



ADVISORY BOARD MINUTES

REVISED

January 19, 2011
City Hall – 1:30 P.M.
8th Floor Conference Room
City Hall Building, 2 Civic Center Plaza

Members Present: 5

Terry Bilderback, Richard Thomas, James H. Tolbert, Kevin T. von Finger, and Charlie S. Wakeem

Members Absent:

Bill Addington, Lois Balin, Robert Ardovino and Luis Ruiz

Member Vacancies: 0

Planning and Economic Development Staff Present:

Mathew McElroy, Deputy Director – Planning; Philip Etiwe, Development Review Manager; David Coronado, Lead Planner; Kim Forsyth, Lead Planner; Melissa Granado, Senior Planner; Raul Garcia, Planner; and Arturo Rubio, Senior Planner.

Others Present:

Lupe Cuellar, Assistant City Attorney; Legal Department; Kareem Dallo, Engineering and Construction Management, Engineering Division Manager; Rudy Valdez, EPWU-PSB; Richard Garcia, Land Operations Manager, Parks and Recreation; Gwen Keefer, citizen; Carlos Jimenez, CAD Consulting Co.; Georges Halloul, SLI Engineering Inc.; Ray Mancera; Sal Masoud, Del Rio Engineering.

1. **Meeting Called to Order**

Chair Wakeem called the meeting to order at 1:33 p.m.

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

None

3. **Discussion and Action**

- a. Approval of Minutes
 - i. December 22, 2010

Chair Wakeem asked Board Members if there were any additions, corrections, or revisions.

ADDENDUM, ITEM 3. C. (1), PAGE 3

Mr. von Finger requested

From "Mr. Valdez stated the PSB agrees with what the City Plan Commission recommended."

To "*In response to Mr. von Finger's request from PSB Staff whether or not the PSB had any compromise of their own*, Mr. Valdez stated the PSB agrees with what the City Plan Commission recommended."

MOTION:

Motion made by Mr. von Finger, seconded by Mr. Thomas and UNANIMOUSLY CARRIED TO APPROVE THE MINUTES FOR DECEMBER 22, 2010, AS AMENDED.

ii. January 5, 2011

Chair Wakeem asked Board Members if there were any additions/corrections/revisions.

REVISION, ITEM 5, PAGE 3

Chair Wakeem revised the following:

From "Chair Wakeem turned over copies of the Plan to staff ..."

To "*Chair Wakeem turned over copies of the Texas Parks and Wildlife 2010 Management Plan* to staff ..."

MOTION:

Motion made by Mr. von Finger, seconded by Mr. Thomas and UNANIMOUSLY CARRIED TO APPROVE THE MINUTES FOR JANUARY 5, 2011, AS AMENDED.

b. Changes to the Agenda

Staff requested 3. c. (2) ZON10-00116 be postponed two weeks, per the applicant's request.

MOTION:

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

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

- | | | |
|------------|---------------------|---|
| (1) | ZON10-00109: | All of Tract 8, Section 15, Block 81, TSP 2, T&P R.R. Surveys, City of El Paso, El Paso County, Texas |
| | LOCATION: | 6331 Alabama Drive |
| | ZONING: | R-4 (Residential) |
| | REQUEST: | From R-4 (Residential) to C-4 (Commercial) |
| | EXISTING USE: | Social/Fraternal Club |
| | PROPOSED USE: | Ballroom/Dance Hall |
| | PROPERTY OWNER: | El Maida Shrine Temple |

REPRESENTATIVE: Steve Roberts and Ray Mancera
DISTRICT: 4
STAFF CONTACT: Arturo Rubio, 915-541-4633, rubioax@elpasotexas.gov

Mr. Art Rubio gave a PowerPoint presentation and explained the applicant is proposing to rezone the property from R-4 (Residential) to C-4 (Commercial to allow for a ballroom/dance hall. The 2025 Projected Land Use Map for the Northeast Planning Area designates the property for residential use. Furthermore, the conceptual site plan shows an existing social/fraternal club; however, the applicant is requesting a new use, ballroom/dance hall, Staff is recommending *denial* of the request due to the incompatibility of the surrounding area. Staff did not receive any phone calls, emails or letters in opposition to or in support of the request. Transportation Staff is requesting a TIA (Traffic Impact Analysis) in the event C-4 (Commercial) rezoning is approved. The subject property is located within the Hillside Development Area (HDA) and Planned Mountain Development (PMD); PMD is zoned residential. For the Board, Staff explained C-4 (Commercial) zone permitted uses. Staff noted the property may also be rezoned C-3/sp (Commercial/special permit); however, Staff is opposed to any other commercial uses due to the surrounding residential and abutting land uses.

Ms. Cuellar clarified currently the applicant may rent the ballroom/dance hall for an event, e.g., wedding, even though the event is not sponsored by the social/fraternal club.

