



ADVISORY BOARD MINUTES

REVISED

December 22, 2010
City Hall – 1:30 P.M.
8th Floor Conference Room
2 Civic Center Plaza, El Paso, Texas

Members Present: 5

Charlie S. Wakeem, James H. Tolbert, Robert Ardivino, Lois Anne Balin, and Kevin T. von Finger

Members Absent: 4

Bill G. Addington, Terry Bilderback, Richard L. Thomas, and Luis Ruiz

Member Vacancies: 0

Ex-Officio Members Absent: 1

Gonzalo Cedillos

Planning and Economic Development Staff Present:

Mathew McElroy, Deputy Director – Planning; Philip Etiwe, Development Review Manager; Kim Forsyth, Lead Planner; Eddie Garcia, Lead Planner; Melissa Granado, Senior Planner; Todd Taylor, Planner; Raul Garcia, Planner; Justin Bass, Planner; and Donna Martinez, Senior Secretary

Others Present:

Judy Ackerman, citizen; Lupe Cuellar, Assistant City Attorney, City Attorney's Office; Rudy Valdez, Utility Land Management Coordinator, El Paso Water Utilities; Kareem Dallo, Engineering Division Manager, Engineering and Construction Management; Carlos Jimenez, CAD Consultants; Fred Dalbin, Wright & Dalbin Architects, Inc.; Roy Lopez, Investment Builders; and Conrad Conde, Conde, Inc.

1. **Meeting Called to Order**

Chair Wakeem called the meeting to order.

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

Chair Wakeem explained members of the public will be given three minutes to address the Board Members on items not on the agenda. He requested comments be directed at Board Members only.

Judy Ackerman, Franklin Mountain Wilderness Coalition, explained the Franklin Mountain Wilderness Coalition is asking individuals to sign a petition. The petition requests that City Council reserve city owned land located in the northwest, north and south of Transmountain Road and west of the State Park.

Meeting was delayed momentarily, lost quorum.

3. **Discussion and Action**

- a. Approval of Minutes: December 8, 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. Tolbert and **UNANIMOUSLY CARRIED TO APPROVE THE MINUTES FOR DECEMBER 8, 2010.***

- b. Changes to the Agenda

No changes.

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

- (1) **ZON09-00090:** Parcel 1: Portion of Nellie D. Mundy Survey 246; City of El Paso, El Paso County, Texas
Parcel 2: Portion of Tract 1, Abstract 10070, S. J. Larkin Survey 269; City of El Paso, El Paso County, Texas
Parcel 3: Portion of Tract 1-A, Abstract 10070, S. J. Larkin Survey 269, City of El Paso, El Paso County, Texas
LOCATION: North and South of Transmountain Road, West of Franklin Mountain State Park
REQUEST: Parcel 1: From R-3 (Residential) and PMD (Planned Mountain Development) to NOS (Natural Open Space)
Parcel 2: From PMD (Planned Mountain Development) to NOS (Natural Open Space)
Parcel 3: From PMD (Planned Mountain Development) to NOS (Natural Open Space)
PROPERTY OWNER: City of El Paso
REPRESENTATIVE: City of El Paso
DISTRICT: 1
STAFF CONTACT: Kimberly Forsyth, (915) 541-4668, forsythkl@elpasotexas.gov

Ms. Forsyth stated, at the last OSAB meeting, Board Members requested the item be placed on the agenda.

Chair Wakeem gave a PowerPoint presentation and explained at the November 18, City Plan Commission meeting, Chair Updike wondered if there was room to negotiate a compromise on the proposed NOS area. Of the original 916 proposed acres, 124 acres were sold to the State Park; a new survey was conducted on the remaining 792 acres. Chair Wakeem would agree to a compromise preserving the two arroyos and hills, within the Natural Open Space (NOS) scenic corridor, at the very least.

Mr. McElroy explained, per the NOS ordinance as adopted today, all you have to do is survey the parts you want to make NOS, that's it, they're preserved NOS.

Mr. Valdez stated the PSB agrees with what the City Plan Commission recommended.

ADDENDUM

The above was in response to Mr. von Finger's statement that he would like to hear from the PSB to see if they had any compromise of their own.

MOTION:

Motion made by Mr. Ardovino, seconded by Mr. Tolbert to stick with the original motion made by the OSAB. No vote was taken.

FOR CLARIFICATION

If what the Board Members are voting on is the same as what was previously voted on, Ms. Cuellar suggested, Board Members take no action.

No action was taken.

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

- (1) **SUB10-00278** Mesa Mountain – Being a portion of Tracts 2A3 and 2T2, A.F. Miller Survey No. 215, City of El Paso, El Paso County, Texas
- LOCATION: East of Mesa and South of Mesa Hills
- PROPERTY OWNER: Mesa Mountain Inv. LLC
- REPRESENTATIVE: CAD Consultants
- DISTRICT: 1
- APPLICATION TYPE: Minor
- STAFF CONTACT: Eddie Garcia, (915) 541-4638, garciaez2@elpasotexas.gov

Mr. Eddie Garcia gave a PowerPoint presentation and explained the applicant is proposing one 2.3 acre commercial lot. Staff recommends approval.
(presentation on file)

Mr. Carlos Jimenez, CAD Consultants, explained the property owner is legalizing the lot.

