



ADVISORY BOARD MINUTES

Wednesday, March 30, 2011, 1:30 P.M.

8th Floor Conference Room

City Hall Building, 2 Civic Center Plaza

Members Present: 7

Bill Addington, Robert Ardivino, Lois Balin, Terry Bilderback, James H. Tolbert, Kevin T. von Finger, and Charlie S. Wakeem

Members Absent: 2

Luis Ruiz and Richard Thomas

Member Vacancies: 0

Planning and Economic Development Staff Present:

Philip Etiwe, Development Review Manager; David Coronado, Lead Planner; Eddie Garcia, Lead Planner; Melissa Granado, Senior Planner; Todd Taylor, Planner; Justin Bass, Planner; Kevin Smith, Planner

Others Present:

Lupe Cuellar, Assistant City Attorney, Legal Department; Kareem Dallo, Engineering & Construction Management, Engineering Division Manager; Rudy Valdez, EPWU-PSB; Richard Garcia, Land Operations Manager, Parks and Recreation; Gonzalo Cedillos, EPWU-PSB, StormWater; Conrad Conde, Conde, Inc.

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: March 16, 2011

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

1. Ms. Balin noted the following:

- ✓ Page 6, second paragraph, second line revise "ego system" to "ecosystem."
- ✓ Page 9, second to the last paragraph, revised "it's the house, yard and park, which is great" to "it's the house, yard and park, which are great".

2. Chair Wakeem noted the following:
 - ✓ Page 7, last paragraph, first line, revise “Walter P. Moody” to “Walter P. Moore”
 - ✓ Page 10, third paragraph, revise “Birkelback” to “Bilderback”
 - ✓ Page 10, fifth paragraph, add the word “harvesting” to the following “Chair Wakeem noted there are alternatives to irrigation such as stormwater *harvesting* ...”

No further requests from the Board.

MOTION:

Motion made by Mr. von Finger, seconded by Mr. Tolbert and UNANIMOUSLY CARRIED TO APPROVE THE MINUTES FOR MARCH 16, 2011, AS AMENDED.

b. Changes to the Agenda

Chair Wakeem requested:

1. Item 4 be postponed four weeks to the April 27th OSAB meeting.
2. Item 7 be deleted

No further requests from the Board.

MOTION:

Motion made by Mr. Tolbert, seconded by Ms. Balin and UNANIMOUSLY CARRIED TO APPROVE THE AGENDA AS REVISED.

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

- | | |
|--------------------------|--|
| (1) SUSU11-00012: | Coronado Towers – Being Tracts 15J1, 15J2, 15J3, 15L, 15L1, 15L2, 15L3, 15M, and 15M2, A.F. Miller Survey No. 214, and a portion of Lots 1 and 2, Block 1, Coronado Center, City of El Paso, El Paso County, Texas |
| LOCATION: | North of Mesa Street and West of Shadow Mountain Drive |
| PROPERTY OWNER: | Coronado Towers |
| REPRESENTATIVE: | Conde, Inc. |
| DISTRICT: | 1 |
| APPLICATION TYPE: | Minor (No vesting requested) |
| STAFF CONTACT: | Kevin Smith, (915) 541-4903, smithkw@elpasotexas.gov |

Mr. Smith gave a PowerPoint presentation and explained the property is located within the Hillside Development Area (HDA). The applicant is proposing two commercial sites; additionally, there are two existing commercial buildings which will remain on site. Mr. Smith explained one site is 1.4 acres and the other site is 1.6 acres. Staff received no adverse comments and recommends approval of the request.

Mr. Conrad Conde, Conde, Inc., was present.

No questions or comments from the Board.

MOTION:

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

- (2) **SUSU11-00015:** Resler Ponding Area One – Being a portion of S.J. Larkin Survey No. 266, City of El Paso, El Paso County, Texas
- LOCATION: East of Resler Road and South of Hermoso Del Sol Drive
- PROPERTY OWNER: Hunt Communities Holdings, LLC
- REPRESENTATIVE: Conde, Inc.
- DISTRICT: 1
- APPLICATION TYPE: Major Combination
- STAFF CONTACT: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov

Mr. Bass gave a PowerPoint presentation and explained the area is approximately 7.56 acres. The request was previously presented to the Board, as an extension request, and approved by the City Plan Commission; however, while building the public improvements in the Northeastern quadrant, the developer built outside the original plat boundaries. The developer is now including that portion in the original plat and will later dedicate that to the city. Staff received no adverse comments and recommends approval of the request.

