

Open Space Open Space



ADVISORY BOARD MINUTES

September 16, 2010
 City Hall – 4th Floor, 1:30 P.M.
 Engineering Small Conference Room
 2 Civic Center Plaza, El Paso, Texas

Members Present: 5

Charles S. Wakeem, James H. Tolbert, Richard Thomas, Kevin T. von Finger, Robert Ardivino,

Members Absent: 3

Lois Anne Balin, Bill Addington, Luis Ruiz

Member Vacancies: 1

Ex-Officio Members Present: Gonzalo Cedillos

Planning and Economic Development Staff Present:

Mathew McElroy, Deputy Director; Philip Etiwe, Development Review Manager; Michelle Padilla, Planner; Todd Taylor, Planner; Eddie Garcia, Lead Planner; David Coronado, Senior Planner; Art Rubio, Senior Planner.

Others Present:

Shamori R. Whitt, Open Space, Trails & Parks Coordinator; Richard Garcia, Park Development Manager, Parks and Recreation; Efrain Esparza, TX Dot, Justin Chapman, Hunt; Heather McMurray; Trish Tanner, Jobe.

1. Meeting Called to Order

Chair Charles Wakeem called the meeting to order at 1:35 p.m.

2. Approval of Minutes: September 16, 2010

Motion by Kevin T. von Finger to approve the minutes with addition of Richard Thomas to absent list. Second by Robert Ardivino. Motion carried (unanimous).

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

None.

4. **Discussion and Action:** Review and comment on current rezoning applications, as indicated below:

Zoning Condition Release and Amendment

- a. **ZON10-00076:** Parcels 1-9 All of Westport Unit Five, City of El Paso, El Paso County, Texas; A portion of Tracts 10B and all of Tract 10B3, Nellie D. Mundy Survey 239, City of El Paso, El Paso County, Texas; A portion of Tract 10B, Nellie D. Mundy Survey 239, City of El Paso, El Paso County, Texas; A portion of Tract 10B, Nellie D. Mundy Survey 239, Tract 2, Nellie D. Mundy Survey 240, Hoover Avenue and Northwestern Drive and all of Westport Unit Five and Westport Unit Seven Amending Subdivision, City of El Paso, El Paso County, Texas; A portion of Tracts 10A and 10E, Nellie D. Mundy Survey 239, City of El Paso, El Paso County, Texas; All of Tract 10B3, Nellie D. Mundy Survey 239, City of El Paso, El Paso County, Texas; All of Lot 1A, Block 3, Westport Unit Three, City of El Paso, El Paso County, Texas; All of Lot 1, Block 3, Westport Unit Three, City of El Paso, El Paso County, Texas; A 7.590 acre portion of Tract 2D, Nellie D. Mundy Survey 243 and Resler Drive right-of-way, City of El Paso, El Paso County, Texas; A 22.230-acre portion of Tract 2D, Nellie D. Mundy Survey 243 and Tract 10B4, Nellie D. Mundy Survey 239, City of El Paso, El Paso County, Texas; A 24.951-acre portion of Tract 2E, Nellie D. Mundy Survey 243 and Resler Drive right-of-way, City of El Paso, El Paso County, Texas; An 8.340-acre portion of Tract 2C, Nellie D. Mundy Survey 243, City of El Paso, El Paso County, Texas; An 8.904-acre portion of Tract 1D, Nellie D. Mundy Survey 243, City of El Paso, El Paso County, Texas; A 39.089-acre portion of Tract 1A1, Nellie D. Mundy Survey 243, City of El Paso, El Paso County, Texas; A portion of Tracts 10C, 10D, 10E1 and 12A and all of Tracts 9 and 11, Nellie D. Mundy Survey No. 239, and all of Lot 1, Block 2, Transwest Subdivision Unit One, City of El Paso, El Paso County, Texas; A portion of Tracts 10C, 10D and 10E1, Nellie D. Mundy Survey No. 239, City of El Paso, El Paso County, Texas.

