ITEM No. 3.b.

Open Space

ADVISORY BOARD MINUTES

Wednesday, August 3, 2011, 1:30 P.M.
8th Floor Conference Room
City Hall Building, 2 Civic Center Plaza

Members Present: 6
Lois Balin, Katrina M. Martich, Richard L. Thomas, James H. Tolbert, Kevin von Finger, and Charlie S. Wakeem

Members Absent: 1
Joanne Burt

Vacancies: 2
District 5, District 6

Planning and Economic Development Staff:
Philip Etiwe, Development Review Manager; David Coronado, Lead Planner; Todd Taylor, Planner

Others Present:
Lupe Cuellar, Assistant City Attorney, City Attorney's Office; Kareem Dallo, Engineering Division Manager, Engineering & Construction Management; Rudy Valdez, EPWU-PSB

1. **Meeting Called to Order**

   Chair Wakeem called the meeting to order at 1:32pm.

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

   None.

3. **Discussion and Action**

   a. Approval of Minutes: July 20, 2011

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

   Mr. von Finger referred to the following:

   1. **<u>PAGE 5 OF 11, 3RD PARAGRAPH</u>**
   Mr. von Finger stated the paragraph did not make sense. He requested Staff

review and correct.

2. **PAGE 9 OF 11, 6TH PARAGRAPH**
   Revise ~~**Franklin Mountain __________ Coalition**~~ to **Franklin Mountains Wilderness Coalition.**

   Mr. Coronado stated Staff will make the corrections and re-post these minutes for the next OSAB meeting.

   Chair Wakeem revised the following:

1. **PAGE 8, MIDDLE OF THE PAGE**
   Revise ~~**femoral**~~ to **ephemeral**

2. **PAGE 9, 3RD PARAGRAPH FROM THE BOTTOM OF THE PAGE**
   Revise ~~**Commissioner**~~ to **Board Member**

3. **PAGE 9, 2ND SENTENCE FROM THE BOTTOM OF THE PAGE**
   Revise the sentence to read as follows:
   Mr. Cedillos was unsure what the language **that** was not included in the Resolution.

4. **PAGE 9, LAST PARAGRAPH OF THE PAGE**
   Revise the following:
   Chair Wakeem explained he and Mr. Cedillos went to Albuquerque last week and spoke with Ms. Dana Price, **U.S. Army** Corps of Engineers Biologist. He stated the EA ~~**will take until late 2013**~~. **be completed in early 2013.**

5. **PAGE 10, 5th PARAGRAPH**
   Revise the sentence as follows:
   Chair Wakeem requested Staff insert the language proposed by Mr. von Finger **and Ms. Cuellar.**

NO ACTION WAS TAKEN. ITEM POSTPONED FOR TWO WEEKS TO THE OSAB MEETING OF AUGUST 17, 2011.

b. Changes to the Agenda

   None.

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

(1)	**SUSU11-00063:**	Desert Pass Drive – Being a portion of Tract 3A, A.F. Miller Survey No. 210, City of El Paso, El Paso County, Texas
	LOCATION:	East of IH-10 and North of Resler Drive
	PROPERTY OWNER:	Camino Real Investments
	REPRESENTATIVE:	Conde, Inc.
	DISTRICT:	1
	APPLICATION TYPE:	Major Preliminary
	STAFF CONTACT:	Frank Delgado, (915) 541-4238, delgadofx@elpasotexas.gov

ITEM POSTPONED FOR TWO WEEKS TO THE OSAB MEETING OF AUGUST 17, 2011.

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

(1)	**PZRZ11-00026:**	Lot 2, Block 2, Keystone Business Park Replat A, City of El Paso, El Paso County, Texas
	LOCATION:	4501 Osborne Drive
	ZONING:	P-I/sc (Planned Industrial/special contract)
	REQUEST:	From P-I/sc (Planned Industrial/special contract) To C-4/sc (Commercial/special contract)
	EXISTING USE:	Vacant
	PROPOSED USE:	Commercial/Office/Warehouse
	PROPERTY OWNERS:	EP Dirtmen, LLC & CIC Limited, Inc.
	REPRESENTATIVE:	Chris Cummings
	DISTRICT:	8
	STAFF CONTACT:	Esther Guerrero, (915) 541-4720, guerreroex@elpasotexas.gov

Ms. Guerrero gave a PowerPoint presentation and explained the request was approved by the City Plan Commission at the July 28th meeting. Most of the special conditions have been met or will meet during the construction stage. The property does abut a little over a one acre size portion of the Keystone Wetlands. The projected land use calls for open space in the area; additionally, the majority of the land uses and zonings are either Commercial or Industrial and existing Commercial. **STAFF AND CITY PLAN COMMISSION RECOMMENDS APPROVAL OF THE REZONING TO C-4 ZONING.**

<u>**POINT OF INFORMATION**</u>

Mr. von Finger asked if the green highlighted area was north of the Keystone Heritage Park.

Ms. Guerrero responded the green highlighted area is projected Parks and Open Space. The property that is being rezoned is north of Keystone Heritage Park. She reiterated the

Keystone Heritage Park is currently zoned Commercial.

No further questions or comments from the Board.

NO ACTION WAS TAKEN.

Ms. Cuellar explained no action was necessary; the property is not located within the MDA (Mountain Development Area) or the HDA (Hillside Development Area).

At the last OSAB meeting, Chair Wakeem explained, Mr. von Finger had requested Staff place this item on the agenda for discussion.

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

Mr. von Finger requested:

1. Update/Briefing on the status of the rezoning of Keystone and Rio Bosque to Natural Open Space (Planning Staff)

Chair Wakeem requested:

1. Update regarding Feather Lake and Palisades project. (EPWU-PSB)

5. **Adjournment**

MOTION:
Motion made by Mr. von Finger, seconded by Ms. Balin ***AND UNANIMOUSLY CARRIED TO ADJOURN THE MEETING AT 1:51PM.***

Minutes prepared by Donna Martinez