



OPEN SPACE ADVISORY BOARD

Wednesday, April 11, 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: March 28, 2012
 - b. Changes to the Agenda.
 - c. Review and comment on current subdivision applications, as indicated below:
 - (1) SUSU12-00016 Festiva Hills Addition Replat "A" – Being all of Lots 2, 3 and 4, Block 1, Festiva Hills Addition, City of El Paso, El Paso County, Texas

Location:	East of Mesa Street and North of Festival Drive
Property Owner:	Edwards Homes Inc. & Ronald and Sunshine Salas
Representative:	CAD Consultant
District:	1
Application Type:	Resubdivision Combination
Staff Contact:	Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov
4. Discussion and Action: Parks and Recreation Master Plan update.
Contact: Marcia Tuck, (915) 541-4020, TuckMJ@elpasotexas.gov
5. Discussion and Action: Items for Future Agendas.
6. Adjournment

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

Posted this ____ day of April, 2012 at _____

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





ADVISORY BOARD MINUTES

Wednesday, March 28, 2012, 1:30 P.M.
 8th Floor Conference Room
 City Hall Building, 2 Civic Center Plaza

Members Present: 6

Katrina M. Martich (1:45 p.m.), Joanne Burt, James H. Tolbert, Lois A. Balin, Andres Quintana, Charlie S. Wakeem, Chair

Members Absent: 3

Richard L. Thomas, Bill Addington, Kevin T. von Finger

Vacancies: 0

Planning and Economic Development Staff:

Fred Lopez, Comprehensive Plan Manager; Kimberly Forsyth, Lead Planner; Raul Garcia, Senior Planner; Kevin Smith, Planner

Others Present:

Lupe Cuellar, Assistant City Attorney, City Attorney's Office; Pat Adaauto, EPWU-PSB; Rudy Valdez, EPWU-PSB; Gonzalo Cedillos, EPWU-PSB; Kareem Dallo, Engineering Division Manager; Marcia Tuck, Parks & Recreation, Open Space, Trails and Parks Coordinator; Richard Garcia, Parks & Recreation, Parks Planning and Development Manager; Trish Tanner, Jobe; Jose Lares, Hunt Communities; Carlos Jimenez, CAD Consulting Co.

1. Meeting Called to Order

Chair Wakeem called the meeting to order.

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

None.

3. Discussion and Action

- a. Approval of Minutes: February 29, 2012 and March 15, 2012

Chair Wakeem asked if Board Members had any additions, corrections and/or revisions for the February 29, 2012 meeting. There being none.

MOTION:

Motion made by Mr. Tolbert, seconded by Ms. Balin and **UNANIMOUSLY CARRIED TO APPROVE THE MINUTES FOR FEBRUARY 15, 2012.**

ABSTAIN: Lois A. Balin

Chair Wakeem asked if Board Members had any additions, corrections and/or revisions for the March 15, 2012 meeting.

Chair Wakeem requested Page 5 of 5, list the **"FOLLOWING FIVE ADDITIONAL RECOMMENDATIONS."**, as stated in the *FINAL MOTION RESTATED*.

1. **CONSERVATION EASEMENT ON THE NATURAL OPEN SPACE BEING DESIGNATED;**
2. **BRIDGES INSTEAD OF BOX CULVERTS ON ROADWAYS THAT CROSS ARROYOS;**
3. **NO LARGE REGIONAL OR NEIGHBORHOOD PARKS; SMALLER POCKET PARKS AND LINEAR PARKS ALONG ARROYOS;**
4. **KEEP THE ARROYOS NATURAL AND NOT MAKE THEM HYBRID**
5. **THAT PASEO DEL NORTE NOT BE CONNECTED TO TRANSMOUNTAIN PROVIDED THE FIRE DEPARTMENT CAN PROVIDE SAFE ACCESS TO THE NEIGHBORHOOD WITHOUT THAT CONNECTION.**

Ms. Martich requested:

1. Page 4 of 5, middle of the page, revise:
FROM 3. "... , as a Board appointed by City Council Representative Lilly answer to the City Council ..."
TO 3. ... , as a Board appointed by City Council and answering to City Council ..."
2. Page 5 of 6, amend the word **RECOMMENDS** to **RECOMMEND**

No further additions/corrections/revisions from Board Members.

MOTION:

*Motion made by Mr. Tolbert, seconded by Ms. Burt and **UNANIMOUSLY CARRIED TO APPROVE THE MINUTES FOR MARCH 15, 2012, AS REVISED.***

b. Changes to the Agenda

No changes.

