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## ADVISORY BOARD MINUTES

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Wednesday, June 8, 2011, 1:30 P.M.  
8<sup>th</sup> Floor Conference Room  
City Hall Building, 2 Civic Center Plaza

**Members Present: 7**

*Bill Addington, Robert Ardovino, Lois Balin, Richard L. Thomas, James H. Tolbert, Kevin von Finger, and Charlie S. Wakeem*

**Members Absent: 1**

*Luis Ruiz*

**Member Vacancies: 1**

**Planning and Engineering and Construction Management Staff:**

*Mathew McElroy, Deputy Director – Planning, David Coronado, Lead Planner; Melissa Granado, Senior Planner; Eddie Garcia, Lead Planner; Art Rubio, Senior Planner; Frank Delgado, Planner; Kevin Smith, Planner; Andrew Salloum, Planner; Martha Macias, Accessibility Specialist*

**Others Present:**

*Lupe Cuellar, Assistant City Attorney, Legal Department; Rudy Valdez, EPWU-PSB; Richard Garcia, Land Operations Manager, Parks and Recreation; Gonzalo Cedillos, EPWU-PSB StormWater; Kareem Dallo, Engineering Division Manager, Engineering & Construction Management; Michelle Padilla, Senior Planner, Department of Transportation; Sandra Hernandez, Planner, Department of Transportation; Carmen Arrieta-Candelaria, Financial Services CFO; Sal Alonzo, CSA Design Group; Georges Halloul, SLI-Engineering; Conrad Conde and Yvonne Curry, Conde, Inc.; Leo Betancourt, TxDOT; Katrina M. Martich, P.E., CPESC, citizen; Janea Renault, citizen*

**1. Meeting Called to Order**

*Chair Wakeem called the meeting to order at 1:31 p.m.*

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

*None*

3. **Discussion and Information:** Funding sources available for open space acquisition. Contact: Carmen Arrieta-Candelaria, (915) 541-4293, [arrietacx@elpasotexas.gov](mailto:arrietacx@elpasotexas.gov)

Ms. Carmen Arrieta-Candelaria distributed copies of her PowerPoint presentation “Funding Mechanisms for the Open Space Master Plan”.

Recommended Funding Strategies – General Obligation Bonds (GOB)

Ms. Arrieta-Candelaria explained the Open Space Advisory Board could develop and submit a project, during the “call for projects” phase, to the project manager in charge of the GOB. The project would go through the Engineering and Construction Management review/cost estimate, public hearing, City Council obligation, etc., processes and ultimately; if approved by City Council, placed on the voter ballot. The approximate timeline, from start to finish, would be 18 months.

Recommended Funding Strategies – Grants

Point of Information – Mr. von Finger asked if Board Members could submit a list of parcels for acquisition, potential costs, etc., to Ms. Arrieta-Candelaria.

Ms. Arrieta-Candelaria would welcome that. She could make a funding determination then match funding with the need.

Recommended Funding Strategies – Land Trust

Chair Wakeem noted the city’s only land trust received its first grant, \$80,000.00. He and Ms. Arrieta-Candelaria would schedule a meeting to discuss possible land acquisitions via land trust(s).

4. **Discussion and Action**

- a. Approval of Minutes: May 25, 2011

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

**PAGE 3 OF 8, LAST SENTENCE OF THE PAGE**

Mr. Tolbert revised “**concaved**” to “**concrete**”.

No further revisions from the Board.

