



OPEN SPACE ADVISORY BOARD
Wednesday, February 29, 2012, 1:30 P.M.
8th Floor Conference Room
City Hall Building, 2 Civic Center Plaza

AGENDA

1. **Meeting Called to Order**
2. **Call to the Public** (items not listed on the agenda)
3. **Discussion and Action**
 - a. Approval of Minutes: February 15, 2012
 - b. Changes to the Agenda
 - c. Review and comment on current subdivision applications, as indicated below:
 - (1) **SUSU12-00015:** Enchanted Hills Unit Three – Being a portion of Tracts 8, 9C and 9A, Laura E. Mundy Survey No. 238, City of El Paso, El Paso County, Texas
LOCATION: North of Transmountain Road and East of I-10
PROPERTY OWNER: El Paso Transmountain Residential, L.L.C.
REPRESENTATIVE: Roe Engineering, L.C.
DISTRICT: 1
TYPE: Major Combination
STAFF CONTACT: Kevin Smith, (915) 541-4903,
smithkw@elpasotexas.gov
4. **Discussion and Action** on the City of El Paso’s Comprehensive Plan.
Contact: Fred Lopez, lopezar@elpasotexas.gov
5. **Discussion and Action:** Status report by the Parks and Recreation Department regarding the designated state trailheads approved by City Council on June 21, 2011.
Contact: Marcia Tuck, (915) 541-4020, TuckMJ@elpasotexas.gov
6. **Discussion and Action:** Timeline of the EPWU feasibility study that would provide a long term, sustainable supply of water to Rio Bosque.
Contact: Rudy Valdez, rvaldez@EPWU.org
7. **Discussion and Action:** Consider a request to add the following item to the “Ten Percent Open Space Stormwater List.”
- Arroyo located off of Westwind Drive in the vicinity of Wildwood Street and Northwind Street
Contact: Rudy Valdez, rvaldez@EPWU.org

Mayor

John F. Cook

City Council

District 1

Ann Morgan Lilly

District 2

Susie Byrd

District 3

Emma Acosta

District 4

Carl L. Robinson

District 5

Dr. Michiel R. Noe

District 6

Eddie Holguin Jr.

District 7

Steve Ortega

District 8

Cortney Carlisle Niland

City Manager

Joyce A. Wilson



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S E R V I C E S O L U T I O N S S U C C E S S



8. **Discussion and Action:** Report from EPWU on local water districts and current irrigation issues.
Contact: [Rudy Valdez, rvaldez@EPWU.org](mailto:rvaldez@EPWU.org)
9. **Discussion and Action:** Status update on the Mitigation Bank Subcommittee.
Contact: Kareem Dallo, (915) 541-4425, DalloKF@elpasotexas.gov
10. **Discussion and Action** on revisions to the Open Space Advisory Board Bylaws.
Contact: Charlie Wakeem, charliewak@sbcglobal.net
11. **Discussion and Action:** Items for Future Agendas
12. **Adjournment**

EXECUTIVE SESSION

The Open Space Advisory Board of the City of El Paso may retire into EXECUTIVE SESSION pursuant to Section 3.5A of the El Paso City Charter and the Texas Government Code, Chapter 551, Subchapter D, to discuss any of the items on this agenda, consistent with the terms of the Open Meetings Act. The Open Space Advisory Board will return to open session to take any final action.

Section 551.071	CONSULTATION WITH ATTORNEY
Section 551.072	DELIBERATION REGARDING REAL PROPERTY
Section 551.073	DELIBERATION REGARDING PROSPECTIVE GIFTS
Section 551.074	PERSONNEL MATTERS
Section 551.076	DELIBERATION REGARDING SECURITY DEVICES
Section 551.087	DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS

Posted this ____ day of February, 2012 at _____

Basement Bulletin Board, City Hall, 2 Civic Center Plaza, by Armida Martinez, Planning and Economic Development

Mayor

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City Manager

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Planning & Economic Development

2 Civic Center Plaza • El Paso, Texas 79901 • (915) 541-4670



ADVISORY BOARD MINUTES

Wednesday, February 15, 2012, 1:30 P.M.
8th Floor Conference Room
City Hall Building, 2 Civic Center Plaza

Members Present: 5

James H. Tolbert, Lois A. Balin, Bill G. Addington, Kevin von Finger, Charlie Wakeem, Chair

Members Absent: 4

Katrina M. Martich, Joanne Burt, Richard L. Thomas, Andres Quintana

Planning and Economic Development Staff:

David Coronado, Lead Planner; Kim Forsyth, Lead Planner; Raul Garcia, Senior Planner; Todd Taylor, Planner; Fred Lopez, Comprehensive Plan Manager; Kevin Smith, Planner

Others Present:

Lupe Cuellar, Assistant City Attorney, City Attorney's Office; Kareem Dallo, Engineering Division Manager; Pat Adauto, EPWU-PSB; Rudy Valdez, EPWU-PSB; Gonzalo Cedillos, EPWU-PSB; Trish Tanner, Jobe

1. Meeting Called to Order

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

Prior to the Call to the Public, Chair Wakeem reviewed Roberts' Rules of Order and the OSAB Bylaws.

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

None.

3. Discussion and Action

a. Approval of Minutes: February 1, 2012

Chair Wakeem asked if Board Members had any additions, corrections and/or revisions.

MOTION:

*Motion made by Mr. von Finger, seconded by Mr. Tolbert and **UNANIMOUSLY CARRIED TO APPROVE THE MINUTES FOR FEBRUARY 1, 2012.***

b. Changes to the Agenda

Mr. Coronado requested Item 5 be postponed for two weeks.

