



**OPEN SPACE ADVISORY BOARD**  
Wednesday, May 11, 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: April 27, 2011
  - b. Changes to the Agenda
4. **Discussion and Action:** Update on Resler and Interstate Highway 10 project.  
Contact: Antonio Uribe Jr., Texas Department of Transportation
5. **Discussion and Action** on recommending that City Council initiate action to purchase property identified in the Open Space Master Plan.  
Contact: Charlie Wakeem, [charliewak@sbcglobal.net](mailto:charliewak@sbcglobal.net)
6. **Discussion and Action** on the Public Service Board's Stormwater Advisory Committee.  
Contact: Charlie Wakeem, [charliewak@sbcglobal.net](mailto:charliewak@sbcglobal.net)
7. **Discussion and Action** regarding Arroyo 41-A development.  
Contact: Jorge Azcarate, CEA Group; Doug Schwartz, Southwest Land Development Services
8. **Discussion and Action:** Update on providing pedestrian access to designated state trailheads.  
Contact: Richard Garcia, [GarciaRG@elpasotexas.gov](mailto:GarciaRG@elpasotexas.gov)
9. **Discussion and Action:** Items for Future Agendas
10. **Adjournment**

**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

*Continued on following page*



### 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 5<sup>th</sup> day of May, 2011 at 3:45 P.M.,

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



# Open Space Open Space



## ADVISORY BOARD MINUTES

Wednesday, April 27, 2011, 1:30 P.M.

8<sup>th</sup> Floor Conference Room

City Hall Building, 2 Civic Center Plaza

### **Members Present: 6**

Robert Ardovino, Lois Balin, Terry Bilderback, Richard Thomas, James H. Tolbert, and Charlie S. Wakeem

### **Members Absent: 3**

Bill Addington, Luis Ruiz, and Kevin von Finger

### **Member Vacancies: 0**

### **Planning and Economic Development Staff Present:**

Mathew McElroy, Deputy Director, Planning; Philip Etiwe, Development Review Manager; David Coronado, Lead Planner; Melissa Granado, Senior Planner; Eddie Garcia, Lead Planner; Fred Lopez, Comprehensive Plan Manager; Kim Forsyth, Lead Planner; Kevin Smith, Planner; Shamori Whitt, Planner

### **Others Present:**

Lupe Cuellar, Assistant City Attorney, Legal Department; Kareem Dallo, Engineering & Construction Management; Rudy Valdez, EPWU-PSB; Jim Shelton, EPWU-PSB, Richard Garcia, Land Operations Manager, Parks and Recreation; Gonzalo Cedillos, EPWU-PSB, StormWater; Rick LoBello, Zoo, Public Relations, Education Curator, Julie Baldwin-Muñoz, Engineering & Construction Management, Program Administration, Trish Tanner, Jobe, Sal Alonzo, CSA Design Group; Francisco Campa, Conde, Inc.; Celia Salazar, Texas Department of Transportation Tony Uribe, Jr., P.E., Texas Department of Transportation, Transportation Engineer

### **1. Meeting Called to Order**

Chair Wakeem called the meeting to order at 1:42 p.m.

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

None

### **3. Discussion and Action**

- a. Approval of Minutes: April 13, 2011

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

Chair Wakeem asked Staff what the definition of *LEED-ND* is, several individuals responded "Leadership in Energy and Environmental Design for Neighborhood Development".

Chair Wakeem had the following revisions:

1. Page 5, third sentence, revise "as" to "asked"; and
2. Page 10, first sentence, revise "volunteered" to "appointed"

**MOTION:**

*Motion made by Mr. Thomas, seconded by Ms. Balin and UNANIMOUSLY CARRIED TO APPROVE THE MINUTES FOR APRIL 13, 2011, AS AMENDED.*

**ABSTAIN:** Mr. Ardovino

b. Changes to the Agenda

In the event Mr. Costanzo is not available to discuss item 5; Mr. Valdez will present the information to the Board.

