



ADVISORY BOARD MINUTES

Wednesday, September 28, 2011, 1:30 P.M.
 8th Floor Conference Room
 City Hall Building, 2 Civic Center Plaza

Members Present: 6

Joanne Burt, Katrina M. Martich (1:36 p.m.), Andres Quintana, James H. Tolbert, Kevin von Finger, and Charlie S. Wakeem

Members Absent: 3

Bill G. Addington, Lois A. Balin, and Richard L. Thomas

Planning and Economic Development Staff:

Mathew McElroy, Deputy Director; Philip Etive, Development Review Manager; Fred Lopez, Comprehensive Plan Manager; David Coronado, Lead Planner; Kimberly Forsyth, Lead Planner; Eddie Garcia, Lead Planner; Melissa Granado, Senior Planner; Todd Taylor, Planner; Justin Bass, Planner

Others Present:

Lupe Cuellar, City Attorney's Office; Omar Soueidan, Engineering & Construction Management; Sal Alonso, CSA Design Group; Gonzalo Cedillos, EPWU-PSB; Mr. Edgar Fino, TxDOT; Rudy Valdez, EPWU-PSB; Marcia Tuck, Parks & Recreation; John Sproul, UTEP, Rio Bosque; Patricia Dalbin, Museums and Cultural Affairs; Trish Tanner, Jobe; Jane Fowler, El Paso Audubon Society; Kareem Dallo, Engineering and Construction Management; Richard Garcia, Parks & Recreation

1. Meeting Called to Order

Chair Wakeem called the meeting to order at 1:30pm.

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

None.

3. Discussion and Action

- a. Approval of Minutes: September 14, 2011

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Mr. von Finger revised the following:

"Mr. von Finger commented on allowing bird **lines** blinds..."

MOTION:

*Motion made by Mr. von Finger, seconded by Mr. Quintana and **UNANIMOUSLY CARRIED TO APPROVE THE MINUTES FOR SEPTEMBER 14, 2011, AS CORRECTED.***

NOT PRESENT FOR THE VOTE: Ms. Martich

b. Changes to the Agenda

None.

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

- (1) **SUSU11-00086:** Franklin Hills Point Unit One – Being a portion of H.G. Foster Survey 262, City of El Paso, El Paso County, Texas
LOCATION: East of Franklin Hills Street and North of High Ridge Drive
PROPERTY OWNER: Franklin Hills, LLC
REPRESENTATIVE: CSA Design Group
DISTRICT: 1
APPLICATION TYPE: Major Combination
STAFF CONTACT: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov

Mr. Bass presented **SUSU11-00086** and **SUSU11-00087** simultaneously.

Mr. Soueidan, explained the LOMAR and CLOMAR were on file in the Engineering & Construction Management Department.

Mr. Alonzo, CSA Design Group, noted the two proposed developments will be above the arroyo.

Mr. Alonzo noted concrete barriers, with larger boulders, were installed after the storm of 2006. He stated construction would not have any impact on the arroyo.

MOTION:

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

- (2) **SUSU11-00087:** Franklin Hills Point Unit Two – Being a portion of H.G. Foster Survey 262, City of El Paso, El Paso County, Texas
LOCATION: East of Franklin Hills Street and North of High Ridge Drive
PROPERTY OWNER: Franklin Hills, LLC
REPRESENTATIVE: CSA Design Group
DISTRICT: 1
APPLICATION TYPE: Minor
STAFF CONTACT: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov

See above agenda item for discussion and action.

4. **Discussion and Information:** Report on improvement project on I-10.
Contact: Efrain Esparza, Texas Department of Transportation, efrain.esparza@txdot.gov

Mr. Fino, TxDOT, gave a brief presentation regarding the improvement project on I-10.

5. **Discussion and action** on forwarding to City Council, for their approval, a resolution that will recommend that TXDOT use more trees and landscaping on I-10.
Contact: Charlie Wakeem, charliewak@sbcglobal.net

Chair Wakeem asked the OSAB to consider sending a resolution to the City Council that the City Council recommend to TxDOT to include more landscaping in its projects much like other desert cities such as Tucson, Albuquerque, and Phoenix.

Mr. Fino stated that it is District policy that 1% of the project monies are set aside for aesthetics to include painting the center barrier and landscaping.

