



ADVISORY BOARD MINUTES

CITY DEVELOPMENT DEPARTMENT

Wednesday, January 16, 2013, 1:30 P.M.
8th Floor Conference Room
City Hall Building, 2 Civic Center Plaza

Members Present: 6

Joseph Nester, Richard Teschner, James H. Tolbert, Katrina M. Martich, James Graham, Chairman Charlie Wakeem

Members Absent: 3

Andres Quintana, Bill G. Addington, Lois A. Balin

Vacancies: 0

Planning Staff:

Carlos Gallinar, Deputy Director for Planning; David Coronado, City Development Program Manager; Kimberly Forsyth, Lead Planner; Elizabeth Gibson, Senior Planner; Harrison Plourde, Planner.

Others Present:

Lupe Cuellar, Assistant City Attorney, City Attorney's Office; Karla Niemen, Assistant City Attorney, City Attorney's Office; Kareem Dallo, Engineering Division Manager, Land Development; Rudy Valdez, EPWU-PSB; Pat Adatao, EPWU-PSB; Gonzalo Cedillos, EPWU-PSB; Waleed Abuissa, Engineering & Construction Management; Rick Bonart, citizen.

1. Meeting Called to Order

Chair Wakeem called the meeting to order at 1:34 pm.

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

None.

3. Discussion and Action

a. Approval of Minutes: December 12, 2012

Chair Wakeem asked if Board Members had any additions, corrections and/or revisions to the December 12, 2012 meeting minutes.

Chair Wakeem requested the following revision:

Page 3 of 6, fifth paragraph, "remove '/Open Space', and replace with '/Trail Heads'."

MOTION:

Motion made by Dr. Teschner, seconded by Mr. Nester and UNANIMOUSLY CARRIED TO APPROVE THE MINUTES FOR DECEMBER 12, 2012, AS CORRECTED.

b. Changes to the Agenda

None.

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

(1) PZRZ12-00041: Approximately 1,668 acres of land situated in the S.J. Larkin Survey 267, a portion of S.J. Larkin Survey 268, a portion of Nellie D. Mundy Survey 246, and a portion of S.J. Larkin Survey 269, and a portion of Section 9, Block 82, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas.

LOCATION: North of Inca Dove Avenue & Cabana Del Sol Drive; South of Section 10, Block 82, Township 1, Texas & Pacific Railway Company Surveys; East of the Falls at Cimarron #2 Subdivision; and West of Franklin Mountains State Park.

ZONING: URD (Urban Reserve District) and R-3 (Residential).

REQUEST: From URD (Urban Reserve District) and R-3 (Residential) to SCZ (SmartCode Zone).

PROPOSED USE: Mixed Use Development – 6 New Community Traditional Neighborhood Developments and one Special District.

PROPERTY OWNER: The City of El Paso

REPRESENTATIVE: EPWU-PSB/Dover Kohl & Partners.

DISTRICTS: 1

STAFF CONTACT: Elizabeth Gibson, 915-541-4730
GibsonEK@elpasotexas.gov

A presentation was given by Elizabeth Gibson, Senior Planner, City Development Department, reviewing the rezoning case and providing an overview of its associated Regulating Plan.

The following board members and members of the public had questions or comments:

1. Ms. Martich
2. Mr. Teschner
3. Mr. Tolbert
4. Chair Wakeem
5. Mr. Nester
6. Mr. Bonart

The following responded to questions or comments:

1. Ms. Gibson
2. Mr. Gallinar

3. Mr. Coronado
4. Ms. Cuellar
5. Ms. Adauto
6. Ms. Niemen

MOTION:

*Motion made by Chair Wakeem, seconded by Dr. Teschner and **UNANIMOUSLY CARRIED TO RECOMMEND THAT CITY COUNCIL APPROVES THE REQUEST TO REZONE THE SUBJECT PROPERTY FROM ITS CURRENT ZONING DISTRICT TO SMARTCODE ZONE WITH FOLLOWING CONDITIONS:***

