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SERVICE SOLUTIONS SUCCESS



OPEN SPACE ADVISORY BOARD

Thursday, September 2, 2010 @ 1:30 P.M.

CITY HALL - 4TH FLOOR
LARGE CONFERENCE ROOM
2 CIVIC CENTER PLAZA

AGENDA

1. Meeting Called to Order
2. Approval of Minutes: August 19, 2010
3. Call to the Public (for items not on the agenda)
4. Discussion and Presentation: Relations between the City of El Paso and the Texas Water Development Board, as they relate to the purview of the Open Space Advisory Board, by TWDB Representative.
5. Discussion and Information: TX DOT's proposed Transmountain zoning amendment and zoning change in the Planned Mountain Development (PMD).
6. Discussion and Information: Presentation on the conditions of the zoning contract affecting the Mountain Development Area (MDA) between the City of El Paso, Hunt and Plexar that was originated between 2003 to 2005.
7. Discussion and Information: Clarification on Open Meetings by Legal Department
8. Discussion and Action: Appointment of subcommittee to review and make recommendations on revisions to the grading ordinance contained in City Code Section 18.44
9. Discussion and Action: Review and comment on current subdivision applications, as indicated below:
 - a. SUB10-00169 - The Falls at Cimarron Unit 1 - Being a portion of Tracts 3B and 3B1, Nellie D. Mundy Survey 242, El Paso, El Paso County, Texas
 - Location: North of Northern Pass and East of Resler
 - Property Owner: Cimarron Hunt Communities
 - Representative: Kimley-Horn and Associates
 - District: 1
 - Staff Contact: Michelle Padilla 541-4903 padillamx@elpasotexas.gov

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
Rachel Quintana

District 6
Eddie Holguin Jr.

District 7
Steve Ortega

District 8
Beto O'Rourke

City Manager
Joyce A. Wilson

Major Preliminary

- b. SUB10-00061 - Desert Springs Unit 1-Being a portion of Nellie D. Mundy Survey No. 238, No. 239 and No. 244, Tract 8, Lot 10A, 10E, 12, 13, City of El Paso, El Paso County, Texas

Location: East of Interstate Highway-10 and North of Transmountain Road

Property Owner: RVE 18, LTD

Representative: CEA Group

District: 1

Staff Contact: Frank Delgado (915)541-4238, delgadofx@elpasotexas.gov

- c. SUB10-00062 - Desert Springs Unit 3 - Being a portion of Nellie D. Mundy Survey No. 239, Lot 10A, 10E, City of El Paso, El Paso County, Texas

Location: North of Transmountain Road and East of Northwestern Drive

Property Owner: RVE 18, LTD

Representative: CEA Group

District: 1

Staff Contact: Frank Delgado (915) 541-4238, delgadofx@elpasotexas.gov

10. Discussion, Information and Action: Recommendation to City Council regarding PSB policy on use of Stormwater Funds for Open Space pursuant to City Ordinance No. 016668 and update from the Stormwater Utility to the Open Space Advisory Board on the current budget status of the "10% funds" for open space and greenway projects and project eligibility

11. Discussion: Items for Future Agendas

12. Adjournment

ms
Posted this 26th day of August 2010 4:53 p.m. by Maggie Binkley, Administrative Assistant, Parks and Recreation Department

PUBLIC NOTICE: Sign language interpreters will be provided for this meeting upon request, if requested, at a minimum of 24 hours prior to the date and time of this meeting. Copies of this agenda will be provided in Braille, large print or audiotape upon request, if requested, at a minimum of 48 hours prior to the date and time of this hearing. Requests must be made to Parks & Recreation Department 541-4331.



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
Rachel Quintana

District 6
Eddie Holguin Jr.

District 7
Steve Ortega

District 8
Beto O'Rourke

City Manager
Joyce A. Wilson



ADVISORY BOARD

August 19, 2010
 City Hall – 4th Floor, 1:30 P.M.
 Engineering Small Conference Room
 2 Civic Center Plaza, El Paso, Texas

DRAFT

MINUTES

Members Present: 5

Charles S. Wakeem, Lois Anne Balin, James H. Tolbert, Bill Addington, Kevin T. von Finger

Members Absent: 3

Luis Ruiz, Richard Thomas, Robert Ardovino

Member Vacancies: 1

Ex-Officio Members Present: Gonzalo Cedillos

Parks and Recreation Staff Present: Nanette Smejkal, Parks and Recreation Director, Shamori R. Whitt, Open Space, Trails & Parks Coordinator, Lucy Calderon, Recording Secretary

Others Present: Alfredo Lopez, Planning Division, Rudy Valdez, EPWU, Nick Constanzo, Public Service Board, Veronica Soto, Economic Development, Michelle Padilla, Planning, Eddie Garcia, Planning, Todd Taylor, Planning, Efrain Esparza, TX Dot, Tony Uribe, TX Dot, Brent Harris, Plexxar, Justin Chapman, Hunt

1. Meeting Called to Order – Chair Charles Wakeem called the meeting to order at 1:44 p.m.

Lois Balin arrived at 1:44 p.m.

