



**OPEN SPACE ADVISORY BOARD**  
Wednesday, March 2, 2011, 1:30 P.M.  
8<sup>th</sup> 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 16, 2011
  - b. Changes to the Agenda
  - c. Review and comment on current subdivision applications, as indicated below:
    - (1) **SUB11-00043:** Cimarron Sage Land Study - Being a portion of Tracts 1, 1B4, 3, 3A, 3B1 and all of Tracts 1A and 1A1 of Nellie D. Mundy Survey 242 and portions of Tracts 1B4C, 1B5C, and 1B5B2 of S. J. Larkin Survey 266, 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: CSA Design Group  
DISTRICT: 1  
APPLICATION TYPE: Land Study  
STAFF CONTACT: Raul Garcia, (915) 541-4935, [garciar1@elpasotexas.gov](mailto:garciar1@elpasotexas.gov)
    - (2) **SUB11-00045:** Cimarron Sage Unit One - Being a portion of Tracts 1, 1A and 1A1, Nellie D. Mundy Survey 242 and Tract 1B5C, S.J. Larkin Survey 266, City of El Paso, El Paso County, Texas  
  
LOCATION: South of Paseo del Norte Road and east of Resler Drive  
PROPERTY OWNER: Cimarron Hunt Communities, LLC  
REPRESENTATIVE: CSA Design Group  
DISTRICT: 1  
APPLICATION TYPE: Major Preliminary  
STAFF CONTACT: Frank Delgado, (915) 541-4238, [delgadofx@elpasotexas.gov](mailto:delgadofx@elpasotexas.gov)

**Mayor**  
John F. Cook

**City Council**

District 1  
Ann Morgan Lilly

District 2  
Susannah M. Byrd

District 3  
Emma Acosta

District 4  
Carl L. Robinson

District 5  
Rachel Quintana

District 6  
Eddie Holguin Jr.

District 7  
Steve Ortega

District 8  
Beto O'Rourke

**City Manager**  
Joyce A. Wilson



4. **Discussion and Information:** Presentation on the ASARCO site remediation by ASARCO Trustee Mr. Roberto Puga.  
Contact: Roberto Puga, [rpuga@projectnavigator.com](mailto:rpuga@projectnavigator.com)
5. **Discussion and Information:** Presentation on the Loop 375 (Transmountain Road) Environmental Assessment.  
Contact: Texas Department of Transportation
6. **Discussion and Information:** Presentation on the Westside Traffic Impact Analysis Update.  
Contact: Alan Shubert, (915) 541-4423, [ShubertAR@elpasotexas.gov](mailto:ShubertAR@elpasotexas.gov)
7. **Discussion and Action** on developing a wetlands mitigation bank or banks for the City of El Paso.  
Contact: Alan Shubert, (915) 541-4423, [ShubertAR@elpasotexas.gov](mailto:ShubertAR@elpasotexas.gov)
8. **Discussion, Information and Action:** Update on requiring new development to provide public access to Franklin Mountain Park trailheads, to include discussion on amendment to Title 19 and prior application of Section 19.15.060.O to previously approved subdivision.  
Contact: Richard Garcia, (915) 541-4087, [GarciaRG@elpasotexas.gov](mailto:GarciaRG@elpasotexas.gov)
9. **Discussion and Action:** Items for Future Agendas
10. **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, 2011 at \_\_\_\_\_ P.M.,  
Basement Bulletin Board, City Hall, 2 Civic Center Plaza, by Armida R. Martinez, Planning and Economic Development







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## ADVISORY BOARD MINUTES

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Wednesday, February 16, 2011, 1:30 P.M.  
8<sup>th</sup> Floor Conference Room  
City Hall Building, 2 Civic Center Plaza

**Members Present: 7**

Bill G. Addington (1:55 p.m.), Robert Ardovino (1:35 p.m.), Lois Anne Balin, Richard Thomas, James H. Tolbert, Kevin T. von Finger, and Charlie S. Wakeem

**Members Absent: 2**

Terry Bilderback, Luis Ruiz

**Member Vacancies: 0**

**Planning and Economic Development Staff Present:**

Mathew McElroy, Deputy Director – Planning; Philip Etiwe, Development Review Manager; Fred Lopez, Comprehensive Plans Project Manager; David Coronado, Lead Planner; Kim Forsyth, Lead Planner; Eddie Garcia, Lead Planner; Art Rubio, Senior Planner; Melissa Granado, Senior Planner; Esther Guerrero, Planner; Justin Bass, Planner; Kevin Smith, Planner

**Others Present:**

Lupe Cuellar, Assistant City Attorney, Legal Department; Kareem Dallo, Engineering & Construction Management, Engineering Division Manager; Gonzalo Cedillos, EPWU-PSB, StormWater; Rudy Valdez, EPWU-PSB; Laura Dominguez, EPWU-PSB; Richard Garcia, Land Operations Manager, Parks and Recreation; Alan Shubert, Director, Engineering & Construction Management; Trish Tanner, Jobe Materials; Frederic Dalbin, Wright & Dalbin Architects, Inc.; Bobby Gonzalez, QUANTUM Engineering Consultants Incorporated; Adrienne S. Pedroza, QUANTUM Engineering Consultants Incorporated; Javier Carrera, Carrera Group; Richard Teschner, citizen; John Moses, Superintendent, Texas Parks & Wildlife; Bill Spikowski, Dover Kohl and Partners

**1. Meeting Called to Order**

*Chair Wakeem called the meeting to order at 1:30 p.m.*

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

*None*

**3. Discussion and Action**

- a. Approval of Minutes: January 19, 2011

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

Chair Wakeem revised page 7, as follows:

Ms. Cuellar explained the provision of the code does not accomplish what Board Members are asking. *Additionally, Ms. Cuellar will research whether or not there might be other gated communities that are preventing public access to trailheads and the State Park. Furthermore, Ms. Cuellar will research whether or not preventing public access to trailheads and the State Park is in violation of Title 19, Subdivision Code. Chair Wakeem requests Staff research whether or not the City Plan Commission, according to that Code, granted an exception at the Ocotillo Estates, at Calle Lago and report back to him Staff's findings.*

**MOTION:**

*Motion made by Mr. von Finger, seconded by Mr. Thomas and UNANIMOUSLY CARRIED TO APPROVE THE MINUTES FOR JANUARY 19, 2011, AS REVISED.*

b. Changes to the Agenda

Chair Wakeem requested:

Item 7 – moved to the top of the agenda

Item 8 – moved to the top of the agenda

**MOTION:**

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

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

- (1)      **ZON10-00116:**      A portion of Tract 1, E.D. Strong Survey No. 217, City of El Paso, El Paso County, Texas
- LOCATION:**              East of Grand Teton Drive and North of Shasta Drive
- ZONING:**              PMD (Planned Mountain Development)
- REQUEST:**            Detailed Site Development Plan Review required by PMD District
- EXISTING USE:**        Vacant
- PROPOSED USE:**      Multi-family dwellings/Apartments
- PROPERTY OWNER:** Investment Builders, Inc.
- REPRESENTATIVE:** Wright & Dalbin Architects, Inc.
- DISTRICT:**            1
- STAFF CONTACT:**      Arturo Rubio, 915-541-4633, [rubioax@elpasotexas.gov](mailto:rubioax@elpasotexas.gov)



Mr. Art Rubio gave a PowerPoint presentation and explained the applicant is requesting a detailed site development plan review as required by Section 20.10.370 *Mountain Development G. 2. Site Plan* for multi-family use. The site plan shows one multi-family lot that includes two 13,560 square foot apartment buildings comprised of 12 two story units each, a 2,000 square foot club house and 8.68 acres of Public Open Space. The 2025 Predicted Land Use Map for the area calls for residential zoning. The building height, 35 feet, does comply with the code. All departments, including Land Development, have reviewed the plans; any grading and/or elevation issues will be resolved at the permitting stage of the application. Planning Division recommends approval of the detailed site development plan.

Mr. Frederic Dalbin, Wright & Dalbin Architects, Inc., explained the whole development is on top, there are no arroyos. Per the aerial map, the complex should be lowered, toward the south.

Mr. Ardovino asked if the trail, going around the property, connects to the road.

Mr. Dalbin responded no.

No further questions from the Board.

Chair Wakeem asked if there were any members of the audience who wished to comment on the application. There were none.

**MOTION:**

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

- (2)      **ZON10-00112:**      Portion of Lot 27, Block 123, Chaparral Park Unit 33, City of El Paso, El Paso County, Texas
- LOCATION:      810 Redd Road
- ZONING:      C-1/c (Commercial/condition)
- REQUEST:      Detailed Site Development Plan Review required per Ordinance No. 017250
- PROPOSED USE:      Shopping Center and Bike Shop
- PROPERTY OWNER:      Gary Porras
- REPRESENTATIVE:      Carrera Group Inc.
- DISTRICT:      1
- STAFF CONTACT:      Esther Guerrero, (915) 541-4720, [guerreroex@elpasotexas.gov](mailto:guerreroex@elpasotexas.gov)

Ms. Esther Guerrero gave a PowerPoint presentation and explained the detailed site development plan is required per the conditions imposed on the property. Those conditions being the submittal of a detailed site development plan and a landscape buffer for the residential properties to the west. The property is located within the Hillside Mountain Development, currently vacant, 1.8 acres in size and located at 810 Redd Road. The detailed site development plan shows a 9,000 square foot shopping center and a 3,000 square foot bike shop with landscaped buffer abutting the single-family residential lots to the west. Planning Division recommends approval of the detailed site development plan. City Plan Commission approved the request, last week.

No questions from the Board.

**NO ACTION WAS TAKEN.**

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

- (1)      **SUB11-00017:**              Paseo Del Norte Blvd #2 – 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 Drive
- PROPERTY OWNER:      Cimarron Hunt Communities, LLC
- REPRESENTATIVE:      Kimley-Horn & Associates, Inc.
- DISTRICT:                      1
- APPLICATION TYPE:      Major Preliminary
- STAFF CONTACT:              Justin Bass, (915) 541-4930, [bassjd@elpasotexas.gov](mailto:bassjd@elpasotexas.gov)

Mr. Justin Bass gave a PowerPoint presentation and explained the applicant proposes to subdivide a 6.48-acre parcel of property, 2,400 linear feet. The subdivision will dedicate property for right-of-way to be developed as a portion of Paseo Del Norte Boulevard from Northern Pass Drive westward. The subdivision is located within the Hillside Development Area (HDA). The applicant is requesting the following modification:

- Modification to Section 19.16.020 to allow for a modified Major Arterial cross-section.

The applicant has demonstrated an alternative method of development to include additional parkway, which will result in the relocation of the on-street bike lanes – required in the previous subdivision ordinance – to the parkway, in the form of two 10-foot hike and bike trails. The project has been vested under the previous subdivision code; however, the applicant has elected to use Section 19.10.050 *Roadway Participation Policies* and Section 19.19 *Stormwater Management Requirements* of the current code. Planning Division recommends approval with modification. The City Plan Commission has approved the request.

No questions from the Board.