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

(1) SUSU12-00019	Cimarron Unit 1 Replat A – Being a replat of Lot 25, Block 1, Cimarron Unit 1, City of El Paso, El Paso County, Texas
Location:	North of Northern Pass and East of Resler
Property Owner:	Ernesto Ochoa & Lluvia A. Ochoa
Representative:	CAD Consultant
District:	1
Type:	Resubdivision Combination
Staff Contact:	Raul Garcia, (915) 541-4935, garcia1@elpasotexas.gov

Mr. Garcia gave a PowerPoint presentation and noted the applicant has received the approval of a CLOMR for the arroyo improvements. The Planning Division Staff did not receive any adverse comments; additionally, the Planning Division Staff recommends **APPROVAL**.

The following commented:

1. Mr. Garcia responded to comments and/or questions from Board Members.
2. Chair Wakeem
3. Ms. Balin
4. Mr. Jose Lares, Hunt Communities, stated Hunt Communities respectfully requests that the vacation of the "Private Common Open Space Area" be denied and that the condition be removed from the Plot B plan.
5. Mr. Carlos Jimenez, CAD Consulting Co., representing the applicant, explained his client is willing to sell the property if the Homeowner's Association is willing to purchase it.
6. Ms. Cuellar

1st MOTION:

*Motion made by Mr. Tolbert **TO APPROVE**.*

There was no second. The motion died for lack of a second.

2nd MOTION:

*Motion made by Ms. Burt **TO DENY***

There was no second. The motion died for lack of a second.

Chair Wakeem asked Staff if the Open Space Advisory Board must make a recommendation.

Ms. Cuellar responded the Board does not have to make a recommendation.

Chair Wakeem stated there is no recommendation. Both motions died for lack of a second.

4. **Discussion and Action** on rezoning of EPWU-PSB land to URD (Urban Reserve District)
Contact: Charlie Wakeem, charliewak@sbcglobal.net

Chair Wakeem stated he placed the item on the agenda to follow the Open Space Master Plan.

Chair Wakeem:

- a. read into the record and commented on "A Green Infrastructure Plan for El Paso, Chapter 6 – Implementation, Page 6-1, A. **Regulation Methods**, A-1. Rezoning of Newly Annexed Properties."
- b. commented on Ordinance No. 017547, adding Urban Reserve District and establishing standards for the district.

- c. read into the record and commented on the *Land Use Chapter, Sector O-7, Urban Expansion*
- d. noted the URD sets up SmartCodes for the expansion and suggested Board Members revisit the matter

The following commented and/or responded to questions from the Board:

1. Mr. Valdez explained the EPWU-PSB does not object to rezoning the west side properties to URD; however, the EPWU-PSB recommends that the northeast properties remain as they are currently zoned.
2. Ms. Martich asked questions regarding the property west of War Road and how it is currently zoned
3. Ms. Adatao responded to questions and/or comments of Ms. Martich, Chair Wakeem,
4. Mr. Valdez responded to questions and/or comments of Ms. Martich, Chair Wakeem,
5. Ms. Cuellar clarified whatever rezoning the Board recommends must be in conformance with the Future Land Use Plan. Ms. Cuellar suggested at a future OSAB meeting, Planning Staff can look at the Future Land Use map and explain to the Board what it means, as it exists today, based on the Comprehensive Plan adopted by the City Council.
6. Mr. Lopez
7. Chair Wakeem would like to see the recommendation for the Open Space Master Plan completed. He thought that the Northeast Master Plan could be left alone for now; however, at a future meeting, Staff could explain the Future Land Use Map and what would be compatible.
8. Ms. Balin commented on great scenic habitat and wildlife habitat in the Northeast, next to mountains and asked questions regarding levels of rezoning.
9. Ms. Cuellar commented on SmartCode zoning.
10. Ms. Adatao commented on the EPWU-PSB's GMU Master Plan.
11. Mr. Valdez noted that two years ago the EPWU-PSB sold approximately 1,400 acres to the State for inclusion into the State Park on the same western edge
12. Ms. Burt asked EPWU-PSB Staff if there were a way to limit the amount of grazing or end the lease, specific to that western edge
13. Ms. Adatao responded EPWU-PSB will bring to the next OSAB meeting the Master Plan and look at existing leases specific to the same western edge
14. Ms. Martich stated the Master Plan was adopted as part of the Comprehensive Plan. She noted the Master Plan has desert setting type homes, which is contrary to the direction the City of El Paso is now headed, as far as urban sprawl and disbursing households of that type. Ms. Martich would like to revisit that Plan and perhaps get ahead of or at the time of renewal be able to have that discussion.
15. Ms. Balin stated if grazing is removed from those areas, the property will be prone to development. She requested Board Members look at the issue very carefully.