2. Approval of Minutes: August 5, 2010

Chair Wakeem recommended the following correction: Item #8, Katrina Martich last name was misspelled.

Motion by Kevin von Finger to approve the minutes with correction. Second by Bill Addington. Motion carried (unanimous).

Bill Addington left at 1:54 p.m.

Lost quorum, meeting adjourned.

3. Adjournment

Meeting adjourned at 1:54 p.m.

Minutes prepared by Lucy Calderon, Senior Secretary



City of El Paso – City Plan Commission Staff Report

Case No: SUB10-00169 The Falls at Cimarron Unit One
Application Type: Major Combination
CPC Hearing Date: August 26, 2010
Staff Planner: Michelle Padilla, 915-541-4903, padillamx@elpasotexas.gov
Location: East of Resler Drive and North of Northern Pass Drive
Legal Description Acreage: 29.65 acres
Rep District: 1
Existing Use: Vacant
Existing Zoning: R-3A (Residential)
Proposed Zoning: R-3A (Residential)
Nearest School: Hut Brown middle School (2 miles)
Nearest Park: *Proposed Park* (0.71 miles)
Parkland Required: 1.31 acres
Impact Fee Area: This property is located within Westside Impact Fee Service Area and will be subject to impact fees.
Property Owner: Cimaron Hunt Communities, LLC.
Applicant: Hunt Communities, LLC.
Representative: Kimley-Horn and Associates, Inc.

SURROUNDING ZONING AND LAND USE

North: R-3A (Residential)/ Vacant
South: C-3 (Commercial)/ Vacant
East: R-3A (Residential)/ Vacant
West: R-3A (Residential)/ Vacant

THE PLAN FOR EL PASO DESIGNATION: Mixed-Use and Parks & Open Space

APPLICATION DESCRIPTION

The applicant is proposing a 130-lot residential subdivision, the smallest lot measuring 0.126 acres in size. Primary access will be from Northern Pass Drive. The proposed development will also include seven private common open space lots totaling 0.66 acres in size. The applicant has been granted a vested rights petition, in part, making the subdivision subject to the subdivision standards in effect prior to June 1, 2008. The vested rights letter requests that the applicant be allowed to use the 50-foot street cross-section permitted under the new subdivision code.

This property is located in the Hillside Development Area (HDA) and therefore does not require

open space.