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 Ms. Balin and **UNANIMOUSLY CARRIED TO APPROVE.***

- (2) **SUB10-00248** Cumbre Estates #1 Replat B - Being a replat of Lots 38-42 and a portion of 54, Block 2 and a portion of Stanton Street Right-of-way, Cumbre Estates Unit 1, Amending Subdivision, City of El Paso, El Paso County, Texas
- LOCATION: South of Zenith and West of Castellano

- (4) **SUB10-00301** Resler Ponding Area One – Being a portion of S.J. Larkin Survey No. 266, City of El Paso, El Paso County, Texas
LOCATION: East of Redd Road and South of Hermoso Del Sol Drive
PROPERTY OWNER: Hunt Communities Holdings, LLC
REPRESENTATIVE: Conde, Inc.
DISTRICT: 1
APPLICATION TYPE: Extension request to record plat
STAFF CONTACT: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov

Mr. Bass gave a PowerPoint presentation and explained the extension request is to resolve issues between the developer, PSB and Land Management Staff.
(presentation on file)

Mr. Dallo explained detention (four) and retention (one and five) ponds. The arroyos will have rock wall fencing, to preserve public health, safety and welfare, there will be no access for wildlife.

- (5) **SUB10-00302** Resler Ponding Area Four – Being a portion of Tracts 1B5, 1B5B, 1B5C and 1F5, save and except 0.755 acre portion for Stonegate Properties I LTD, S.J. Larkin Survey No. 266, City of El Paso, El Paso County, Texas
LOCATION: East of Resler Drive and North of Helen of Troy Drive
PROPERTY OWNER: Hunt Communities Holdings, LLC
REPRESENTATIVE: Conde, Inc.
DISTRICT: 1
APPLICATION TYPE: Extension request to record plat
STAFF CONTACT: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov

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

Discussion amongst Board Members and Staff regarding Parks and Recreation Department not allowing parkland dedication for arroyos as park credit for the developer.

Ms. Cuellar stated City Council has directed Staff to look at the Parks Section of the Subdivision Code to address park credit for arroyos and other issues such as more park ponding areas. She commented on the request by City Council that the developer submit performance bonds in the event the project will not be completed on time.

Mr. Valdez commented on the lack of water percolation.

Mr. Dallo noted the flume design would be changing, the arroyos will have rock wall fencing, to preserve public health, safety and welfare, there will be no access for wildlife.

Chair Wakeem commented on the extensive use of concrete and fencing and prohibiting wildlife access to these ponding areas.

MOTION:

*Motion made by Mr. Ardovino, seconded by Mr. Tolbert and **UNANIMOUSLY CARRIED TO APPROVE THE EXTENSION OF SIX MONTHS FOR ALL THREE PONDING AREAS AND RECOMMEND THAT SPECIAL ATTENTION BE GIVEN TO LEAVING A WILDLIFE CORRIDOR TO THE PONDING AREAS, ESPECIALLY FOR SUB10-00302.***

4. **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. (copies on file)

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

Ms. Balin would like to have a plan regarding how to restore vegetation, salvage plants and methods on how this can be accomplished.

Regarding definitions, Mr. von Finger felt Staff did not have the necessary expertise and requested they work with Ms. Balin.

5. **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 suggested Staff review the Mountain Development Vegetation Plan, the Native Plant Preservation Standard Plan and the El Paso County Plant List for Re-vegetation on Restoration Projects information, add comments and subsequently incorporate that into the HDA/MDA ordinance.

Ms. Cuellar suggested Board Members postpone the item. In the interim, she will draft the ordinance language and discuss hiring a consultant with Mr. McElroy.

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

Chair Wakeem requested the following items for the next agenda:

1. **Agenda item 5 – Discussion and Action** regarding a process for the Hillside Development Area.
2. **Discussion and Action** regarding accessing trailheads to the State Park from neighborhoods. Chair Wakeem asked Staff to invite Kevin Lovell, citizen, and John Moses, State Park Superintendent.
3. Regarding maps, Mr. Ardovino recommended Staff look into utilizing iPad(s) to access Live Google Earth during meetings rather than printing several different maps.

Mr. Ardovino noted he did not receive his agenda packet in the mail.

Chair Wakeem explained the process of compiling the agenda.

Ms. Balin thanked Staff for improving the quality of maps in the agenda packets.

Chair Wakeem thanked Staff for their professionalism and respect to Board Members.

7. Adjournment

MOTION:

Motion made by Mr. von Finger, seconded by Ms. Balin and UNANIMOUSLY CARRIED TO ADJOURN THE MEETING AT 2:53 p.m.

Minutes prepared by Donna Martinez