Regarding the Northwest Master Plan, Chair Wakeem recommended that all of the remaining PSB controlled land on the west side be rezoned to URD.

MOTION:

Motion made by Ms. Burt, seconded by Ms. Balin THAT THE OPEN SPACE ADVISORY BOARD RECOMMEND THAT ALL OF THE REMAINING PSB CONTROLLED LAND ON THE WEST SIDE BE REZONED TO URD.

Prior to the vote, Mr. Lopez asked if the motion included some smaller Parcels or just the larger Tracts.

Mr. Valdez responded the EPWU-PSB was referring to the larger Tracts.

Chair Wakeem clarified, with the exception of the small pieces to the west, including the R-3, PMD and M-1.

Ms. Cuellar recommended Chair Wakeem meet with Mr. McElroy to ensure there is no conflict with the new Comprehensive Plan.

Chair Wakeem clarified the motion language "to recommend to City Council to rezone the large Parcels, north of the Westside Master Plan, from R-3, PMD and M-1 to URD."

DISCUSSION AMONGST BOARD MEMBERS

1. Mr. Tolbert felt this was all very vague.
2. Ms. Martich thought it important to rezone these properties; it would discourage these properties from being considered.

No further discussion. Chair Wakeem called the question.

FINAL MOTION:

Motion made by Ms. Burt, seconded by Ms. Balin AND UNANIMOUSLY CARRIED THAT THE OPEN SPACE ADVISORY BOARD RECOMMEND TO CITY COUNCIL TO REZONE THE LARGE PARCELS, NORTH OF THE WESTSIDE MASTER PLAN, FROM R-3, PMD AND M-1 TO URD.

5. Discussion and Action: Items for Future Agendas.

Board Members requested:

1. Northeast Master Plan, EPWU-PSB Staff
Ms. Martich requested the matter be posted on the OSAB agenda two meetings from now.
2. Parks & Recreation Master Plan Update, Parks & Recreation Staff requested this item be one of the first items posted on the agenda.
3. Keystone Heritage Park, what the City is planning for the property located immediately south.
4. Natural Open Space ordinance, Staff will notify Board Members when the ordinance will be discussed at City Council.

6. Adjournment

MOTION:

*Motion made by Mr. Tolbert, seconded by Ms. Burt and UNANIMOUSLY CARRIED TO
ADJOURN AT 2:28PM.*



City of El Paso – City Plan Commission Staff Report

Case No: SUSU12-00016 Festiva Hills Addition Replat “A”
Application Type: Resubdivision Combination
CPC Hearing Date: April 19, 2012

Staff Planner: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov
Location: East of Mesa Street and North of Festival Drive
Acreage: 1.10 acres
Rep District: 1
Existing Use: Vacant
Existing Zoning: P-R2 (Planned Residential)
Proposed Zoning: P-R2 (Planned Residential)

Nearest Park: Galatzan Park (1.34 miles)
Nearest School: Green Elementary School (adjacent to north)
Park Fees Required: N/A
Impact Fee Area: This property is not in an impact fee area and is not subject to impact fees.

Property Owner: Edwards Homes Inc. & Ronald and Sunshine Salas
Applicant: CAD Consulting Company
Representative: CAD Consulting Company

SURROUNDING ZONING AND LAND USE

North: R-3 (Residential)/ School

South: A-2/sc (Apartment/ special contract)/ Multi-family residential development

East: P-R2 (Planned Residential)/ Vacant

West: P-R2 (Planned Residential)/ Vacant

THE PLAN FOR EL PASO DESIGNATION: Suburban.

APPLICATION DESCRIPTION

The applicant is proposing to replat three lots within Festiva Hills Addition. The purpose of the replat is to relocate a 20-ft drainage easement within the development.

This subdivision is located within the Hillside Development Area (HDA).

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **pending** of Festiva Hills Addition Replat “A” on a **Resubdivision Combination** basis subject to the following conditions and requirements:

Staff is also recommending that the City Plan Commission require the applicant to landscape the

parkway area at the rear of the double frontage lots, as stipulated under Section 19.16.080(D) *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 planning & economic development director or designee, to provide visual separation between the development and the street.* Staff also recommends that if the City Plan Commission requires landscaping, that the condition be coordinated with the El Paso Department of Transportation where it conflicts with site visibility standards, utilities, and parkway illumination. For the type of landscaping, staff recommends the developer select trees designated as median/street/right of way appropriate from the City's Plant and Tree List, to be placed 30-feet on centers.

Planning Division Recommendation:

Pending.