**NO ACTION WAS TAKEN.**



(2) SUB10-00304: Medano Heights Replat A – Being a replat of all of Lot 1, Block 1, and Lot 1, Block 2 and all of Lots 2 through 34, Block 1, and all of Lots 2 through 18, Block 2, and all of Lots 1 through 12, Block 3, and all of Lots 1 through 10, Block 4 and including all of the street rights-of-way for Picacho Hills Court, Doral Crest Lane and Quinalt Drive and the 20 ft. drainage rights-of-way, Medano Heights Subdivision, City of El Paso, El Paso County, Texas

LOCATION: North of Medano Drive and East of Interstate Highway 10

PROPERTY OWNER: A D. Holdings, E.P. Investments, Housing Authority of El Paso

REPRESENTATIVE: SLI Engineering

DISTRICT: 1

APPLICATION TYPE: Resubdivision Combination

STAFF CONTACT: Frank Delgado, (915) 541-4238, [delgadofx@elpasotexas.gov](mailto:delgadofx@elpasotexas.gov)

Mr. Eddie Garcia gave a PowerPoint presentation and explained the applicant is proposing a commercial development comprised of four lots. The smallest lot is 2.6 acres, the largest is 12.2 acres. The applicant has reconfigured the subdivision from the previously approved Major Final plat to consolidate the residential lots and rights-of-way into one lot. The southern commercial lot is split into two lots. No other changes to the proposed subdivision were made. Planning Division staff recommendation is pending City Council approving the removal of Southwestern Drive from the Major Thoroughfare Plan.

The applicant could not be present for the meeting.

No questions from the Board.

Chair Wakeem asked if there were members of the public who wished to comment on the request. There were none.

**MOTION:**

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

4. **Discussion, Information and Action** on the design of the Doniphan Ditch across from the Keystone Heritage Park. Contact: Gonzalo Cedillos, EPWU, [gcedillo@EPWU.org](mailto:gcedillo@EPWU.org)

Mr. Gonzalo Cedillos explained he was present to discuss the Doniphan Ditch project, which was approved during the Stormwater Master Plan. Doniphan Ditch was approved to proceed for the first three years of improvements.

Mr. Cedillos introduced Ms. Laura Dominguez, EPWU-PSB, Project Manager, and Mr. Bobby Gonzalez, Quantum Engineering, Project Engineer.

Mr. Gonzalez gave a PowerPoint presentation and stated Doniphan Ditch is one of many projects that came about via the URS Study, Stormwater Master Plan. The project includes looking at the drainage, in and around the Frontera Road, Kappa Road and Doniphan Drive area. This project has been set aside to address the drainage issue that culminated during the 2006 rain storms; specifically, removing water off the road and into the ditch. The ditch is located within BNSF right-of-way, coordination efforts are required.

Challenges/Issues/Restrictions include:

1. high water table – there is a high water table around the Heritage Park area; water is perched on the pavement, you can see the salt deposits along that area;
2. super-elevated roadway – slopes towards the Heritage Park, the challenge is how do we get the water from the eastside of the right-of-way all the way into the ditch;
3. the soils – the soils are very claylike, high expansive material; we can't really dig too deep into the ditch because of all those restrictions, the fact that everything goes down to Frontera, one high point is Sunland Park Drive, the other is Bird Avenue.
4. trench drain – the trench drain is proposed to be relatively shallow so that we don't have to dig too deep, we don't have the room because of the elevation of the ditch and water table.
5. water retention area – the area that will hold or retain the amount of water is approximately two acre feet, the goal is to get as much water from the street into the ditch;
6. topography – everything slopes from Bird Avenue down to Frontera Road and from Sunland Park Drive down to Frontera Road.

Mr. Cedillos surmised the plan is to take the water from Doniphan Drive and put it in the ditch. We will not be seeding the disturbed ditch area since BNSF owns it.

Mr. Gonzalez explained we will not be concrete lining the proposed ditch; we cannot dig deeper because we are already at the water table. The goal is to try to contain as much runoff as possible within the ditch. The trench drain is strictly to convey runoff from the inlets to the ditch, it will not intercept; runoff will eventually go to into a pump station. He was unsure if there would be a need to de-water.

No questions from the Board.

Chair Wakeem asked if there were members of the public who wished to comment on the request. There were none.

**NO ACTION WAS TAKEN.**



5. **Discussion, Information and Action** concerning OSAB duty to "provide recommendations to the city council regarding matters before state and federal agencies affecting open space for which comment or input is solicited or requested to include but not be limited to requests for individual permits from the U.S. Army Corps of Engineers."

Contact: Kareem Dallo, (915) 541-4425, [dallokf@elpasotexas.gov](mailto:dallokf@elpasotexas.gov)

#### **Boards Purview Regarding 404 Permits**

Ms. Cuellar explained she had requested the item be placed on the agenda and she had specifically worded the item this way due to questions the Chair raised at the last OSAB meeting. When the Board talks about 404 permits and what the Army Corps of Engineers does, the Board is really talking about this provision within the ordinance that gave you authority to look at certain things. Absolutely, this Board has input on 404 permits and can relay that to City Council. But when you're discussing strictly the floodplain, whether or not there is something in the floodplain, the only thing the Corps of Engineers does is provide something to the city so that they can take a look at it and sign off on it. The city is not signing off on any type of approval; it's just a procedure or process that they go through. Not the City Engineer, City Council, nor the city has any real input in the process at that time.

#### **404 Process**

Mr. Shubert explained the 404 process, specifically regarding the wetlands or the EPA Monitor Quality Act, and permits that fall under "The Nationwide Permit", where to an existing waterway are issued by the Corps of Engineers in a fashion where they do not solicit public comment. Engineering & Construction Management does not get notification. Individual permits that do have a public comment period (maybe a public hearing if the Corps wants to) Engineering & Construction Management does not get notification either. If we do we're happy to share that with you but there is always a possibly of getting blindsided.

#### **Letters of Map Revision, CLOMAR or FLOMAR**

A letter of map revision is a process utterly and completely divorced of the 404 process. 404's are the Corps of Engineers, Flood Plain and FEMA.

FEMA requires:

1. When someone brings in an application for a map change, Engineering and Construction Management is responsible for the application following the other federal guidelines;
2. Letter of map revision process – In order for the City of El Paso to maintain in the national floodplain insurance program, Engineering and Construction Management Staff are required to name a the floodplain administrator, Mr. Shubert and the CEO and then to follow FEMA's regulations. When that process comes to us, it is purely an engineering process; it establishes hydraulics and hydrology and whether or not we've affected the boundaries of the floodplain or the flow path itself. There is no public input and whether or not the application has merit, Mr. Shubert must sign the application and forward to FEMA, they make the decision. He can sign the application and send it on to FEMA with or without comments, but the comments must be rooted in our own flood damage ordinance and laws.

Chair Wakeem explained the Corps of Engineers sent out a public notice regarding FEMA 38A, 404. Mr. von Finger wants this Board to be able to review it.

Mr. Shubert noted Mr. Rick Gatewood, Corps of Engineers, sent the notice to Engineering & Construction Management. He added as we get those notices we will happily forward them to the Board. He stated the City of El Paso needs a mitigation bank.

Chair Wakeem will post that for the next OSAB meeting.

**NO ACTION WAS TAKEN.**

6. **Discussion and Action** on a recommendation made by the OSAB to design ponding areas with accessibility for wildlife. Contact: Kareem Dallo, (915) 541-4425, [dallokf@elpasotexas.gov](mailto:dallokf@elpasotexas.gov)

Mr. Dallo referred to a previous OSAB meeting agenda item discussion regarding pump number four. Flow paths connected to a pump will be open, no fencing, encouraging wildlife to go to the pond. Pumps connected to streets, not connected to any flow paths, will be completely enclosed. He noted there is nothing in the current code that addresses access to ponding areas for wildlife.

Chair Wakeem explained the discussion is not regarding ponding areas on the east side that are completely surrounded by subdivisions where wildlife cannot get to them, but more in regard to FEMA 38A.

Mr. Ardovino asked if there are any examples of ponding areas, in places like the east side; that are natural open space rather than fenced in areas in the middle of neighborhoods. He wondered if Staff had any examples from other cities.

Mr. Shubert responded Phoenix has beautiful washes and flood control structures that are wide open recreation areas; almost without exception, the Corps of Engineers built them and then turned them into alternate use facilities. How does El Paso get developers interested in developing more park ponds and less of these single use drainage facilities; it is almost impossible to do that and exact that from the developers. He discussed the development of Album Park.

He explained Staff has been working on several things:

1. way(s) to inspire individuals to create more dual use facilities;
2. how can Staff create or use existing standards, and/or enhance the existing standards for more low impact development or storm water harvesting; and
3. Grading Ordinance which will be introduced at the March 1<sup>st</sup> City Council meeting and the public hearing will be held at the March 8<sup>th</sup> Council meeting.

In conclusion, it is very difficult to do that without public funds.



Ms. Balin commented on the enormous natural open space areas in Northeast El Paso by Tiger and off of Deer, both of which are city properties. She wondered why the gates couldn't be opened to allow people to walk their dogs there. It wouldn't be too hard to install some kind of gate opening that only a dog walker can get into.

Mr. Shubert did not know and noted Parks & Recreation Staff has security, stewardship and maintenance concerns. Additionally, he explained, the Stormwater Utility Citizen Advisory Committee helped to vet their Master Plan; seven existing ponds that will be turned into park ponds. Engineering and Construction Management Staff is working on some funding options that will fund the city's portion.

As an Advisory Board, Chair Wakeem requested Board Members recommend that where there is a riparian corridor and a ponding area; leave that access available to the wildlife without fencing that in.

Mr. Tolbert added the language "you always consider that first".

**MOTION:**

*Motion made by Mr. Ardovino, seconded by Mr. von Finger and UNANIMOUSLY CARRIED THAT THE CITY CONSIDER, WHEN DEALING WITH PONDING AREAS ALONG A RIPARIAN CORRIDOR, LEAVING IT OPEN FOR WILDLIFE AS A WILDLIFE CORRIDOR AS A FIRST OPTION.*

*Moved to the top of the agenda, first item.*

7. **Discussion and Action** regarding the Texas Parks & Wildlife letter responding to the Texas Department of Transportation's Transmountain Road Environmental Assessment.  
Contact: Karen Clary, Texas Parks and Wildlife, [Karen.Clary@tpwd.state.tx.us](mailto:Karen.Clary@tpwd.state.tx.us)

Chair Wakeem explained, via tele/video conference call, Ms. Clary will discuss her letter regarding the environmental assessment for the location at IH 10 to approximately 0.479 mile east of the Tom Mays Unit of the Franklin Mountain State Park. He stated that the Final Draft EA was recently released and asked Staff to add that to the next OSAB agenda.  
(copy of Draft EA included in backup information)

Ms. Clary asked if any Board Members had questions/or needed clarification regarding her letter to TxDOT. There were none. She explained TxDOT is engineering this project; however, Texas Parks and Wildlife has concerns regarding:

1. primarily pedestrians and bicyclists safety;
2. the entrance into Tom Mays Park (per the configuration of the schematic provided by TxDOT);
3. wildlife crossings;
4. issues regarding the width of the ramp lanes entering the park;
5. the turning diameter entering the park from the East;
6. Recreational vehicles/vehicles crossing into the park from the West; and

7. the length of acceleration lane for recreational vehicles/vehicles to enter into the park from the West.

Texas Parks and Wildlife does not have any recommendations regarding designing the entrance to Tom Mays Park or where to put the wildlife crossings. TxDOT would like to coordinate with Texas Parks and Wildlife regarding an agreeable vehicular entrance into the Park.

Chair Wakeem asked if there were any Board Members or members of the audiences wishing to ask questions of Ms. Clary

Mr. Tolbert requested additional information regarding the wildlife crossings.

Ms. Clary explained the Draft EA does not propose any wildlife crossings; however, the Final Draft EA, TxDOT has proposed a wildlife crossing (a culvert or an underground crossing) to be located to the west of Paseo Del Norte intersection. Additionally, Texas Parks and Wildlife would also like to have a wildlife crossing at or near the other side entrance to the Park. Texas Parks and Wildlife will meet with TxDOT on March 3, 2011 to address all safety concerns, including safe entrance into the Park for bicyclists and pedestrians between the Paseo Del Norte intersection and the entrance into the Park (crossing two lanes of traffic rather than one lane). TxDOT has scheduled a March 22, 2011 public meeting to discuss the Final Draft EA. Texas Parks and Wildlife will be able to make comments regarding the Final Draft EA up to April 12, 2011.

