



ADVISORY BOARD MINUTES

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

Members Present: 7

Bill G. Addington, Terry Bilderback, Richard L. Thomas, Charlie S. Wakeem, James H. Tolbert, Robert Ardovino and Kevin T. von Finger

Members Absent: 2

Lois Anne Balin and Luis Ruiz

Member Vacancies: 0

Ex-Officio Members Present: 1

Gonzalo Cedillos

Planning and Economic Development Staff Present:

Mathew McElroy, Deputy Director – Planning; Philip Etiwe, Development Review Manager; Fred Lopez, Comprehensive Plan Manager; Carlos Gallinar, Comprehensive Plan Manager; David Coronado, Lead Planner; Kim Forsyth, Lead Planner; Melissa Granado, Senior Planner; Raul Garcia, Planner; Justin Bass, Planner, and Donna Martinez, Senior Secretary

Others Present:

Lupe Cuellar, Assistant City Attorney; Legal Department; Justin Chapman, Hunt Companies; Nicholas Costanzo, Assistant General Manager, EPWU-PSB; Rudy Valdez, EPWU-PSB; Sarah Williamson, Kimley-Horn and Associates; Richard Garcia, Land Operations Manager, Parks and Recreation; Sal Alonzo, CSA Design Group, Inc.; Roman Bustillos, Brock & Bustillos Inc; Todd Jones, landscape architect, Wright & Dalbin Architects, Inc.; Roy Lopez, Investment Builders; Bradley Roe, Roe Engineering; Rick Cordova, Roe Engineering; Sal Masoud, Del Rio Engineering; and Judy Ackerman

1. **Meeting Called to Order**

Chair Wakeem called the meeting to order.

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

None.

3. **Discussion and Action**

- a. Approval of Minutes: November 10, 2010

Chair Wakeem asked Board Members if there were any additions/corrections/revisions. There being none.

MOTION:

*Motion made by Mr. von Finger, seconded by Mr. Thomas and **UNANIMOUSLY CARRIED TO APPROVE THE MINUTES FOR NOVEMBER 10, 2010.***

***ABSTAIN:** Mr. Ardovino*

- b. Changes to the Agenda

Chair Wakeem requested the following:

MOVE TO THE FOREFRONT

1. *3.e. – 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.*
2. *3.c. – Presentation by Hunt Companies to add open space (two arroyos in the Franklin Hills Subdivision totaling approximately 100 acres in size) on Hunt property to the Priority Projects list for acquisition with the 10% funding from Stormwater.*
3. **4. – Discussion and Information** on the Saipan Park Pond Project.
4. *3.d. – Status of stormwater funding for Open Space acquisition and restoration.*

POSTPONE TWO WEEKS

5. **Discussion and Information** regarding the Mountain Development Vegetation Plan, the Native Plant Preservation Standard Plan, and the El Paso County Plant List for Re-vegetation on Restoration Projects.

MOTION:

*Motion made by Mr. von Finger, seconded by Mr. Ardovino and **UNANIMOUSLY CARRIED TO APPROVE THE CHANGES TO THE AGENDA.***

The follow agenda item was moved to the forefront following the discussion on item 3.e. 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.

- c. Presentation by Hunt Companies to add open space (two arroyos in the Franklin Hills Subdivision totaling approximately 100 acres in size) on Hunt property to the Priority Projects list for acquisition with the 10% funding from Stormwater.

Contact: Justin Chapman, Hunt Companies, Justin.chapman@huntcompanies.com

Mr. Chapman gave a PowerPoint presentation regarding two arroyos, located on Hunt property; Hunt Companies would like to include in the El Paso Water Utilities Public Service Board's Open Space Acquisition. (presentation on file) FEMA Arroyo 1 is 65.65 acres and FEMA Arroyo 1A 28.35 acres. Mr. Chapman explained it would be helpful if there could be some indication of support or non-support and perhaps prioritization regarding a timeframe.

POINT OF INFORMATION

Per a photo in the PowerPoint presentation, Mr. von Finger questioned what the white line was.

Mr. Chapman responded the white line is similar to a concrete barrier, it is designed to prevent the slope from eroding when water rushes down the arroyo.

Chair Wakeem listed the four criteria of Open Space Acquisition and felt the two arroyos meet the requirements. He requested the Board take action to include the two arroyos in the second round for consideration.