Mr. Ray Mancera, representing the applicant and El Maida Shrine Temple member, introduced Mr. David **Millis**, El Maida Shrine Temple member, and explained the applicant is attempting to legitimize the operation we have here. In addition, the applicant is willing to exclude any obnoxious C-4 zone uses, i.e., adult entertainment, light manufacturing.

Mr. Thomas asked Staff if the objection to rezoning the property C-1/sp or C-2/sp were the fees involved.

Ms. Forsyth clarified it would have to be C-3/sp.

MOTION:

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

For clarification, Mr. Mancera asked, as far as open space having a negative impact on what we currently have, does the Board find what currently exists objectionable.

Chair Wakeem assumed the intention of the Board is to recommend denial based on the possibility of intense use.

- (2) **ZON10-00116:** A portion of Tract 1, E.D. Strong Survey No. 217, City of El Paso, El Paso County, Texas
- LOCATION: East of Grand Teton Drive and North of Shasta Drive
- ZONING: PMD (Planned Mountain Development)
- REQUEST: Detailed Site Development Plan Review required by PMD District
- EXISTING USE: Vacant
- PROPOSED USE: Multi-family dwellings/Apartments
- PROPERTY OWNER: Investment Builders, Inc.
- REPRESENTATIVE: Wright & Dalbin Architects, Inc.
- DISTRICT: 1
- STAFF CONTACT: Arturo Rubio, 915-541-4633, rubioax@elpasotexas.gov

MOTION:

*Motion made by Mr. von Finger, seconded by Mr. Tolbert and **UNANIMOUSLY CARRIED TO POSTPONE ZON10-00116 TWO WEEKS, PER THE APPLICANT'S REQUEST.***

- (3) **ZON10-00092:** Lots 1-24, Block 1, Coronado Springs, City of El Paso, El Paso County, Texas
- LOCATION: Silver Springs Drive, East of Thunderbird Drive
- ZONING: PR-II/sc (Planned Residential II/special contract)
- REQUEST: Detailed Site Development Plan Review per special contract dated January 14, 1979
- PROPOSED USE: Apartments
- REPRESENTATIVE: Del Rio Engineering, Inc.
- DISTRICT: 1
- STAFF CONTACT: Esther Guerrero, (915) 541-4720, guerreroex@elpasotexas.gov

Ms. Forsyth gave a PowerPoint presentation and explained Board Members approved the plat at the December 8, 2010, OSAB meeting. Due to the special condition, Staff is submitting a detailed site development plan review. The property is approximately 5.68 acres and currently vacant and zoned PR-II/sc (Planned Residential II/special contract). The site plan shows an apartment complex that will include 50-2 bedroom units, club house with swimming pool, office, storage and natural open space. Access will be via Silver Springs Drive. The apartment units are clustered towards the front of the property, the rear of the property is designated undisturbed open space, a walking path around the perimeter; additionally, as required by the Fire Department, a circular traffic turnaround in the middle. Transportation Staff has no issues with the proposed request. The applicant has adjusted the location of the rock wall so as not to encroach in city Right-of-Way; the applicant will not be developing the slope.

Ms. Forsyth highlighted the following contract conditions:

- a. submittal and review of a detailed site plan;
- b. construction of a 120-wide road;
- c. not more than 10 dwelling units permitted on parcel (Parcel No. III)
- d. not more than 14 dwelling units permitted on parcel (Parcel No. II)

Mr. Sal Masoud, Del Rio Engineering, concurred with Staff comments. He explained the applicant would not be demolishing any existing retaining walls. The apartment units are rentals, not for sale. Mr. Masoud was unsure whether or not the parking lighting would affect the above homes. He would work with the affected property owners.

MEMBER OF THE PUBLIC

Ms. Gwen Keefer, 509 Spring Crest Drive; spoke in opposition to the request; additionally, she mentioned, meeting with the applicant, contractor, engineer, has been difficult or non-existent.

Mr. Kareem Dallo commented on the drainage easement and possible drain off direction; however, he stated he has not yet seen the drainage plan.

MOTION:

Motion made by Mr. Thomas, seconded by Mr. Tolbert and CARRIED TO APPROVE PER STAFF RECOMMENDATION.

NAY: Mr. von Finger

Motion passed 4-1

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

- (1) **SUB11-00010:** Cumbre Estates Unit 1 Amending – Being an amendment of Lots 49 and 50, Block 2, Cumbre Estates Unit 1 Amending Plat, City of El Paso, El Paso County, Texas
- LOCATION: East of Grand Teton Drive and North of Shasta Drive
- PROPERTY OWNER: Mountain Vista Builders and Belkin Capital Investments
- REPRESENTATIVE: CAD Consulting
- DISTRICT: 1
- APPLICATION TYPE: Amending Plat
- STAFF CONTACT: Raul Garcia, (915) 541-4935, garciar1@elpasotexas.gov

Mr. Raul Garcia gave a PowerPoint presentation and noted the amending plat is reviewed administratively; however, the property is located in the Mountain Development Area (MDA) and before the Board for today. The applicant is

proposed two single-family lots measuring 8,649 and 8,758 square feet in size with access from Grand Teton Drive. The applicant is amending the plat to move the lot line between the two lots in order for the proposed development to meet the side setback requirement. The plat is in compliance with the open space required in the PMD zone. Staff recommends approval.

