



ADVISORY BOARD MINUTES

REVISED

CITY DEVELOPMENT DEPARTMENT

Wednesday, January 15, 2014, 3:00 P.M.
 1st Floor, Star Room
 City Hall, 300 N. Campbell St.

Members Present: 6

Chair Katrina M. Martich, Vice-Chair Joseph Nester, Edward Beck, Dr. Richard V. Teschner, Maria Teran, Charlie S. Wakeem

Members Absent: 3

Lois Anne Balin, Bill Addington, Pat White

Vacancies: 0

City Development Department Staff:

Elizabeth Gibson, Lead Planner; Alex Hoffman, Lead Planner; Michael McElroy, Planner; Sarah Dillabough, Intern

Others Present:

Karla Nieman, Assistant City Attorney; Rudy Valdez, EPWU-PSB; Marci Tuck, Open Space, Trails and Parks Coordinator, Parks and Recreation; Jorge Azcarate, CEA Group; Trish Tanner, Jobe Concrete; Judy Ackerman, public; Marshall Carter Tripp, public

1. Meeting Called to Order

Chair Martich called the meeting to order at 3:08 p.m.

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

Ms. Judy Ackerman asked the Board to place the *Rio Bosque Wetlands Park* on the next OSAB agenda to discuss connectivity for people and wildlife, as the *Wetlands Park* has become increasingly isolated.

3. Discussion and Action

- a. Approval of Minutes: December 11th, 2013

Chair Martich asked Board Members if they had any additions, corrections, and/or revisions. *There were none.*

MOTION:

Motion made by Dr. Teschner, seconded by Ms. Teran and UNANIMOUSLY CARRIED TO APPROVE THE MINUTES FOR DECEMBER 11TH, 2013.

- b. Changes to the Agenda.

Chair Martich asked Staff and Board Members if there were any changes to the agenda, as presented. *There were none.*

4. Discussion and Action: Review and comment on the following zoning application:

PZRZ13-00007: Being all of Boulder Canyon Subdivision City of El Paso, El Paso County, Texas
Location: East of Westwind and North of Belvidere
Zoning: P-R I/c (Planned Residential 1/condition)
Request: From P-R I/c (Planned Residential 1/condition) to P-R II/c (Planned Residential 2/condition); related to PZCR13-00007 and PZDS13-00025
Existing Use: Vacant
Proposed Use: Single family homes
Property Owner: DVEP Land, LLC
Representative: Jorge Azcarate
District: 1
Staff Contact: Michael McElroy, (915) 541-4238, mcelroyms@elpasotexas.gov

Chair Martich, Vice-Chair Nester and Board Members Wakeem, Teschner, and Beck commented.

Mr. Michael McElroy, City staff, commented.

Mr. Jorge Azcarate, CEA Group, commented.

MOTION:

Motion made by Mr. Wakeem, seconded by Mr. Beck AND UNANIMOUSLY CARRIED TO RECOMMEND APPROVAL OF THE ZONING CHANGE REQUEST.

5. Discussion and Action: Status of the Palisades Trailhead access improvements and review of results from the November 18th, 2013 design charrette.

Contact: Elizabeth Gibson, gibsonnek@elpasotexas.gov

Chair Martich, Vice-Chair Nester and Board Members Teran, Beck, Wakeem, and Teschner commented.

City staff, Ms. Gibson and Ms. Tuck, commented.

The following members of the public commented:

1. Ms. Judy Ackermann
2. Ms. Marshall Carter Tripp

The following recommendations were made by Board members and the public:

1. For the next public meeting, mail notices to larger audience.
2. As this is the gateway to the Franklin Mountain State Park, ensure that this transition is as smooth as possible regarding the signs, trails, instructions, and particularly the Iron Ranger.

No action was taken.

6. **Update and Discussion:** Update on revisions to Section 20.10.385 “Natural Open Space” of the El Paso City Code and uses permitted within that zoning district.
Contact: Elizabeth Gibson, gibsonnek@elpasotexas.gov

Chair Martich, Vice-Chair Nester and Board Member Wakeem commented.

City staff, Ms. Gibson and Ms. Nieman, commented.

7. **Update:** Progress of due diligence process associated with the land donation of Tract AB 2732, J.A. Friedenbloom Survey No. 130
Contact: Memo Sotomayor, sotomayorgr@elpasotexas.gov

Chair Martich and Board Members Teschner, Balin, Wakeem, ~~White~~ and Teran commented.

Ms. Gibson read Mr. Sotomayor’s update on progress of the project.

8. **Discussion and Action:** Continue the review and consider the re-prioritization of the open space opportunity areas outlined in the Open Space Master Plan.
Contact: Marci Tuck, tuckmj@elpasotexas.gov

Chair Martich, Vice-Chair Nester and Board Members Teran, Wakeem, Teschner and Beck commented.

City and PSB staff, Ms. Tuck, Ms. Gibson, Mr. Valdez and Ms. Nieman commented.

Ms. Carter Tripp and Ms. Ackermann, members of the public, commented.

The resulting priority list is as follows:

1. Area 5 – Near Mountain Canyons
2. Area 1 – “Mountains to River” Arroyo System North of Transmountain Rd.
3. Area 17 – Northeast El Paso Regional Detention Ponds and Linear Park Corridors
4. Area 15 – Near Mountain Front Face of Franklin Mountains
5. Area 11 – Near Mountain Lower Terrace
6. Area 3 – Northeast Area City-Owned Lands
7. Area 14 – “Cement Lake” and Arroyos near Central El Paso
8. Area 7 – Castner Range
9. Area 4 – Lands for Completion of Keystone Heritage Wetlands
10. Area 16 – Central and Mission Valley Linear Greenbelt Corridors
11. Area 12 – Irrigation Canal Greenbelts and Linkages
12. Area 13 – Upper Northwest Arroyos
13. Area 2a – “Bosque” Linear Park along the Rio Grande in the Upper Valley Area
14. Area 9 – Dispersed Arroyos
15. Area 2b – “Bosque” Linear Park along the Rio Grande in the Mission Valley Area
16. Area 18 – Citywide Detention Ponds and Linear Park Corridors
17. Area 6 – Agricultural Preserve-Upper and Mission Valley
18. Area 8 – East Desert Greenbelts

Area 10 – East El Paso Urban Open Space/Park Land to be prioritized following staff research on past Council action related to this land.

No action was taken.

9. Discussion: Items for Future Agendas.

- ✓ Review new Open Space Master Plan opportunity area priority list.
- ✓ Revisions to the Natural Open Space zoning district under Title 20 (Zoning).
- ✓ Quarterly Subdivisions Report.
- ✓ Update on the Urban Reserve District rezoning case.
- ✓ If necessary, discuss Palisades prior to the second public meeting.
- ✓ If necessary, update on progress of land donation.

10. Adjournment

MOTION:

Motion made by Ms. Teran, ~~seconded by Ms. White~~ and **UNANIMOUSLY CARRIED TO ADJOURN THE MEETING AT 5:28 P.M.**