**MOTION:**

*Motion made by Mr. Thomas, seconded by Mr. von Finger, and **UNANIMOUSLY CARRIED TO APPROVE THE MINUTES FOR MAY 25, 2011, AS AMENDED.***

**NOT PRESENT:** Ms. Balin and Mr. Ardovino

b. Changes to the Agenda

*None.*

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

- (1) **SUSU11-00041:** Cimarron Sage Commercial Park – Being a portion of Tract 1A2, Nellie D. Mundy Survey 242, and Tract 1B5, S.J. Larkin Survey 266, City of El Paso, El Paso County, Texas
- LOCATION: East of Resler Drive South of Northern Pass Drive
- PROPERTY OWNER: Hunt El Paso Investment, LTD
- REPRESENTATIVE: CSA Design Group
- DISTRICT: 1
- APPLICATION TYPE: Minor
- STAFF CONTACT: Kevin Smith, (915) 541-4903, [smithkw@elpasotexas.gov](mailto:smithkw@elpasotexas.gov)

Mr. Smith gave a PowerPoint presentation and explained the item is part of the Ranchos Las Lomas Land Study. This subdivision is located within the Hillside Development Area (HDA). The applicant is proposing two commercial sites. Staff has not received any adverse comments. **STAFF RECOMMENDS APPROVAL WITH THE CONDITION THAT CIMARRON SAGE UNIT ONE BE RECORDED PRIOR TO CIMARRON SAGE COMMERCIAL PARK IN ORDER TO PROVIDE AN ADDITIONAL POINT OF ACCESS.**

Mr. Sal Alonzo, CSA Design Group, noted the arroyos are FEMA recognized; 38A and 38B. The LOMR has been submitted; he believed the public had no objections to the LOMR. Additionally, the city will be receiving a revised map letter within the next seven to 10 days regarding the removal of a parcel.

Chair Wakeem asked if any members of the public wished to comment. There were none.

No further questions or comments from the Board.

**MOTION:**

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

(2)        **SUSU11-00042:**        Cimarron Sage Unit Three – Being a portion of Tracts 1 and 3A, Nellie D. Mundy Survey 242, and Tracts 1A, 1B4C, 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

APPLICATION TYPE:        Major Preliminary

STAFF CONTACT:        Frank Delgado, (915) 541-4238, [delgadofx@elpasotx.gov](mailto:delgadofx@elpasotx.gov)

Mr. Delgado gave a PowerPoint presentation and explained the property is approximately 20 acres in size and currently vacant. The applicant is proposing 70 single-family residential lots and one commercial lot. The proposed development complies with the Cimarron Sage Land Study approved by the City Plan Commission on March 10, 2011. Staff received no adverse comments. **PLANNING STAFF AND THE DCC (DEVELOPMENT COORDINATING COMMITTEE) RECOMMEND APPROVAL WITH THE FOLLOWING CONDITIONS:**

1. That the applicant comply with the condition, imposed by Ordinance 15672, passed by Council on January 3, 2004 *that a ten-foot (10') wide landscape buffer to include, but not limited to evergreen trees placed at fifteen (15) feet on center shall be required along the property line where abutting residential or apartment zoning district, This shall be in addition to the landscaping requirements of Section 20.65 of the El Paso Municipal Code and shall be required prior to the issuance of any building permits.*
2. That the instrument dedicating the offsite park, adjacent to the east of the proposed subdivision, be recorded prior to or concurrently with this subdivision in order to satisfy parkland dedication requirements.
3. That Cimarron Sage Unit One be recorded prior to or concurrently with Cimarron Sage Unit Three in order to provide connectivity to Canyon Wren Drive at its western end.

Mr. Addington wondered if there were any arroyo features within the 20 acres.

Mr. Dallo noted FEMA arroyos 38A and 38B were the same arroyos discussed previously (Cimarron Sage Commercial Park).

Mr. Sal Alonzo, CSA Design Group, concurred with Staff comments.

Chair Wakeem asked if any members of the public wished to comment. There were none.

No further questions or comments from the Board.