1. **CIVIC SPACE 35 SHOULD BE DESIGNED IN A TOPOGRAPHICALLY-FRIENDLY MANNER, AND ITS DESIGN AND LAYOUT SHOULD BE HANDLED BY THE CITY.**
2. **ALL ARROYO CROSSINGS SHOULD BE CLEARLY DESIGNATED BRIDGES EXCEPT FOR THE TWO CROSSINGS LOCATED AT THE SOUTHWESTERN CORNER OF THE APPLICATION BOUNDARY, WHICH MAY BE CULVERTS.**

4. **Presentation and Update:** Status report on Special Warranty Deed and any other documents necessary to complete the conveyance of approximately 609 acres of land under the jurisdiction of the El Paso Water Utilities Public Service Board, determined to be inexpedient to the system, to the State of Texas, Texas Parks and Wildlife Department.
Contact: Carlos Gallinar, GallinarRC@elpasotexas.gov and Lupe Cuellar, lcuellar@epwu.org

A presentation was made by Lupe Cuellar, EPWU-PSB to update the OSAB on the status of conveyance of the subject property located in the Northwest planning area to the Texas Parks and Wildlife Department.

The following board members had questions or comments:

1. Mr. Teschner

The following responded to comments or questions:

1. Ms. Cuellar

NO ACTION TAKEN.

5. **Discussion and Action:** Quarterly report from the Planning Division, Subdivisions Section regarding land studies and plats approved in the Mountain and Hillside Development areas.
Contact: Kimberly Forsyth, ForsythKL@elpasotexas.gov

A presentation was given by Ms. Forsyth, Lead Planner, City Development Department to review land studies and plats located in the Mountain and Hillside Development areas, approved over the last quarter.

The following board members had questions or comments:

1. Chair Wakeem
2. Mr. Nester

The following responded to questions or comments:

1. Ms. Forsyth

NO ACTION TAKEN.

- 6. Discussion and Action:** Quarterly report from the El Paso Water Utility-Public Service Board regarding the status of stormwater funding for Open Space acquisition and restoration.
Contact: Rudy Valdez, rvaldez@epwu.org

A presentation was given by Mr. Valdez, EPWU-PSB.

The following board members had questions or comments:

1. Chair Wakeem

The following responded to questions or comments:

1. Mr. Valdez

NO ACTION TAKEN.

- 7. Discussion and Action:** Presentation and update on the Northwest Environmental Service Center Master Plan located adjacent to the Keystone Heritage Park.
Contact: Waleed Abuissa, AbuissaWA@elpasotexas.gov

A presentation was given by staff from Environmental Services staff to review the Master Plan for the Northwest Environmental Services Center, located near Keystone Heritage Park.

The following board members had questions or comments:

1. Ms. Martich
2. Dr. Teschner

Specifically, Ms. Martich recommended that as the subject property is master planned, consideration ought to be given to surrounding land use, including the Park, as well as residential neighborhoods. Environmental Services staff agreed to consider the Board's recommendations.

NO ACTION TAKEN.

CLOSED SESSION

8. The Open Space Advisory Board will deliberate regarding the acquisition of property located off of Silver Springs. Discussion of this item will be closed to the public pursuant to the El Paso City Code, Section 2.22.050(A)(5).

Contact: Lupe Cuellar, lcuellar@epwu.org

The OSAB retired into a Closed Session at 3:58 pm, pursuant to Section 2.22.050(A)(5) of the El Paso City Code to discuss the acquisition of property located off of Silver Springs.

The Board reconvened at 4:16 pm.

REGULAR AGENDA

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

The following items were requested:

1. Update on the status of access improvements to the Palisades.
2. Presentation on six proposed alternative entrance enhancements for the Franklin Mountain State Park.
3. Working Session to discuss and prioritize Open Space acquisition opportunities for available Quality of Life Bond funds.

10. Adjournment

MOTION:

*Motion made by Dr. Teschner, seconded by Mr. Tolbert and **UNANIMOUSLY CARRIED TO ADJOURN THE MEETING AT 4:20 P.M.***