Engineering & Construction Management - Land Development:

We have reviewed subject plan recommend **Approval**; the Developer/Engineer needs to address the following comments:

1. **Erosion Control Wall** is required at the property line of **Festival Drive R.O.W.**

The Subdivision is within Flood Zones C; Panel 480214 0028C, dated February 5, 1986.

EPDOT:

The Department of Transportation has no objections to the proposed plat.

Note:

1. All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

Parks and Recreation Department:

Pending.

El Paso Water Utilities:

1. EPWU does not object to this request.

Water

2. There is an existing 8-inch diameter water main extending along Buckley Way that is available for service, the water main is located approximately 10-feet north from the center line of the right-of-way.
3. There is an existing 12-inch diameter water main that extends along Festival Drive fronting the southern boundaries of the Subject Property.
4. There is an existing 24-inch diameter water transmission main that extends along Festival Drive fronting the southern boundary of the Subject Property. No service connections are allowed to this water main as per the EPWU-PSB Rules and Regulations.
5. Previous water pressure reading from fire hydrant # 6659 located at the southeast intersection of Buckley Way and Cactus Pointe, have yielded a static pressure of 100 (psi) pounds per square inch, a residual pressure of 80 (psi) pounds per square inch and a discharge of 1210 (gpm) gallons per minute.

6. The owner should, for his own protection and at his own expense, may be required to be install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer

7. There is an existing 8-inch diameter sanitary sewer main extending along Buckley Way that is available for service, the sewer main is located approximately 5-feet south from the center line of the right-of-way.

8. There is an existing 8-inch diameter sanitary sewer main that extends along Festival Drive fronting the southern boundary of the Subject Property.

General

9. EPWU requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant 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 Division:

1. EPWU recommends using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

El Paso Fire Department:

Pending.

911

Pending.

Sun Metro:

Pending.

El Paso Electric Company:

Pending.

Texas Gas Company:

Pending.

El Paso Independent School District:

Pending.

Additional Requirements and General Comments:

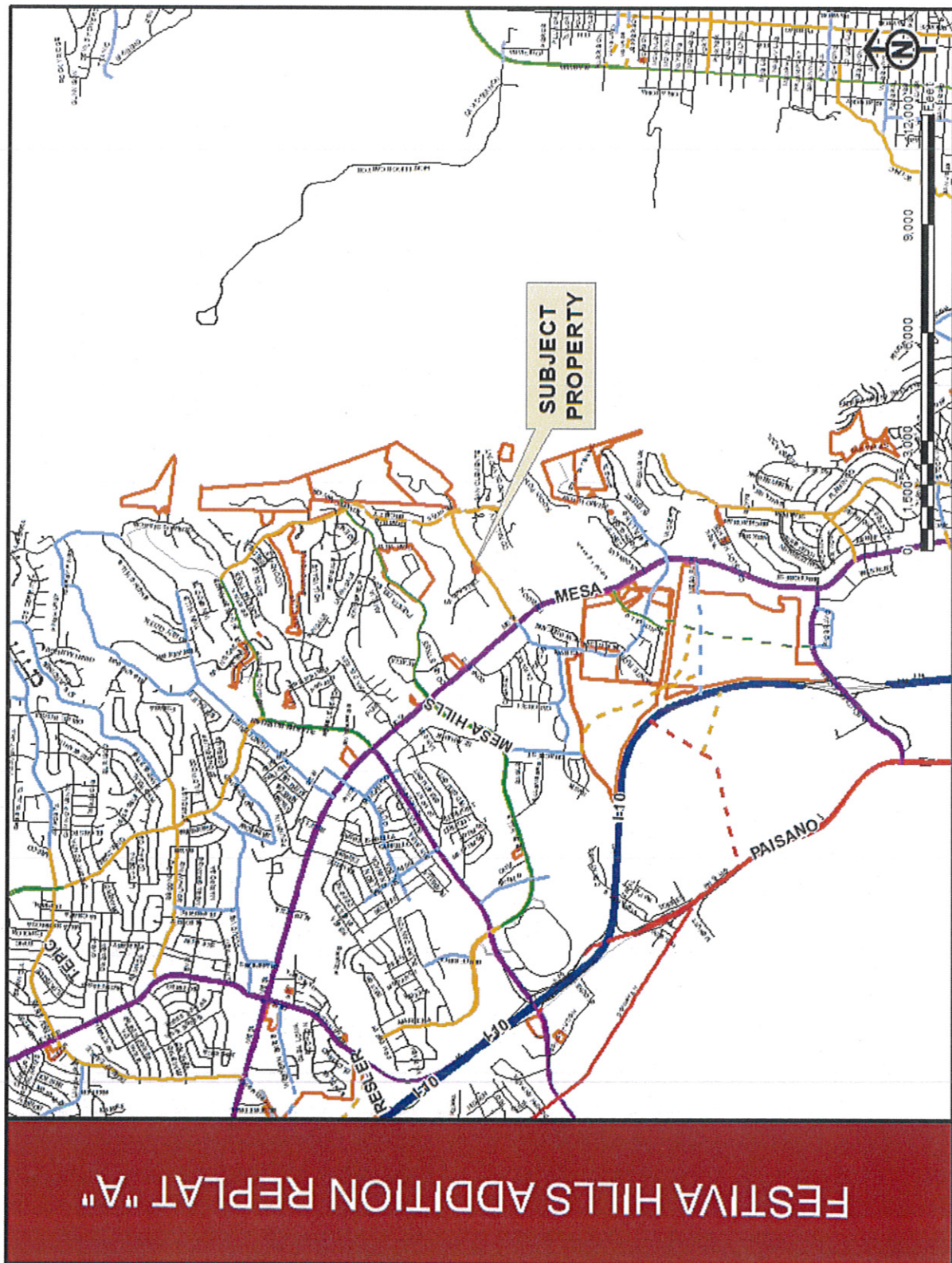
1. Submit to the Planning & Economic Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable