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

- (1) **SUSU12-00010:** Cimarron Park Drive – Being a Portion of Lot 1, Block 1, Cimarron Unit One and Tracts 1 and 1B1, Nellie D. Mundy Survey 242, City of El Paso, El Paso County, Texas
- LOCATION: East of Resler Drive and South of Northern Pass Drive
- PROPERTY OWNER: Cimarron Hunt Communities, LLC
- REPRESENTATIVE: Kimley-Horn and Associates, Inc.
- DISTRICT: 1
- TYPE: Resubdivision Combination
- STAFF CONTACT: Kevin Smith, (915) 541-4903, smithkw@elpasotexas.gov

Mr. Smith gave a presentation and recommends approval of both the alternative design and Resubdivision Combination requests.

Mr. Smith responded to questions and/or comments from:

1. Mr. Addington
2. Chair Wakeem
3. Ms. Balin

Mr. Gonzalo Cedillos, EPWU-PSB, responded to questions and/or comments from Chair Wakeem.

MOTION:

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

4. **Discussion and Action** on the proposed Northwest Master Plan.

Contact: Fred Lopez, lopezar@elpasotexas.gov

The following commented:

1. Mr. Tolbert
2. Chair Wakeem
3. Ms. Cuellar
4. Mr. Lopez

NO ACTION WAS TAKEN.

5. **Discussion and Action:** Status report by the Parks and Recreation Department regarding the designated state trailheads approved by City Council on June 21, 2011.
Contact: Marcia Tuck, (915) 541-4020, tuckmj@elpasotexas.gov

Item was postponed two weeks.

6. **Discussion and Action:** Update on recommendations made by OSAB in the last quarter of 2011. Contact: David Coronado, coronadoda@elpasotexa.gov

The following commented:

1. Mr. Coronado
2. Mr. von Finger
3. Mr. Tolbert
4. Chair Wakeem

NO ACTION WAS TAKEN.

7. **Discussion and Action** on revisions to the Open Space Advisory Board Bylaws.
Contact: Charlie Wakeem, charliewak@sbcglobal.net

The following commented:

1. Mr. Coronado
2. Chair Wakeem
3. Ms. Cuellar

Prior to the vote, the following commented:

1. Mr. Tolbert
2. Ms. Cuellar
3. Mr. Coronado
4. Mr. von Finger stated he would withdraw his motion if the item could be postponed.

MOTION:

Motion made by Mr. von Finger, seconded by Ms. Balin TO APPROVE.

Mr. von Finger withdrew his motion; Ms. Balin withdrew her second to the motion.

Item was postponed two weeks pending clarification from legal on specific sections of the document.

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

Chair Wakeem requested:

1. Item 5. – **Discussion and Action:** Status report by the Parks and Recreation Department regarding the designated state trailheads approved by City Council on June 21, 2011.
Contact: Marcia Tuck, (915) 541-4020, tuckmj@elpasotexas.gov
2. Item 7. – **Discussion and Action** on revisions to the Open Space Advisory Board Bylaws. Contact: Charlie Wakeem, charliewak@sbcglobal.net

Mr. von Finger requested:

A report regarding local water districts and current irrigation issues from EPWU.

Mr. Dallo requested:

Mitigation banking report.

9. Adjournment

MOTION:

*Motion made by Mr. von Finger, seconded by Mr. Addington and **UNANIMOUSLY CARRIED TO ADJOURN.***



City of El Paso – Open Space Advisory Board Staff Report

Case No: SUSU12-00015 Enchanted Hills Unit Three
Application Type: Major Combination

Staff Planner: Kevin Smith, 915-541-4903, smithkw@elpasotexas.gov
Location: North of Transmountain Road and East of I-10
Legal Description Acreage: 97.03 acres
Rep District: 1
Existing Use: Vacant
Existing Zoning: R-5/sp
Proposed Zoning: N/A

Nearest School: Canutillo Middle School (1.5 miles)
Nearest Park: Rio Grande River Trail (1.7 miles)
Parkland Fees Required: Pending
Impact Fee Area: Property is located within the Westside Impact Fee Area and is subject to impact fees

Property Owner: El Paso Transmountain, L.L.C.
Applicant: El Paso Transmountain, L.L.C.
Representative: Roe Engineering, L.C.

SURROUNDING ZONING AND LAND USE:

North: RMU (Residential Mixed Use)/ Vacant
South: C-4 (Commercial)/ Vacant
East: R-3A (Residential)/ Vacant
West: C-3/c (Commercial with a condition)/ Vacant

THE PLAN FOR EL PASO DESIGNATION: Mixed Use

APPLICATION DESCRIPTION

The applicant is proposing a development of 361 single-family residential lots with the smallest approximately 5,530 square feet in size and the largest approximately 24,670 square feet on size. The applicant is also proposing an additional 2.84 acre park added onto an existing 1.5 acre park which was already dedicated by separate instrument. The applicant is also proposing 8.08 acres of public open space that will also serve as drainage rights-of-way and drainage easements as well as five pedestrian rights-of-way to provide access to the open space areas. Primary access will be from Enchanted Hills Drive.

The applicant has submitted a vested rights petition to be subject to the subdivision code in effect prior to June 1, 2008. The applicant is also requesting the following modifications:

- To allow for 52 foot right-of-way with 5 foot parkways and 5 foot sidewalks.
- To allow for 50 foot right-of-way which would include 5 foot sidewalks and 4 foot parkways.
- To allow for a 52 foot right-of-way which would include 34 feet of pavement as approved in Enchanted Hills Unit One.
- To allow for joint use between drainage rights-of-way and pedestrian access.
- To allow for a turning circle along Enchanted Ridge Drive.
- To allow for street names in excess of thirteen characters.
- To allow for landscaping within the cul-de-sac on Enchanted Path Drive and to provide access to the hike/bike trail along Enchanted Springs Drive.
- To allow for parking within the cul-de-sac on Enchanted Brim Drive to allow for parking to the abutting park.
- To allow for modification to the arroyo per section 19.16.050.H of the previous subdivision code.