Mr. von Finger questioned the location of the proposed wildlife crossing, on the west side of Paseo Del Norte, the developed side. Basically, the wildlife would have to go into the development in order to cross over. He felt that was not an appropriate location for a wildlife crossing as there will not being any wildlife due to development.

Ms. Clary responded she was unsure whether or not the development will be on the west side of Paseo Del Norte, however; as of right now, the wildlife crossing location is proposed to be on the west side of Paseo Del Norte.

Mr. von Finger commented on the proposed landscaping use of exotic, invasive and high water use plants. He wondered if that had been resolved.

Ms. Clary was unsure if it ever gets resolves; however, TxDOT and Texas Parks and Wildlife must comply with all federally mandated requirements. At the very least, she hoped TxDOT would develop a landscape plan for the entrance to the Park using native re-vegetation and rangely native vegetation and landscaping (as required by law).

Chair Wakeem thanked Ms. Clary for coming to El Paso, on her own dime; on the coldest day of the year and being unable to present at the previous OSAB meeting.

**NO ACTION WAS TAKEN.**

***Moved to the top of the agenda, second item.***

8. **Discussion and Information:** Presentation on the City of El Paso's Title 21 (Smart Code).  
Contact: Mathew McElroy, (915) 541-4193, [mcelroymx@elpasotexas.gov](mailto:mcelroymx@elpasotexas.gov)

*Regarding the previous agenda item, Mr. Mathew McElroy and Board Members thanked Ms. Granado and Mr. Coronado for setting up the tele/video conference call.*

Mr. McElroy asked Chair Wakeem what his intent was regarding the PowerPoint presentation on SmartCode entitled "A Form Based Code for El Paso Land Holdings".  
(copy of presentation included in backup agenda information)

Chair Wakeem requested Mr. McElroy discuss the T-1 transect.

Mr. Tolbert responded he had requested the item be placed on the item to learn a little more about SmartCode.

Mr. McElroy explained the PowerPoint presentation is a primer to educate persons regarding sustainable development, SmartGrowth and SmartCode. This presentation tries to draw a real distinction between conventional development and what a more sustainable development can be. Additionally, slides using demographic and other data available for El Paso, foreclosure and VC rates, etc., will explain why a different type of development is important, not just in general.

**Questions from the Board Members**

1. Mr. von Finger asked Mr. McElroy how MPO Planning will be affected by SmartCode? MPO looks at building more, wider roads which conflict with Smart Code.  
Mr. McElroy responded the MPO and TxDOT are beginning to move in the direction of SmartCode. TxDOT adopted, as a recommended practice, "The Institute for Transportation Engineers – Walkable Urban Thoroughfares" manual. That builds streets that you would see in SmartCode, research shows that building streets via SmartCode adds value by building better streets; nobody wants to live near a freeway or arterial.
2. Chair Wakeem asked how SmartCodes are compatible with NOS zoning?  
Mr. McElroy responded the NOS would be the T-1 zoning; you have more flexibility for preservation under the Smart Code than our conventional Development Codes.
3. Chair Wakeem asked if the freeway style is compatible or incompatible with SmartCodes.  
Mr. McElroy commented on Barrano, a SmartCode development in San Antonio done by the Gateway Planning Group; that abuts the freeway on one side and Sea Side in Florida, the very first SmartCode example that also has a freeway running on one side.



4. Mr. Thomas asked if Mr. McElroy would clarify the ¼ mile walkable radius.  
Mr. McElroy responded via surveys and looking at old neighborhoods; researchers determined people are comfortable walking a ¼ radius to get to their neighborhood pub, park, and grocery store. Your first place is home, your second place is work, and your third place might be Madeline Park.
5. Mr. Ardovino asked how does the City of El Paso, which is approximately 80% sprawl, and how can Boards like the Open Space Advisory Board help the process. Are we looking at 20 years down the road?  
Mr. McElroy explained existing neighborhoods like Tierra Del Este Unit 51 and others; that development pattern will be there for 100 years, those you just have to leave alone.  
The real ability for cities to make change would be to:
  1. Allow these to be legal again;
  2. Allow developers to build narrower streets, shorter blocks, allow accessory dwelling units by right;
  3. Pick areas where you want redevelopment and you want them to look like SmartGrowth. You do that through public investment, such as investing in public transit terminals, cities will typically set the mandatory development code to be SmartCode style development. People who own property in those redeveloped areas build that way and receive benefits such BRT riders, etc. public/private partnership.

At this time, Chair Wakeem recognized Mr. Bill Spikowski, Dover Kohl and Partners.

Mr. Spikowski stated he has been working with Staff regarding future land designs which address what can we do now and what can we do long term.

6. Mr. Tolbert referred to Mr. McElroy's previous statement regarding NOS Zoning equaling T-1 Zoning with T-1 having more flexibility.  
Mr. McElroy felt the way the NOS was built into our conventional codes, it's an afterthought. When a developer comes in, he has this land and wants to flattened out it out to get the highest yield he can and if there's something he can't use, maybe he'll use NOS. It's not the primary concern of preserving arroyos, it's what can they build after the fact. SmartCode requires you to do a little more design work in the beginning because of the density bonuses you get; you can get a similar or higher yield having the ability to preserve more putting T-1 zoning in the beginning.
7. Ms. Balin referred to transects and stated they sound like just another way of zoning. She wondered if this will only apply to new development in the city limits or will this be mandatory on all new development.  
Mr. McElroy explained SmartCode applications are really rezoning applications. A developer would have to rezone to SmartCode in order to build the SmartCode way; however, the city can also go back and rezone properties in development areas, such as properties in the Five Points area. Additionally, a developer would want to rezone those properties first in order to build SmartCode and to maintain the existing character that's there.

8. Mr. Addington noted in the 1960's the Sierra Club coined the term "The Concept of Sprawl". He explained we can't build our way out of gridlock, it doesn't happen, it actually exuberates the problem. He asked Mr. McElroy how has he been able to talk with the PSB regarding SmartCode.

Mr. McElroy felt the PSB has been receptive, he explained, our conventional development codes have been around for 50 years. Asking developers to understand a new concept after working with the old concept for 50 years, and they've had 1½ years to acclimate themselves on SmartCode. He thought the PSB is going through that same learning process, Planning Staff will continue to work with PSB Staff to assist them through this transition.

9. Ms. Balin asked if there are incentives for private developers to use SmartCode.

Mr. McElroy responded by Code, yes. Every application gets expedited; Staff will review all application fees associated with SmartCode. He explained there are no application fees, no plat fees, no land study fees, no rezoning application fees and no infill application fees. The city can also include tax rebate incentives, such as tax rebates.

**NO ACTION WAS TAKEN.**

9. **Discussion and Information:** Presentation on the ASARCO site remediation by ASARCO Trustee Mr. Roberto Puga.

Contact: Carlos Gallinar, (915) 541-4662, [GallinarRC@elpasotexas.gov](mailto:GallinarRC@elpasotexas.gov)

Chair Wakeem explained Mr. Puga could not be present today and requested the item be postponed until March when Mr. Puga is available. Additionally, a Special Open Space Advisory Board meeting may be scheduled just for Mr. Puga; in the event, he is not available for any regular March OSAB meetings.

**MOTION:**

*Motion made by Mr. Thomas, seconded by Mr. von Finger and UNANIMOUSLY CARRIED TO POSTPONE UNTIL MR. PUGA IS HERE IN MARCH.*

10. **Discussion and Action** to recommend NOS zoning on preserved city-owned open space, including Rio Bosque, Feather Lake, Keystone and/or Palisades.

Contact: Charlie Wakeem, [charliewak@sbcglobal.net](mailto:charliewak@sbcglobal.net)

Chair Wakeem explained three weeks ago City Council approved OSAB's recommendations to change the NOS ordinance, removing the objections made by Mr. Archuleta and Ms. Adatao last year after the original NOS ordinance was approved.

He asked Board Members to take another look at the following four areas of preserved natural open space:

1. Palisades, between the Franklin Mountains and Crazy Cat, currently zoned PMD. This is preserved already; however, Chair Wakeem is recommending adding NOS as an additional layer of protection.

Mr. Valdez explained the PSB has hired an engineer to look at some of the stormwater functions of the Palisades Park area; that study should be completed some time this year. The PSB has no objection to the rezoning request; however, he asked that the rezoning be delayed until the study is returned from the Engineering Consultant and a determination is made regarding which areas could be designated for stormwater functions.

2. Keystone, all of Keystone is zoned C-4 (Commercial) and R-4 (Residential), except for the bottom part. It is illogical to have C-4 zoning, which is about the highest intensity of development there is. Staff will research whether or not Keystone is deed restricted.

Mr. von Finger explained, as part of the mitigation process, Keystone Heritage Park must demonstrate to the Corps of Engineers a way of permanently protecting Keystone, within the constraints of the waterway, stormwater, etc. Furthermore, as part of the NOS, Mr. von Finger would like to see Keystone Heritage Park designated a wildlife sanctuary/refuge.

3. Rio Bosque, zoned R-F (Ranch and Farm), R-F allows for working lands; raising livestock and growing crops, which is not compatible. Chair Wakeem felt Rio Bosque was prime property for NOS and would give parameters to UTEP, which manages Rio Bosque, as to what they can do with it.

Ms. Balin concurred and requested Rio Bosque be designated a wildlife sanctuary/refuge.

4. Feather Lake, zoned R-F (Ranch and Farm) and R-3 (Residential), same request as Rio Bosque. Chair Wakeem requested Feather Lake also be designated a wildlife sanctuary/refuge.

Mr. Valdez explained the PSB objects to the rezoning request; as it may hamper our ability to maintain the property. The primary function of this is a stormwater facility. He commented on whether or not the NOS permits grading and/or disturbing natural open space.

Chair Wakeem responded, with the site plan and corrected NOS ordinance; it would be permitted.

Ms. Cuellar noted Staff will research whether or not:

1. grading and/or disturbing natural open space is permitted;
2. disturbing the land, grading, etc. is prohibited in the ordinance;
3. NOS and maintaining properties/stormwater facilities are compatible;
4. it might be necessary to make additional changes to the NOS ordinance; and
5. regarding maintaining stormwater facilities, would it be possible to just dredge the basin so as not to disturb the native vegetation



Mr. von Finger stated desilting, dressing up the slope, etc. could probably go in as part of the site plan. The concern would be if you can't designate the property NOS, then it cannot be declared a wildlife refuge. Board Members can not require any major developments, perhaps to the ease, to install a buffer wall.

Ms. Balin asked if the PSB could just *dredge in the basin* and not disturb the native vegetation.

Mr. Valdez responded there might be an occasion when something has to be done; desilting, dredging, maximum type grading, *within the basin*.

Mr. von Finger suggested the PSB create some type of maintenance plan for these types of basins that also serve as important wildlife/ecological function to include what the constraints would be. Additionally, as part of the maintenance plan, the PSB might want to incorporate designating areas to be left undisturbed, in their natural state.

Mr. Valdez responded it is a maintenance issue as the primary concern of the property is a stormwater facility.

Chair Wakeem requested the Board move to downzone Palisades and Feather Lake properties to NOS, subject to the PSB Engineer study. Additionally, Keystone and Rio Bosque be downzoned to NOS and all but the Palisades should also be designated wildlife refuges.

