



ADVISORY BOARD MINUTES

Wednesday, January 4, 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, Richard L. Thomas, Lois A. Balin, Kevin von Finger, Charlie Wakeem, Chair

Members Absent: 2

Andres Quintana, Bill G. Addington

Planning and Economic Development Staff:

David Coronado, Lead Planner; Todd Taylor, Planner; Justin Bass, Planner; Fred Lopez, Comprehensive Plan Manager; Raul Garcia, Senior Planner; Kevin Smith, Planner; Melissa Granado, Planner

Others Present:

Lupe Cuellar, Assistant City Attorney, City Attorney's Office; Richard Garcia, Parks Planning and Development Manager; Marcia Tuck, Parks & Recreation, Open Space Trails and Parks Coordinator; Kareem Dallo, Engineering Division Manager; Jorge Azcarate, CEA Group; Judy Ackerman, citizen

1. Meeting Called to Order

Chair Wakeem called the meeting to order.

Late arrival:

Ms. Katrina M. Martich, 1:39 p.m.

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

None.

3. Discussion and Action

a. Approval of Minutes: December 7, 2011

PAGE 10 OF 17

Ms. Burt requested the following:

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)

PAGE 9 OF 14

Chair Wakeem requested the following:

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. **Chair Wakeem asked Mr. John Balliew if the Johnson Basin was natural.**
2. Mr. John Balliew, EPWU, responded to Chair Wakeem's comments. **Mr. Balliew responded the Johnson Basin was natural; additionally, the Johnson Basin was part of the Near Mountain Canyons.**

PAGE 9 OF 14, NO. 14

Chair Wakeem requested the following:

14. Mr. Valdez explained the reasons why the two Hunt arroyos at Franklin Hills were removed from the OSAB land acquisition list. **The EPWU felt that the two arroyos should be dedicated by the property owner.**

MOTION:

*Motion made by Mr. von Finger, seconded by Ms. Burt and **UNANIMOUSLY CARRIED TO APPROVE THE MINUTES FOR DECEMBER 7, 2011, AS AMENDED.***

NOT PRESENT: Ms. Martich

b. Changes to the Agenda

Mr. Coronado requested the following changes:

1. Agenda items to be heard concurrently:
3.c. (1) and 3.c. (2)
2. Agenda items to be heard concurrently:
3.c. (3), 3.c. (4) and 3.c. (5)

MOTION:

*Motion made by Mr. Thomas, seconded by Mr. von Finger and **UNANIMOUSLY CARRIED TO ACCEPT THE AGENDA AS AMENDED.***

NOT PRESENT: Ms. Martich

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

SUSU11-000120 and SUSU11-00121 were heard concurrently.

- (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 10E, 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

Mr. Bass presented **SUSU11-00120** and **SUSU11-00121** simultaneously.

Chair Wakeem asked if the Parks & Recreation Department was allowing park credits for the linear trail in Desert Springs Unit Two.

Mr. Bass responded no, not at this time because of the easement.

FOR CLARIFICATION

Mr. Jorge Azcarate, CEA Group, clarified there is a hike & bike trail that the developer is not receiving credit for.

FEMA 41A ARROYO

Chair Wakeem asked how the FEMA 41A arroyo is being handled.

Mr. Jorge Azcarate, CEA Group, explained he will be handling the flow path with a hybrid channel, leaving the bottom natural and undisturbed with stabilizing concrete lined side slopes to reduce any migration of the channel throughout the entire property.

Mr. Azcarate responded to questions from Board Members regarding the hybrid channel-natural bottom and concrete lined side slopes.

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

MOTION:

*Motion made by Mr. Tolbert, seconded by Mr. Thomas and **CARRIED TO APPROVE.***

NAY: Ms. Balin

The Motion passed. (5-1)

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

See above for comments.

SUSU11-000130, SUSU11-00131 and SUSU11-00136 were heard concurrently.

- (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

Mr. Smith presented **SUSU11-00130, SUSU11-00131, and SUSU11-0136** simultaneously.

Cimarron Sage Unit One

The applicant is proposing to develop one acre, as well as, approximately 17 acres of open space. Staff is recommending approval with the condition that the future extension of Paseo Del Norte Boulevard be filed prior to or concurrently to provide access.

Cimarron Sage Unit Two

The applicant is proposing to develop two parks; approximately ¼ of an acre and approximately 2.4 acres in size. Staff is recommending approval with the condition that the future extension of Paseo Del Norte Boulevard be filed prior to or concurrently to provide access.

Cimarron Sky Unit 2 (previously known as Cimarron Sage Unit Three)

Staff is recommending approval with the following conditions:

- That Cimarron Sage Unit Two be recorded prior to or concurrently with this subdivision to provide adequate parkland credit.
- That Cimarron Sage Unit One be recorded prior to or concurrently with this subdivision in order to provide adequate access to this subdivision.

- The City Plan Commission require the applicant to landscape the rear of the double frontage lots on Paseo Del Norte per the Subdivision Code, at that time.

MOTION:

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

- (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

See above for comments.