1ST MOTION:

*Motion made by Mr. von Finger, seconded by Ms. Burt and **UNANIMOUSLY CARRIED THAT THE OPEN SPACE ADVISORY BOARD SEND A RESOLUTION TO THE CITY COUNCIL THAT THE CITY COUNCIL RECOMMEND TO TxDOT TO INCLUDE MORE NATIVE, DROUGHT RESISTANT, COLD HARDY LANDSCAPING ON I-10.***

2ND MOTION:

*Motion made by Ms. Martich, seconded by Mr. Tolbert and **UNANIMOUSLY CARRIED THAT THE OPEN SPACE ADVISORY BOARD INCLUDE IN THE RESOLUTION TO THE CITY COUNCIL THAT THE CITY COUNCIL REQUEST TxDOT, EL PASO DISTRICT, INCREASE BY 0.5% WHAT IS ALLOTTED TO AESTHETICS ON PROJECTS IN THE CITY OF EL PASO.***

Mr. Tolbert requested a friendly amendment to the motion “that the aesthetics be living plant material and not just paint on concrete”, however, Ms. Martich preferred not to accept the friendly amendment.

6. **Discussion and Action:** Report on subdivision of land adjacent to and impeding access to the Ojo de Agua Trailhead. Contact: Rudy Valdez, rvaldez@EPWU.org

Mr. Valdez gave a presentation regarding the Ojo de Agua trailhead proposal and stated that the gate was to allow EPWU-PSB access to the existing water tank across an easement that is part of a residential lot. Conditions applied to the easement included that it would be for exclusive use by the EPWU-PSB. Mr. Valdez proposed alternative methods to access the trailhead. Mr. Valdez suggested scheduling a meeting with parties to the easement to discuss allowing the public access to the trailhead.

NO ACTION WAS TAKEN.

7. **Discussion and Action:** Cement Lake acquisition status report by El Paso Water Utilities. Contact: Rudy Valdez, rvaldez@EPWU.org

Mr. Valdez gave a presentation regarding the acquisition of Cement Lake and stated that the EPWU-PSB is proposing to meet with Cemex in a couple weeks to discuss purchasing the property.

NO ACTION WAS TAKEN.

8. **Discussion and Action:** Rio Bosque acquisition status report by El Paso Water Utilities.
Contact: Rudy Valdez, rvaldez@EPWU.org

Mr. Valdez gave a presentation explaining that Mr. Richard Aduato, UTEP Vice-President, notified the EPWU-PSB that UTEP will retain their Rio Bosque agreement.

Ms. Dalbin stated the proposed public art project, including new signage, would cost approximately \$170,000.00

*Motion made by Mr. von Finger, seconded by Mr. Tolbert **THAT THE OSAB RECOMMEND TO CITY COUNCIL THAT THE CITY COUNCIL WORK WITH THE EPWU-PSB TO ACQUIRE ADDITIONAL WATER FOR RIO BOSQUE.***

Ms. Martich requested instead that the OSAB, before sending the item to City Council, receive more information from City Staff and UTEP regarding: what the City's commitment has historically been (UTEP); what the key issues are regarding water (UTEP); what entities are involved with those water deliveries or that may be receiving water (UTEP); who has the water rights (UTEP); what are those issues (UTEP); and the concerns and issues regarding water deliveries from EPWU-PSB plants (EPWU-PSB).

Mr. von Finger withdrew his motion and Mr. Tolbert withdrew his second.

NO ACTION WAS TAKEN.

Chair Wakeem requested that the OSAB discuss agenda Item 11 immediately following agenda Item 8.

9. **Discussion and action** on revisions to Chapter 18.46 (Landscape) of the El Paso City Code.
Contact: Fred Lopez, (915) 541-4322, lopezar@elpasotexas.gov

Mr. Lopez gave a presentation regarding proposed changes to the Landscape Ordinance and recommendations of the OSAB Subcommittee.

Mr. Lopez explained that the Parks & Recreation Advisory Board Tree Subcommittee and the OSAB Subcommittee recommended against the provision that development located within a designated landscape infill development area will be allowed to reduce its landscapable area by 30 percent.

He also stated that Staff is recommending approval of changes recommended by the Tree Subcommittee Members:

1. Allow the following substitutions for plant materials
 - a. For project trees, two one inch caliper trees at a height of ten feet to twelve feet may be substituted for a two inch caliper project tree. Amend to allow the two one inch caliper trees at a height of eight feet to twelve feet.