CASE HISTORY

On July 28, 2011, the City Plan Commission approved Enchanted Hills Unit Three on a major preliminary basis.

CURRENT REQUEST

The applicant has submitted Enchanted Hills Unit Three on a major combination basis due to some additional lots and additional park and drainage/open space area.

Development Coordinating Committee

Pending.

Planning Division Recommendation

Pending.

Engineering and Construction Management – Land Development

Pending.

El Paso DOT

Pending.

El Paso Water Utilities

Pending.

PSB - Stormwater

Pending.

Parks and Recreation Department

Pending.

Texas Gas Service

Pending.

Central Appraisal District

Pending.

El Paso Electric Company

Pending.

911 District

Pending.

Fire Department

Pending.

Sun Metro

Pending.

Geographic Information Systems

Pending.

Canutillo School District

Pending.

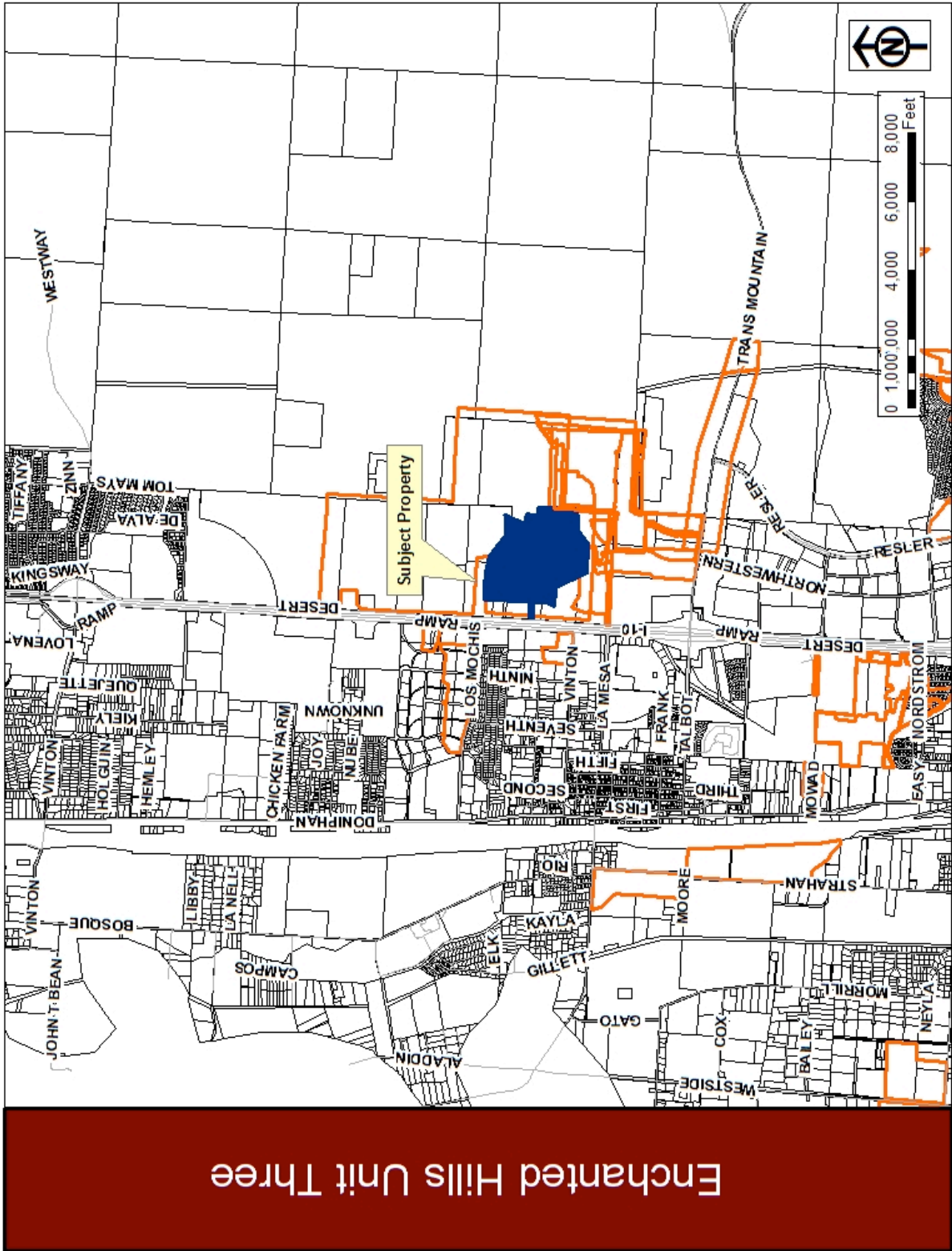
Additional Requirements and General Comments:

1. Submit to the Planning and Economic Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

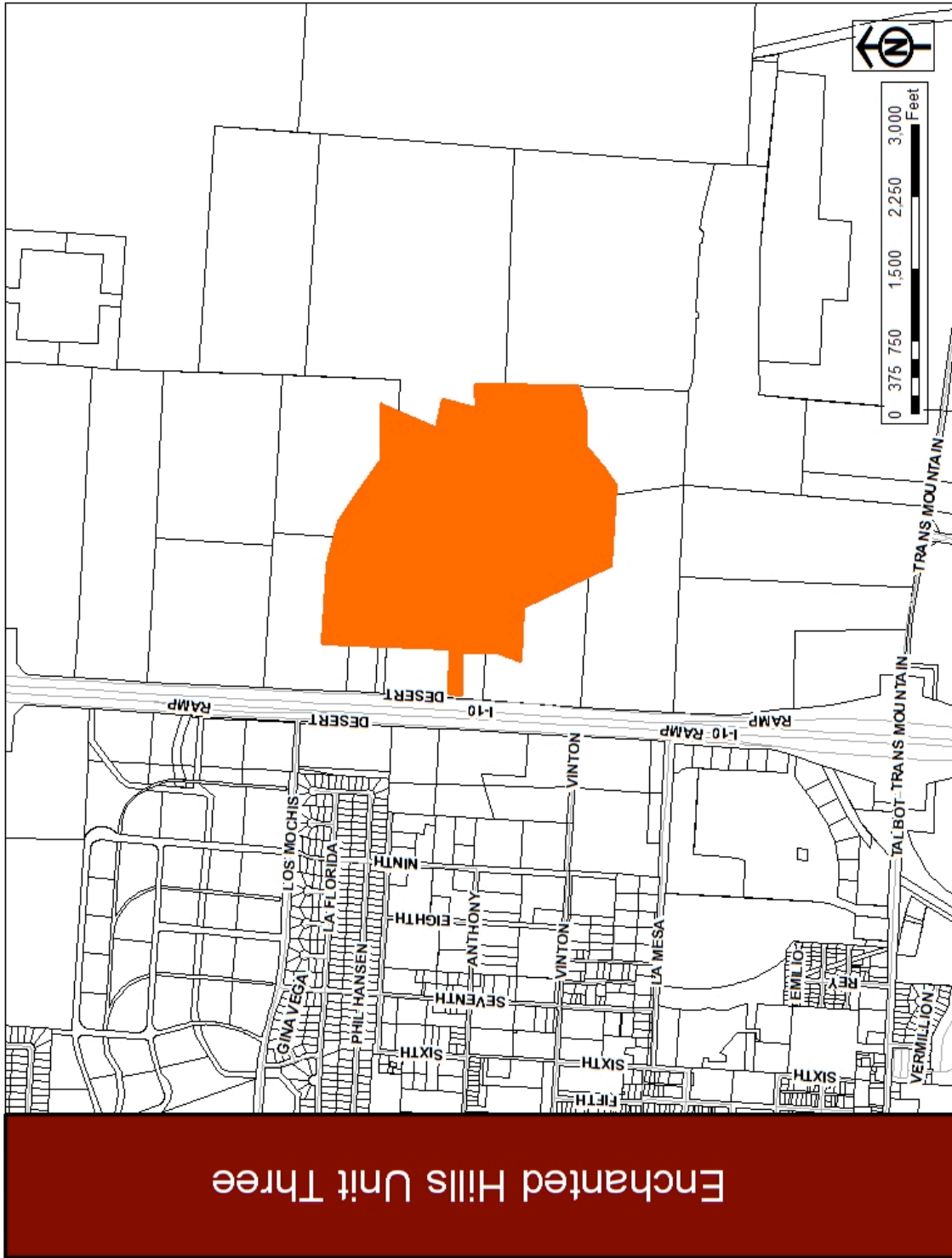
Attachments

1. Location map zoomed out
2. Location map
3. Aerial map zoomed out
4. Aerial map
5. Arroyos map zoomed out
6. Arroyos map
7. Preliminary Plat
8. Final Plat
9. Application