1. *property owners must be willing to sell their subdivision's royals;*
2. *must be left natural;*
3. *must serve a stormwater purpose; and*
4. *must be ecologically sensitive*

MOTION:

*Motion made by Mr. Thomas, seconded by Mr. von Finger and **UNANIMOUSLY CARRIED TO ADVISE THE PSB TO ADD THESE TWO PROJECTS TO THE SECOND ROUND PRIORITY LIST.***

Mr. Addington encouraged Hunt Companies, and other developers, to create wildlife corridors to assist wildlife in reaching lower levels of the area.

Item 3.d. was discussed immediately following item 3.c.

- d. Status of stormwater funding for Open Space acquisition and restoration.
Contact: Nicholas J. Costanzo, EPWU, njcostanzo@epwu.org

Mr. Costanzo gave a PowerPoint presentation. (presentation on file)

POINT OF INFORMATION

Regarding Doniphan Ditch Improvements, Mr. von Finger wondered if the PSB would be digging into the water table or would it stay at the same elevation, no hydraulic connection to Keystone Heritage Park.

Mr. Cedillos responded the water table will remain, more or less, at the same elevation.

OSAB STORMWATER PRIORITY LIST

Planning Staff will forward the Board's recommendation to Parks & Recreation Staff.

Item 3.e. was moved to the forefront of the agenda

- e. 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

Prior to the discussion, Ms. Cuellar distributed copies of the revised language prior to presentation to City Council; additionally, she noted the City Attorney would be making additional changes.

Section 1.

Regarding the Stormwater Engineer, Ms. Cuellar explained the language has been stricken. The City Manager controls all city employee duties and responsibilities, city employees cannot serve as ex-officio members nor can they serve on boards or committees. Mr. Cedillos' status will become Staff support for the Board.

Section 2.

The ordinance language is amended as follows:

The City Manager shall designate a city department to provide an employee to serve as recording secretary and shall provide administrative and technical staff support to the Open Space Advisory Board.

Section 3. Section 2.22.060 – Subcommittees

For City Council members to identify who would be serving on the subcommittee, Ms. Cuellar requested, Board Members specifically define the type of non-member(s) they would like to appoint, professionals with expertise in their fields. She emphasized subcommittee non-members will be voting on recommendations to present to the Board; however, they would not be voting on the final recommendation.

Board Members suggested individuals with expertise in the fields of academics, engineering, architecture, life sciences – hydrology, geology; also, individuals not affiliated with any organization that are top in their field.

Chair Wakeem would like to have the discretion in selecting the non-members.

Ms. Cuellar suggested revising the ordinance language whereby the subcommittee, selected by this Board as a whole, has a right to bring in an individual they believe has the expertise to present their evidence, documentation, etc. to assist the subcommittee in making recommendations.

MOTION:

*Motion made by Mr. Tolbert, seconded by Mr. von Finger and **UNANIMOUSLY CARRIED TO DIRECT STAFF TO PROCEED AS DIRECTED BY THE BOARD.***

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

- (1) **SUB10-00100** Northern Pass Pond 3 – Being a portion of Tracts 1, 1B4, 2 and 3B1, Nellie D. Mundy Survey 242, and Tracts 1B5C and 1B5B2, S.J. Larkin Survey 266, and Northern Pass Drive Extension Unit Two, City of El Paso, El Paso County, Texas
- LOCATION: East of Resler Drive and North of Northern Pass Drive
PROPERTY OWNER: Hunt Communities Holding, LLC
REPRESENTATIVE: CSA Design Group
DISTRICT: 1
APPLICATION TYPE: Resubdivision Combination
STAFF CONTACT: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov

Mr. Bass gave a PowerPoint presentation and explained the purpose of the plat is to dedicate the pond to the City for maintenance. Staff recommends approval. (presentation on file)

Mr. Sal Alonzo, CSA Design Group, Inc., distributed copies of existing and future ponds and flow paths and commented on the existing LOMR and CLOMR. Due to mitigation with the Army Corp of Engineers, part of the arroyo will be preserved.

Mr. Cedillos explained EPWU-PSB Stormwater Engineering will take over maintenance.

Chair Wakeem asked if Board Members or members of the audience wished to comment on the request. There were none.