**MOTION:**

*Motion made by Mr. von Finger, seconded by Mr. Tolbert and CARRIED TO APPROVE WITH THE CONDITIONS STATED BY STAFF.*

**NAY:** *Mr. Addington*

Motion passed. (5-1)

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

- (1) **PZDS11-00008:** A portion of Lot 2, Block 2, Medano Heights Subdivision Replat "A", City of El Paso, El Paso County, Texas
- LOCATION: 5700 North Desert Boulevard
- ZONING: C-3/c (Commercial/condition)
- REQUEST: Detailed Site Development Plan Review per Ordinance No. 16499
- PROPOSED USE: Restaurant
- PROPERTY OWNER: E. P. Summit Investments
- REPRESENTATIVE: SLI Engineering Inc.
- DISTRICT: 1
- STAFF CONTACT: Andrew Salloum, (915) 541-4633, [salloumam@elpasotexas.gov](mailto:salloumam@elpasotexas.gov)

Mr. Salloum gave a PowerPoint presentation; Ms. Macias translated, and explained the property is 2.6 acres in size and zoned C-3/special contract. The proposed use is a 12,000 square foot restaurant. Additional conditions include:

1. 20 foot setback;
2. 20 foot landscape buffer;
3. Eight foot rock wall adjacent to residential areas

**PLANNING STAFF AND THE DCC (DEVELOPMENT COORDINATING COMMITTEE) RECOMMEND APPROVAL.**

Mr. Addington noted rocks used to build rock walls come from the mountain. He wondered if there were other buffer possibilities beside rock walls.

Mr. Georges Halloul, SLI-Engineering, had no comment.

Mr. Ardovino wondered if the park ponds could be landscaped.

Mr. Halloul noted there are no ponds associated with this project.

Chair Wakeem asked if any members of the public wished to comment. There were none.

No further questions or comments from the Board.

**MOTION:**

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

- (2) **PZDS11-00010:** Lot 1, Block 5, Los Cerritos Unit Three, City of El Paso, El Paso County, Texas
- LOCATION: 1551 Belvidere Street
- ZONING: P-R II (Planned Residential II)
- REQUEST: Detailed Site Plan Review for proposed use in P-R II (Planned Residential II)
- PROPOSED USE: Additional classrooms
- PROPERTY OWNER: Queen of Peace Catholic Church
- REPRESENTATIVE: Jorge Vergen and Jesus Jaime
- DISTRICT: 1
- STAFF CONTACT: Andrew Salloum, (915) 541-4633, [salloumam@elpasotexas.gov](mailto:salloumam@elpasotexas.gov)

Mr. Salloum gave a PowerPoint presentation; Ms. Macias translated, and explained the property is 1.37 acres and currently zoned P-R II (Planned Residential II), with an existing church. There is an approved site plan with the existing church; however, the applicant is submitting a new site plan for a classroom addition. The new site plan shows a 13,900 square foot classroom addition, with 14 additional parking spaces, to an existing parish hall and classroom building. **PLANNING STAFF AND THE DCC (DEVELOPMENT COORDINATING COMMITTEE) RECOMMEND APPROVAL, SUBJECT TO THE REQUIRED REVISIONS OR AN APPROVED EXCEPTION FROM THE DEPARTMENT OF TRANSPORTATION, TO BE FINALIZED PRIOR TO CPC (CITY PLAN COMMISSION).**

The applicant and/or representative were not present.

Chair Wakeem asked if any members of the public wished to comment. There were none.

No further questions or comments from the Board.

**MOTION:**

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

5. **Discussion and Action:** Update on Resler and Interstate Highway 10 project.

Contact: Leo Betancourt, Texas Department of Transportation, [leo.betancourt@txdot.gov](mailto:leo.betancourt@txdot.gov)

Chair Wakeem explained Board Members have concerns regarding the arroyo above Keystone and ongoing excavation. It is the Board Members' understanding that the excavation is for a deceleration lane.

Mr. Betancourt responded there will be a left turn lane. The reason the developer opposed going west of there is because TxDOT asked the engineer to improve the culvert outlet, to add some stronger riprap to minimize the erosion.

Ms. Yvonne Curry, Conde, Inc., added explanation: Furthermore, the structure was overhanging the dirt and TxDOT was worried the structure would fail. We aided them in filling that soil back up and putting loose rock to stabilize the soil so it wouldn't wash out. That's all we did in the base.