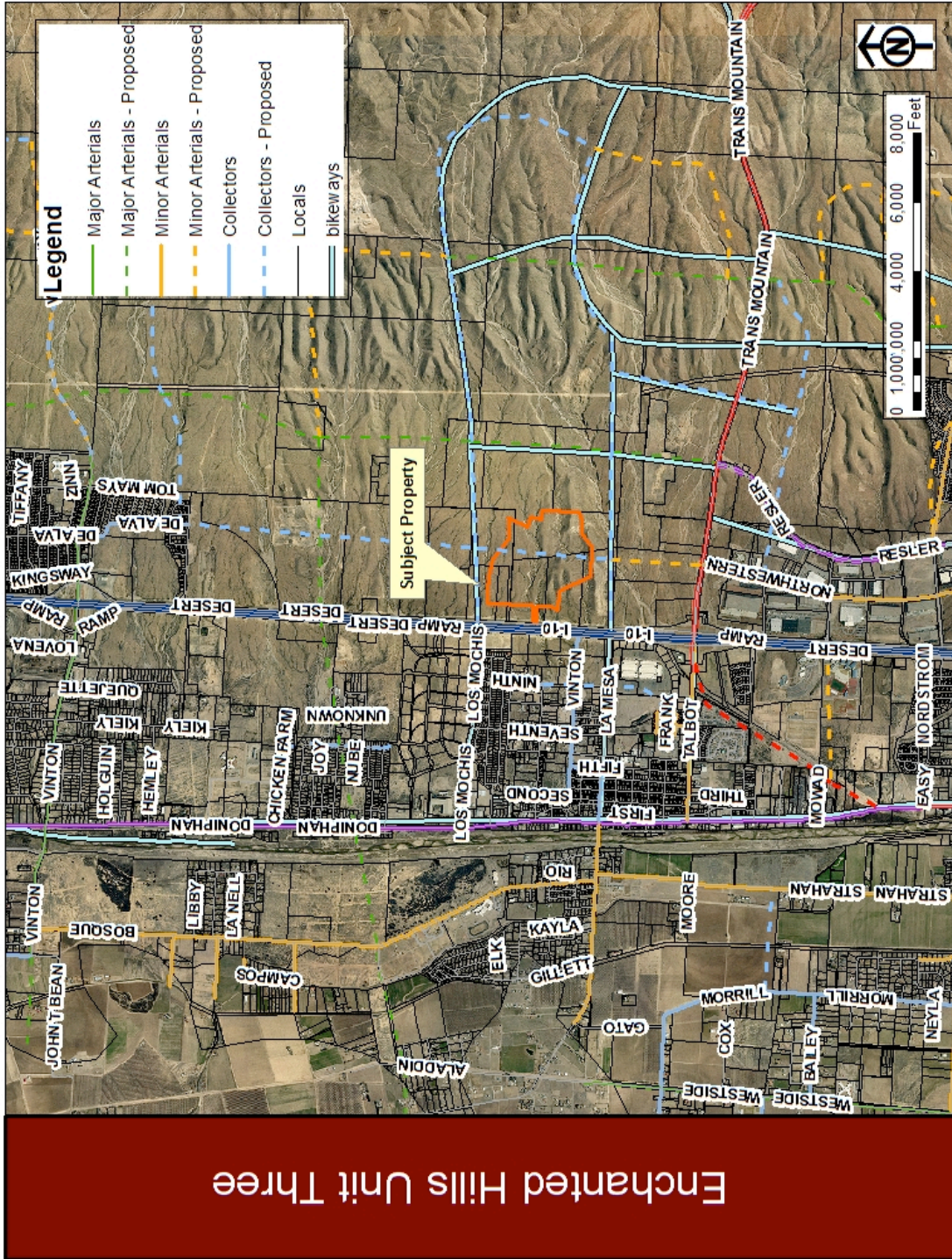
ATTACHMENT 1



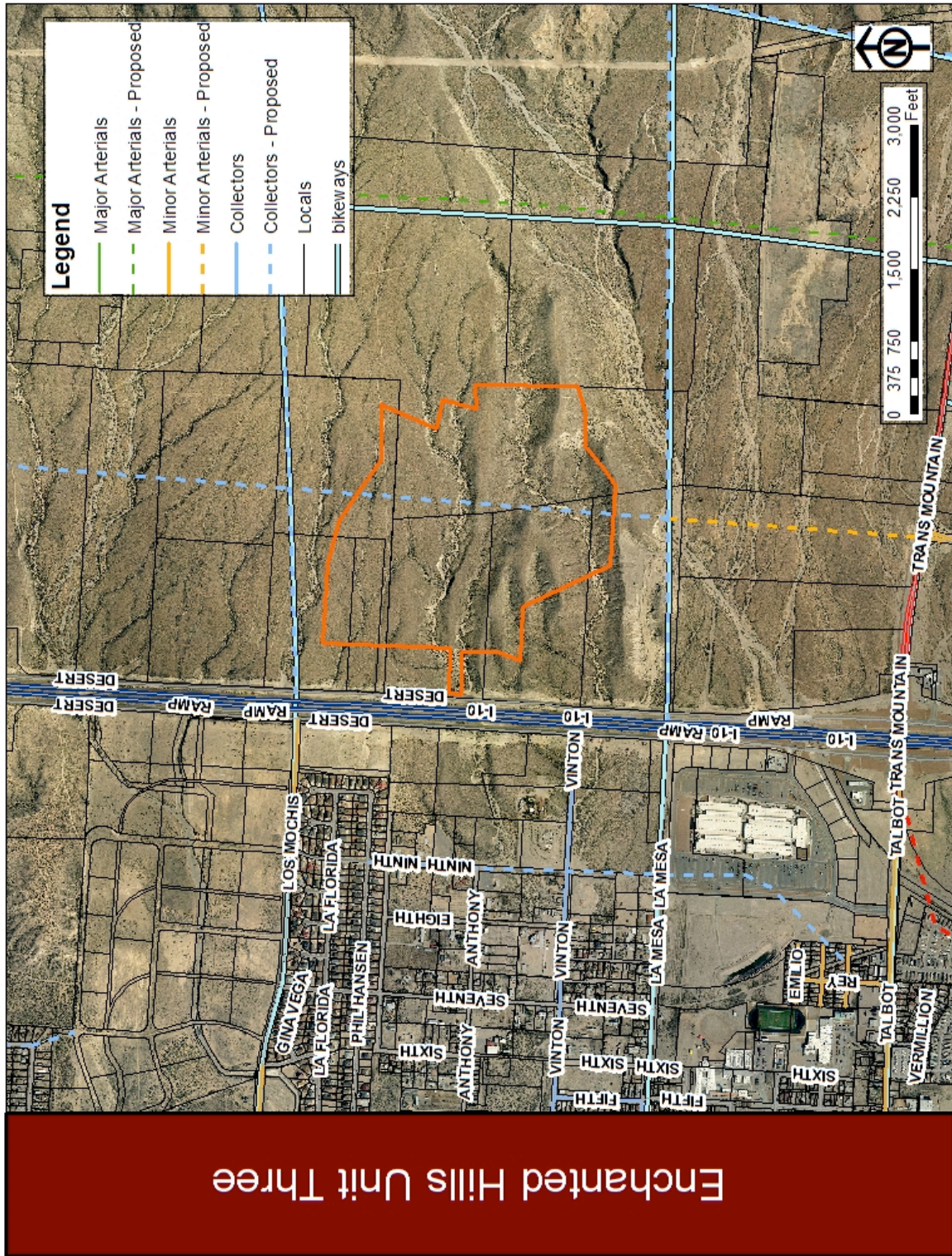
ATTACHMENT 2