- b. For every five five-gallon plants required, one project tree may be substituted for up to fifty percent of the required five gallon plants required.
- 2. Plant coverage option. The following plant coverage option may be utilized in lieu of the requirements specified under 18.46.090 A(1).
 - a. Plant material shall be provided on all required landscapable area and will cover at least seventy-five percent of area.
 - b. Plant material used in the coverage calculation shall be shrubs or ground cover from the required the approved tree and plant list of the City of El Paso. The required coverage shall be achieved within two years of the date of planting. In no instance shall the number of plants provided fall below forty percent of the total required under section 1.
 - c. In addition to the required plant material, two project deciduous or evergreen trees having a caliper size of two inches and a minimum height of ten feet to twelve feet shall be required for every one thousand square feet, or portion thereof. For project trees, two one inch caliper trees at a height of eight feet to twelve feet may be substituted for a two inch caliper project tree. Project trees shall not be used in the calculation of the coverage area.
 - d. A required weather-based smart controller shall be required in order to utilize the plant coverage option.

Chair Wakeem explained that the Subcommittee recommended approving staff's recommendations except the 30% reduction on infill development; and the plant coverage option.

MOTION:

*Motion made by Mr. Tolbert, seconded by Mr. von Finger and **UNANIMOUSLY CARRIED THAT THE OSAB ACCEPT THE PROPOSED CHANGES AS PRESENTED BY STAFF WITH THE EXCEPTION OF ALLOWING INFILL TO BE REDUCED BY 30%.***

- 10. **Discussion and Action:** Status update on a recommendation by the Open Space Advisory Board that the City initiate rezoning of Keystone and Rio Bosque to a Natural Open Space (NOS) District, that both Keystone and Rio Bosque be designated as a Wildlife Sanctuary under the Natural Open Space (NOS) District, and that staff make any other necessary efforts to coordinate with other property owners within the Keystone and Rio Bosque areas to rezone their property to Natural Open Space (NOS) and if appropriate, to designate it as a Wildlife Sanctuary. Contact: Melissa Granado, (915) 541-4730, granadom@elpasotexas.gov
 - a. Land uses for property south of Keystone
 - b. Vesting issue for property north of Keystone

Ms. Granado gave a presentation and noted that Staff has been in contact with stakeholders and property owners in the area regarding this proposal. Additionally, Staff has been discussing amendments to the Natural Open Space and Wildlife Sanctuary ordinances

Board Members Ms. Burt and Mr. von Finger raised concerns regarding the effects of development to the north of Keystone.

Mr. von Finger will Chair the NOS OSAB Subcommittee which will meet on alternate Wednesdays at 11:00 a.m.

11. **Discussion and information** on the public art project located at Rio Bosque Park.
Contact: Patricia Dalbin, Museums and Cultural Affairs Department, (915) 541-4894, dalbinp@elpasotexas.gov

Ms. Dalbin gave a presentation on the project and discussed how it was initiated.

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

Chair Wakeem requested an update on providing water to the Rio Bosque by Mr. John Ballieu and EPWU-PSB

Mr. von Finger requested a report from TxDOT on the current landscaping plan for Transmountain specifically regarding the use of drought resistant, cold tolerant, native plants.

Ms. Martich requested information on the Master Development plans for ASARCO that will bring subdivisions all the way into that arroyo.

Mr. McElroy responded that ASARCO had been rezoned to SmartCode and that staff can provide the OSAB with information on the plan from the rezoning applications.

FOR THE RECORD – ADDITIONAL INFORMATION ON KEYSTONE

Mr. McElroy explained that the OSAB is complicating the negotiations because the OSAB is showing more and more interest on the part of the City to acquire more and more land around there which is going to drive the price up because the property owners know that the OSAB want that land.

The following asked questions and/or commented regarding waiting 90 days and designating Keystone Heritage Park NOS:

1. Board Members Mr. Tolbert, Chair Wakeem, Mr. von Finger, Ms. Burt, Ms. Martich
2. Ms. Cuellar suggested Board Members not place an item on the next OSAB agenda regarding Keystone. Staff will work with Ms. Risher Gilbert. Ms. Cuellar clarified, it was her understanding that City Council, at this point, has not directed that the land be rezoned to NOS;
3. Mr. McElroy stated City Council requested Staff take it through the NOS internal review process. Staff will notify the OSAB of any developments regarding Keystone;

13. **Adjournment**

MOTION:

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