**MOTION:**

*Motion made by Mr. von Finger, seconded by Mr. Ardovino and UNANIMOUSLY CARRIED THAT THE OPEN SPACE ADVISORY BOARD ADVISE COUNCIL TO MOVE IMMEDIATELY TO REZONE RIO BOSQUE AND KEYSTONE HERITAGE PARK AS NATURAL OPEN SPACE AND DECLARE THOSE TWO AREAS WILDLIFE REFUGES.*

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After the vote, Mr. von Finger noted Keystone has entered into an agreement with the City of El Paso and Keystone Heritage Park, Inc., non-profit. He wondered if that would throw a monkey wrench into that. There is also a portion of PSB right-of-way.

Ms. Cuellar responded the City actually owns Keystone; however, Staff will review the lease agreement. Regarding City Council agenda wording clarification, addressing Keystone and Rio Bosque properties; Ms. Cuellar asked if Board Members wanted to submit something to City Council initiating the rezoning to NOS and declaring those properties wildlife refuges.

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Chair Wakeem requested Board Members move that the PSB come back to the OSAB when the Palisades Engineering Study is complete.

At this time, Board Members voted on the Motion.

Prior to taking action on Palisades and Feather Lake, Ms. Balin suggested Board Members wait until after Ms. Cuellar has updated the Board Members on the loose ends.

Ms. Cuellar explained she will begin gathering information/researching and reviewing documents on issues requested by the Board. She stated that may take some time to accomplish.

Mr. von Finger added the Archaeological Conservancy owns land in Keystone; unless they have donated that land to the City. We would have to negotiate with them as well.

#### **11. Discussion and Action: Items for Future Agendas**

Chair Wakeem requested:

1. Discussion on the Mitigation Bank;
2. Ms. Whitt has requested discussion on scenic corridors in the city. Mr. Garcia asked Board Members to comprise lists of scenic corridors they would like to be preserved; and
3. Mr. Eduardo Calvo, TxDOT, to present information regarding the Transmountain Environmental Assessment (EA) and Traffic Impact Analysis (TIA). Mr. Coronado will mail copies of those documents from TxDOT for the next meeting.

#### **12. Adjournment**

##### ***MOTION:***

*Motion made by Mr. von Finger, seconded by Mr. Ardovino and **UNANIMOUSLY CARRIED TO ADJOURN THE MEETING AT 3:37 P.M.***

Minutes prepared by Donna Martinez



## *City of El Paso – City Plan Commission Staff Report*

**Case No:** SUB11-00043 Cimarron Sage Land Study  
**Application Type:** Land Study  
**CPC Hearing Date:** March 10, 2011  
**Staff Planner:** Raul Garcia, 915-541-4935, [garcia1@elpasotexas.gov](mailto:garcia1@elpasotexas.gov)  
**Location:** East of Resler Drive and South of Northern Pass Drive  
**Legal Description Acreage:** 87.89 acres  
**Rep District:** 1  
**Existing Use:** Vacant  
**Existing Zoning:** C-1 (Commercial), A-O (Apartment-Office), A-O/c (Apartment-Office/ condition)  
**Proposed Zoning:** R-3A (Residential) and A-O (Apartment-Office)  
**Nearest School:** School site proposed within land study  
**Nearest Park (Proposed):** Proposed Park (abutting to the east)  
**Nearest Park (Existing):** Cimarron Unit 1 Park (0.58 mile)  
**Park Fees:** N/A  
**Impact Fee Area:** Not in Impact Fee Area  
**Property Owner:** Cimarron Hunt Communities, LLC  
**Applicant:** Cimarron Hunt Communities, LLC  
**Representative:** CSA Design Group

### **SURROUNDING ZONING AND LAND USE**

**North:** R-3A/c (Residential/condition)/ Single-family development  
**South:** R-3A (Residential)/ Vacant  
**East:** C-3/c (Commercial/condition) Vacant  
**West:** C-3/c (Commercial/condition) Vacant

**THE PLAN FOR EL PASO DESIGNATION:** Mixed Use & Residential

### **APPLICATION DESCRIPTION**

The applicant is proposing to develop 87.89 acres of which 65.22 acres will be for 421 proposed single-family lots and 14.83 acres for a proposed school site. The subject property was recently rezoned to R-3A and A-O.

The transportation element of the land study proposes the extension of Paseo Del Norte Boulevard as a Major Arterial. The northeast portion of the land study abuts Northern Pass Drive which is a Minor Arterial. The arterials do conform to the Major Thoroughfare Plan. The proposed residential streets throughout the land study include 48' ROWs, 50' ROWs and 54'



ROWs that conform to the current subdivision code.

The following is the projected construction start time of improvements for the various Phases:

- Phase I 2011
- Phase II 2011
- Phase III 2012
- Phase IV 2011

### **CASE HISTORY**

The property is part of the amended Rancho Las Lomas Land Study that was approved by the City Plan Commission on September 25, 2008. The applicant has rezoned the subject property to R-3A and A-O, therefore losing vesting rights under the original land study.

### **CURRENT REQUEST**

The applicant is submitting a new land study for the area recently rezoned that will not be vested.

### **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **approval** of Cimarron Sage Land Study subject to the following conditions and requirements:

#### **Planning Division Recommendation:**

Approval.

#### **Engineering & Construction Management-Land Development:**

1. Each proposed phase shall provide complete drainage structures and facilities/systems to address all storm-water run-off drainage within the phase limits.
2. All proposed street cross-sections and classifications shall comply with City's Subdivision Standards and Ordinances, a design modification request shall be submitted to the Planning Division.
3. Developer shall coordinate improvements with abutting parcels, subdivisions for vertical, horizontal control.
4. The application shall follow the new subdivision ordinance and drainage design manual.
5. Provide direction of flow of all watercourses.

#### **Dept. of Transportation:**

**Provide a copy of the final version of the TIA to the Department of Transportation.**

1. Per the TIA, the developer is responsible for the following proportionate share of traffic signals for mitigation at the following intersections:

	Development proportionate share
a. Resler & Northern Pass	3.4% by 2012
b. Helen of Troy & Redd/ Northern Pass	8.1% by 2014
c. Paseo Del Norte & Northern Pass	3.0% by 2024
2. The right-of-way that is shown as Scarlet Sage and Canutillo Run shall be given one name in order to provide continuity, in accordance with Section 19.15.140 (Street Names).

Notes:

1. Double-frontage lots along Paseo Del Norte shall comply with Section 19.23.040 H (Double Frontage Lots) of the El Paso City Code.
2. All subdivisions within the Land Study area shall comply with the connectivity index.
3. Developer shall be responsible for their proportionate share of traffic mitigation proposed within the TIA conclusions.
4. Provide approval instrument from EPNG granting permission to cross the EPNG easement.
5. Coordinate the proposed Traffic Circle at the intersection of Brays Landing with the Department of Transportation at the time of development.
6. It is recommended that additional amenities such as trees with appropriate irrigation systems, landscaping, elevation changes, drinking fountains, illumination, shaded resting and sitting areas, trash receptacles, and dog stations be provided along the hike/bike trails. The areas could include depressions and conveyance properties that may serve as water harvesting areas.
7. Foreseeing the future need, the Transportation Department requests as a part of the required median landscaping the opportunity to have two (2) two-inch underground conduits installed for future median illumination (arterial lighting), communication systems along Paseo Del Norte, as well as traffic signal conduits with appropriate Type A junction boxes at the intersection of Resler and Paseo Del Norte an, and Northern Pass and Paseo Del Norte.
8. All existing/proposed paths of travel (accessible sidewalks, wheelchair access curb ramps, and driveways) shall be constructed in compliance with the current ADA/TAS regulations and the City Design Standards for Construction.

**Engineering Department-Floodplain:**

No comments received.

**Parks and Recreation Department:**

We have reviewed **Cimarron Sage Land Study**, and offer **no objections** to this plat application.

Please note that this Land study is composed of 421 Single-family dwelling lots; includes a 1.0-Acre Park site, a 2.363-acre Park site and 17.20-acres of Open Space Area; Developer will be dedicating the Open Space area to this department and will be granted the additional 0.847 acres of parkland credits in order to meet the minimum parkland requirements.

1. For proposed Open Space area:
  - a. Any disturbance to this area needs to be stabilized, restored, and re-vegetated.
2. All commercial properties shall be required to pay "park fees" at a rate of \$1,000.00 per acre or portion thereof and shall provide covenants restricting any residential use otherwise; fees will be assessed based on the maximum allowed density per zoning.

We offer the following **informational comments** to assist Applicant in the design of the new Park's construction drawings.

Please note that design layout (Concept & Final) need to be coordinated with Parks Department for review and approval and are to include at minimum the following improvements:

1. Refer to Park's Design & Construction Standards.

2. Note for all park improvements (sidewalks, Ramps, etc) and paved Hike/Bike trails (if applicable) to be compliant with required accessibility criteria as set forth in ADAAG & TAS standards as mandated by Federal and State Governments.
3. Project(s) must be registered with the Texas Department of Licensing & Registration (TDLR) to insure compliance with the Texas Accessibility Standards (TAS) requirements to include inspection, and certificate of substantial completion; approval of the subdivision/park improvement plans is subject to applicant providing proof of the project registration number (PLD #).
4. No signs, fire hydrants, lights, National Delivery & Collection Box Units (NDCBU's), electrical/water boxes, telephone pedestals, no obstructions in general, shall be placed into proposed perimeter sidewalk, nor shall any utility conduits be placed along the park site unless prior discussed and agreed too.
5. Provide perimeter lighting along adjacent Public Street rights of way; Engineer to coordinate with E.P.E.Co., Department of Transportation, and Parks Dept. light poles & conduit placement for perimeter lighting prior to street paving; perimeter street lighting shall be coordinated for light poles to be installed at max. 300' apart and/or at all street intersections along the park side and not along the residential side to prevent duplication of light poles.
6. Developer shall obtain soil samples (taken from proposed park site location finished ground) & provide complete analysis report (textural, minerals availability, water infiltration, detailed salinity, & PH conductivity test) with recommendations for soils amendments and preparation to insure existing soil conditions are suitable for turf, shrubs, and tree growth; coordinate site visit with Parks staff for collection of soil samples.
7. Any unsuitable soil conditions shall be remedied to eliminate hard soils, stony soils, high caliche soils, clay soils and contaminated soils to a minimum depth of 12 inches as required for proper planting as per Parks Design & Construction Standards.
8. Any unsuitable soil materials not approved by Parks Department are to be removed, disposed-off, and replaced with top soil to a minimum depth of 12 inches.
9. Any rock walls, retaining walls, or fences to be constructed along the park abutting residential sites need to be off of the Park and to be constructed by Developer if required in order to minimize disturbance to the park improvements.
10. Provide grading so that the park site does not sit lower than six inches (6") from any top of curb elevation, throughout. Any low spot must have at minimum a surface area of 30,000 square feet to insure that any storm water is dispersed over a large area. Any sloped areas shall be at the max. 1 vertical : 20 horizontal (5%) and shall Insure that proposed grades will keep water away from hard surfaces.
11. Grading and drainage plan for the site, to be reviewed and approved by Parks Department.
12. Applicant is required to obtain irrigation permit(s) from Development Services (BP&I) Building Permits & Inspections Division.
13. A 7' wide concrete sidewalk is required all along the park's perimeter.
14. Park improvements shall meet the requirements of the current Park and Open Space ordinance Section 19.20
15. Provide an age appropriate play structures for each park site.



16. Provide accessible picnic tables & benches at each park site on concrete pads as required by ordinance.
17. Construction of Park improvements need to be coordinated and inspected by Parks Department.
18. Park Site acceptance is contingent upon completion of all street improvements abutting the park.