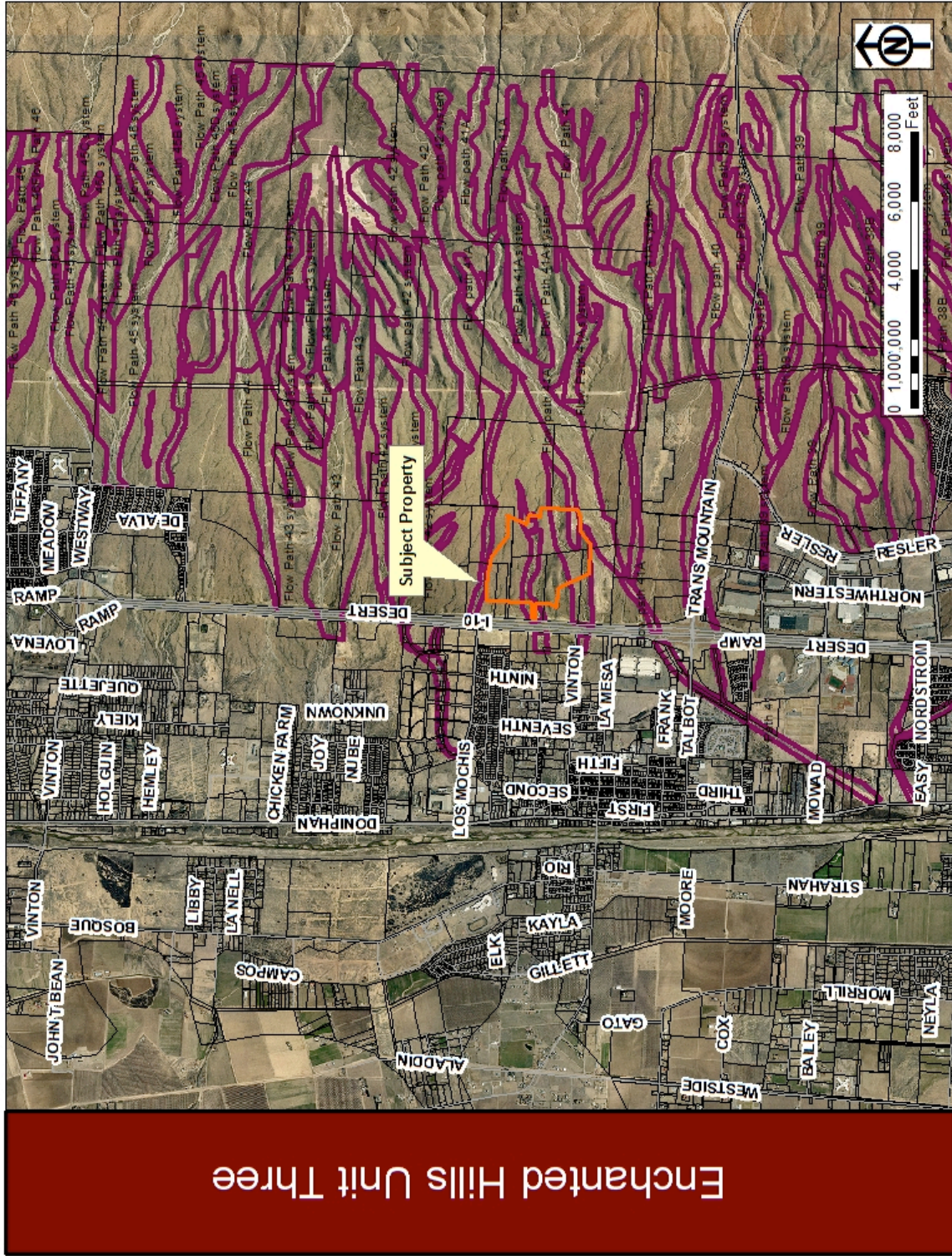
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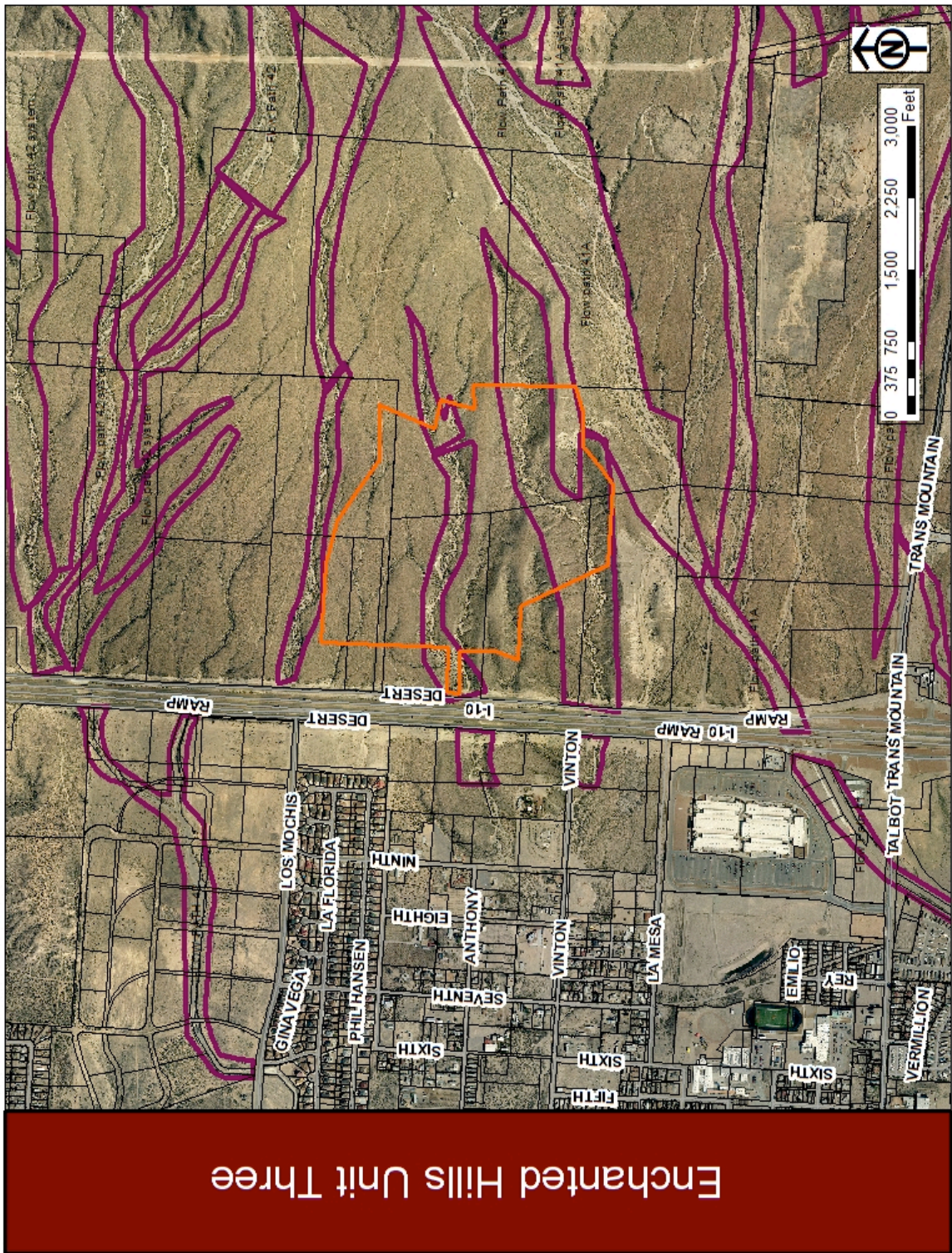
