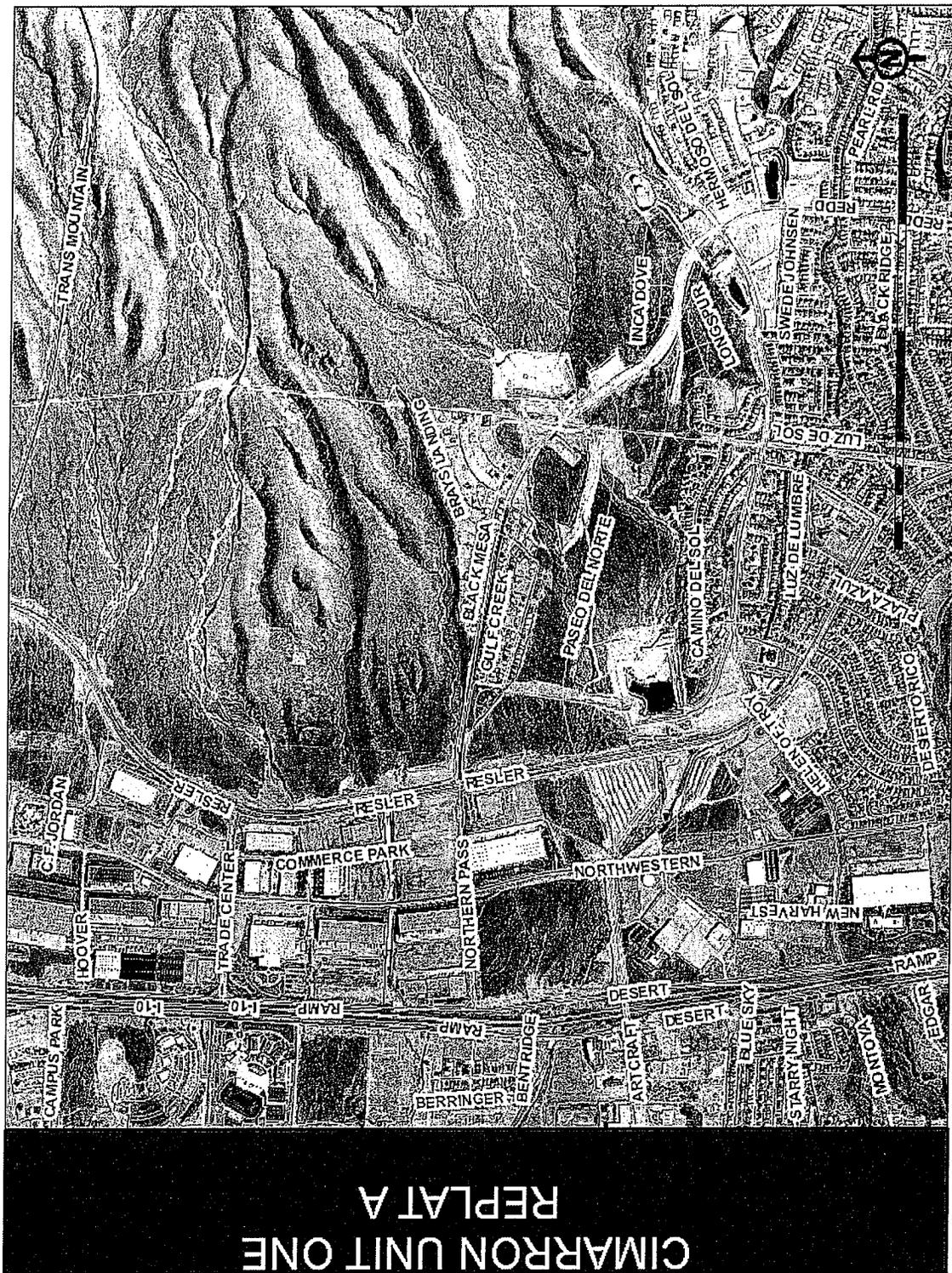
ATTACHMENT 2



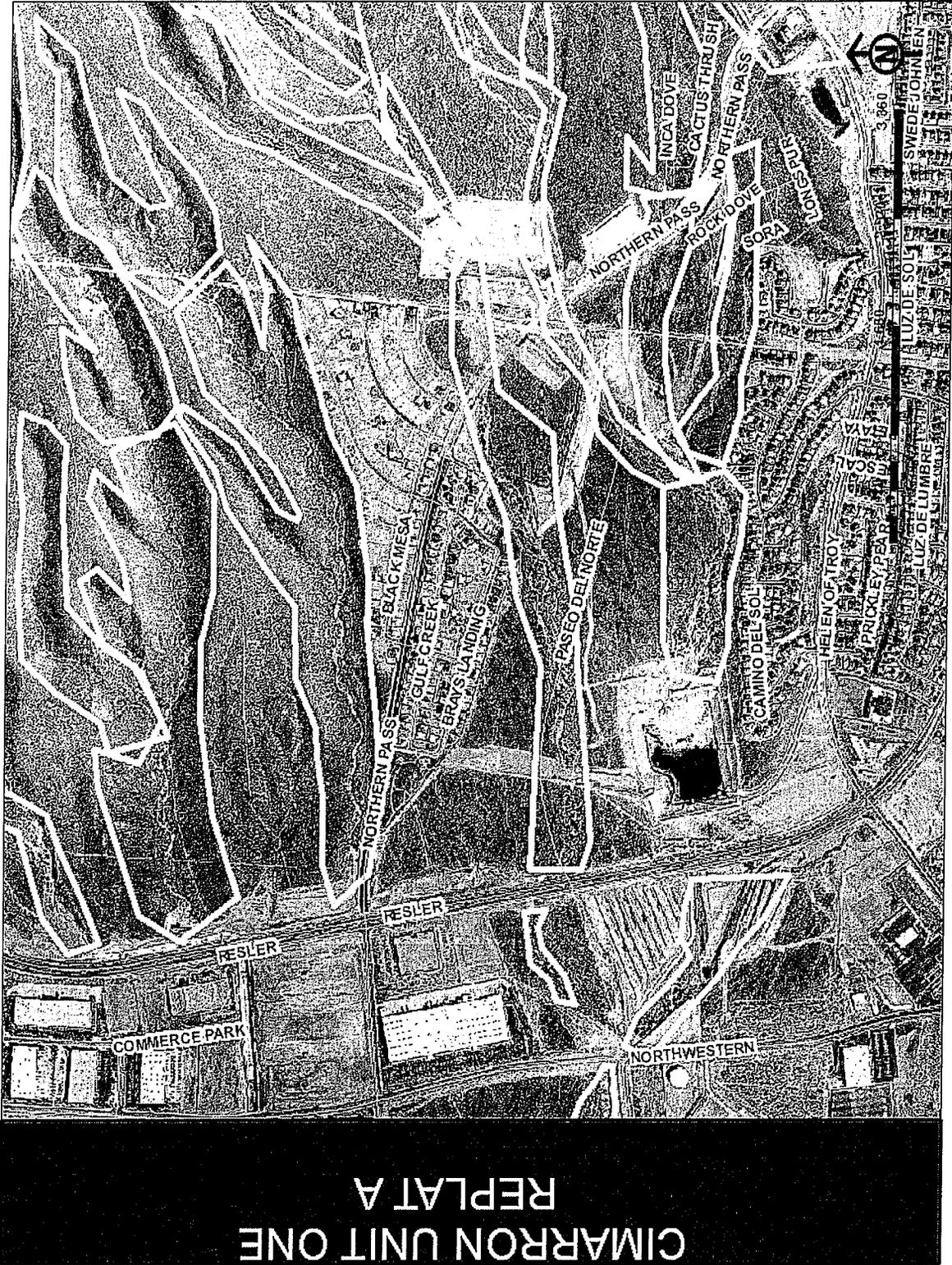
ATTACHMENT 3



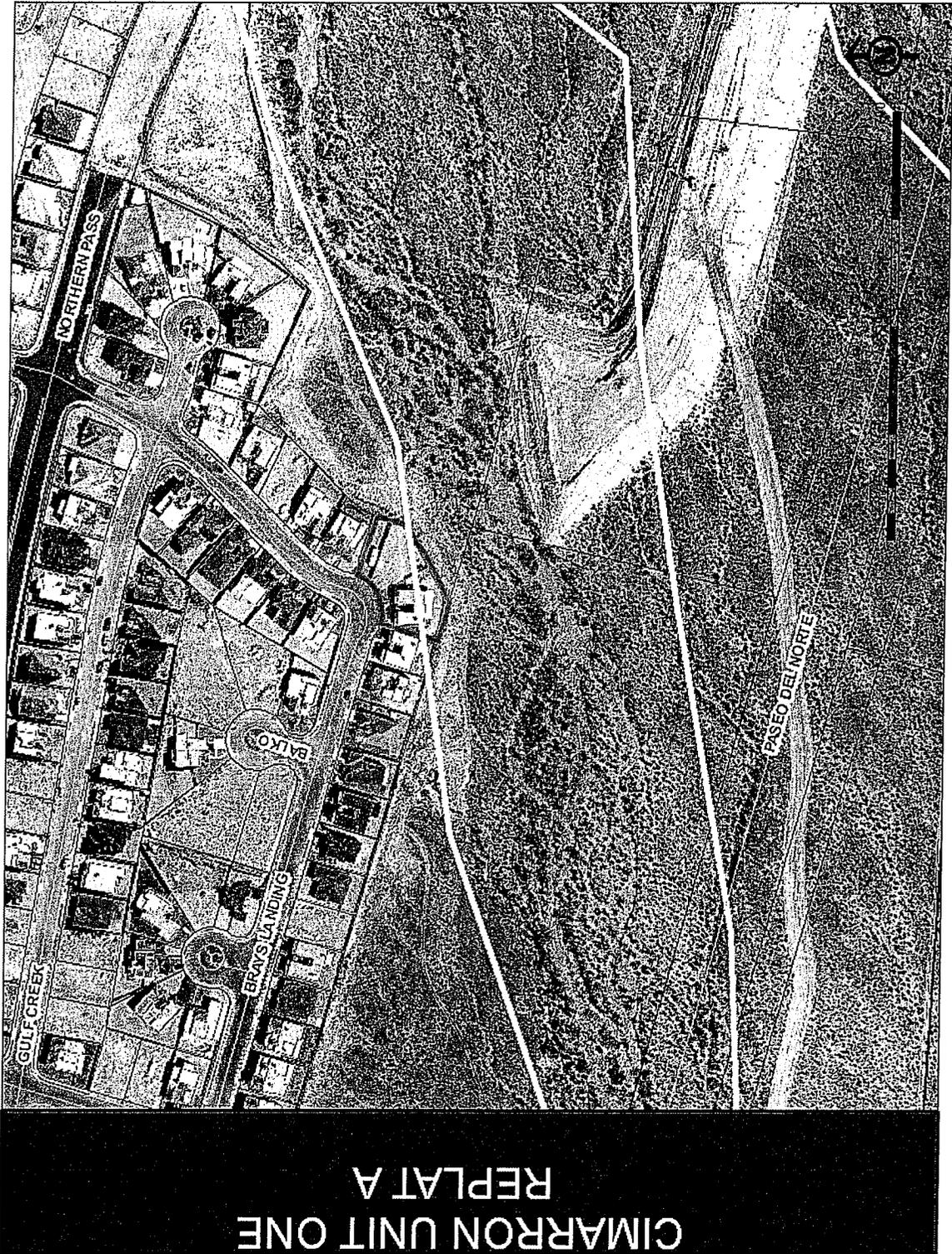
ATTACHMENT 4



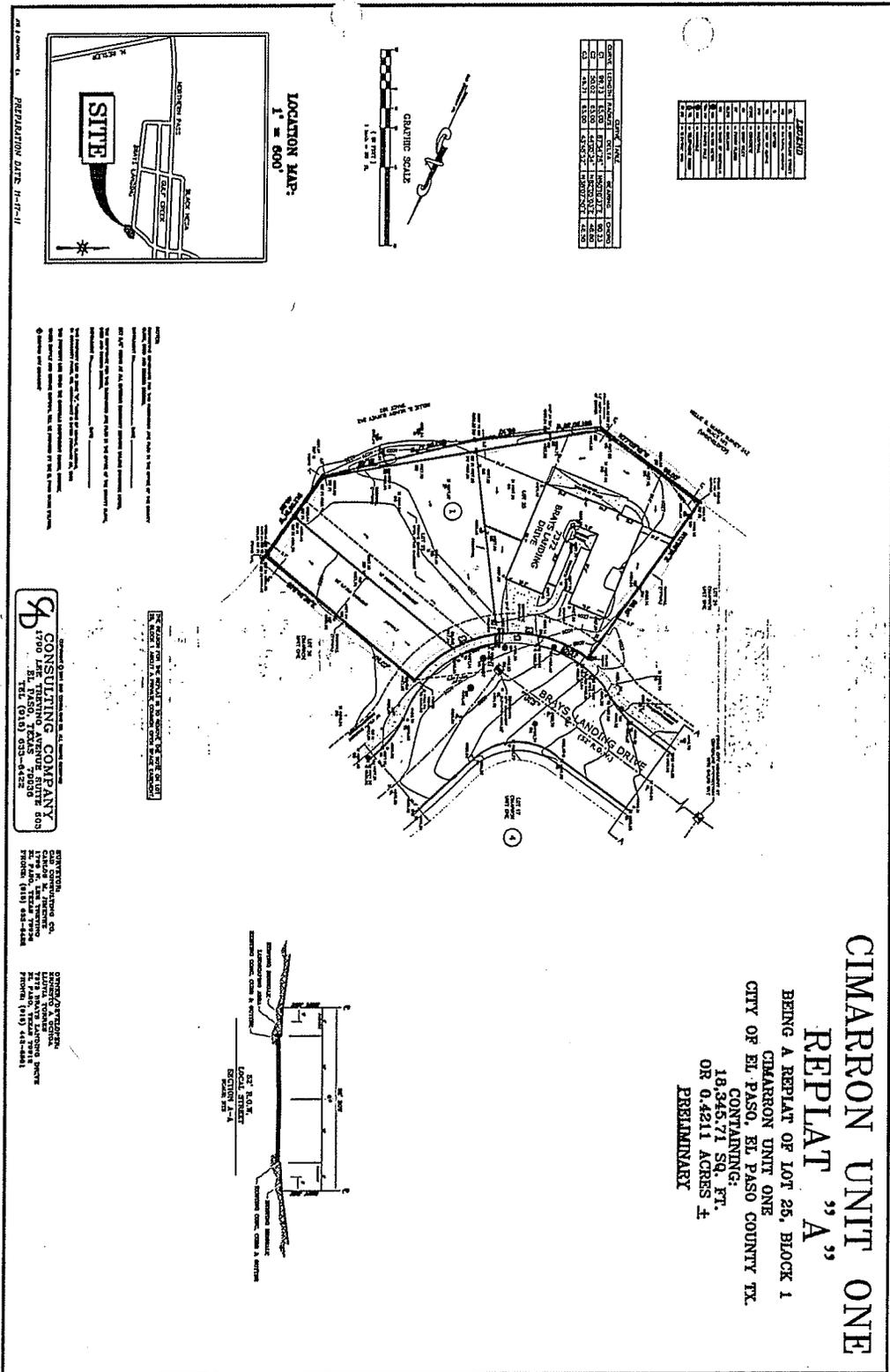
ATTACHMENT 5



ATTACHMENT 6



ATTACHMENT 7



ATTACHMET 9



**CITY PLAN COMMISSION APPLICATION FOR
RESUBDIVISION COMBINATION APPROVAL**

DATE: _____ FILE NO. SUSU12-00019
 SUBDIVISION NAME: CIMARRON UNIT ONE REPLAT A

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
LOT 25 BLOCK 1
CIMARRON UNIT ONE