Attachments

1. Location map
2. Aerial map
3. Preliminary plat
4. Final plat

DRAFT

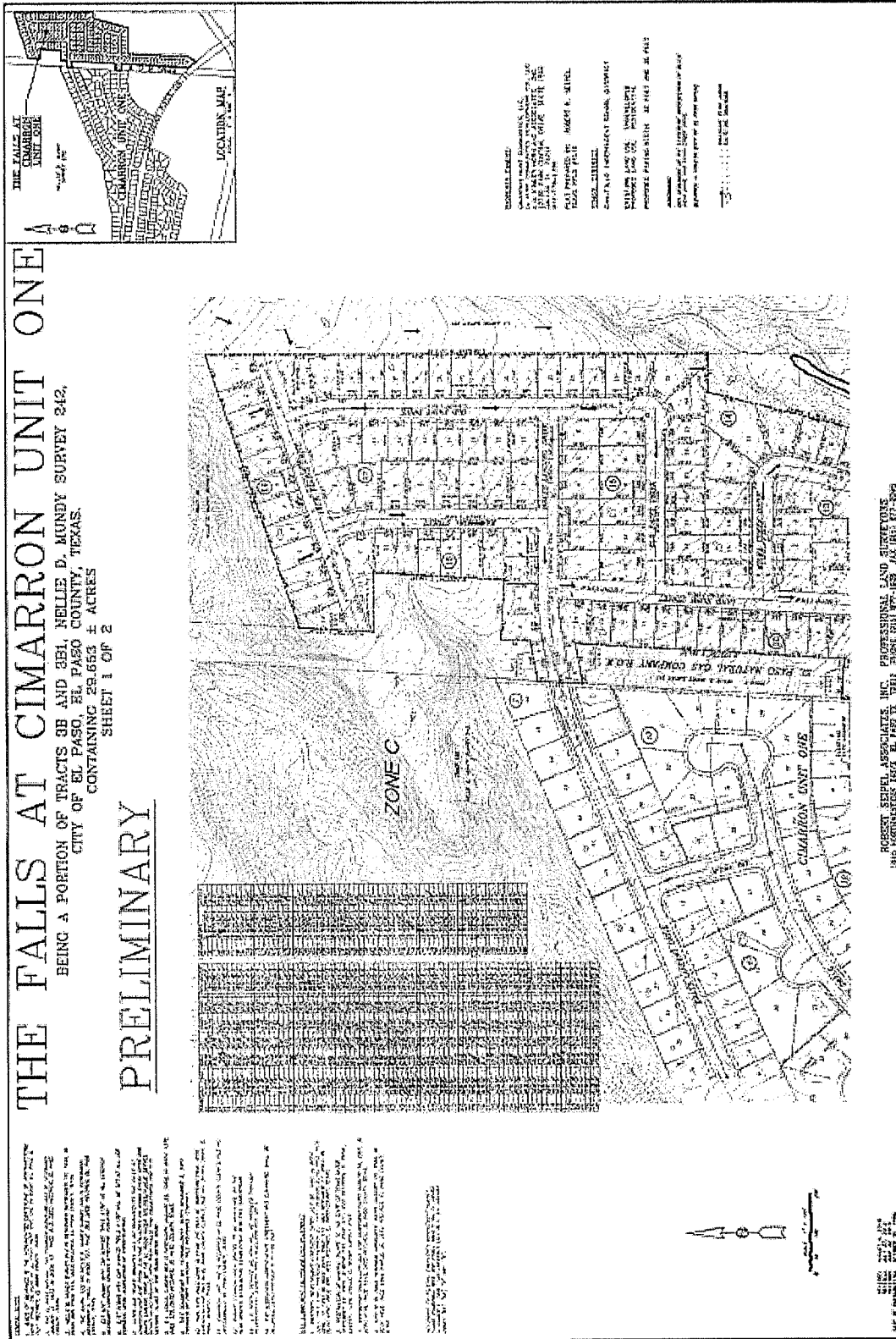
ATTACHMENT 1



ATTACHMENT 2



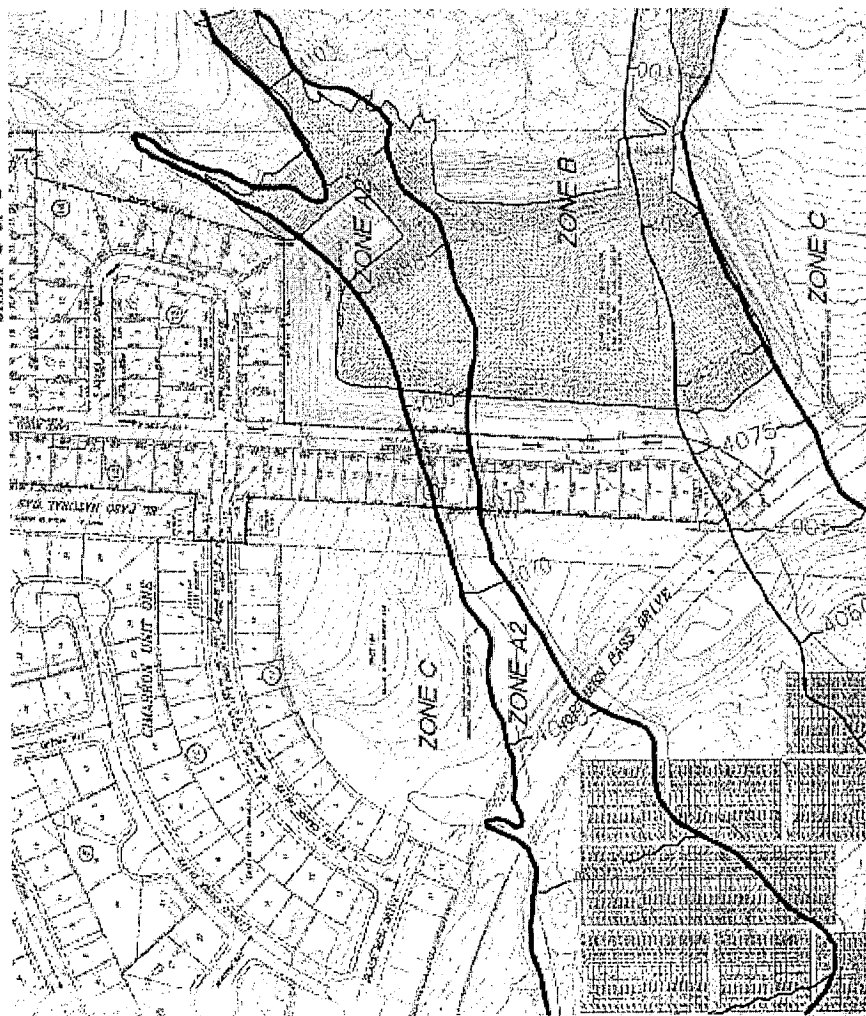
ATTACHMENT 3



THE FALLS AT CIMARRON UNIT ONE PRELIMINARY

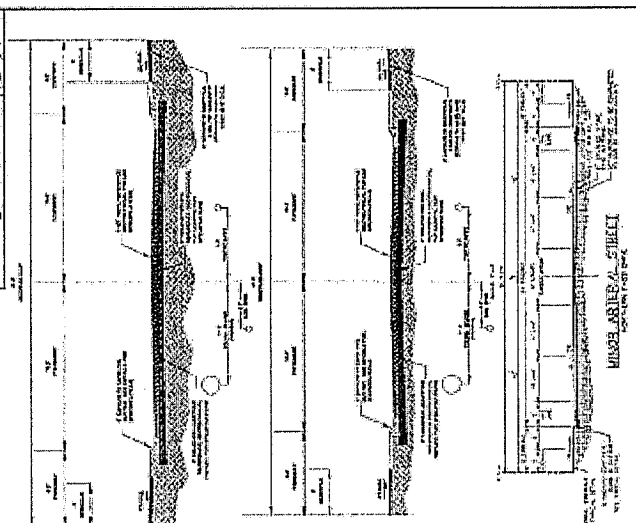
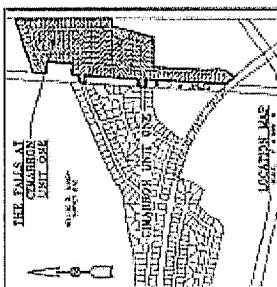