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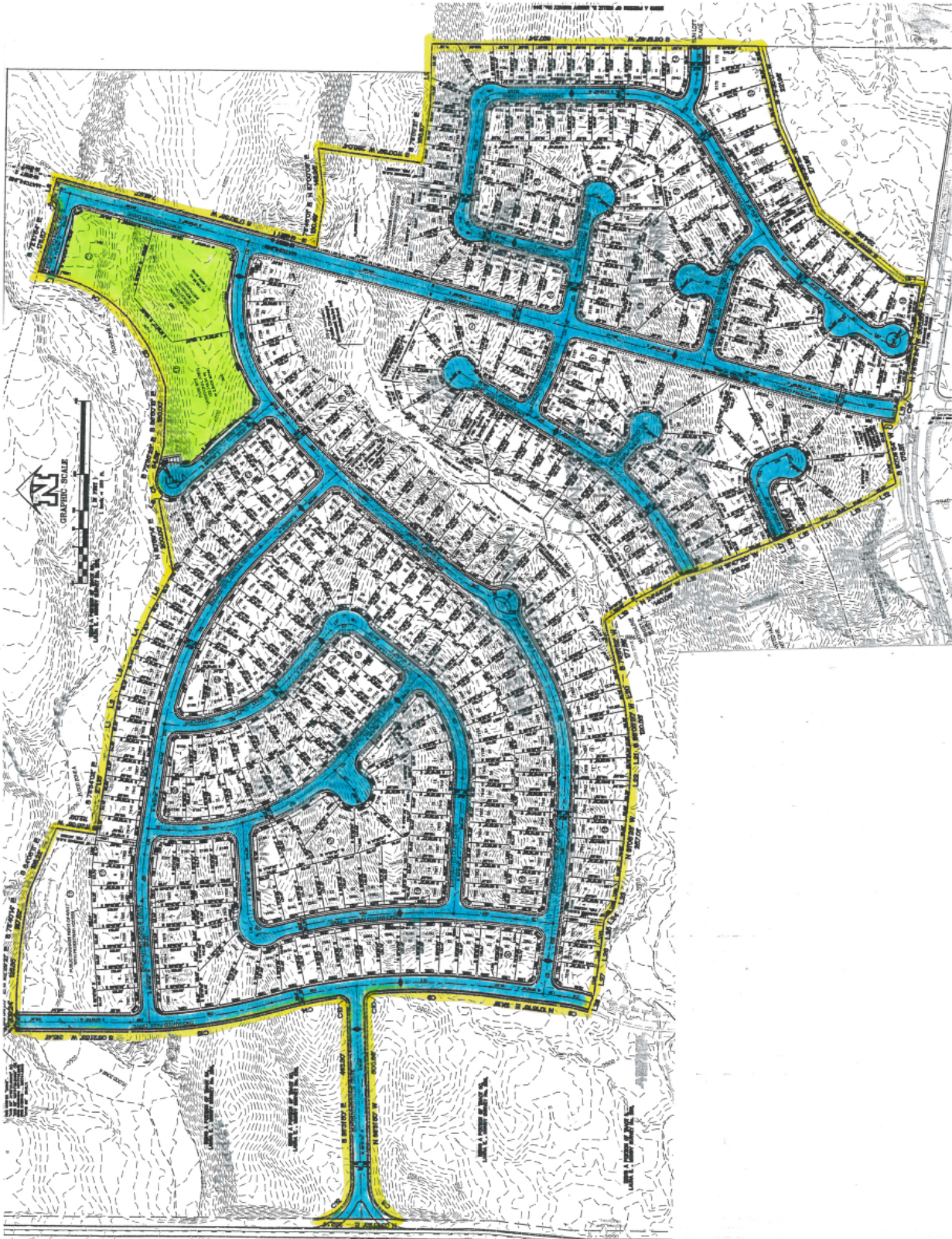
ATTACHMENT 5



