



ADVISORY BOARD MINUTES

November 10, 2010
 City Hall – 1:30 P.M.
 8th Floor Conference Room
 2 Civic Center Plaza, El Paso, Texas

Members Present: 7

Bill Addington (1:50), Terry Bilderback, James H. Tolbert, Charlie Wakeem, Richard Thomas, Kevin T. von Finger, Lois Anne Balin

Members Absent: 2

Luis Ruiz, Robert Ardivino

Member Vacancies: 0

Ex-Officio Members Present: 0

Planning and Economic Development Staff Present:

Mathew McElroy, Director – Planning; Philip Etiwe, Development Review Manager; Providencia Velazquez, Historic Preservation Officer, David Coronado, Lead Planner; Todd Taylor, Planner; Art Rubio, Senior Planner; Esther Guerrero, Planner; Andrew Salloum, Planner; Martha Macias, Accessibility Specialist; Justin Bass, Planner, Donna Martinez, Senior Secretary

Others Present:

Lupe Cuellar, Assistant City Attorney; Legal Department; Christina Montoya-Halter, Marketing and Communications Director, EPWU-PSB; Rudy Valdez, EPWU-PSB; Sal Masoud, Del Rio Engineering; Sal Alonzo and Melinda Banuelos, CSA Design Group, Inc.; Richard Marquez; Conrad Conde, Conde, Inc.; Oscar Perez, Brock & Bustillos; Glenn Keller; Georges Halloul, SLI Engineering, Inc.; Shamori R. Whitt, Open Space, Trails & Parks Coordinator; Trish Tanner, Jobe; Heather McMurray; Dr. Richard Bonart

1. **Meeting Called to Order**

Chair Wakeem called the meeting to order at 1:44 p.m.

2. **Call to the public** (for items not on the agenda)

None.

3. **Discussion and Information:** Presentation by Christina Montoya-Halter, El Paso Water Utilities. Contact: Christina Montoya-Halter, cmontoya@epwu.org

Ms. Montoya-Halter presented a video regarding the Northwest Master Plan.

4. Discussion and Action

- a. Approval of Minutes: October 27, 2010

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

1. Mr. von Finger requested:
Page 3, item 5, number 2 and the motion requested the words "air/land" be changed to "*arid/land*".
2. Ms. Balin:
Page 4, item 6, Ms. Balin stated she had emailed Chair Wakeem and Mr. Coronado documents, to be distributed and discussed at this meeting, regarding Standards for Native Plant Restoration. Chair Wakeem and Mr. Coronado did not receive the email.
3. Mr. Tolbert requested:
Page 2, item 2.c. under "**IN SUMMARY**", Mr. Tolbert stated he had not nominated himself; he explained he stated he would make himself available. Staff will delete the following from the minutes: "*Mr. Tolbert nominated himself to act as Vice-chair for the Board*".
4. Chair Wakeem requested:
Page 4, item 4. remove the "g" from *Baling*.

MOTION:

Motion made by Mr. Thomas, seconded by Ms. Balin and UNANIMOUSLY CARRIED TO APPROVE THE MINUTES FOR OCTOBER 27, 2010 WITH CHANGES AS READ INTO THE RECORD.

- b. Changes to the Agenda

There were no changes.

- c. An Ordinance Amending Title 2 (Administration and Personnel) Chapter 2.22 (Open Space Advisory Board), of the El Paso City Code to allow ex-officio members to be counted for quorums, to allow subcommittees, and to amend staff support for the Board. Contact: Lupe Cuellar, Assistant City Attorney, (915) 541-4550, cityattorney@elpasotexas.gov

Section 2.22.060 Subcommittees

Board Members revised the ordinance language to read:

" ... the number of non-board members can never exceed or equal the number of board members."

MOTION:

Motion made by Mr. Thomas, seconded by Mr. von Finger and UNANIMOUSLY CARRIED TO APPROVE CHANGING THE ORDINANCE LANGUAGE.

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

REZONING

(1) **ZON10-00083** All of Lot 3, Block 20, Mesa Hills Unit Seven, City of El Paso, El Paso County, Texas
LOCATION: West of Stanton Street and North of Festival Drive
REQUEST: Detailed Site Development Plan Review
ZONING: A-O/c (Apartment-Office/condition)
EXISTING USE: Vacant
PROPOSED USE: Apartments
PROPERTY OWNER: MA Homes, LLC
REPRESENTATIVE: Del Rio Engineering
DISTRICT: 1
STAFF CONTACT: Arturo Rubio, (915) 541-4633, RubioAX@elpasotexas.gov

Mr. Rubio gave a PowerPoint presentation (presentation on file). Staff recommends approval.

Mr. Sal Masoud, Del Rio Engineering, had no comment.

Chair Wakeem asked if members of the audience were present to comment on the request. There were none.