BEING A PORTION OF TRACTS 3B AND 3B1, NELLIE D. MUNDY SURVEY 242,
 CITY OF EL PASO, EL PASO COUNTY, TEXAS.
 CONTAINING 29,653 ± ACRES

SHEET 2 OF 2



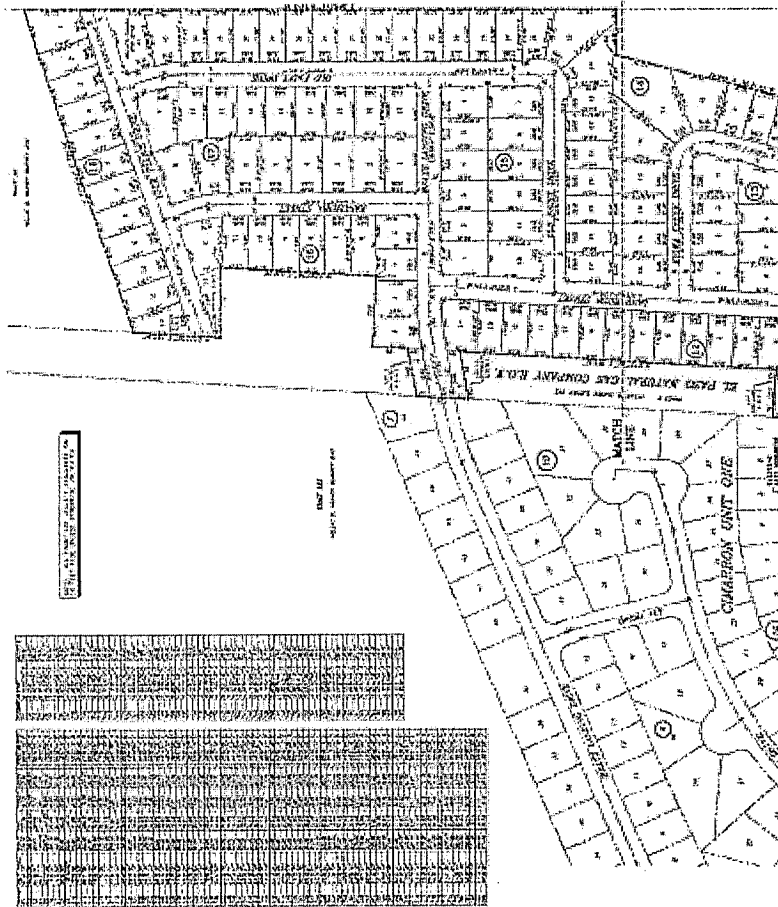
ROBERT SEIFEL ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS
 1001 WEST 19TH STREET, SUITE 100, EL PASO, TEXAS 79901-4400