Mr. Thomas asked what was going in the median.

Mr. Betancourt responded, where the ramps converge, there will be left turn lane and a traffic signal.

Ms. Curry noted the deceleration lane would not impact the lower area.

Mr. Addington questioned if a traffic study, for TxDOT, was done. In his opinion, the location of the traffic light will anger many drivers trying to get on the I-10.

Ms. Curry responded yes, probably 2006, maybe 2007. Mr. Ralph Martinez, Martinez Engineering, did a traffic warrant study and traffic signal analysis.

**NO ACTION WAS TAKEN.**

6. **Discussion and Information:** Report by El Paso Water Utilities on the stormwater function(s) of properties to the north and south of Keystone Heritage Park.

Contact: Gonzalo Cedillos, El Paso Water Utilities, [gcedillos@epwu.org](mailto:gcedillos@epwu.org)

Mr. Cedillos gave a PowerPoint presentation and explained, per the Board Members request; he reviewed properties surrounding the Keystone Dam for stormwater purposes. He explained for the following:

- a. Lot 28 (4400 and 4420 Doniphan Dr.),
- b. Lot 44 (4360 Doniphan Dr.),
- c. Lot 45 (4400 Doniphan Dr.),
- d. Lot 54 (4500 Osborne),
- e. Lot 29 (141 Kappa Rd.),
- f. Lot 30 (221 Kappa Rd.),
- g. Lot 31 (201 Kappa Rd.),
- h. Lot 32 (I-10), and
- i. Lot 33 (161 Kappa Rd.)

1. There are no significant stormwater benefits from these high ground parcels.
2. Properties along Doniphan Dr. are commercial revenue producing high-cost real estate.
3. Flood control conversion of these properties is costly.
4. It is difficult to justify the acquisition of these properties for stormwater purposes.

Mr. Ardovino wondered if Staff would be looking into surface water becoming ground water.

Mr. Cedillos responded discussions of that nature would have to take place at upper level management. He explained the Stormwater Ordinance explains how stormwater funds will be utilized. He noted the ordinance language does not include ground water.

Ms. Cuellar suggested possibly amending the Stormwater Ordinance language to include ground water.

Chair Wakeem commented on Storm 2006 and flooding on Doniphan Drive.

Ms. Cuellar requested Board Members allow Staff to review the stormwater ordinance language. Staff will report back to the Board at the next OSAB meeting.

Mr. Valdez commented on the existing prioritized list of stormwater properties to be acquired and wondered where these proposed properties would fit in. He will take the Board Members' concerns and comments to his supervisors and report back to the Board in two weeks.

Mr. Addington commented on possibly decreasing property values on Doniphan Drive given the city will not allow the property owners to fully develop those sites, on-site ponding, etc. He asked Staff if a *spring* could be considered a stormwater function.

Mr. Cedillos responded we have already been through this exercise; however, it has not been defined. He would discuss the matter with his supervisors.

No further questions or comments from the audience.

7. **Discussion and Action** regarding the Open Space Master Plan to identify and prioritize sites for acquisition that qualify for stormwater funding, to identify and prioritize sites that do not qualify for stormwater funding, and to identify sites that should be removed from the Open Spacer Master Plan. Contact: Charlie Wakeem, [charliewakeem@sbcglobal.net](mailto:charliewakeem@sbcglobal.net)

#### Revised Priority List

Chair Wakeem made a list of the prioritized projects in the Open Space Master Plan. (copies distributed to Board and members of the audience) He explained the Open Space Master Plan priority list is more than five years old; some properties have been developed, some properties could be moved up higher on the list, and some properties should be removed from the list. *Due to the amount of work involved, Chair Wakeem suggested creating a sub-committee to work with Staff on this.*

Ms. Cuellar explained once Board Members decide on making changes to the list; the Board will then submit an amendment to the ordinance to City Council. She noted the impact of reprioritizing the list is minimal; the real issues are City Council understanding what is in the Master Plan and having the funds, if not stormwater funding, to purchase the properties.