Location: East of I-10 and approximately 2 miles east and adjacent to Transmountain Road

Request: Zoning Condition Release and Amendment for Ordinance No. 9364, 15708, 16241 and 10052

Zoning: C-3/c (Commercial/conditions), C-4/c (Commercial/conditions), C-4/sc (Commercial/special contract), and C-4/sc/sp (Commercial/special contract/special permit)

Existing Use: Convenience Store/Restaurant, Vacant

Property Owner: Transmountain Development Company LP, Hunt El Paso Investment LTD, Westport Improvement Association, Plexxar Capital LTD, Hill 262 Partners LTD, Plexxar North LTD, RVE Unit 18 LTD, George Duncan (TR), and Transmountain Investors LTD.
Representative: City of El Paso
District: 1
Application Type: Zoning Condition Release or Amendment
Staff Contact: Arturo Rubio, 915-541-4633, rubioax@elpasotexas.gov

First motion:

Motion by Kevin T. von Finger to recommend denial as presented based on lack of information from the National Environmental Protection Act (NEPA) alternatives analysis process and pending the Dover Kohl and Partners' recommendations to be submitted to staff. Second by Richard Tolbert. Motion carried (unanimous).

Item was revisited again to overrule the first motion.

Second Motion:

Motion by Richard Thomas to recommend denial as presented but to include a recommendation that the cut and fill and re-vegetation requirements of the MDA be included in the zoning conditions for the properties east of the Gas Line road. Second by Kevin T. von Finger. Motion carried (unanimous).

5. **Discussion and Action:** Review and comment on current subdivision applications, as indicated below:

Resubdivision Combination

- a. **SUB10-00181:** Kern View Estates #2 – Being a replat of Lots 11A, 13A, 15A, 16A and a portion of 17A, Block 9, Mission Hills Addition and Tracts 4B and 4D, M.J. McKelligon Survey 270, City of El Paso, El Paso County, Texas.
Location: East of Stanton Street and North of San Mateo Lane
Property Owner: Piedmont Group, LLC
Representative: CEA Group
District: 1
Staff Contact: Michelle Padilla, (915) 541-4903, padillamx@elpasotexas.gov

Motion by Kevin T. von Finger to recommend approval as presented with concerns about the supply of water from EPWU. Second by James Tolbert. Motion carried 4-1 (Robert Ardivino opposed).

6. **Discussion and action** on an Ordinance amending Title 19 (Subdivisions), Appendix 111 (Mountain Area Defined) of the El Paso City Code to delete a portion of Mountain Area within the Mountain Development Area (MDA). The penalty is as provided for in Section 19.42 of the El Paso City Code.
Staff Contact: Raul Garcia, (915)541-4935, garcia1@elpasotexas.gov

Chair Wakeem requested that the landscaping plans be brought back by staff for review by the board when completed.

Motion by Richard Thomas to recommend approval as presented with the condition to reopen Item 4. Second by Robert Ardivino. Motion carried (unanimous).

Motion to reopen Item 4 by Richard Thomas. Second by Kevin T. von Finger. Motion carried (unanimous).

7. **Discussion and Information:** Presentation on how to read and interpret plats by Subdivision section staff, Planning and Economic Development.

Staff Contact: Eddie Garcia, (915) 541-4638, GarciaEZ2@elpasotexas.gov

Motion to post-pone until September 30, 2010 by Robert Ardivino. Second by Richard Thomas. Motion carried (unanimous).

8. **Discussion and Action:** Amend Bylaws to change OSAB meetings to every other Wednesday on the alternate week that the City Planning Commission (CPC) meets on to allow for comments made at each meeting to be included in the materials sent to CPC as part of regular staff reports.

Staff Contact: David A. Coronado, (915) 541-4632, CoronadoDA@elpasotexas.gov

Motion by Kevin T. von Finger to recommend approval and reschedule OSAB meetings to every other Wednesday on the alternate week that the City Planning Commission (CPC) meets, effective October 1, 2010. Second by James Tolbert. Motion carried (unanimous).

9. **Discussion:** Items for Future Agendas

September 30, 2010 future items:

- *Jeffrey Mann, Parametrix*
- *Discussion on the future structure of the proposed NOS Subcommittee*
- *Presentation by staff to OSAB members on MDA and PMD standards to occur at the same time as the presentation on how to read and interpret Plats.*

10. **Adjournment**

Motion by Richard Thomas to adjourn at 3:18pm. Second by Kevin T. von Finger. Motion carried (unanimous).

Minutes prepared by Donna Martinez, Senior Secretary