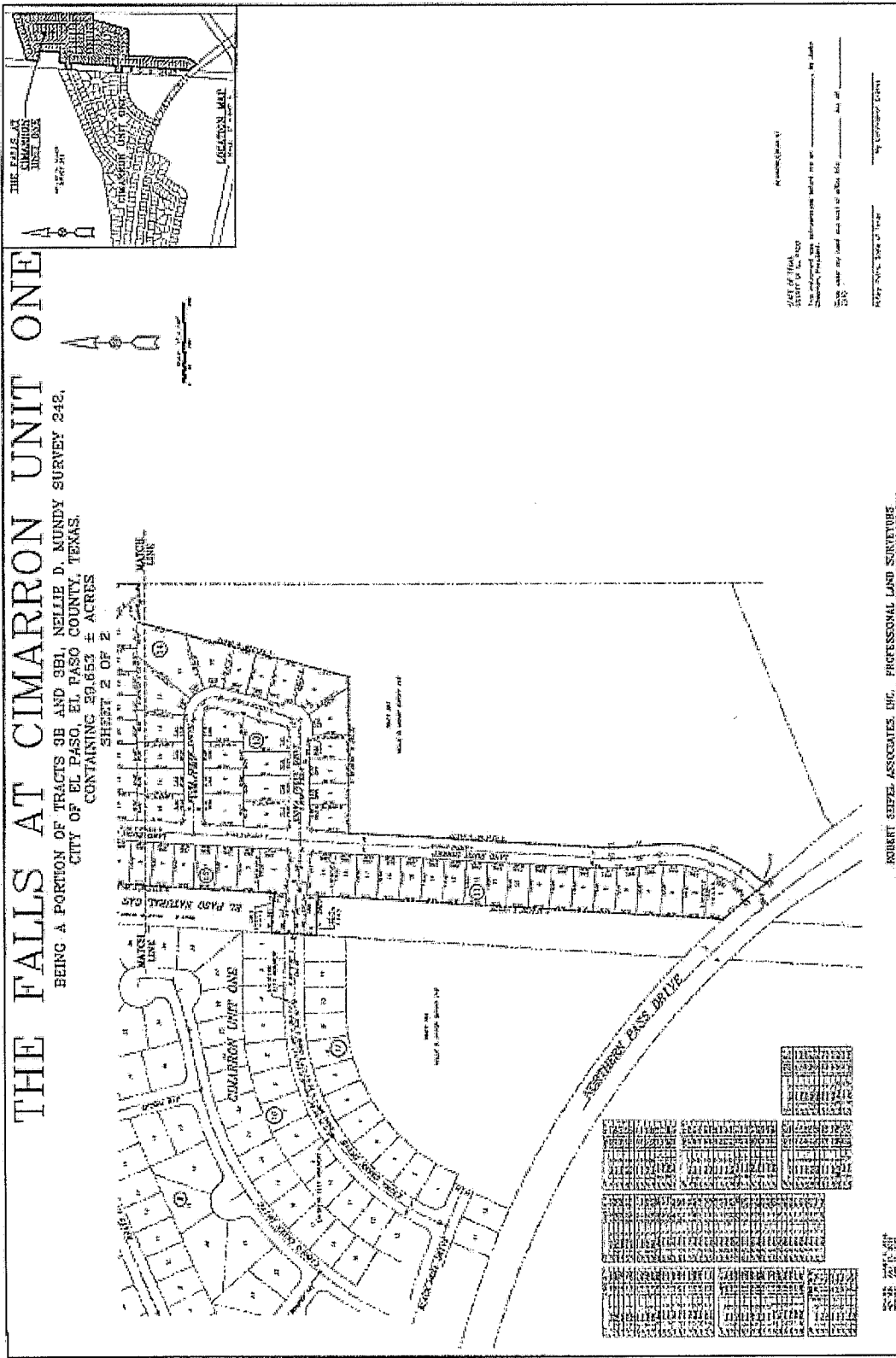
DATE: 10/1/09
 BY: R. SEIFEL
 CHECKED: J. SEIFEL