MOTION:

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

(2) **ZON10-00085** Parcel 1: Portion of Tract 1A, Nellie D. Mundy Survey 242 and Tract 1B5C S.J. Larkin Survey 266 El Paso, El Paso County, Texas
Parcel 2: Portion of Tracts 1A and 1B4, Nellie D. Mundy Survey 242, El Paso, El Paso County, Texas
Parcel 3: Portion of Tracts 1 and 1A1, Nellie D. Mundy Survey 242, and Tracts 1B5C and 1B5B2, S.J. Larkin Survey 266, El Paso, El Paso County, Texas
Parcel 4: Portion of Tracts 1 and 3A, Nellie D. Mundy Survey 242 and Tract 1B4C, S.J. Larkin Survey 266, El Paso, El Paso County, Texas
LOCATION: Paseo Del Norte Road, East of Resler Drive
REQUEST: From C-1 (Commercial) and C-3/c Commercial/condition) to R-3A (Residential) for all Parcels
PROPERTY OWNER: Hunt Communities Holdings, LLC & Hill 262 Partners, LTD
REPRESENTATIVE: CSA Design Group, Inc.
DISTRICT: 1
STAFF CONTACT: Esther Guerrero, (915) 541-4720, GuerreroEX@elpasotexas.gov

- (4) **ZON10-00088:** All of Lot 10 and North 20 feet of Lot 9, Block 192, Alexander Subdivision, City of El Paso, El Paso County, Texas
- LOCATION: 2419 N Stanton St
- ZONING: C-1/NCO (Commercial/Neighborhood Conservancy Overlay)
- REQUEST: Parking Reduction
- PROPOSED USE: Retail
- PROPERTY OWNER: Quality Co. Investments
- APPLICANT: Gabriel Gonzalez
- REPRESENTATIVE: Richard Marquez
- DISTRICT: 1
- STAFF CONTACT: Andrew Salloum, 915-541-4633, SalloumAM@elpasotexas.gov

Mr. Salloum gave a PowerPoint presentation; Ms. Macias provided sign language interpretation. The applicant is required to submit a parking study; following the submittal of the parking study, the request will be presented to the DCC (Development Coordinating Committee) for review. Staff recommends approval pending submittal of the parking study and a revised site plan.

Mr. Richard Marquez, representative, had no comment.

Chair Wakeem asked if members of the audience were present to comment on the request. There were none.

MOTION:

*Motion made by Mr. von Finger, seconded by Ms. Balin and **UNANIMOUSLY CARRIED TO APPROVE SUBJECT TO THE PARKING STUDY.***

Chair Wakeem amended the motion to add “*subject to the traffic*”.

Mr. Tolbert clarified the motion is to approve “*subject to the parking study*”.

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

- (1) **SUB10-00230** Camelot Heights #2 Replat C – Being a Replat of Lot 12, Block 8, Camelot Heights #2 Replat B, City of El Paso, El Paso County, Texas
- LOCATION: West of Stanton Street and North of Buckingham Drive
- PROPERTY OWNER: Direct Home Sales, Inc.
- REPRESENTATIVE: Conde, Inc.
- DISTRICT: 1
- STAFF CONTACT: Justin Bass, (915) 541-4930, BassJD@elpasotexas.gov

Mr. Bass gave a PowerPoint presentation and stated Staff recommends approval of the request.

Mr. Conrad Conde, Conde, Inc., had no comment.

Chair Wakeem asked if members of the audience were present to comment on the request. There were none.

MOTION:

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

- (2) **SUB10-00259** Coronado Ridge Estates Replat A - Being a replat of Lot 11, Block 1, Coronado Ridge Estates, City of El Paso, El Paso County, Texas
- LOCATION: East of Stanton and South of Firedale
- PROPERTY OWNER: Glenn S. & Margaret Keller
- REPRESENTATIVE: Brock & Bustillos
- DISTRICT: 1
- STAFF CONTACT: Raul Garcia, (915) 542-4935, GarciaR1@elpasotexas.gov

Mr. Bass gave a PowerPoint presentation and noted the property is located within the Hillside Development Area (HDA). Staff recommends approval. He explained the overall density changes very slightly when a lot is subdivided.

Mr. Oscar Perez, Brock & Bustillos Inc., explained the percentage of the grade/slope varies, between 20% to 40%.

Chair Wakeem would like to see Design Standards for the HDA.

1ST MOTION:

Motion made by Mr. Addington to table the request until information regarding the percentage of the grade/slope can be presented to the Board. The Motion failed for lack of a second.

Chair Wakeem asked if members of the audience were present to comment on the request. There were none.

2ND AND FINAL MOTION:

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

NAY: Mr. Addington

ABSTAIN: Ms. Balin

- (3) **SUB10-00263:** Tuscany At Ridgeview #2 Amending Plat – Being an Amending Plat of Lots 46 & 47, Block 41, Tuscany at Ridgeview #2, City of El Paso, El Paso County, Texas
- LOCATION: West of Franklin Hills Street and North of Wind Ridge Drive
- PROPERTY OWNER: Acro Developers II Limited Partnership
- REPRESENTATIVE: SLI Engineering, Inc.
- DISTRICT: 1
- STAFF CONTACT: Justin Bass, (915) 541-4930, BassJD@elpasotexas.gov

Mr. Bass gave a PowerPoint presentation.