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

- (1) **SUSU11-00025:** Cimarron Sage Unit Four – Being a portion of Tracts 1 and 1B4, Nellie D. Mundy Survey 242, City of El Paso, El Paso County, Texas
- LOCATION: South of Northern Pass and East of Resler
- PROPERTY OWNER: Cimarron Hunt Communities, LLC
- REPRESENTATIVE: CSA Design Group
- DISTRICT: 1
- APPLICATION TYPE: Minor
- STAFF CONTACT: Kevin Smith, (915) 541-4903, [smithkw@elpasotexas.gov](mailto:smithkw@elpasotexas.gov)

Mr. Smith gave a PowerPoint presentation and explained the applicant is proposing one school site. The proposed site is 23.298 acres and is located in the Hillside Development Area (HDA). Staff has not received any adverse comments from City Departments; Staff recommends approval.

Mr. Dallo explained FEMA arroyos 38A and 38B drain into Pond Number 3; therefore, the flow path no longer exists.

Ms. Cuellar stated she had researched ordinances regarding the preservation of arroyos dating back to 1997. The current code, states in the event the developer intends to use an arroyo for drainage purposes; as part of their storm water design or as part of its drainage system, any improvements to the arroyo must be approved by the City Engineer and the City Plan Commission. However, if the developer does not intend to use an arroyo for drainage purposes, leaving the arroyo in its natural state, approval by the City Engineering and City Plan Commission is not required. Regarding protecting the health, safety, and welfare of the public, Ms. Cuellar explained, a developer cannot develop in an arroyo if there are public health, safety, and welfare issues. She made comments regarding the Wildwood Arroyo development.

Mr. Smith noted the Cimarron Land Study was approved by the City Plan Commission at the March 10, 2011 CPC meeting.

Mr. Sal Alonzo, CSA Design Group, concurred with Staff comments and explained drainage, below the school site, will be contained in the underground storm sewer system.

Board Members and Staff discussed Ordinance 016912 specifically the Storm Water Management Requirements and drafting language for TDR (Transfer of Development Rights).

Chair Wakeem asked if any members of the public wished to comment. There were none.

No further questions or comments from the Board.

*Prior to the motion, Chair Wakeem let it be known that he did not like it, but we have to approve it.*

**MOTION:**

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

(2) SUSU11-00023: Resler Ponding Area 4 – Being a portion of Tracts 1B5, 1B5B, 1B5C and 1F5, save and except 0.755 acre portion for Stonegate Properties I LTD, S.J. Larkin Survey No. 266, City of El Paso, El Paso County, Texas

LOCATION: East of Resler Drive and North of Helen of Troy Drive

PROPERTY OWNER: Hunt Communities Holdings

REPRESENTATIVE: Conde, Inc.

DISTRICT: 1

APPLICATION TYPE: Major Combination

STAFF CONTACT: Kevin Smith, (915) 541-4903, [smithkw@elpasotexas.gov](mailto:smithkw@elpasotexas.gov)

Mr. Smith advised Board Members that Resler Ponding Area 4 is located close to the Cimarron area. He gave a PowerPoint presentation and explained the applicant has resubmitted the application to do some grading that is outside the previous plat boundaries. The subject property is located within the Hillside Development Area (HDA) and will be used for runoff from development of the Ranchos Las Lomas Land Study. Additionally, the applicant is proposing to construct a desilting station. Staff has not received any adverse comments and recommends approval.

Mr. Dallo explained there would be fencing at the end of the arroyo; there will not be fencing from the arroyo. He did not know the exact percentage of the slope; however, he thought it would be pretty shallow in certain areas. The detention basin will be enlarged/deepened; however, the area for the proposed desilting station will be small. Mr. Dallo explained the purpose/function of a desilting station.

Mr. Francisco Campa, Conde, Inc., was present.