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2 of 4

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City of El Paso – City Plan Commission Staff Report

Case No: SUB10-00061 Desert Springs Unit One
Application Type: Major Preliminary
CPC Hearing Date: August 26, 2010
Staff Planner: Frank Delgado, (915) 541-4238, delgadofx@elpasotexas.gov
Location: North of Transmountain Road and East of Northwestern Drive

Acreage: 57.73 acres
Rep District: 1
Existing Use: Vacant
Existing Zoning: A-O (Apartment-Office), C-4 (Commercial), R-3 (Residential)
Proposed Zoning: A-O (Apartment-Office), C-4 (Commercial), R-3 (Residential)
Nearest Park: Westside Park (1.45 miles)
Nearest School: Canutillo Middle School (1.01 miles)

Park Fees: \$ 492 (in addition to 1.12-acre park)
Impact Fee: This property is located in the Northwest impact-fee area.

Property Owner: RVE 18, LTD
Representative: CEA Group

SURROUNDING ZONING AND LAND USE

North: R-5 (Residential)/ Vacant
South: C-4 (Commercial)/ Vacant
East: R-3A (Residential), A-O (Apartment-Office), C-3 (Commercial)/Vacant
West: C-4 (Commercial)/ Vacant

THE PLAN FOR EL PASO DESIGNATION: Mixed-Use and None

APPLICATION DESCRIPTION

This is a Major Preliminary application on a 75.60-acre parcel. The applicant is proposing 240 single-family residential lots on approximately 53.51 acres, one apartment/office lot on 1.80 acres, two commercial lots on 3.73 acres, 2.71 acres of parkland, and three drainage/ponding areas totaling 13.85 acres. The R-3A (Residential) district, the A-O (Apartment-Office) and C-3 (Commercial) districts allow single- and multi-family residential and commercial development respectively.

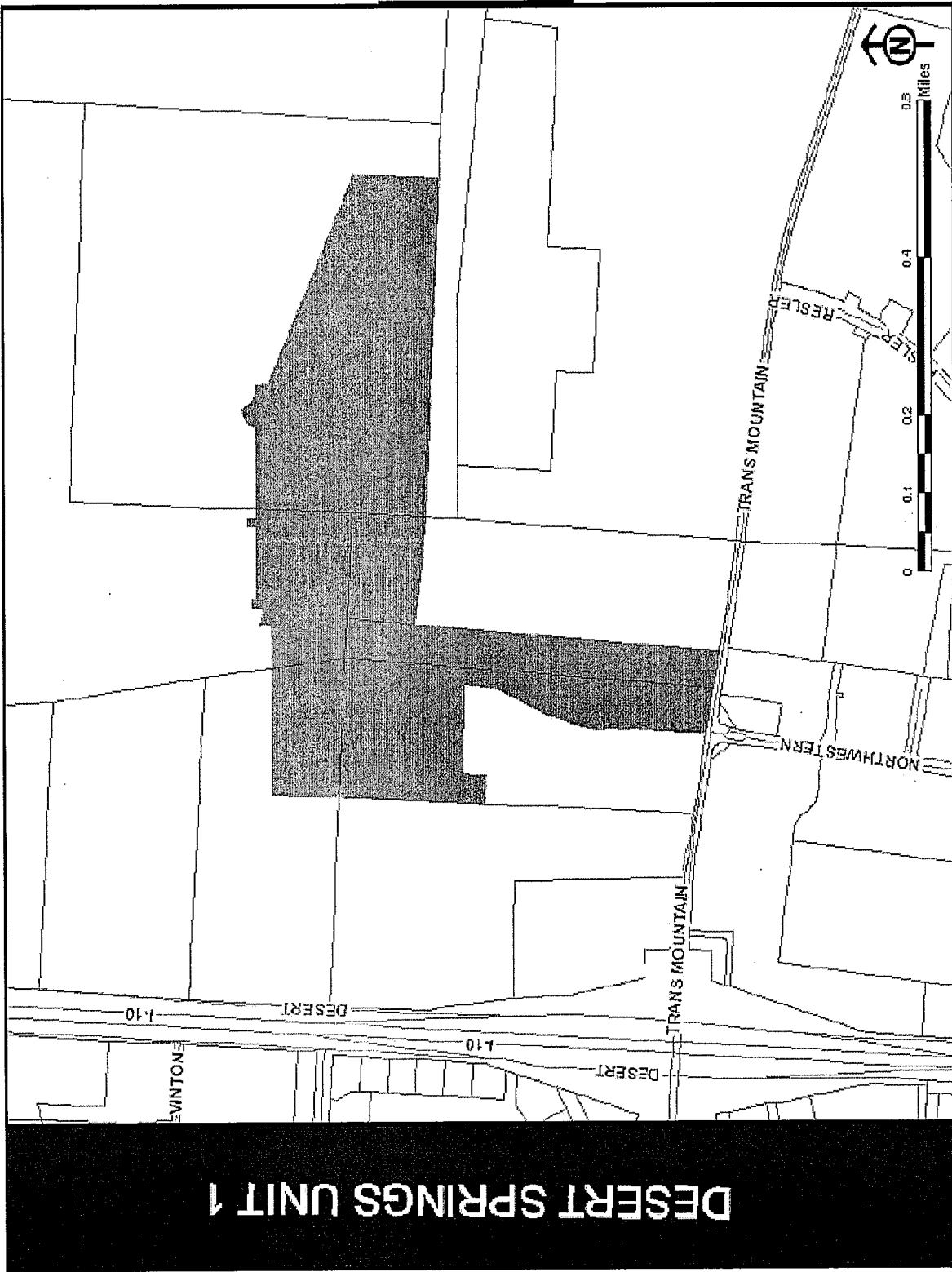
The applicant has requested and received vesting rights under the previous subdivision code in whole. On February 27, 2006, the applicant submitted the project under Sierra Vista Estates Unit One. This project will be subject to the standards of the previous subdivision code.