Mr. Georges Halloul, SLI Engineering, Inc., had no comments.

Chair Wakeem asked if members of the audience were present to comment on the request. There were none.

MOTION:

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

5. **Discussion and Action** regarding the Natural Open Space Ordinance Subcommittee progress and outcome. Contact: David A. Coronado, (915) 541-4632, CoronadoDA@elpasotexas.gov

Mr. McElroy gave background information regarding the original Natural Open Space ordinance language.

BOARD MEMBER CLARIFICATION/CONCERNS/COMMENTS:

1. **Section 6. Appendix A, Table of Permissible Uses “D” Livestock grazing**

Ms. Balin wondered how livestock grazing could be a permitted use.

For example, Mr. McElroy explained, Bowen Ranch could be preserved as an historic ranch under the new ordinance language.

2. **Section 1. 20.02.648 and Appendix A, Table of Permissible Uses “D” Garage or lot, parking (community)**

Mr. von Finger referred to the last sentence in 20.02.648, *“Open space shall not include driveways, parking lots or other surfaces designed or intended for vehicular travel or storage”* and noted *“D” Garage or lot, parking (community)* and *“D” Streets and ROW (public or private)* were permissible uses; he felt this was contradictory.

Ms. Cuellar concurred with Mr. von Finger that the language needed clarifying.

3. **20.02.651**

Mr. von Finger recommended revising the ordinance language to read:

“Natural Open Space is intended but not required to ...”

Board Members and Staff were in favor of the revision.

4. **20.10.385 Natural Open Space., C. Property Development Standards., 2. Screening Walls**

Mr. von Finger read the ordinance language into the record *“No screening wall or fence shall be placed to impede normal flow of water or restrict visibility.”* He felt the language needed clarification as screening walls restrict visibility.

20.16.020 Mandatory walls. Mr. von Finger noted mandatory walls are also screening walls due to the construction material.

Definitions of “Screening wall” and “Perimeter wall” will be inserted in the ordinance.

Chair Wakeem asked if members of the audience were present to comment.

Ms. McMurray commented on transferring development rights and wondered if conservancy rights within the Natural Open Space would increase the value of the development by selling those conservancy rights.

MOTION:

Motion made by Mr. von Finger, seconded by Mr. Thomas and UNANIMOUSLY CARRIED TO ADOPT THE ORDINANCE AS CORRECTED.

6. **Discussion and Action** to designate a member to serve on the City Plan Commission subcommittee for the City's Comprehensive Plan Rewrite.

Contact: Fred Lopez, LopezAR@elpasotexas.gov

Mr. McElroy explained there are 19 members of the City's Comprehensive Plan Rewrite subcommittee.

Chair Wakeem volunteered himself as the Open Space Advisory Board member to serve on the City's Comprehensive Plan Rewrite subcommittee.

MOTION:

Motion made by Mr. Tolbert, seconded by Ms. Balin and UNANIMOUSLY CARRIED THAT CHAIR WAKEEM REPRESENT THE OPEN SPACE ADVISORY BOARD TO THE CITY'S COMPREHENSIVE PLAN REWRITE SUBCOMMITTEE.

7. **Discussion and Action** on the Open Space Advisory Board meeting schedule.

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

Mr. Coronado referred to the 2010 and 2011 Open Space Advisory Board meeting schedules and asked Board Members if they would like to add/remove/cancel any meetings.

Chair Wakeem requested the November 24th OSAB meeting be deleted, the next OSAB meeting will be December 8, 2010.

MOTION:

Motion made by Mr. Tolbert, seconded by Ms. Balin and UNANIMOUSLY CARRIED TO CANCEL ONLY THE MEETING FOR NOVEMBER 24TH.

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

December 8, 2010

1. Ms. Balin requested Staff post an item for "Discussion and Information" regarding revegetation.
2. Mr. Tolbert requested an accounting update on the Saipan Project Stormwater Funding. Chair Wakeem added a representative from EPWU-PSB should be present.
3. Additionally, Mr. Tolbert requested an update regarding Dover-Kohl and the Transmountain Project. Mr. McElroy responded Council has not yet approved additional funding for Dover-Kohl projects. Chair Wakeem requested the item be placed on the agenda, tentatively.
4. Mr. von Finger requested city Staff discuss the status regarding stormwater funds for restoration of open space. Chair Wakeem stated the item would be discussed concurrent with the Saipan Project Stormwater Funding.

Ms. Balin asked if Board Members would be receiving a copy of the Dover-Kohl Comprehensive Plan rewrite. Mr. McElroy explained that was the Dover-Kohl ASARCO Plan and should not have been distributed.

Following the meeting, Mr. Coronado will email the Dover-Kohl charette meeting dates and times to Board Members.

9. **Adjournment**

MOTION:

*Motion made by Mr. von Finger, seconded by Mr. Thomas and **UNANIMOUSLY CARRIED TO ADJOURN THE MEETING AT 3:15 P.M.***

Minutes prepared by Donna Martinez