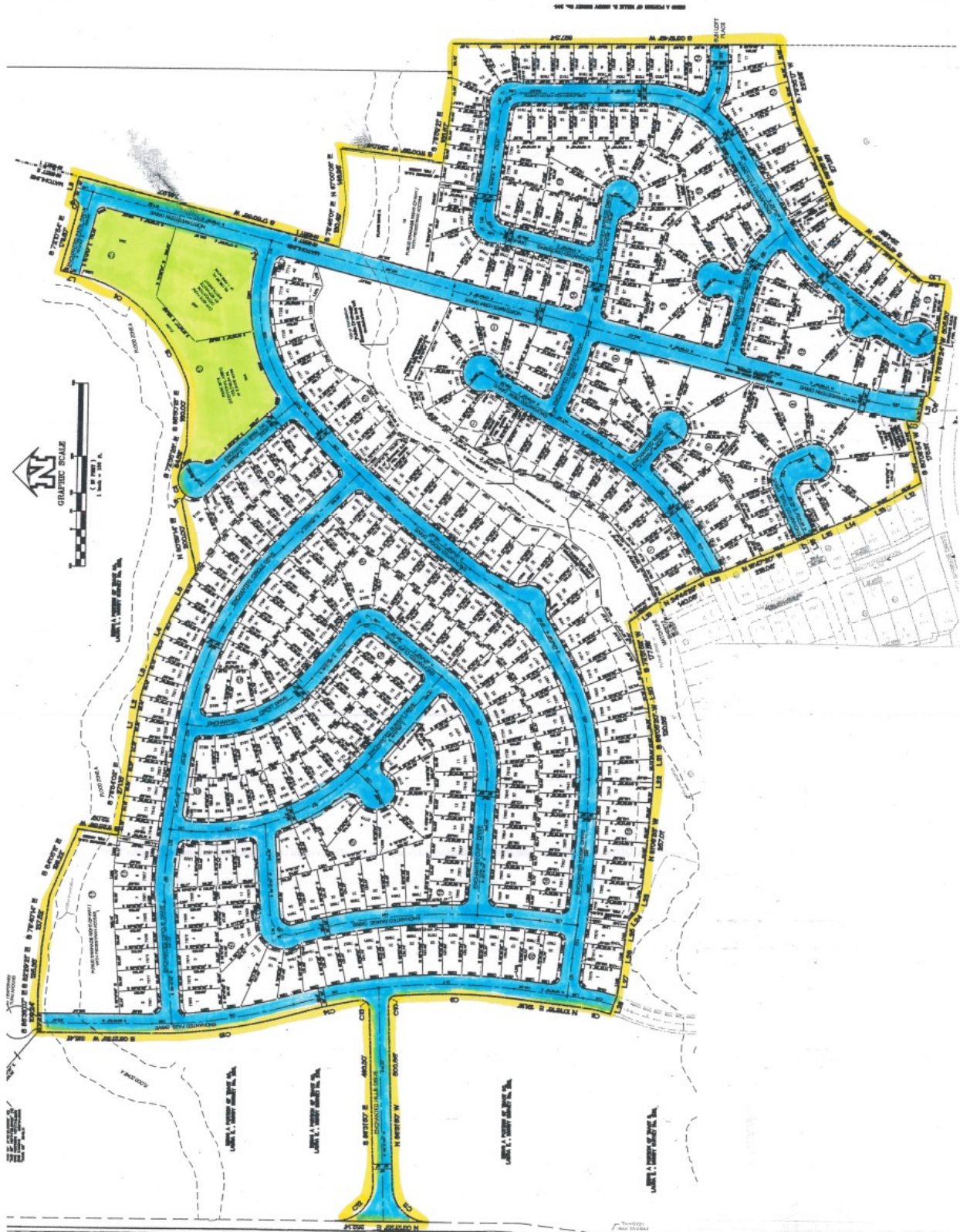
ATTACHMENT 6



ATTACHMENT 7



ATTACHMENT 8



ATTACHMENT 9

DRAFT



CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION COMBINATION APPROVAL

DATE: February 21, 2012

FILE NO. SUSU12-00015

SUBDIVISION NAME: Enchanted Hills Unit Three (Phases 1-4)

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.) Being a portion of Tracts 8, 9A and 9C, Laura E. Mundy Survey No. 238 City of El Paso, El Paso County, Texas

Table with 2 columns: Property Land Uses and ACRES/SITES. Rows include Single-family, Duplex, Apartment, Mobile Home, P.U.D., Park, School, Commercial, Industrial, Office, Street & Alley, Ponding & Drainage, Institutional, Other (specify below), Drainage / Open Space, Total No. Sites, Total (Gross) Acreage.

3. What is existing zoning of the above described property? R-5 Proposed zoning? R-5

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No

5. What type of utility easements are proposed: Underground X Overhead Combination of Both

6. What type of drainage is proposed? (If applicable, list more than one) Lots to streets, To Drainage Right-of-way/Open Space Arroyos

7. Are special public improvements proposed in connection with development? Yes X No

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No If answer is "Yes", please explain the nature of the modification or exception 5' sidewalk in a 52' right-of-way with 32' pavement throughout the subdivision except on Enchanted Pass and Enchanted Hills where it will be 34' of pavement. Modifications for Drainage / Pedestrian Right-of-ways.

9. Remarks and/or explanation of special circumstances:

10. Improvement Plans submitted? Yes No X

11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes X No

If yes, please submit a vested rights petition in accordance with Section 19.47- Vested Rights (See Attached).

Letter dated April 10, 2009 regarding Enchanted Hills by Victor Torres has addressed vested rights. This development will be subject to subdivision standards in effect prior to June 1, 2008.

- | | | | | |
|-----|-----------------|--|---|--|
| 12. | Owner of record | El Paso Transmountain, L.L.C.
<small>(Name & Address)</small> | 6800 Surtey Drive, Suite 300
El Paso, Texas 79905
<small>(Zip)</small> | 915-592-0290
<small>(Phone)</small> |
| 13. | Developer | El Paso Transmountain L.L.C.
<small>(Name & Address)</small> | 6800 Surety Drive, Suite 300
El Paso, Texas 79905
<small>(Zip)</small> | 915-592-0290
<small>(Phone)</small> |
| 14. | Engineer | Roe Engineering, L.C.
<small>(Name & Address)</small> | 601 N. Cotton Street, Suite 600
El Paso, Texas 79902
<small>(Zip)</small> | 915-533-1418
<small>(Phone)</small> |

CASHIER'S VALIDATION
FEE: \$2,088.00

OWNER SIGNATURE: *[Signature]* E.P. TRANSMOUNTAIN
REPRESENTATIVE: *[Signature]* Bradley Roe

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

DRAFT