**El Paso Water Utilities:**

1. EPWU does not object to this request.

**EPWU-PSB Comments**

**General:**

2. Water and sanitary sewer main extensions are required along the proposed Paseo Del Norte Boulevard (15-inch diameter sewer main and 12-inch diameter water main) and along the proposed streets within the subject property. The Owner/Developer is responsible for all extension costs.

3. Portions of the subject property will be located within an intermediate pressure zone (A-O site and properties east of the EPNG right-of-way). Private water pressure regulating devices will be required at the discharge side of each water meter. The Owner/Developer shall include in the sale of contract documents that the lot/home buyer shall acquire ownership of the above-described water pressure regulating devices to be located at the discharge side of the water meters. Additionally, the lot/home buyer shall be responsible for the operation and maintenance of the above-described privately-owned water pressure regulating devices.

4. EPWU requires a new service application to provide service to the subject properties. New service applications are available at 1154 Hawkins, 3<sup>rd</sup> Floor. The following items are required at the time of application: (1) hard copy of subdivision plat; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

**Stormwater:**

1. EPWU strongly recommends using principles of low impact development and green infrastructure design (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff. Provide additional stormwater retention at the landscaped medians and common open space areas.

2. The proposed development is located near a potential sediment debris source. (See the City of El Paso Stormwater Master Plan at epwu.org, Vol. 1 Section 4.0 and Vol. 2 Appendix C.) EPWU requires that the Engineer account for sediment volume in all calculations used to size stormwater drainage structures. Undersized culverts and culvert crossings in Northwest El Paso tend to clog easily and increase EPWU maintenance costs. Size culverts adequately to allow access for EPWU maintenance equipment.

3. During the platting stage, ensure that the EPWU Stormwater Utility has access to properly maintain all public stormwater drainage structures.

**El Paso Fire Department:**

No comments received.

**911**

No comments received.

**Sun Metro:**

Sun Metro recommends the placement of sidewalks to City standards throughout the development to provide pedestrian connectivity to mass transit services.

**El Paso Electric Company:**

No comments received.

**Texas Gas Company:**

No comments received.

**El Paso Independent School District:**

No comments received.

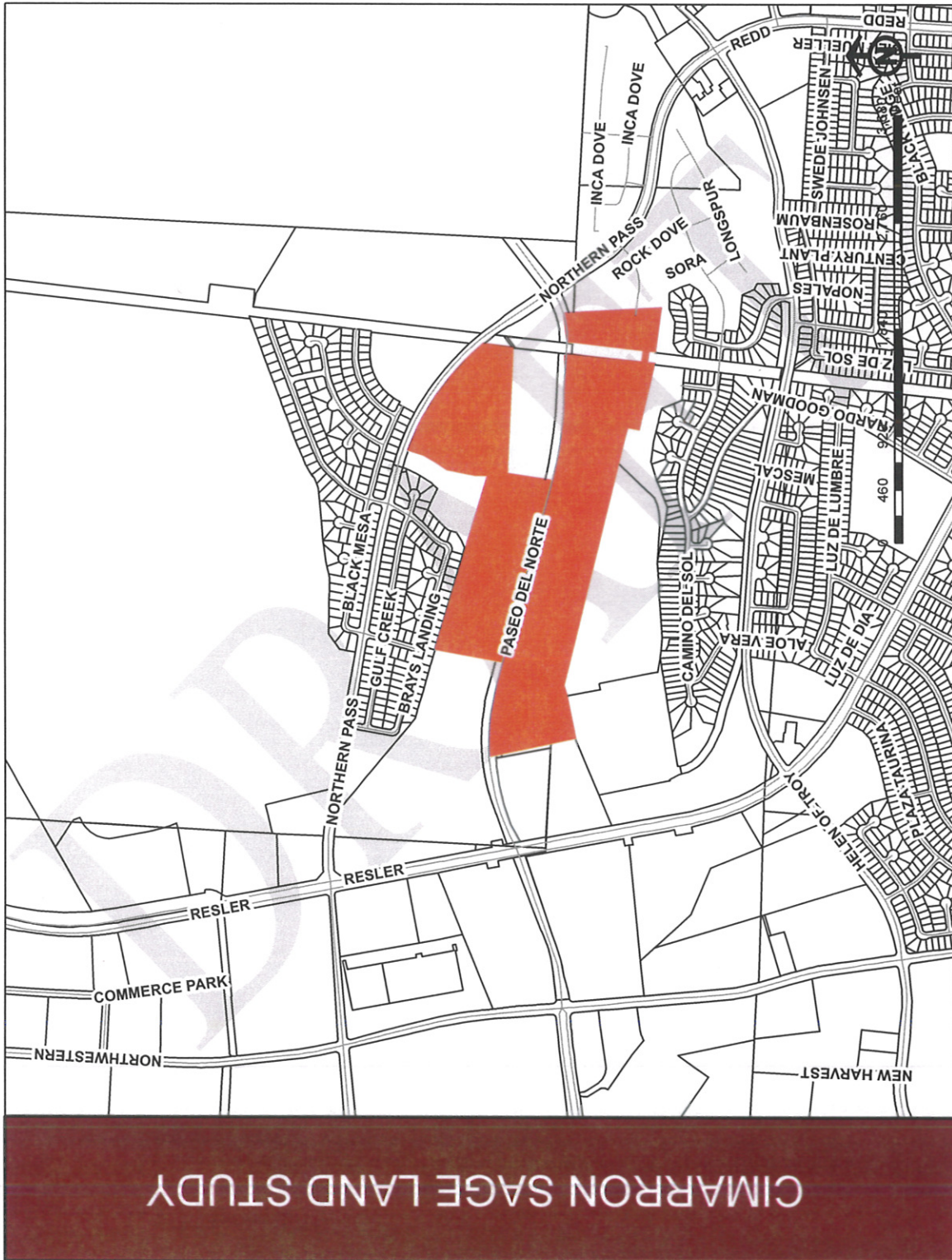
**Additional Requirements and General Comments:**

1. Submit to the Development Services 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
  - e. Deed for property to be dedicated as parkland.
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
2. Subs in process
3. Aerial map
4. Aerial zoom out
5. Arroyos zoomed out
6. Aerial arroyos
7. Proposed Parks, Trails & Open Space
8. Proposed Zoning
9. Proposed Land Use
10. Phasing Plan
11. Application

ATTACHMENT 1





The map displays the Cimarron Sage Land Study area, which is highlighted in red. The study area includes several parcels labeled as follows:

- THE FALLS AT CIMARRON UNIT 1
- THE FALLS AT CIMARRON #2
- CIMARRON #3
- NORTHERN PASS POND 3
- PASEO DEL NORTE BLVD #1
- CIMARRON SAGE LAND STUDY
- PASEO DEL NORTE BLVD #2
- RESLER PONDING AREA FOUR
- CIMARRON #4
- CIMARRON COVE
- CIMARRON #2
- Cimarron Sky
- RESLER PONDING AREA FIVE
- RED DEDICATED HELEN OF TROY POND DEDICATED

Surrounding streets and areas include:

- NORTHERN PASS
- RESLER
- PASEO DEL NORTE
- BLACK MESA
- GULF CREEK
- BRAYS LANDING
- CAMINO DEL SOL
- HELEN OF TROY
- MESCAL
- LUZ DE LUMBRE
- LUZ DE CAMINO
- PLAZA AZUL
- PLAZA PERDIDA
- PLAZA ROSA
- PLAZA MIRAMIR
- PLAZA VENTURA
- PLAZA DE LA LUZ
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- LUZ DE SOL
- NOVALES
- CENTURY PLANT
- SWEDEN JOHNSON
- REDD
- REDD RIDGE
- CROWN RIDGE
- BLACK RIDGE
- LUZ DE CAMINO
- LUZ DE CAMINO
- PLAZA AZUL
- PLAZA PERDIDA
- PLAZA ROSA
- PLAZA MIRAMIR
- PLAZA VENTURA
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- REDD
- REDD



ATTACHMENT 3





# ATTACHMENT 4





# ATTACHMENT 5





ATTACHMENT 6





## ATTACHMENT 7





## ATTACHMENT 8





# ATTACHMENT 9





**HUNT COMMUNITIES**

**Cimarron Sage Land Study PARKS, TRAILS, AND OPEN SPACE**  
as February 2001

Scale: 1" = 200'

Resler Drive  
Northern Pass Road  
Cimarron Sky  
The Mills at Cimarron Unit One  
Tomás del Sol Unit One  
Cimarron Sage Unit One  
Cimarron Sage Unit Two  
Cimarron Sage Unit Three  
Resler Ponding Area No. 4  
Northern Pass Pond 3  
Petting Trails  
Open Space



# ATTACHMENT 11



## CITY PLAN COMMISSION APPLICATION FOR LAND STUDY APPROVAL

DATE: February 14, 2011

FILE NO. SUB11-00043

SUBDIVISION NAME: Cimarron Sage Land Study

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
Being a portion of Tracts 1, 1B4, 3, 3A, 3B1 and all of Tracts 1A and 1A1 of Nellie D. Mundy Survey 242  
and portions of Tracts 1B4C, 1B5C, and 1B5B2 of S.J. Larkin Survey 266.  
City of El Paso, El Paso County, Texas

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>65.22</u>	<u>344</u>	Office		
Duplex			Street & Alley	<u>5.39</u>	
Apartment			Fonding & Drainage	<u>1.80</u>	<u>5</u>
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park			<u>Open Space</u>	<u>0.641</u>	<u>1</u>
School	<u>14.83</u>	<u>1</u>	Total No. Sites		
Commercial			Total (Gross) Acreage	<u>87.885</u>	
Industrial					

3. What is existing zoning of the above described property? C-1, C-3(c) Proposed zoning? R-3A / A-0
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      Overhead      Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)  
Sheet Flow, Drainage Structures
7. Are special public improvements proposed in connection with development? Yes      No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes      No X  
 If answer is "Yes", please explain the nature of the modification or exception
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      No X  
 If yes, please submit a vested      rights petition in accordance with Section 19.47 - Vested Rights (See Attached).

12. Owner of record Cimarron Hunt Communities, LLC. (c/o 14)  
 (Name & Address) (Zip) (Phone)

13. Developer \_\_\_\_\_  
 (Name & Address) (Zip) (Phone)

14. Engineer CSA Design Group, 1845 Northwestern Dr, Suite C 79912 915-877-4155  
 (Name & Address) salonzo@csaengineers.com (Zip) (Phone)

CASHIER'S VALIDATION  
 FEE: 0.0 to 300 acres \$4,456.00  
 301 to 600 acres \$6,570.00  
 601 to 900 acres \$8,409.00  
 901+ acres \$11,001.00

APPLICATION MUST BE COMPLETED  
 & VALIDATED PRIOR TO SUBDIVISION  
 PROCESSING

OWNER SIGNATURE [Signature]  
 REPRESENTATIVE [Signature]

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





### *City of El Paso – City Plan Commission Staff Report*

**Case No:** SUB11-0045 Cimarron Sage Unit One  
**Application Type:** Major Preliminary  
**CPC Hearing Date:** March 10, 2011  
**Staff Planner:** Frank Delgado, (915) 541-4238, [delgadofx@elpasotexas.gov](mailto:delgadofx@elpasotexas.gov)  
**Location:** South of Paseo del Norte Road and East of Resler Drive  
**Legal Description Acreage:** 61.11 acres  
**Rep District:** 1  
**Existing Use:** Vacant  
**Existing Zoning:** C-1 (Commercial), C-3c (Commercial/condition) & R-3A (Residential)  
**Proposed Zoning:** C-1 (Commercial), C-3c (Commercial/condition) & R-3A (Residential)  
  
**Nearest Park:** Proposed park & open space (within subdivision)  
**Nearest School:** Brown Middle School (0.54 miles)  
**Park Fees:** N/A  
**Impact Fee:** The property is not located in an impact-fee area.  
  