Attachments

1. Location Map
2. Aerial Map
3. Preliminary Plat

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ATTACHMENT 1



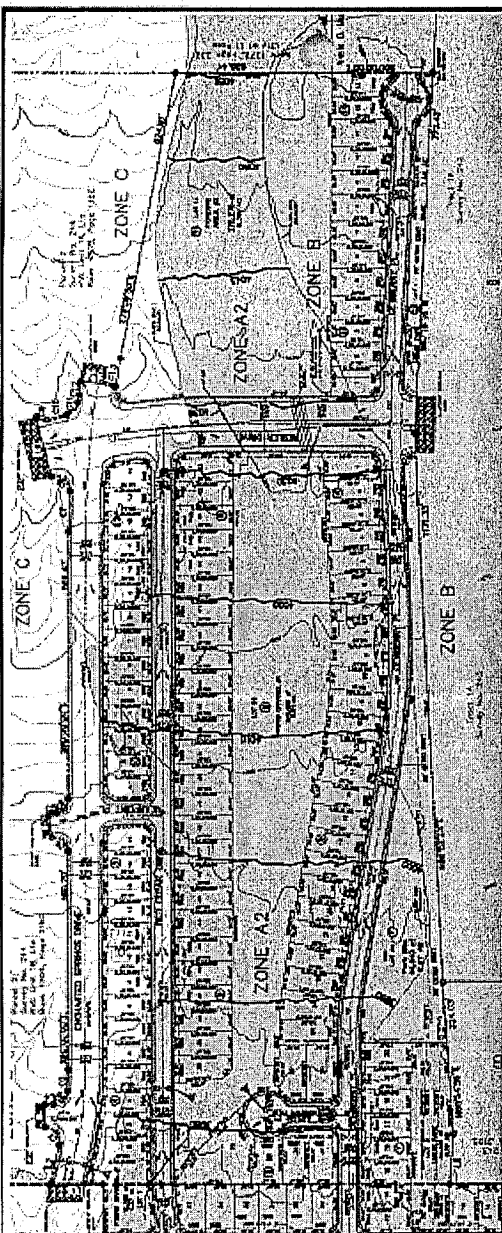
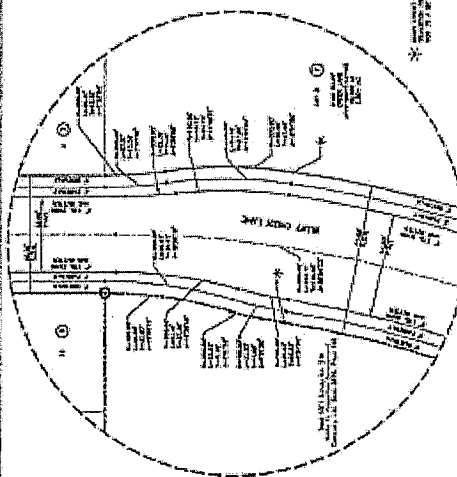
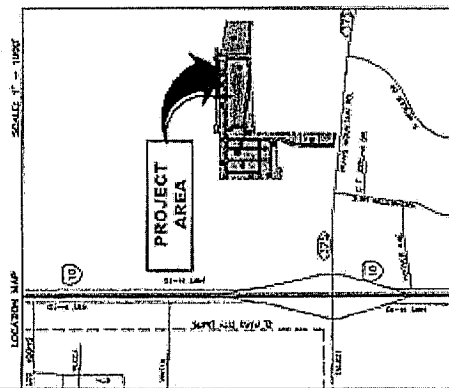
ATTACHMENT 2