- 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

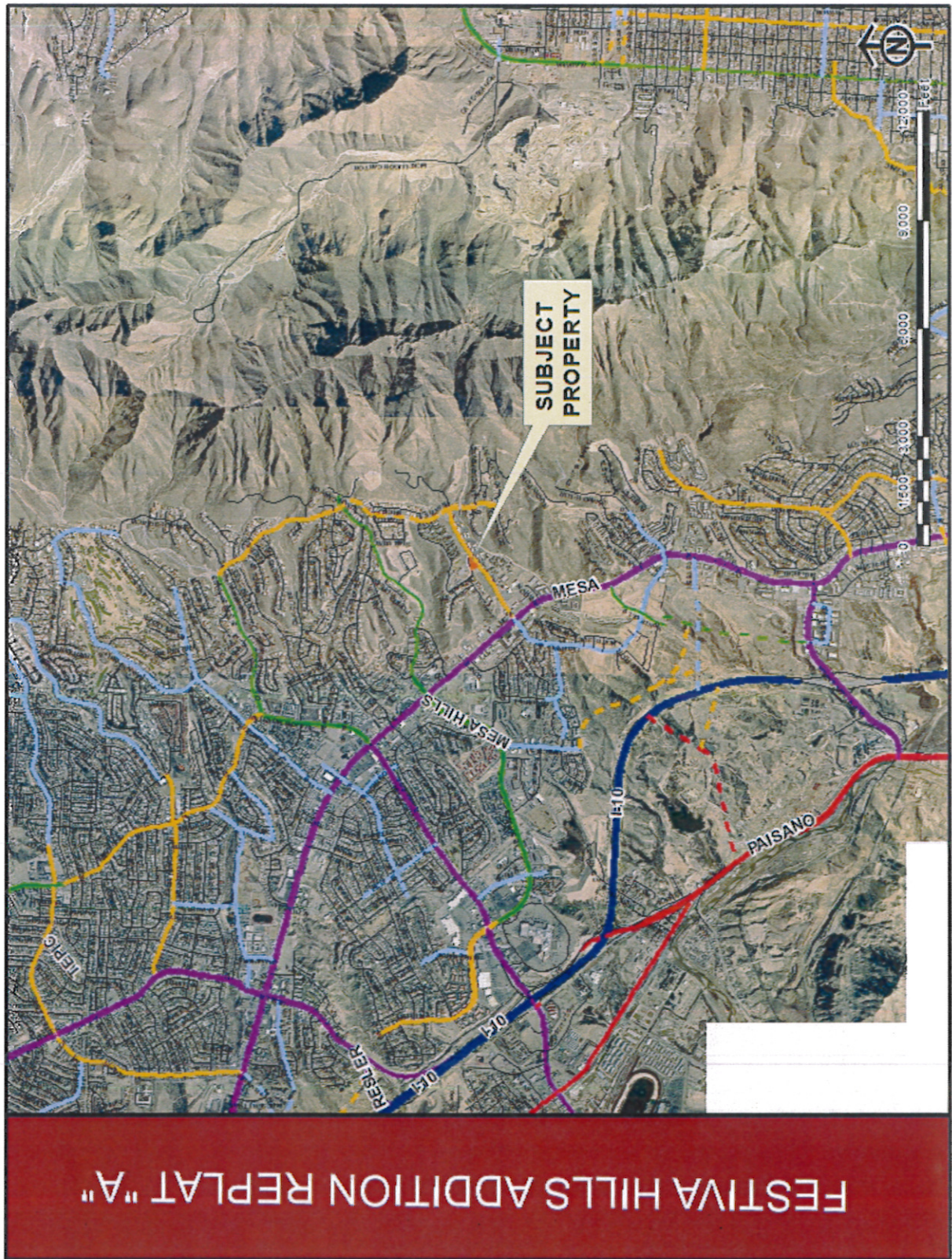