**Property Owner:** Cimarron Hunt, LLC  
**Applicant:** Cimarron Hunt, LLC  
**Representative:** CSA Design Group

#### **SURROUNDING ZONING AND LAND USE**

**North:** C-1 (Commercial) & C-3c (Commercial/condition)/ Vacant

**South:** R-3A (Residential)/ Residential development

**East:** R-3A (Residential) & C-1 (Commercial) & C-3c (Commercial/condition)/ Vacant

**West:** R-3A (Residential) & C-3c (Commercial/condition) / Ponding Area & Vacant

**THE PLAN FOR EL PASO DESIGNATION:** Mixed Use & Residential

#### **APPLICATION DESCRIPTION**

The applicant is proposing residential development on this 61.11-acre parcel and is proposing 223 single-family residential lots, a park, and common and private open space.

#### **DEVELOPMENT COORDINATING COMMITTEE RECOMMENDATION**

*Approval*

#### **DEVELOPMENT COORDINATING COMMITTEE COMMENTS**

The Development Coordinating Committee recommends *approval* of Cimarron Sage Unit One, based on compliance with Title 19, and subject to the following conditions and requirements including the condition that the applicant submits a request to Transportation in order to use an



alternative subdivision design for Cimarron Sage Way, subject to Transportation's approval, based on **Section 19.26.040.A-Alternative Subdivision Improvement Design-Intent** that states "... It is in the intent of the alternative subdivision improvement design procedure to allow one or more alternative improvement designs to those required in this title and the DSC to be utilized in a comprehensive manner throughout a proposed development, provided the improvements meet the intent and have the same or higher level of service or adequacy of the original required improvement . . . .,"

**and** the condition that the applicant landscape double-frontage lots along Paseo del Norte Road based on **Section 19..23.4.H.3.C-Lots-Determination And Regulation Of Size-Double Frontage Lots** that states The city plan commission may require that a parkway at the rear of a double frontage lot be landscaped or other aesthetic treatment be provided by the subdivider, subject to the approval of the city plan commission to provide a visual and physical separation between the development and the street. For the type of landscaping, staff is recommending that the applicant choose from the following types of trees to be placed 25-feet on centers:

- Raywood Ash
- Arizona Ash
- Chinquapin Oak
- Bonita Ash
- Live Oak

#### **PLANNING DIVISION RECOMMENDATION**

*Approval* with the condition that the applicant submits a request to Transportation in order to use an alternative subdivision design for Cimarron Sage Way, subject to Transportation's approval, based on **Section 19.26.040.A-Alternative Subdivision Improvement Design-Intent** that states "... It is in the intent of the alternative subdivision improvement design procedure to allow one or more alternative improvement designs to those required in this title and the DSC to be utilized in a comprehensive manner throughout a proposed development, provided the improvements meet the intent and have the same or higher level of service or adequacy of the original required improvement . . . .,"

**and** the condition that the applicant landscape double-frontage lots along Paseo del Norte Road based on **Section 19..23.4.H.3.C-Lots-Determination And Regulation Of Size-Double Frontage Lots** that states The city plan commission may require that a parkway at the rear of a double frontage lot be landscaped or other aesthetic treatment be provided by the subdivider, subject to the approval of the city plan commission to provide a visual and physical separation between the development and the street. For the type of landscaping, staff is recommending that the applicant choose from the following types of trees to be placed 25-feet on centers:

- Raywood Ash
- Arizona Ash
- Chinquapin Oak
- Bonita Ash
- Live Oak

#### **OPEN SPACE ADVISORY GROUP**

*PENDING*

**LAND DEVELOPMENT—ENGINEERING & CONSTRUCTION MANAGEMENT**  
**COMMENTS AND REQUIREMENTS**

We have reviewed subject plan recommend **Approval**, however; developer/engineer needs to address the following comments:

1. Provide flood zone designation, and clarify flood zone boundaries limits and label on the plat.
2. Provide print-out of the mathematical closure of the exterior boundary of the subdivision indicating the error of closure.
3. Provide statements for water supply sources and availability and for proposed method of sewage disposal when service cannot be obtained from the El Paso Water Utilities.
4. Provide a note on the face of the plat indicating that postal delivery service within the subdivision will be provided using neighborhood delivery and collection box units.
5. There are no existing improvements shown to provide access to this subdivision. Legal access shall be provided to this proposed subdivision.
6. Proposed survey monuments shall be clearly distinguished.
7. Verify all provided and applicable street cross-sections, classifications and pavement widths and provide design modification letter where applicable.

**This subdivision is within Flood Zone C “Areas determined to be outside 500-year flood plain”, Zone B “Areas between limits of 100 year and 500 flood year”, Zone A2 “Areas of 100 year flood, base flood elevation and flood hazard factors determined”,  
Panel number: 480214 0017C, dated February 5, 1991.**

**PARKS DEPARTMENT COMMENTS**

We have reviewed **Cimarron Sage #1**, a major preliminary plat map and offer **no objections** to this plat application.

Please note that this Subdivision is composed of 224 Single-family dwelling lots; includes a 1.0-Acre Park Site and a large open Space Area; Developer will be dedicating the Open Space area to this department and will be granted the additional 1.24 acres of parkland credits in order to meet the minimum parkland requirements.

1. Prior to plat recordation a Letter of Map Revision (LOMR) from FEMA needs to be provided.
2. Any disturbance to the Open Space area needs to be stabilized, restored, and re-vegetated.

We offer the following **informational comments** to assist Applicant in the design of the new Park's construction drawings. Please note that design layout (Concept & Final) need to be coordinated with Parks Department for review and approval and are to include at minimum the following improvements:

1. Refer to Park's Design & Construction Standards.
2. Note for all park improvements (sidewalks, Ramps, etc) and paved Hike/Bike trails (if applicable) to be compliant with required accessibility criteria as set forth in ADAAG & TAS standards as mandated by Federal and State Governments.

3. Project(s) must be registered with the Texas Department of Licensing & Registration (TDLR) to insure compliance with the Texas Accessibility Standards (TAS) requirements to include inspection, and certificate of substantial completion; approval of the subdivision/park improvement plans is subject to applicant providing proof of the project registration number (PLD #).
4. No signs, fire hydrants, lights, National Delivery & Collection Box Units (NDCBU's), electrical/water boxes, telephone pedestals, no obstructions in general, shall be placed into proposed perimeter sidewalk, nor shall any utility conduits be placed along the park site unless prior discussed and agreed too.
5. Provide perimeter lighting along adjacent Public Street rights of way; Engineer to coordinate with E.P.E.Co., Department of Transportation, and Parks Dept. light poles & conduit placement for perimeter lighting prior to street paving; perimeter street lighting shall be coordinated for light poles to be installed at max. 300' apart and/or at all street intersections along the park side and not along the residential side to prevent duplication of light poles.
6. Developer shall obtain soil samples (taken from proposed park site location finished ground) & provide complete analysis report (textural, minerals availability, water infiltration, detailed salinity, & PH conductivity test) with recommendations for soils amendments and preparation to insure existing soil conditions are suitable for turf, shrubs, and tree growth; coordinate site visit with Parks staff for collection of soil samples.
7. Any unsuitable soil conditions shall be remedied to eliminate hard soils, stony soils, high caliche soils, clay soils and contaminated soils to a minimum depth of 12 inches as required for proper planting as per Parks Design & Construction Standards.
8. Any unsuitable soil materials not approved by Parks Department are to be removed, disposed-off, and replaced with top soil to a minimum depth of 12 inches.
9. Any rock walls, retaining walls, or fences to be constructed along the park abutting residential sites need to be off of the Park and to be constructed by Developer if required in order to minimize disturbance to the park improvements.
10. Provide grading so that the park site does not sit lower than six inches (6") from any top of curb elevation, throughout. Any low spot must have at minimum a surface area of 30,000 square feet to insure that any storm water is dispersed over a large area. Any sloped areas shall be at the max. 1 vertical : 20 horizontal (5%) and shall Insure that proposed grades will keep water away from hard surfaces.
11. Grading and drainage plan for the site, to be reviewed and approved by Parks Department.
12. Applicant is required to obtain irrigation permit(s) from Development Services (BP&I) Building Permits & Inspections Division.
13. A 7' wide concrete sidewalk is required all along the park's perimeter.
14. Park improvements shall meet the requirements of the current Park and Open Space ordinance Section 19.20
15. Provide an age appropriate play structures at park site.
16. Provide accessible picnic tables & benches at park site on concrete pads as required by ordinance.
17. Construction of Park improvements need to be coordinated and inspected by Parks Department.
18. Park Site acceptance is contingent upon completion of all street improvements abutting the park.



## **EL PASO WATER UTILITIES COMMENTS**

We have reviewed the subdivision described above and provide the following comments:

1. EPWU Planning & Development section does not object to this request.

### **EPWU-PSB Comments**

#### **General**

2. Water and sanitary sewer service for the subject subdivision requires on-site main extensions that will connect to the proposed water and sewer main extensions along Paseo Del Norte Boulevard. The Owner's Engineer is to coordinate with the Engineer of Paseo Del Norte Boulevard Units 1 and 2 to assure that the stub-outs on Paseo Del Norte are aligned with the streets of Cimarron Sage Unit 1.
3. EPWU-PSB requires a new service application to serve the subdivision. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading & drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water Utilities – Public Service Board (EPWU-PSB) Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

## **STORMWATER—EL PASO WATER UTILITIES COMMENTS**

1. All development within the flood zone must comply with all flood plain management procedures within the City of El Paso's Drainage Design Manual and the El Paso Municipal Code. EPWU understands the Developer has applied for a Letter of Map Revision (LOMR) from FEMA. Provide a copy of the approved LOMR, including all supporting hydrologic studies.
2. During the improvement plan phase provide the appropriate earth retention walls or structures for Lots 24 – 31 adjacent to the Pond No. 4 slope.
3. Provide additional right-of-way for access to the proposed open space (Lot 54, Block 1) if the open space is to be maintained by the City of El Paso.
4. EPWU requires additional drainage right-of-way (from a public street) for access to the existing Pond 3 drainage outfall structures.
5. At the improvement plan stage provide erosion control plans for the outfall structure from Pond No. 3, the outfall structure into Pond No. 4, the structure discharging into Flow Path No. 38A, and all abutting lots to Flow Path No. 38A.
6. Provide additional retention of stormwater runoff at the park site. EPWU encourages the use of recessed landscaping and rainwater harvesting for stormwater retention.
7. The proposed structures discharging directly into Flow Path No. 38A do not coincide with the preservation of natural arroyos. EPWU encourages the Developer to consider alternate stormwater management plans that avoid discharging directly into Flow Path No. 38A. EPWU recommends the use of nonstructural stormwater management, such as the preservation of greenspace and other conservation areas, to the maximum extent practicable.
8. Identify or remove solid lines shown throughout the proposed preliminary plat. For example, the line that passes through Lots 2 and 25 on Block 7.

**FIRE DEPARTMENT COMMENTS**

El Paso Fire Department has no objections.

**SUN METRO COMMENTS**

Sun Metro recommends the placement of sidewalks to City standards throughout the development to provide pedestrian connectivity to mass transit services.

**TRANSPORTATION DEPARTMENT COMMENTS**

Transportation recommendation pending technical review of the TIA for the proposed subdivision.