#### East Desert Greenbelts

Chair Wakeem understood the property is either currently being developed or has been sold to developers and is ready for platting.

#### Cement Lake

Chair Wakeem noted he received an email from Representative Byrd regarding item 14 on the list, Cement Lake, a low priority item. The reason Cement Lake is a low priority item is that Cemex indicated they need the lake water to keep the dust down in their quarry locations. Furthermore, Cemex indicated they had no intention of doing anything with the lake and would keep it natural. Now, however, Cemex has put the property up for sale.

Mr. Ardovino felt Cement Lake should be a priority for stormwater acquisition.

Chair Wakeem responded Mr. Ed Archuleta, Director, EPWU-PSB, was made aware of the situation and he is looking into the PSB acquiring the property. In a follow-up email from Representative Byrd, TxDOT is also interested in the property. Assuming EPWU-PSB purchases the property; issues such as accessing the property will be remedied.

Mr. von Finger asked should the EPWU-PSB purchase the property will the property be kept in its natural state.

Chair Wakeem responded Mr. Archuleta is looking into possibly purchasing the property.

Ms. Cuellar explained properties shown on the Open Space Master Plan priority list are already considered a priority. Any amendment to the Open Space Master Plan will have to come before City Council. There is nothing that precludes the Board from recommending that the city purchase Cement Lake.

Mr. Rudy Valdez requested clarification regarding the Open Space Master Plan priority list of properties and the list of properties for stormwater use. He wondered if there would be discussion on the list of properties for stormwater use, as well, or just the Open Space Master Plan list. He noted Cement Lake is number 6 on the stormwater use list of properties.

#### Lands for Completion of the Keystone Heritage Wetlands

Mr. von Finger noted Lands for Completion of the Keystone Heritage Wetlands is not listed on the list of properties to be purchased via stormwater funding. He felt that by defining *stormwater*, Lands for Completion of the Keystone Heritage Wetlands would then be elevated to a fairly high priority position for purchase.

#### Park Ponds

Mr. Valdez understood the city has acquired some funding for park ponds, as part of the stormwater. He explained a portion of the stormwater funds will be used for the park ponds.

In his opinion, Chair Wakeem stated, parks are not natural open space. He explained the city must also provide matching funds for park improvements. Due to recent the recent elections, he suggested the matter be postponed.

Chair Wakeem asked if any members of the public wished to comment. There were none.

No further questions or comments from the Board.

#### **MOTION:**

*Motion made by Mr. Ardovino, seconded by Mr. Thomas and **UNANIMOUSLY CARRIED TO POSTPONE UNTIL AFTER JULY 1ST.***

#### **MOTION:**

*Motion made by Mr. Ardovino, seconded by Ms. Balin and **UNANIMOUSLY CARRIED TO MAKE A RECOMMENDATION TO CITY COUNCIL THAT CEMENT LAKE BE MOVED TO THE HIGHEST PRIORITY ON THE OPEN SPACE MASTER PLAN PRIORITY LIST.***

8. **Discussion and Action:** Update on providing pedestrian access to designated state trailheads. Contact: Richard Garcia, (915) 541-4087, [garciag@elpasotexas.gov](mailto:garciag@elpasotexas.gov)

Mr. Garcia gave a PowerPoint presentation and distributed copies of the "Proposed State Trailheads" priority list, trailheads listed in High, Medium and Low Priority. Per the March 15<sup>th</sup> City Council agenda item approved by Council, "Discussion and action on a recommendation by the Open Space Advisory Board that the City Manager direct staff to coordinate with the necessary State agencies, Home Owner Associations, and if necessary, amend Title 19, to provide pedestrian access to designated state trailheads" he has met with Dr. Cesar Mendes, Superintendent of State Parks. He asked Dr. Mendes to provide him a trail map of existing

trailheads and requested Dr. Mendes prepare a trail map/list of future trailheads. Several meetings with Planning, Parks & Recreation and State Parks Staff and the OSAB sub-committee were held to discuss the map/list of future trailheads and issues associated with those trailheads. Staff and others recently visited the future trailheads and since revised the previous trailhead list. Mr. Garcia went down the list and made comments on each proposed trailhead

#### North Stanton @ 1000 Steps

Chair Wakeem understood North Stanton @ 1000 Steps was moved from the Medium Priority to the High Priority list, for a total of seven High Priority Proposed State Trailheads.