ATTACHMENT 1



ATTACHMENT 2



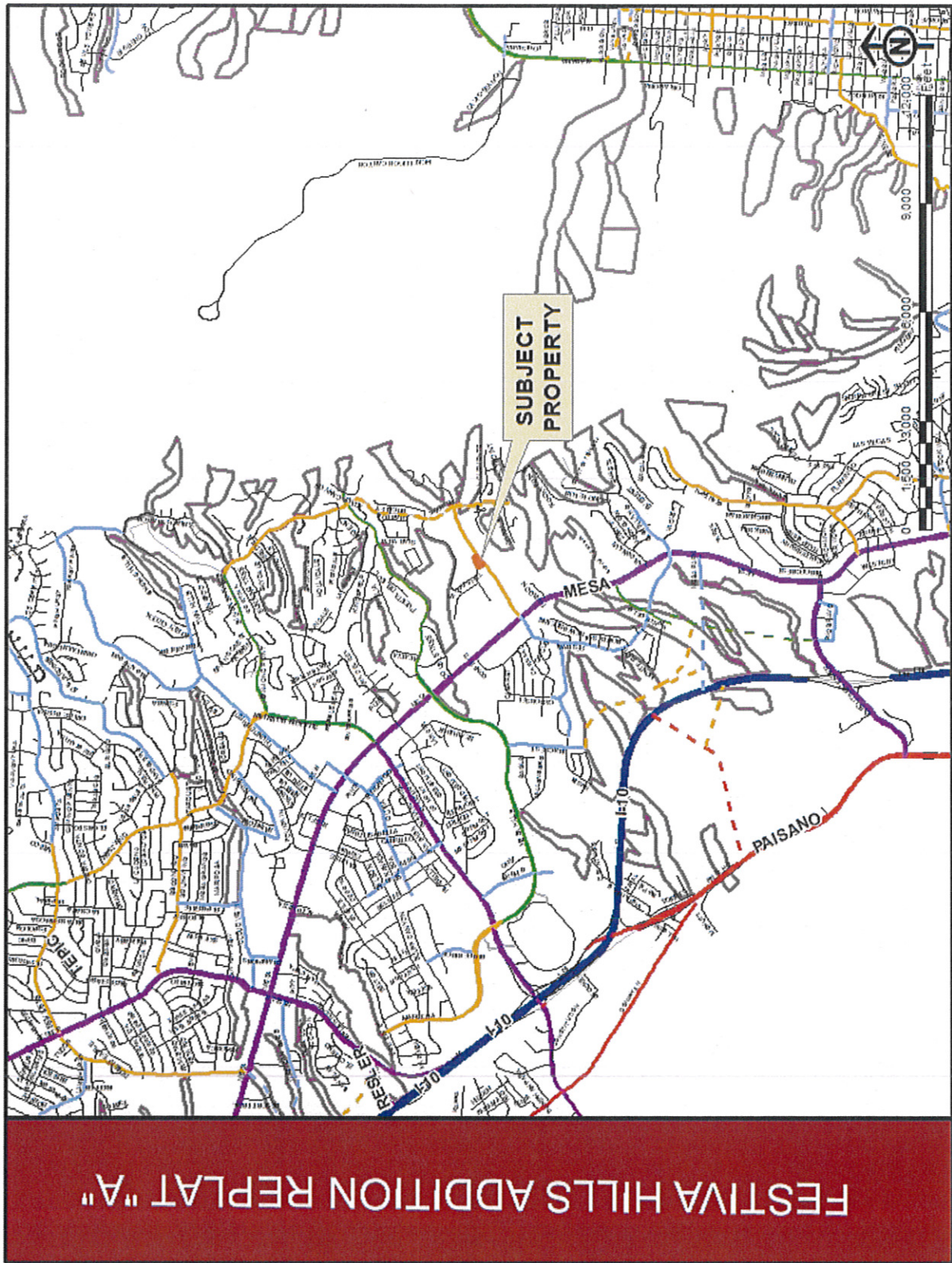