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>0.4211</u>	<u>1</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	Total No. Sites	_____	_____
Commercial	_____	_____	Total (Gross) Acreage	<u>0.4211</u>	_____
Industrial	_____	_____			

3. What is existing zoning of the above described property? R3AC 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 _____ 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)

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 _____

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

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 FRANESKO OCHOA LLUVIA TORRES 443-6861
(Name & Address) (Zip) (Phone)

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

14. Engineer CAD CONSTRUCTIVE CO. 633-6422
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
FEE: \$1,083.00

OWNER SIGNATURE: Francisco Ochoa Lluvia Torres
REPRESENTATIVE: ~~_____~~

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

2011 APR 28 PM 3: 15

ORDINANCE NO. 017547

AN ORDINANCE AMENDING TITLE 20 (ZONING), CHAPTER 20.06 (ZONING DISTRICTS AND MAPS), SECTION 20.06.010, (DISTRICTS ESTABLISHED AND ENUMERATED), SECTION 20.06.020 (PURPOSE OF DISTRICTS) AND CHAPTER 20.10 (SUPPLEMENTAL USE REGULATIONS) AND APPENDIX A (TABLE OF PERMISSIBLE USES) OF THE EL PASO CITY CODE TO ADD A URBAN RESERVE DISTRICT AND ESTABLISH STANDARDS FOR THE DISTRICT TO INCLUDE USES ALLOWED IN THE DISTRICT. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, Title 20 (Zoning) of the El Paso City Code was adopted to promote the health, safety, morals and general welfare of the community; and,