#### Redd Road & Helen of Troy

Chair Wakeem noted, with the EPWU-PSB's approval, the Borderland Mountain Bike Association will donate monies for trees and parking lot improvements for public use.

#### Iron Rangers and Sign In Sheets

Chair Wakeem explained State statute requires anyone hiking/biking in the State Park must pay a fee.

Mr. Thomas stated it is important to sign in, as well as pay the fee; for State Park official's documentation.

Ms. Balin added individuals may purchase annual passes.

#### Accessing the Trailheads

Mr. Garcia noted Representative O'Rourke requested every subdivision, adjacent the State Park, provide easy access for individuals to the State Park.

Chair Wakeem explained every trailhead has a trail; additionally, Texas Parks and Wildlife has approved each trail.

#### MOU's and the EPWU-PSB

Mr. Ardivino wondered if there would be issues regarding the MOUs and the PSB.

The next step, Mr. Garcia explained will be to discuss not blocking access to the potential trailheads and other issues with property owners, to include the EPWU-PSB, as requested by Representative Carl Robinson. Mr. Garcia will be scheduling a meeting with Mr. Archuleta, Director, EPWU-PSB, and Staff, Mr. Justin Chapman, Hunt Companies, etc.

Mr. Rudy Valdez was unsure whether or not the EPWU-PSB had any issues/concerns regarding the MOUs.

Public Comment

Ms. Katrina M. Martich, P.E., CPESC, citizen, commented on the Chuck Heinrich Park site and an ongoing investigation, future investigation study and possible legal action. She explained it is the property owner's responsibility to notify users of any potential risk. She recommended any signage make the public aware and protect the city. She could provide information to anyone interested.

Chair Wakeem suggested Ms. Martich pass along any information she may have to city Staff.

No further questions or comments from the Board.

**MOTION:**

*Motion made by Mr. von Finger, seconded by Mr. Thomas and **UNANIMOUSLY CARRIED TO RECOMMEND THIS LIST WITH THE TOP SEVEN PRIORITIZED.***

**9. Discussion and Action:** Mitigation bank subcommittee.

Contact: Alan Shubert, (915) 541-4423, [shubertar@elpasotexas.gov](mailto:shubertar@elpasotexas.gov)

Chair Wakeem explained he asked Ms. Balin, Mr. von Finger and Mr. Tolbert to be the subcommittee members; additionally, he has asked Ms. Katrina Martich and Ms. Janea Renault to be the expert subcommittee members.

Ms. Yvonne Curry explained she met with Mr. Shubert last year encouraging him to pursue mitigation banking. She has also met with U.S. Army Corps of Engineers.

Chair Wakeem requested Ms. Curry be a member of the subcommittee. Per the OSAB Ordinance on subcommittees only Open Space Advisory Board Members can vote; however, non-board members will serve as ex-officio members. The Mitigation Bank subcommittee will meet Wednesday afternoons, opposite OSAB meetings. Chair Wakeem requested subcommittee meetings begin next Wednesday, 1:30 p.m., location to be determined by Staff. Please leave your email address with Mr. Dallo.

Ms. Curry agreed to be a member of the subcommittee.

**NO ACTION WAS TAKEN.**

**10. 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 a proposed east-west collector arterial from Gem Street to Western Skies Drive, delete a portion of a proposed east-west minor arterial from Remcon Circle to the proposed extension of Belvidere Street to connect from Mesa Street to Resler Drive.