Mr. Carlos Jimenez, CAD Consulting, representing the applicant, was present.

MOTION:

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

4. **Discussion and Action** on an Ordinance amending the 2025 Proposed Thoroughfare System as detailed in the Map Atlas of The Plan for El Paso and its related documents as originally approved by El Paso City Council in 1999, and as subsequently amended, to delete Southwestern Drive, Northwestern Drive, and an unnamed east-west collector arterial as collector arterials north of Redd Road, south of Helen of Troy Drive, and east of Interstate Highway 10. Contact: Melissa Granado, (915) 541-4730, granadom@elpasotexas.gov

Ms. Granado gave a PowerPoint presentation and explained the request is to amend the Major Thoroughfare Plan to delete three proposed Collector Arterials based on existing conditions:

1. Southwestern Drive, developed and identified through various approved subdivisions;
2. Northwestern Drive, developed and identified through various approved subdivisions;
3. Unnamed east-west arterial, projected through what is currently platted as a drainage right-of-way and classified as an arroyo.

Ms. Granado noted the amendment request is located in the hillside development area. Texas Department of Transportation (TxDOT), the El Paso Metropolitan Planning Organization, Department of Transportation and Planning and Economic Development recommend approval of the amendment request.

MOTION:

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

5. **Discussion, Information, and Action** on maintaining access to the State Park through existing trailheads and neighborhood.
Contact: Eddie García, (915) 541-4638, garciaez2@elpasotexas.gov

Mr. Raul Garcia explained previously Board Members had requested Staff review the Subdivision Code regarding access to open spaces. Title 19, Roadway Section, requires access for pedestrians to park and open space areas. GIS Staff is currently identifying all trailheads in the City; GIS Staff will add a trailhead map layer which Staff will incorporate in the Subdivision review process.

Board Members discussed Ocotillo Estates, a gated community, preventing public access to trailheads.

Ms. Cuellar explained the provision of the code does not accomplish what Board Members are asking. *Additionally, Ms. Cuellar will research whether or not there might be other gated communities that are preventing public access to trailheads and the State Park. Furthermore, Ms. Cuellar will research whether or not preventing public access to trailheads and the State Park is in violation of Title 19, Subdivision Code. Chair Wakeem requests Staff research whether or not the City Plan Commission, according to that Code, granted an exception at the Ocotillo Estates, at Calle Lago and report back to him Staff's findings.*

MOTION:

Motion made by Mr. Tolbert, seconded by von Finger AND UNANIMOUSLY CARRIED THAT STAFF LOOK AT THIS PROVISION OF THE SUBDIVISION CODE AND REVISE, TO MAKE CALLE LAGO AS AN EXAMPLE.

6. **Discussion and Action** on how to proceed with developing standards for the Hillside Development Area. Contact: Mathew McElroy, (915) 541-4193, mcelroymx@elpasotexas.gov

Prior to today's meeting, Mr. McElroy explained to the Chair that the City Manager wants to move forward on this, depending on the budget. The City Manager will know by April or May whether or not a consultant can be hired.

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

- Mr. Tolbert requested Planning Staff, perhaps Mr. McElroy, give a thorough presentation on Smart Codes.

Mr. von Finger requested:

1. Update on Mr. Puga's briefing regarding ASARCO and Open Space;
2. Staff Report regarding proposed west side development that will impact jurisdictional water of the U.S. (Arroyo FEMA Flow Path 38). To include all paperwork, permits, briefing on the Conditional Letter of Map Revision (CLOMR), U.S. Army Corp of Engineer representative (Mr. Gatewood).
3. Discussion regarding the design of the Doniphan Drain/Ditch across from the Keystone Heritage Park. Hydrologists believe the ditch baseline affects the Keystone water level, additionally, has the baseline changed and will there be any negative impact on the wetland.
4. Briefing/Update regarding Board Members recommendation to create wildlife access in ponding areas.

Board Members and Staff discussed the Natural Open Space Ordinance coming before City Council, the Subdivision Code and parking for pedestrians accessing trailheads/park credit for parking and the Comprehensive Plan Committee meeting room layout.

Chair Wakeem encouraged Board Members to attend the Comprehensive Plan Committee and Comprehensive Plan charrette February meetings.

When the Comprehensive Plan meetings begin, Ms. Cuellar suggested a standing agenda item "Report from the Chair regarding Comprehensive Plan."

8. Adjournment

MOTION:

*Motion made by Mr. von Finger, seconded by Mr. Tolbert and **UNANIMOUSLY CARRIED TO ADJOURN THE MEETING AT 2:43 P.M.***

Minutes prepared by Donna Martinez