Regarding the desilting station, Mr. Bilderback remarked, there is nothing the Board can do before they clean this out and create the opposite of what we'd like them to do. This is one place that is working; now it won't be.

Mr. Cedillos explained he has been working with the applicant regarding the details of the project; accessibility, filtering of the water, stability of the slopes, etc. Once the Board approves and accepts it, the PSB will take it over.

Ms. Balin requested there be a gentle slope at the entrance to the arroyo for the wildlife.

#### FOR CLARIFICATION

Mr. Bilderback clarified there will not be fencing along the east side of the arroyo, for an extended distance. He commented on an arroyo that was discussed at a previous OSAB meeting and stated that arroyo is now totally enclosed.

Board Members and Staff discussed the 72-hour rule; there should not be any standing water after 72 hours. Chair Wakeem would like the ponding water to remain when it happens naturally. He suggested installing a tower to handle the overflow.

Ms. Balin suggested installing an aerator, to keep the water circulating.

Ms. Cuellar responded there may be a way to accomplish what the Board is requesting; Staff will confer.

Chair Wakeem asked if members of the public wished to comment. There were none.

No further comments or questions from the Board.

**MOTION:**

*Motion made by Mr. Ardovino, seconded by Ms. Balin and UNANIMOUSLY CARRIED TO APPROVE.*

- 3) SUSU11-00028: Planet Fitness Resler Estates – Being a replat of a portion of Lot 1, Block 4, West Hills Unit Two, City of El Paso, El Paso County, Texas
- LOCATION: West of Resler Drive and North of Belvidere
- PROPERTY OWNER: JB4 Properties, LLC
- REPRESENTATIVE: Plaza Engineering
- DISTRICT: 1
- APPLICATION TYPE: Minor
- STAFF CONTACT: Frank Delgado, (915) 541-4238, [delgadofx@elpasotexas.gov](mailto:delgadofx@elpasotexas.gov)

Mr. Eddie Garcia gave a PowerPoint presentation and explained the property is 2.20 acres in size. He noted the applicant is proposing a Planet Fitness exercise facility.

Chair Wakeem asked if members of the public wished to comment. There were none.

No further comments or questions from the Board.

**MOTION:**

*Motion made by Mr. Bilderback, seconded by Mr. Ardovino and UNANIMOUSLY CARRIED TO RECOMMEND APPROVAL.*

4. **Discussion and Action:** Update on the Loop 276 and Transmountain East Project.  
Contact: Chuck Berry, Texas Department of Transportation

Mr. Tony Uribe, Jr., P.E., Texas Department of Transportation, gave a PowerPoint presentation on Spur 276, LP 375, SH20 (Doniphan), and IH-10. (presentation on file)

Regarding channels, Chair Wakeem congratulated TxDOT for changing their design from all concrete channels to using less expensive, more natural material(s).

Ms. Balin was pleased with TxDOT's idea regarding arch structures. She suggested TxDOT design their bridges to be bat friendly; bat bridges make excellent tourist attractions.

Mr. Tolbert explained Staff is currently drafting a new landscape ordinance. He wondered if the proposed SPUR 276 walking paths would meet the proposed ordinance requirements.

Mr. Lopez gave an overview of the proposed landscaping and buffering requirements.

Mr. Uribe responded he would make every effort to meet the requirements. Regarding arroyo 41A, Mr. Uribe explained, the property west of Doniphan will not be touched other than what is necessary to widen the road for the intersection and to accommodate the passing vehicle lane. He commented on CFS and wind velocity.

Mr. Bilderback asked if TxDOT has a landscape architect in El Paso and/or would TxDOT be hiring a landscape architect.

Mr. Uribe responded there are no plans to hire a landscape architect for the project. However, he does consult with an in-house landscape technician here and in Austin.

Regarding the proposed wetland areas, Mr. Cedillos asked if TxDOT would remove the salt cedar trees; the trees are not native to this area.

Mr. Uribe responded most of the trees have been removed.