Mr. Conrad Conde, Conde, Inc., explained these ponds were done 10 years ago; Hunt Companies would be able to explain whether or not the ponds would be left open for wildlife. Additionally, Hunt Companies would be able to explain why access to the mountains had been cut off. He noted this area was part of or tied into the Cimarron Land Study.

Mr. Dallo noted the vertical to horizontal slope is 2 to 1, very steep. Staff and Board Members discussed issues regarding the fencing.

FOR CLARIFICATION

Mr. Conde explained the existing and current pond boundaries. Additionally, it was his understanding that the existing boundary, not the new boundary, would be totally enclosed and that the structures going north would not be enclosed.

Ms. Balin suggested some kind of entrance and exit, a ladder for example, for wildlife to access the ponds.

Mr. Gonzalo Cedillos and Mr. David Coronado commented.

Ms. Cuellar explained after approving the request, Board Members can direct Staff to look at providing trail access through or adjacent to the pond area, taking into consideration health, safety and welfare of the public, and direct Staff to consider these options when it actually becomes a part of the city.

No further comments/questions from the Board.

MOTION:

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

After the vote, Mr. Valdez emphasized, regarding the slope, assurances should be made to ensure there will not be any compromises, i.e. liability issues, etc.

Regarding Master Planned Communities and providing access to the State Park, Mr. Conde explained, currently the State Park does not allow that because they want control of the access points. He asked if anyone had recently looked into this and suggested Master Planned Communities work with the State Parks to allow access.

Mr. Richard Garcia explained he had recently met with Franklin Mountain State Park officials to discuss and identify future trailheads.

4. **Discussion and Action:** Presentation on the "Healthy Families Live Outside the Box" proposal. Contact: Rick L. LoBello, (915) 217-4233, lobellorl@elpasotexas.gov

Chair Wakeem requested the item be postponed four weeks.

*Motion made by Mr. Tolbert, seconded by Ms. Balin and **UNANIMOUSLY CARRIED TO APPROVE THE AGENDA AS REVISED.***

5. **Discussion and Action:** Possible amendments to the Natural Open Space (NOS) Ordinance. Contact: Lupe Cuellar, cuellarlm@elpasotexas.gov

Ms. Cuellar requested additional information from Board Members regarding:

1. When a piece of property has been designated natural open space and a wildlife sanctuary, what type of activity do you want to allow/not allow in these spaces.
2. Would any of the proposed wildlife sanctuary sites have archaeological sites.

Ms. Cuellar explained the current code does allow for major studies, it does not; however, allow for Nature Studies. The current code does need amending and she would like to meet with Board Members to clarify what types of activities would/would not be allowed in the wildlife sanctuary sites. In conclusion, the current code is very broad, major studies are allowed but what exactly that entails must be defined in the code. She suggested Mr. von Finger and Ms. Balin meet with her.

She recommended the following:

1. amending the Code; being careful as to what type(s) of amendments are in the Code;
2. input/expertise from Board Member(s)/individuals regarding the standards/type of wildlife sanctuary sites;

No further comments/questions from the Board.

MOTION:

Motion made by Mr. von Finger, seconded by Ms. Balin AND UNANIMOUSLY CARRIED TO BRING BACK THE RECOMMENDED CHANGES TO THE NOS.

6. **Discussion and Information:** Presentation on all approved Land Studies within the Mountain Development Area (MDA) and Hillside Development Area (HDA).
Contact: Eddie Garcia, (915) 541-4638, garciaez2@elpasotexas.gov

Mr. Garcia gave a PowerPoint presentation regarding approved Land Studies within the Mountain Development Area (MDA) and Hillside Development Area (HDA) since 2003.

Mr. Addington requested Staff forward him the presentation.

Ms. Balin wondered if Staff could include what percentage of the open space is Natural Open Space.

Prior to forwarding the presentation to Board Members Mr. Garcia would include the percentages of open space.

7. **Discussion and Action** on possible modifications to the Grading Ordinance.
Contact: Charlie Wakeem, charliewak@sbcglobal.net

Chair Wakeem requested the item be deleted.

Motion made by Mr. Tolbert, seconded by Ms. Balin and UNANIMOUSLY CARRIED TO APPROVE THE AGENDA AS REVISED.

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

Chair Wakeem requested:

1. Mr. Chuck Berry, Texas Department of Transportation, presentation and update on Loop 276 and presentation on Transmountain Northeast section.
2. Mr. Kareem Dallo, Engineering & Construction Management, Engineering Division Manager, wildlife corridors and what the criteria should be.

9. **Adjournment**

MOTION:

*Motion made by Mr. von Finger, seconded by Mr. Ardovino and **UNANIMOUSLY CARRIED TO ADJOURN THE MEETING.***

Minutes prepared by Donna Martinez