MOTION:

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

SUB10-00265 was discussed immediately following Item 3.d Status of stormwater funding for Open Space acquisition and restoration.

- (2) **SUB10-00265** Paseo Del Norte Blvd #1 – Being a Portion of Tracts 1, 1B1, and 1B4, Nellie D. Mundy Survey 242, City of El Paso, El Paso County, Texas
- LOCATION: East of Resler Drive and South of Northern Pass Road
PROPERTY OWNER: Cimarron Hunt Communities, LLC
REPRESENTATIVE: Kimley-Horn & Associates, Inc.
DISTRICT: 1
APPLICATION TYPE: Major Combination
STAFF CONTACT: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov

Mr. Bass gave a PowerPoint presentation and stated Staff recommends approval. (presentation on file)

Mr. Justin Chapman, Hunt Companies, explained the purpose of the request is to dedicate land, for right-of-way to be developed as a portion of Paseo Del Norte Boulevard from Resler Drive eastward, for a roadway that will serve the growing Cimarron community/neighborhood.

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

MOTION:

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

NAY: Mr. Addington

- (3) **SUB10-00247** Cumbre Estates #2 (Private) - Being a portion of Tract 1 and E.D. Strong Survey No. 217, City of El Paso, El Paso County, Texas
- LOCATION: South of Zenith and West of Castellano
- PROPERTY OWNER: Investment Builders Inc.
- REPRESENTATIVE: Brock & Bustillos
- DISTRICT: 1
- APPLICATION TYPE: Major Combination
- STAFF CONTACT: Raul Garcia, (915) 541-4935, garcia1@elpasotexas.gov

Mr. Garcia gave a PowerPoint presentation and explained, as part of the Planned Mountain Development (PMD) requirements; the applicant is providing 10.0763 acres of common open space. The property is located within the Mountain Development Area (MDA).

Mr. Roman Bustillos, Brock & Bustillos Inc., explained the subdivision will be on located on top of the ridge; additionally, there is an existing hike/bike trail.

Mr. Todd Jones, Wright & Dalbin Architects Inc., reiterated the slopes will be preserved; furthermore, Mr. Gaglio, vegetation specialist, will be harvesting ocotillo, prickly pear and other vegetation for a future nursery.

Chair Wakeem asked if Board Members or members of the audience wished to comment on the request.

Mr. Addington explained he is opposed to development on top of hillsides and would vote in opposition to the request. Additionally, he thought the city should change the code and move away from developing on top of hills and mountains.

MOTION:

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

NAY: Mr. Addington

- (4) **SUB10-00268** Enchanted Hills #1 - Being a portion of Tracts 8 and 9C, Laura E. Mundy Survey No. 238, City of El Paso, El Paso County, Texas
- LOCATION: East of I10 and North of Transmountain
PROPERTY OWNER: E.P. Transmountain Residential
REPRESENTATIVE: Roe Engineering
DISTRICT: 1
APPLICATION TYPE: Major Combination
STAFF CONTACT: Raul Garcia, (915) 541-4935, garcia1@elpasotexas.gov

Mr. Garcia gave a PowerPoint presentation and explained the applicant is increasing the ponding area from 1.75 areas to 2.61 acres and reducing the private open space from 3.25 to 2.54 acres.

Mr. Bradley Roe, Roe Engineering, explained the detention pond allows continuous water flow; however, slows the silt flow.

Mr. Cedillos explained the Floodplain Manager, Mr. Alan Shubert, City Engineer, wrote a letter clarifying it would not be necessary to preserve the arroyo. Mr. Cedillos emphasized EPWU-PSB's always gravitates toward preserving arroyos.

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 **CARRIED TO APPROVE.***

***NAY:** Mr. Addington*

- (5) **SUB10-00274** Coronado Springs Replat A - Being a replat of Coronado Springs Subdivision, City of El Paso, El Paso County, Texas
- LOCATION: North of Silver Springs and East of Thunderbird
PROPERTY OWNER: Issa Khlayel and Ahmed Ikhilail
REPRESENTATIVE: Del Rio Engineering
DISTRICT: 1
APPLICATION TYPE: Resubdivision Combination
STAFF CONTACT: Raul Garcia, (915) 541-4935, garcia1@elpasotexas.gov

Mr. Garcia gave a PowerPoint presentation and explained the applicant is proposing 52 apartments on 5.7 acres.