- (5) **SUSU11-00136:** Cimarron Sky Unit 2 – Being a portion of Tracts 1 and 34, Nellie D. Mundy Survey 242, and Tracts 1A, 1B4C and 1B5C and 1B5B2, S.J. Larkin Survey 266, City of El Paso, El Paso County, Texas
- LOCATION: South of Artcraft Road and West of Northern Pass Drive
- PROPERTY OWNER: Cimarron Hunt Communities, LLC
- REPRESENTATIVE: CSA Design Group
- DISTRICT: 1
- TYPE: Major Final
- STAFF CONTACT: Raul Garcia, (915) 541-4935, garcia1@elpasotexas.gov

See item (3) for comments.

4. **Discussion and Action** regarding Parks and Recreation Department budget for open space and trails. Contact: Marcia J. Tuck, tuckmj@elpasotexas.gov

Ms. Tuck gave a PowerPoint presentation regarding the \$12 million Parks Operating Budget. She stated that there is no money for Trails & Open Space.

The following board members commented on this item: Chair Wakeem, Ms. Martich, Mr. Thomas and Mr. von Finger.

Mr. Garcia and Ms. Tuck answered the questions from the board.

MOTION:

*Motion made by Ms. Martich, seconded by Mr. Thomas and **UNANIMOUSLY CARRIED THAT OSAB RECOMMENDS THAT THE CITY COUNCIL DIRECTS PARKS AND***

RECREATION TO EVALUATE THE USE OF NATIVE VEGETATION FOR ITS FEASIBILITY IN THE DESIGN OF THE BOTTOM OF EACH PARK POND PROJECT.

5. **Discussion and Action:** Purchase negotiations status report from EPWU regarding OSAB open space priority projects. Contact: Rudy Valdez, rvaldez@EPWU.org

Mr. Valdez was not present.

Item was postponed for two weeks.

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

Mr. Coronado put a short list together from the discussion at the December 7, 2011 OSAB meeting and noted that Staff will be creating a location map prior to presenting the information to City Council.

The following board members commented on this item: Mr. Thomas, Chair Wakeem, Ms. Martich, and Mr. von Finger.

Chair Wakeem noted the deadline to submit comments is the end of February, 2012.

Chair Wakeem noted the Subcommittee members, Ms. Burt, Mr. Tolbert, Mr. Quintana and himself, would meet next week, 1:30 p.m., City Hall Building. He asked Staff to send out an announcement.

NO ACTION WAS TAKEN.

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

Prior to her presentation ~~presentation~~, Ms. Granado distributed copies of a Staff recommended draft Ordinance. Ms. Granado explained that the Subcommittee decided to move forward with establishing standards for a Wildlife Conservancy Overlay rather than revising the NOS districts. Ms. Granado elaborated on the regulations of the Environmental and Wildlife Research Conservancy Overlay (OR Environmental and Wildlife Research Reserve).

The following board members commented on this item: Mr. Thomas, Mr. von Finger, Ms. Burt, Ms. Martich, and Chair Wakeem.

Ms. Cuellar and Ms. Granado answered questions from the board.

POINT OF INFORMATION

Mr. von Finger wondered a list of examples specifying activities and structures would be sufficient.

Ms. Cuellar responded as long as those uses, the list of activities and structures, are allowed under the C-4 zoning; an overlay would restrict those uses.

POINT OF INFORMATION

Mr. von Finger noted Keystone is currently zoned C-4 but natural open space does not prohibit those C-4 activities.

Ms. Granado responded yes; however, it would also prohibit many activities that are currently taking place.

MOTION:

*Motion made by Mr. Thomas, seconded by Mr. Tolbert and **CARRIED TO RECOMMEND APPROVAL OF THE DRAFT ORDINANCE.***

***NAY:** Mr. von Finger*

***ABSTAIN:** Ms. Balin*

- 8. **Discussion, Information and Action** concerning the ASARCO West Regulating Plan. Contact: David A. Coronado, (915) 541-4632, coronadoda@elpasotexas.gov

Mr. Coronado explained Mr. Puga has agreed to have Board Members tour the site. He asked when Board Members wanted to schedule the tour.

The morning of the 25th was decided upon

Prior to discussing the following agenda item, Chair Wakeem requested Ms. Cuellar clarify the rules regarding placing items on the agenda.

Ms. Cuellar explained that individual Board Members should not contact Staff to place items on agendas. The Chair will determine whether or not the item should be placed on the agenda.

- 8. **Discussion and Action:** Items for Future Agendas

Chair Wakeem requested that the postponed agenda item be placed on the next agenda:

- 1. Agenda Item 5 - **Discussion and Action:** Purchase negotiations status report from EPWU regarding OSAB open space priority projects. Contact: Rudy Valdez, rvaldez@EPWU.org

Mr. von Finger would like a timeline of the negotiations regarding property that the Board has recommended be purchased, including who was party to the discussions added to the item

2. Bond update.

Mr. Tolbert requested:

1. Discussion and Action on whether or not the \$400,000.00 taken out of Open Space monies for the purchase of Johnson Basin should not be returned to Open Space and that that money should be taken out of some other item.
2. The Board would like to see the EPWU-PSB financial statement for the 2010-2011 Budget.

Mr. von Finger requested:

1. Wording of previous Bond election projects, specifically Parks & Recreation projects. (Subcommittee)
2. Rio Bosque Feasibility Study

Ms. Martich requested:

First meeting in February OSAB meeting, creation of a rolling spreadsheet of motions and recommendations, Staff to provide a quarterly briefing regarding the status of those.

10. **Adjournment**

MOTION:

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

NAY: Ms. Burt