Staff Contact: Melissa Granado, (915) 541-4730, [granadom@elpasotexas.gov](mailto:granadom@elpasotexas.gov)

Ms. Granado gave a PowerPoint presentation regarding amending the 2025 Proposed Thoroughfare System as follows:

1. Delete a proposed east-west collector arterial from Gem Street to Western Skies Drive;
2. Delete a portion of a proposed east-west minor arterial from Remcon Circle to the proposed extension of Belvidere Street; and
3. Realign the east-west minor arterial and the proposed extension of Belvidere Street to connect from Mesa Street to Resler Drive

Ms. Granado explained the collector arterials are proposed at a 64' right-of-way without bike lanes or a 72' right-of-way with bike lanes. The minor arterial is proposed at 76' right-of-way without bike lanes and an 84' right-of-way with bike lanes. The current code requires a minimum 54' right-of-way for collector arterials and a 76' right-of-way for minor arterials. Documentation submitted by the applicant shows a proposed thoroughfare that varies from a 54' right-of-way to a 92' right-of-way. The proposed uses for the development include multi-family housing and commercial uses. At the Transportation group meeting, TxDOT was concerned about the intersection of the proposed minor arterial with Resler Drive. TxDOT agreed with maintaining the connectivity between Gem Street and Western Skies Drive to mitigate some of the traffic to flow to the northern part of Resler Drive.

*Planning recommends approval of the amendment to the Major Thoroughfare Plan to delete the portion that is the proposed east-west collector arterial from Remcon Circle to the proposed extension of Belvidere Street; to realign the east-west minor arterial; to align the portion of the proposed extension of Belvidere to follow Desert Pass.*

**HOWEVER, BASED ON INFORMATION RECEIVED, PLANNING RECOMMENDS RETAINING THE PROPOSED EAST-WEST COLLECTOR FROM GEM STREET TO WESTERN SKIES DRIVE TO PROVIDE ADDITION INGRESS-EGRESS POINTS FOR THE PROPOSED DEVELOPMENT, LESSEN POSSIBLE CONGESTION AT RESLER DRIVE AND TO IMPROVE CONNECTIVITY WHILE PROTECTING THE DESIGNATED FLOW PATH.**

Chair Wakeem explained he had spoken with the developer who had wanted the arroyo to be left in its natural state; however, Engineering asked that the arroyo be concrete lined.

Ms. Curry explained the portions of the arroyo that will be left natural and the portions that would be concrete lined. Additionally, water will flow freely under the Interstate to Keystone Dam.

Mr. Conde noted he had no issues regarding Staff recommendations on the mention of Western Skies; however, the owners of this property do not own the property all the way up to the dead-end of Western Skies, there is a 300 foot gap.

Chair Wakeem asked if any members of the public wished to comment. There were none.

No further questions or comments from the Board.

**MOTION:**

*Motion made by Mr. von Finger, seconded by Ms. Balin and CARRIED TO APPROVE WITH STAFF RECOMMENDATION.*

**AYES:** Ms. Balin and Messrs. Wakeem, Thomas, and von Finger

**NAYS:** Messrs. Tolbert, Addington, and Ardovino

Motion passed. (4-3)

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

Mr. von Finger requested:

1. Discussion and action on stormwater open space funding, priorities, and locations for park ponds.
2. Determination of whether or not stormwater funding can be used to handle underground water that becomes surface water.

Mr. Tolbert commented on blasting the mountain for rock to build rock wall fences. He would like to discuss limiting the amount of rock and possibilities of using material(s) other than rock for fencing.

Staff will research and provide information to the Board at a future OSAB meeting in four weeks.

**12. Adjournment**

**MOTION:**

*Motion made by Mr. von Finger, seconded by Mr. Thomas AND UNANIMOUSLY CARRIED TO ADJOURN THE MEETING AT 3:42 P.M.*

Minutes prepared by Donna Martinez