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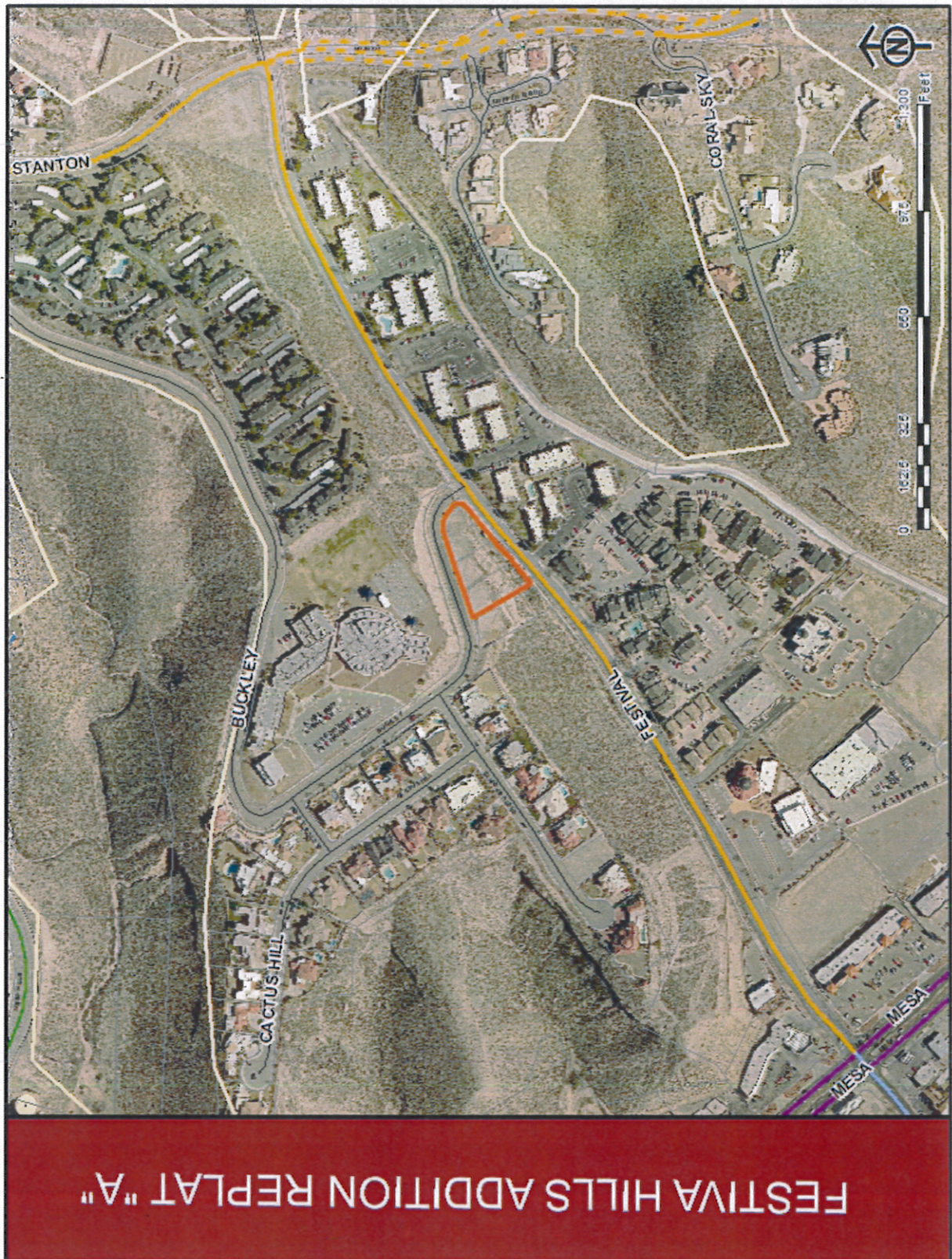
ATTACHMENT 4