A PORTION OF NELLIE O. MUNOY SURVEY No. 238,
No. 239 AND No. 244, TRACT B, LOT 10A, 10E, 12,
13, CITY OF EL PASO, EL PASO COUNTY, TEXAS;
CONTAINING APPROXIMATELY 75.80 ACRES±
PAGE 2 OF 4

A PORTION OF NELLIE O. MUNOY SURVEY No. 238,
No. 239 AND No. 244, TRACT B, LOT 10A, 10E, 12,
13, CITY OF EL PASO, EL PASO COUNTY, TEXAS;
CONTAINING APPROXIMATELY 75.80 ACRES±
PAGE 2 OF 4

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City of El Paso – City Plan Commission Staff Report

Case No: SUB10-00062 Desert Springs Unit Three
Application Type: Major Preliminary
CPC Hearing Date: August 26, 2010
Staff Planner: Frank Delgado, 915-541-4238, delgadofx@elpasotexas.gov
Location: East of I-10 and North of Transmountain Road
Legal Description Acreage: 18.79
Rep District: 1
Existing Use: Vacant
Existing Zoning: C-4/c (Commercial/condition) & A-O (Apartment-Office)
Proposed Zoning: C-4/c (Commercial/condition) & A-O (Apartment-Office)
Nearest School: Alderete Middle School (1.06 miles)
Nearest Park: Westside Park (1.49 miles)
Parkland Required: 1 acre for every 200 apartment units
Impact Fee Area: Westside Impact Fee Area
Property Owner: RVE 18, LTD
Applicant: RVE 18, LTD
Representative: CEA Group

SURROUNDING ZONING AND LAND USE

North: A-O (Apartment-Office)/ Vacant
South: C-4/c (Commercial/condition)/ Vacant
East: C-4/c (Commercial/condition)/ Vacant
West: C-4/c (Commercial/condition)/ Vacant

THE PLAN FOR EL PASO DESIGNATION: Mixed Use

APPLICATION DESCRIPTION

The applicant is proposing a 1.75-acre apartment lot along with two commercial lots.
 Primary access will be from Transmountain Dr. This application is vested under the prior subdivision ordinance.

ATTACHMENTS

1. Location map
2. Aerial map
3. Preliminary Plat
4. Application

DRAFT

ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 4



CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION PRELIMINARY APPROVAL

DATE: _____ FILE NO. _____

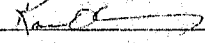
SUBDIVISION NAME: Desert Springs Unit Three

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A portion of Nellie D. Mundy Survey No. 239, Lot 10A, 10B.
City of El Paso, El Paso County, Texas; containing approximately 18.79 acres.
2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	<u>7.75</u>	<u>1</u>	Ponding & Drainage	<u>2.64</u>	<u>1</u>
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	<u>Bike Trail &</u>	_____	_____
School	_____	_____	<u>Buffer</u>	<u>0.62</u>	<u>1</u>
Commercial	<u>5.78</u>	<u>2</u>	Total No. Sites	_____	<u>5</u>
Industrial	_____	_____	Total (Gross) Acreage	<u>18.79</u>	_____
3. What is existing zoning of the above described property? A-O, C-3 Proposed zoning? A-O, C-3
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)
Surface Flow to proposed inlets at storm sewer infrastructure discharging to
a proposed concrete lined channel.
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: N/A
10. Improvement Plans submitted? Yes _____ No x
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes x No _____
 If yes, please submit a vested rights petition in accordance with Section 19.47- Vested Rights (See Attached).

12. Owner of record RVE 18, Ltd. 7910 Gateway East Ste. 102 79915 915-591-6319
(Name & Address) (Zip) (Phone)
12. Developer _____
(Name & Address) (Zip) (Phone)
14. Engineer CEA Group 4712 Woodrow Bean Ste. F 79924 915-544-5232
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
FEE: \$1,901.00

APPROVER SIGNATURE: 

REPRESENTATIVE: _____

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