Mr. Sal Masoud, Del Rio Engineering, gave background information regarding the history of the application and noted the proposed construction meets city code.

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.

Item was moved to the forefront following the discussion on item 3. f. (2) SUB10-00265

4. **Discussion and Information** on the Saipan Park Pond Project.

Contact: Richard Garcia, (915) 240-3312, GarciaRG@elpasotexas.gov

Mr. Garcia gave a PowerPoint presentation and noted the projected completion date of the Saipan Park Pond Project as June 2011. Total cost of the project, with design, is approximately \$5.2 million; \$4.2 million City monies and \$100,000 from Stormwater monies.

(presentation on file)

Mr. Ardovino questioned the connectivity from Saipan to Modesto Park, five parks including the zoo.

Mr. Garcia responded there are no real hike/bike trails; however, people can walk or drive to get to the parks.

5. **Discussion and Information** regarding the Mountain Development Vegetation Plan, the Native Plant Preservation Standard Plan, and the El Paso County Plant List for Re-vegetation on Restoration Projects. Contact: Lois Balin, Texas Parks and Wildlife, Lois.Balin@tpwd.state.tx.us

POSTPONE TWO WEEKS

Discussion and Information regarding the Mountain Development Vegetation Plan, the Native Plant Preservation Standard Plan, and the El Paso County Plant List for Re-vegetation on Restoration Projects.

MOTION:

Motion made by Mr. von Finger, seconded by Mr. Ardovino and UNANIMOUSLY CARRIED TO APPROVE THE CHANGES TO THE AGENDA.

6. **Discussion and Action** for the Chair to appoint a subcommittee to review and add Hillside Development Area standards to the Subdivision Ordinance.

Contact: Charlie Wakeem, OSAB Chair, charliewak@sbcglobal.net

Chair Wakeem explained recommendations for the NOS and Grading ordinances are complete. Regarding the Hillside Development Area subcommittee, Chair Wakeem would like to have at least one expert, outside of this Board, to serve as the consultant. He then asked if someone from the Open Space Advisory Board would volunteer to serve on the committee, committee meetings will be held on Wednesday afternoons opposite OSAB meetings.

Mr. McElroy suggested Chair Wakeem ask City Council for engineering and design expertise to assist in the process. Mr. McElroy will meet with Engineering and Stormwater Staff to discuss the matter.

Ms. Cuellar explained the City Manager will want to research funding sources, whether or not City staff does or does not have the expertise, etc. Staff will research the matter and provide feedback at the next meeting.

MOTION:

*Motion made by Mr. Addington, seconded by Mr. Thomas and **UNANIMOUSLY CARRIED TO POSTPONE THE ITEM TO THE NEXT MEETING.***

7. Discussion and Action on the 2011 Open Space Advisory Board meeting schedule.

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

Prior to the discussion, Staff distributed copies of 2011 Open Space Advisory Board meeting schedule.

At the November 10th OSAB meeting, Mr. Coronado explained, Board Members approved deleting the November 24th meeting.

MOTION:

*Motion made by Mr. von Finger, seconded by Mr. Addington and **UNANIMOUSLY CARRIED TO APPROVE THE 2011 OPEN SPACE ADVISORY BOARD MEETING SCHEDULE.***

8. Discussion and Action: Items for Future Agendas

Chair Wakeem requested the following items for the next agenda:

1. **Transmountain Project** compromise and alternative options, as suggested by the City Plan Commission.

2. **Discussion and Information** regarding the Mountain Development Vegetation Plan, the Native Plant Preservation Standard Plan, and the El Paso County Plant List for Re-vegetation on Restoration Projects.

Contact: Lois Balin, Texas Parks and Wildlife, Lois.Balin@tpwd.state.tx.us

3. **Discussion and action** for the Chair to appoint a subcommittee to review and add Hillside Development Area standards to the Subdivision Ordinance.

Contact: Charlie Wakeem, OSAB Chair, charliewak@sbcglobal.net

9. Adjournment

MOTION:

*Motion made by Mr. von Finger, seconded by Mr. Thomas and **UNANIMOUSLY CARRIED TO ADJOURN THE MEETING AT 3:44 P.M.***

Minutes prepared by Donna Martinez