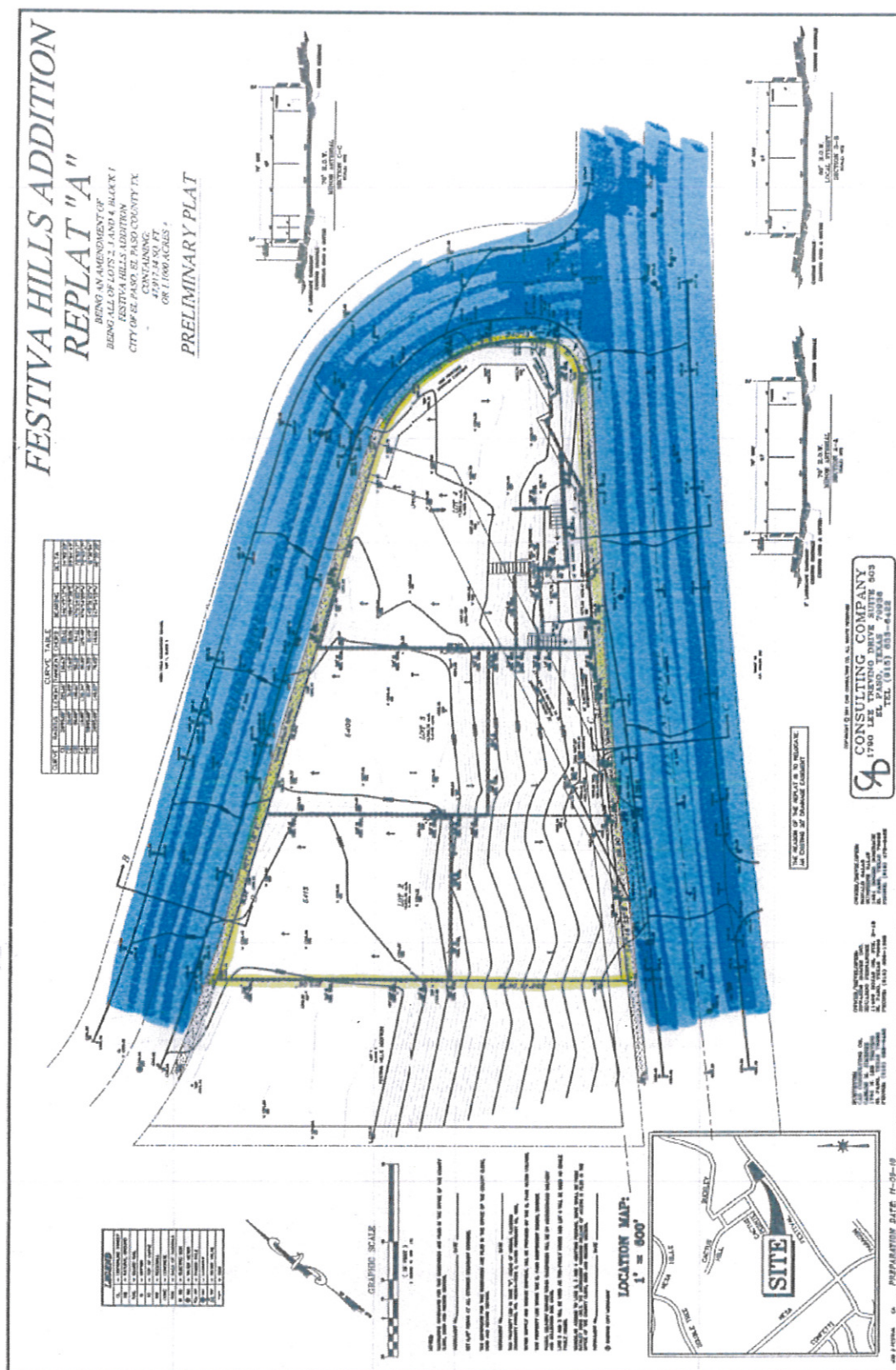


ATTACHMENT 5



ATTACHMENT 6





ATTACHMENT 9



CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION COMBINATION APPROVAL

DATE: 11/08/11

FILE NO. SUSU12-00016

SUBDIVISION NAME: FESTIVAL HILLS ADDITION REPLAT. A

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)

LOTS 2, 3 & 4, Block 1
FESTIVAL HILLS ADDITION

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>1.104</u>	<u>3</u>	Office		
Duplex			Street & Alley		
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial			Total No. Sites		<u>3</u>
Industrial			Total (Gross) Acreage	<u>1.10</u>	

3. What is existing zoning of the above described property? PR2 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 ☒ No ☐

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

6. What type of drainage is proposed? (If applicable, list more than one)

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

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes ☐ No ☒
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 ☐

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 ☒

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



EDWARDS HOMES
RONALD SALAS - SUNSHINE SALAS 356-1925
1621 ROGER BOMBACH, EL PASO, TX 79936 (957) 857-5664

12. Owner of record
(Name & Address) (Zip) (Phone)

13. ~~Developer~~ ^{Surveyor} CAD CONSULTING CO. 1790 LEE TREVINO 633-6422
(Name & Address) (Zip) (Phone)

14. Engineer SALVADOR NUNEZ, P.E. 7100 Westwind Dr., Ste 270
(Name & Address) (Zip) (Phone)
El Paso, TX 79912 (915) 585-8011

CASHIER'S VALIDATION
FEE: \$1,083.00

OWNER SIGNATURE: Ronald Salas

REPRESENTATIVE: ~~Sunshine Salas~~
Eduardo Fernandez

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