Transportation requires the following modification to the subdivision plat:

1. Show street widths on the face of the subdivision plat.

Notes:

1. Double-frontage lots along Paseo Del Norte shall comply with Section 19.23.040 H (Double frontage Lots) of the El Paso City Code.
2. A note shall be placed on the final plat clearly labeling any temporary dead-end streets that will be extended into the adjacent property in conformance with Section 19.15.100 (Dead-End Streets).
3. Temporary Type III Barricades or breakaway guard posts with retro-reflective end-of-road markers shall be installed at the end of Canyon Wren.
4. All existing/proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) shall be constructed in compliance with the current ADA/TAS regulations and City Design Standards for Construction.

**911 DISTRICT COMMENTS**

No comments received.

**CENTRAL APPRAISAL DISTRICT COMMENTS**

No comments received.

**EL PASO ELECTRIC COMPANY COMMENTS**

No comments received.

**CANUTILLO INDEPENDENT SCHOOL DISTRICT COMMENTS**

No comments received.

**TEXAS DEPARTMENT OF TRANSPORTATION COMMENTS**

No comments received.

**TEXAS GAS SERVICE COMMENTS**

No comments received.



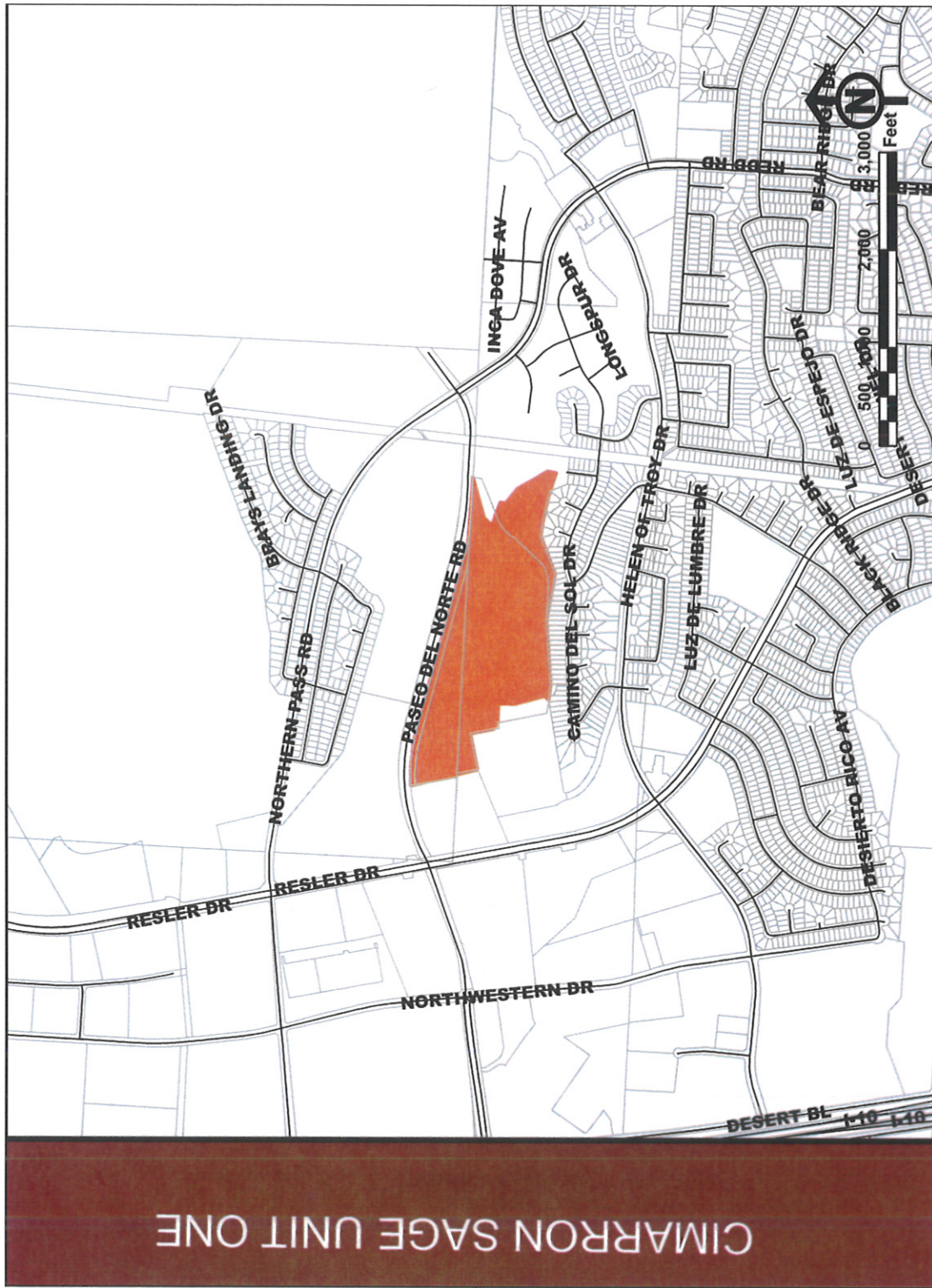
**ADDITIONAL REQUIREMENTS AND GENERAL COMMENTS:**

1. Prior to recording, please submit to Planning & Economic Development—Planning Division the following:
  - a. tax certificates
  - b. release of access document
  - c. set of restrictive covenants
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
2. Aerial Map
3. Preliminary Plat
4. Application

ATTACHMENT 1





ATTACHMENT 2





**ATTACHMENT 3**





# ATTACHMENT 4



## CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION PRELIMINARY APPROVAL

DATE: February 10, 2011

FILE NO. SUB11-00045

SUBDIVISION NAME: Cimarron Sage Unit One

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
Being a portion of Tracts 1, 1A and 1A1, Nellie D. Mundy Survey 242 and Tract 1B5C, S.J. Larkin Survey 266, City of El Paso, El Paso County, Texas.
2. Property Land Uses:
 

	ACRES	SITES		ACRES	SITES
Single-family	<u>30.84</u>	<u>223</u>	Office		
Duplex			Street & Alley	<u>10.08</u>	
Apartment			Ponding & Drainage	<u>1.74</u>	<u>4</u>
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park	<u>1.00</u>	<u>1</u>	Common Open Space	<u>0.26</u>	<u>2</u>
School			Open Space	<u>17.19</u>	<u>1</u>
Commercial			Total No. Sites		
Industrial			Total (Gross) Acreage	<u>61.11</u>	
3. What is existing zoning of the above described property? R3A Proposed zoning? \_\_\_\_\_
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 \_\_\_\_\_ Overhead \_\_\_\_\_ Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)  
Sheet flow, drainage structures
7. Are special public improvements proposed in connection with development? Yes \_\_\_\_\_ No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes \_\_\_\_\_ No X  
If answer is "Yes", please explain the nature of the modification or exception \_\_\_\_\_
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 6A No X  
If yes, please submit a vested rights petition in accordance with Section 19.47- Vested Rights (See Attached).



12. Owner of record Cimarron Hunt Communities, LLC. (c/o 14)  
(Name & Address) (Zip) (Phone)

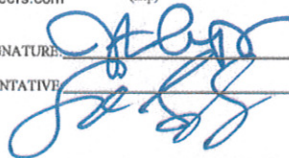
12. Developer \_\_\_\_\_  
(Name & Address) (Zip) (Phone)

14. Engineer CSA Design Group, 1845 Northwestern Dr. 79912 915-877-4155  
(Name & Address) salonzo@csaengineers.com (Zip) (Phone)