Chair Wakeem asked if members of the public wished to comment. There were none.

No further comments or questions from the Board.

Regarding the ponding area, Chair Wakeem requested vegetation be allowed to flourish.

Mr. Thomas had concerns regarding the right-of-way, hike and bike trails, and deceleration lane.

**MOTION:**

*Motion made by Mr. Thomas, seconded by Mr. Bilderback AND CARRIED TO APPROVE.*

**NAY:** Mr. Tolbert

5. **Discussion and Action:** Status of stormwater funding for Open Space acquisition and restoration. Contact: Nicholas J. Costanzo, EPWU, [njcostanzo@epwu.org](mailto:njcostanzo@epwu.org)

Regarding Basin G and Featherlake II, Mr. Valdez stated that those two projects have been completed. He asked if Board Members would be interested in visiting the two sites; yes, Board Members would like to visit the sites.

Per the PowerPoint presentation, Mr. Valdez discussed:

1. Open Space and Park Ponds
  - a. Funding for Land Acquisition from FY2008 – FY2010
  - b. Projects and Costs
2. Potential Park Pond Projects
  - a. OSAB Stormwater Original Priority List – 2010
  - b. Stormwater Utility Recommendations with SWAC approval
  - c. OSAB Stormwater Original Priority List – 2010 amended
  - d. Stormwater Utility Recommendations

There is approximately \$2.1 million available in acquisition for this fiscal year.

Board Members and Staff discussed why the Stormwater Advisory Committee did not approve the Knapp Properties as a stormwater utility project.

The projects are prioritized as follows:

- A. Must have a stormwater function; and
- B. Have a high risk of development in the future

Board Members and Staff discussed the origin and function of the Stormwater Advisory Committee.

Staff will place an item regarding the Stormwater Advisory Committee on the next OSAB agenda.

No further comments or questions from the Board.

**NO ACTION WAS TAKEN.**

6. **Discussion and Action:** Presentation on the "Healthy Families Live Outside the Box" and the "El Paso County Conservation Cooperative" proposals.

Contact: Rick L. LoBello, (915) 217-4233, [lobellorl@elpasotexas.gov](mailto:lobellorl@elpasotexas.gov)

Mr. LoBello explained he was selected to be a participant in City Manager, Joyce Wilson's newly created "City of El Paso Think Tank" program. He gave a PowerPoint presentation explaining his two-part project proposal:

1. "Healthy Families Live Outside the Box – Living a Healthy Life While Sharing El Paso with Native Plants and Animals"; and
2. "El Paso County Conservation Cooperative"

Chair Wakeem noted the OSAB created an Open Space Plan; however, by law, a plan is not enforceable.

No further comments or questions from the Board.

Ms. Cuellar gave legal guidance regarding OSAB supporting Mr. LoBello's proposal.

**MOTION:**

*Motion made by Mr. Thomas, seconded by Mr. Tolbert AND UNANIMOUSLY CARRIED TO SUPPORT THIS INIATIVE.*

7. **Discussion and Action** on subdivision code provisions concerning preservation of arroyos.

Contact: Lupe Cuellar, City Attorney's Office, [cuellarlm@elpasotexas.gov](mailto:cuellarlm@elpasotexas.gov)

See pages 2 through 5 for discussion.

**NO ACTION WAS TAKEN.**

8. **Discussion and Information:** Presentation on the ASARCO West and ASARCO East Regulating Plans. Contact: David A. Coronado, (915) 541-4632, [coronadoda@elpasotexas.gov](mailto:coronadoda@elpasotexas.gov)

At the previous OSAB meeting, Mr. Coronado explained, he briefed the Board on changes to the SmartCode Ordinance 2021. At that meeting Board Members had several questions. In response to those questions, Mr. Coronado presented PowerPoint presentations on the ASARCO West and ASARCO East Regulating Plans.