WHEREAS, the El Paso City Council has determined that development under SmartCode or mixed use development provides for sustainable, transit served, pedestrian friendly growth while preserving natural open space; and,

WHEREAS, the El Paso City Code does not have a zoning district for land within the city limit that is not ready for full development but when development is ready to occur the land should be developed as a transit served, pedestrian friendly development under SmartCode or mixed use development; and,

WHEREAS, the El Paso City Council desires to add a new zoning district that will reserve land for development under SmartCode or mixed use; and,

WHEREAS, a public hearing regarding the proposed amendment was held before the City Plan Commission, and the Commission recommended approval of the amendment; and,

WHEREAS, the El Paso City Council finds that the proposed amendment as herein provided will have a positive impact upon the public health, safety, morals and general welfare of the community;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

SECTION 1. That Title 20, Zoning, Chapter 20.06, Zoning Districts and Maps, Section 20.06.010, Districts Established and Enumerated, Paragraph D, of the El Paso City Code be amended to add the following District:

D. Special Purpose District

“URD”

URBAN RESERVE DISTRICT

SECTION 2. That Title 20, Zoning, Chapter 20.06, Zoning Districts and Maps, Section 20.06.020, Purpose of District, Paragraph D, Special Districts, of the El Paso City Code be amended to add the following subparagraph:

20.06.020 Purpose of District

D. Special Districts

14. URBAN RESERVE DISTRICT (URD)

A. URBAN RESERVE DISTRICT means an area that has development value with open space opportunities. The land may not be available for development either due to a lack of necessary infrastructure to support development or because the land is owned by the City.

B. Land may be zoned URD as a means of preserving the land for sustainable, transit served, form based code development and redevelopment when such land becomes necessary to serve growth in the region. Portions of URD zoned land may have intrinsic value as open space and may contain such features as scenic corridors, view sheds, arroyos, steep slopes, or protected habitat that should remain in its natural state once development occurs.

SECTION 3. That Title 20, Zoning, Chapter 20.10, Supplemental Use Regulations, of the El Paso City Code be amended to add the following section:

20.10.555 URBAN RESERVE DISTRICT (URD)

A. When development is proposed on land zoned URD, the land shall be developed in accordance with provisions of Title 21 – SmartCode. Prior to development URD property will be rezoned SmartCode.

B. Utility Facilities and Thoroughfares within an URD Zone. Land zoned URD may be used as necessary for utility facilities and thoroughfare construction projects. Permissible uses and uses allowed by special permit are identified in Appendix A. Any thoroughfare construction projects shall comply with the Institute for Transportation Engineers (ITE) *Designing Walkable Urban Thoroughfares: A Context Sensitive Approach, An ITE Recommended Practice* as amended.

SECTION 4. That Title 20, Zoning, Appendix A, Table of Permissible Uses, of the El Paso City Code be amended as follows:

APPENDIX A

Add URD to the table of permissible uses, after NOS.

Add “X” to all uses listed under the “Use” column except for the following

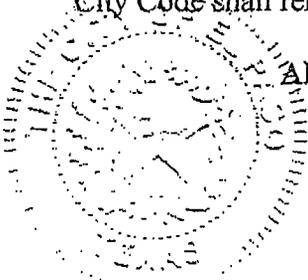
Open Space “P”
Minor Utility facility “P”
Major utility facility “S”
Streets and ROW (public or private) “S”
Detention Basin “S”

Stormwater retention pond (public/private) "S"
Transfer of Development Rights "S"

Add §20.10.555 to the "Supplemental Standards" column for the used identified above as "S" above.

SECTION 4. Except as expressly herein amended, Title 20, Zoning, of the El Paso City Code shall remain in full force and effect.

ADOPTED THIS 3rd day of May 2011.



CITY OF EL PASO

John F. Cook
John F. Cook, Mayor

ATTEST:

Richarda Duffy Momsen
Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:

Lupe Cuellar
Lupe Cuellar
Assistant City Attorney

APPROVED AS TO CONTENT:

Mathew S. McElroy
Mathew S. McElroy, Deputy Director
Planning and Economic Development
Dept.

CITY CLERK DEPT.
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