CASHIER'S VALIDATION  
FEE: \$1,901.00

OWNER SIGNATURE \_\_\_\_\_

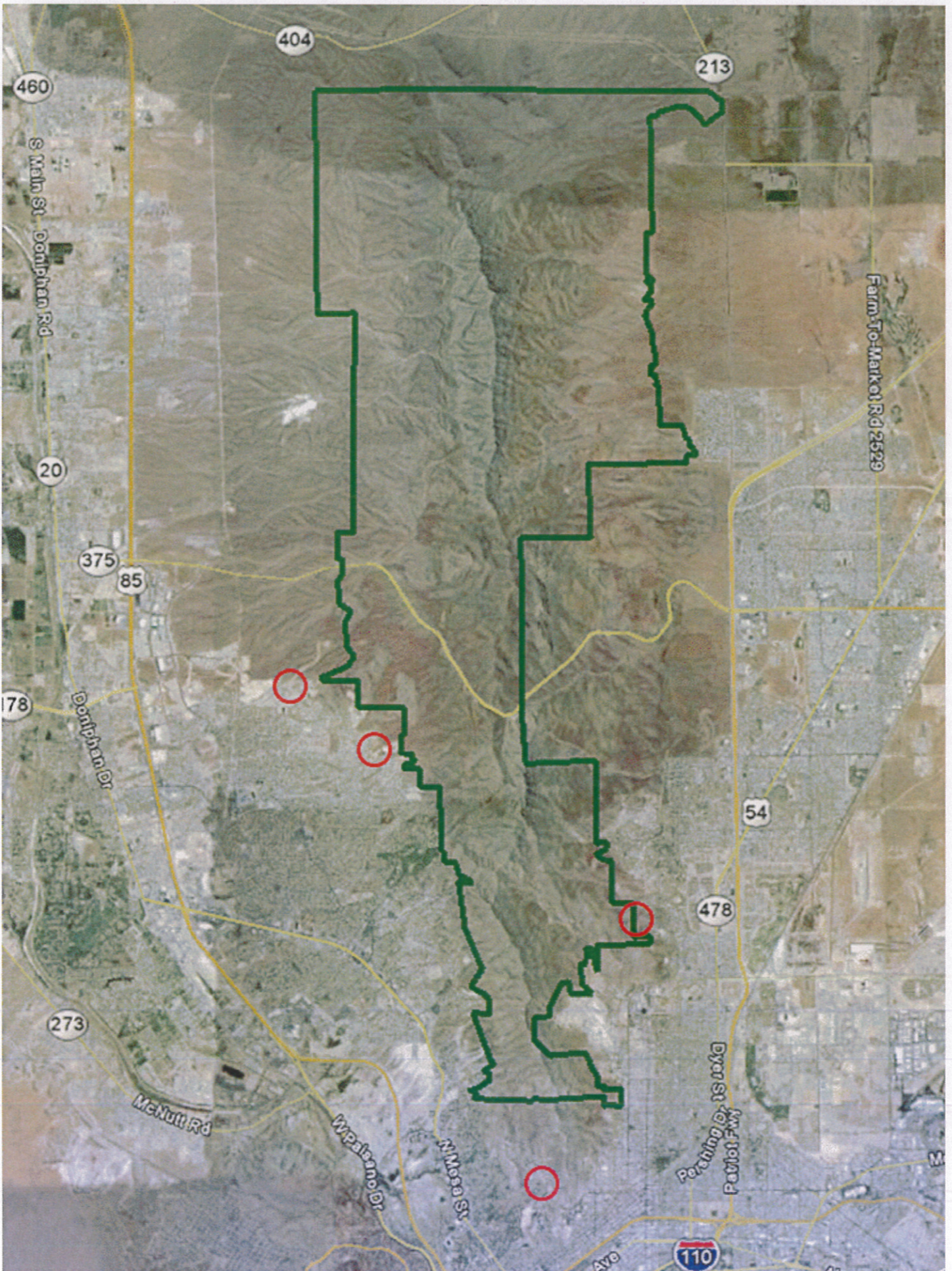
REPRESENTATIVE \_\_\_\_\_



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



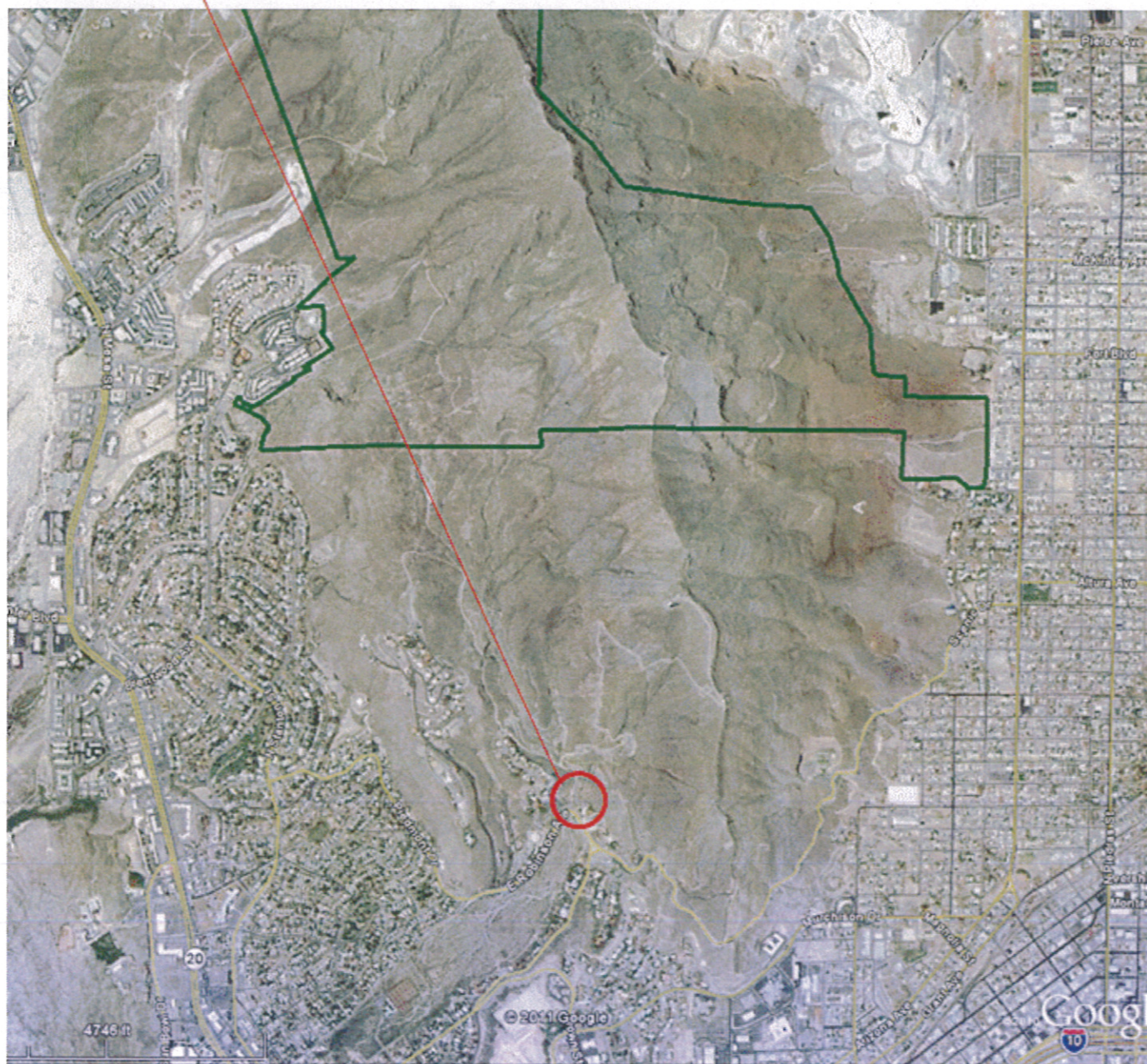




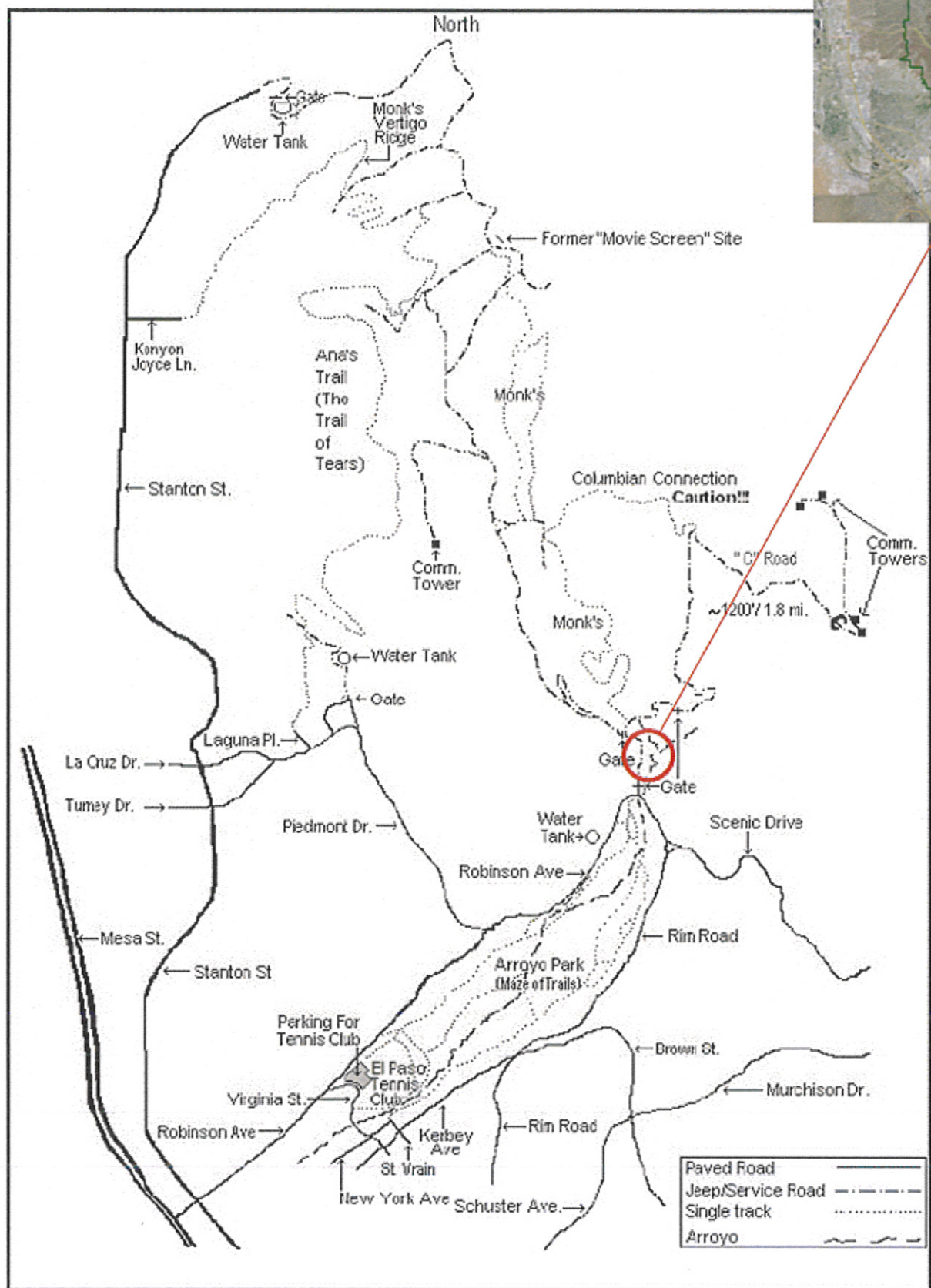




**C-Road - Palisades. This old dirt road eventually connects to existing hiking paths within the state park.**







ARROYO PARK AND MONK'S AREA TRAILS

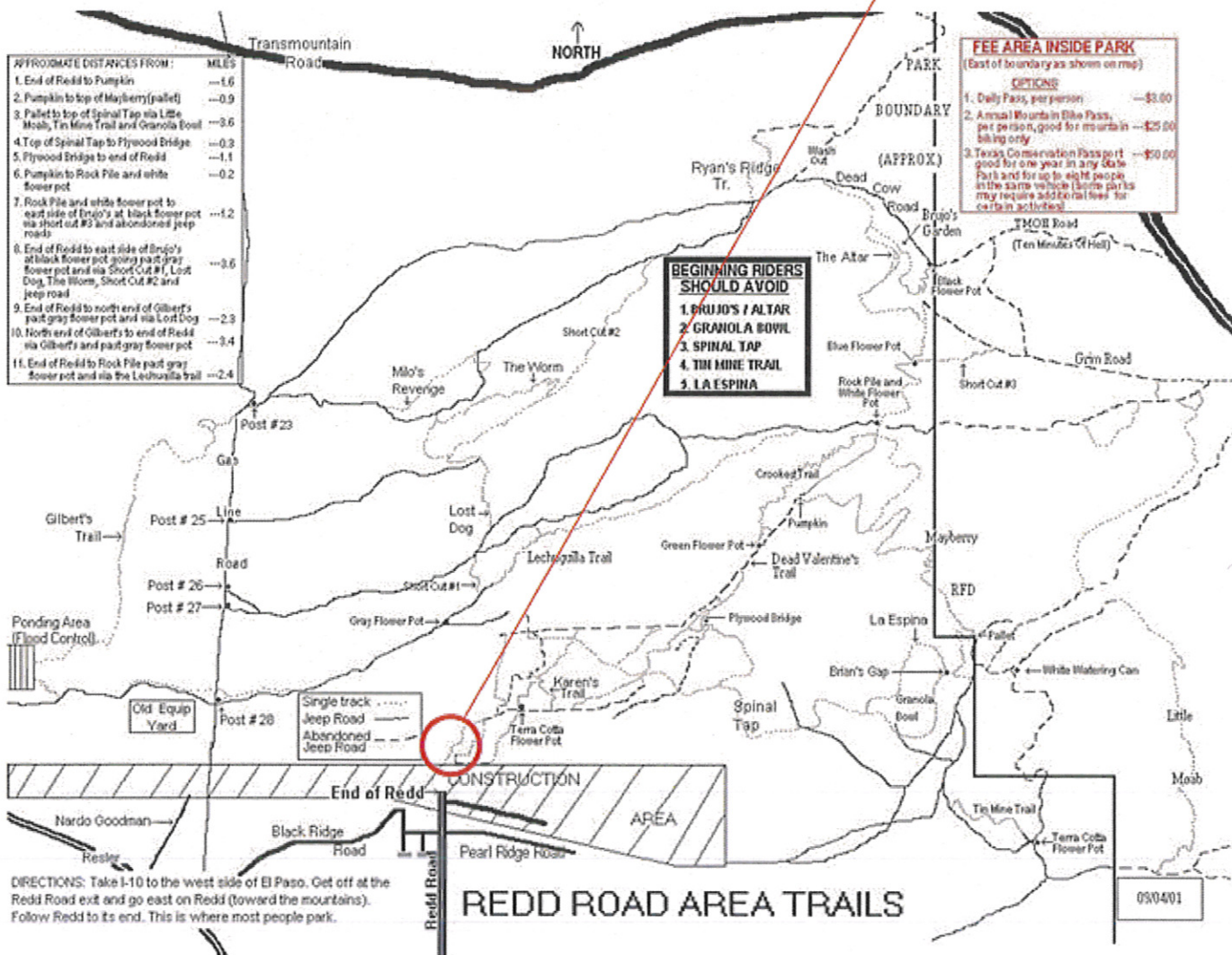
09/03/11



**Redd Road. At the end of Redd Road there is a network of trails that connect to trails within the state park.**











**Franklin Bluff.** At the end of the street there is an old dirt road which eventually connects to existing hiking paths within the state park.







**Stoney Hill. At the end of the street there is hiking trail that eventually enters into the state park.**