(copies of PowerPoint presentations on file)

9. **Discussion and Action** on subcommittee recommendations regarding Chapter 18.46 (Landscape) of the El Paso City Code.

Contact: Fred Lopez, (915) 541-4322, [lopezar@elpasotexas.gov](mailto:lopezar@elpasotexas.gov)

Chair Wakeem explained the OSAB Subcommittee met yesterday and finalized its recommendations for Board Member's consideration and recommendation to City Council. Approval by City Council is tentatively scheduled for the May 10, 2010 meeting.

Mr. Lopez explained the importance of landscaping in new neighborhood development. City Council directed Staff to focus on and create more pedestrian friendly streets; in order to create a public realm. Creating streets not only for vehicles; but for multi-modes of transportation – enhancing the pedestrian experience on roadways. The most important and cost effective way to enhance the pedestrian experience is planting street trees on roadways. The proposed ordinance will require street trees for new residential and commercial development, the rest of the regulations of this ordinance apply to commercial development only.

Per the PowerPoint presentation, Mr. Lopez referred to the table outlining the recommendations vetted to multiple stakeholders. In addition to the OSAB Subcommittee, the proposed ordinance was presented to the Parks & Recreation Tree Board. He noted the recommendations of the OSAB Subcommittee and Tree Board are very similar.

Per the same chart, Mr. Lopez expanded on the following requirements per the existing Code, proposed ordinance, and recommendations of the OSAB Subcommittee and Tree Board:

1. Landscapable Area;
2. Parkway;
3. Frontage Landscape Buffer;
4. Buffer between Commercial and Residential;
5. Plant Units; and
6. Parking Lot Trees

#### **PLANT UNITS**

Regarding the proposed language – *only permit a palm tree as 5-gallon shrubs* – Chair Wakeem stated, the OSAB Subcommittee voted not to give credit for palm trees. People can plant palm trees; however, credit would not be given.

Mr. Lopez responded the Tree Board recommended permitting palm trees up to 10% of the required coverage. The original draft ordinance stated utilizing palm trees as 5 gallon shrubs was permissible; however, you could not exceed 50%.

Board Members recommended not to give credit for palm trees.

Staff and Board Members discussed the proposed language *"With a minimum of 75% coverage for plant material"*.

### PARKING LOT TREES

Mr. Cedillos suggested including language in the ordinance whereby "*plants need to be recessed instead of in raised beds or raised planters*".

Mr. McElroy responded Staff has discussed the possibility of a giving credit to developers that orient their building toward the street.

Chair Wakeem asked if members of the public wished to comment. There were none.

No further comments or questions from the Board.

### **MOTION:**

*Motion made by Mr. Thomas, seconded by Mr. Tolbert AND CARRIED TO RECOMMEND ACCEPTANCE OF THE OSAB SUBCOMMITTEE RECOMMENDATIONS, WITH THE EXCEPTION OF NO CREDIT FOR NON-NATIVE PLANTS.*

**NAY:** Mr. Bilderback

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

Mr. Tolbert requested:

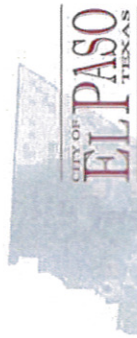
1. Resler/I-10 project;
2. Presentation regarding development of Arroyo 41A
3. PSB Stormwater Advisory Committee

### **11. Adjournment**

### **MOTION:**

*Motion made by Mr. Tolbert, seconded by Ms. Balin and UNANIMOUSLY CARRIED TO ADJOURN THE MEETING AT 4:12 P.M..*

Minutes prepared by Donna Martinez



### Summary of Opportunity Areas

An inventory of potential open space opportunities was provided by the City of El Paso Planning Division. These areas were then augmented with other areas identified by citizens during five citizen input meetings, and by the Planning Team and City staff during reconnaissance visits throughout El Paso. The potential areas were mapped in both GIS and in graphic formats, and are shown in the maps on the following page. The overall map is shown on this page.

