



## ADVISORY BOARD MINUTES

Wednesday, March 28, 2012, 1:30 P.M.  
8<sup>th</sup> Floor Conference Room  
City Hall Building, 2 Civic Center Plaza

**Members Present: 6**

*Katrina M. Martich (1:45 p.m.), Joanne Burt, James H. Tolbert, Lois A. Balin, Andres Quintana, Charlie S. Wakeem, Chair*

**Members Absent: 3**

*Richard L. Thomas, Bill Addington, Kevin T. von Finger*

**Vacancies: 0**

**Planning and Economic Development Staff:**

*Fred Lopez, Comprehensive Plan Manager; Kimberly Forsyth, Lead Planner; Raul Garcia, Senior Planner; Kevin Smith, Planner*

**Others Present:**

*Lupe Cuellar, Assistant City Attorney, City Attorney's Office; Pat Aduato, EPWU-PSB; Rudy Valdez, EPWU-PSB; Gonzalo Cedillos, EPWU-PSB; Kareem Dallo, Engineering Division Manager; Marcia Tuck, Parks & Recreation, Open Space, Trails and Parks Coordinator; Richard Garcia, Parks & Recreation, Parks Planning and Development Manager; Trish Tanner, Jobe; Jose Lares, Hunt Communities; Carlos Jimenez, CAD Consulting Co.*

**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: February 29, 2012 and March 15, 2012

Chair Wakeem asked if Board Members had any additions, corrections and/or revisions for the February 29, 2012 meeting. There being none.

**MOTION:**

*Motion made by Mr. Tolbert, seconded by Ms. Balin and **UNANIMOUSLY CARRIED TO APPROVE THE MINUTES FOR FEBRUARY 15, 2012.***

**ABSTAIN:** *Lois A. Balin*

Chair Wakeem asked if Board Members had any additions, corrections and/or revisions for the March 15, 2012 meeting.

Chair Wakeem requested Page 5 of 5, list the **"FOLLOWING FIVE ADDITIONAL RECOMMENDATIONS."**, as stated in the *FINAL MOTION RESTATED*.

1. **CONSERVATION EASEMENT ON THE NATURAL OPEN SPACE BEING DESIGNATED;**
2. **BRIDGES INSTEAD OF BOX CULVERTS ON ROADWAYS THAT CROSS ARROYOS;**
3. **NO LARGE REGIONAL OR NEIGHBORHOOD PARKS; SMALLER POCKET PARKS AND LINEAR PARKS ALONG ARROYOS;**
4. **KEEP THE ARROYOS NATURAL AND NOT MAKE THEM HYBRID**
5. **THAT PASEO DEL NORTE NOT BE CONNECTED TO TRANSMOUNTAIN PROVIDED THE FIRE DEPARTMENT CAN PROVIDE SAFE ACCESS TO THE NEIGHBORHOOD WITHOUT THAT CONNECTION.**

Ms. Martich requested:

1. Page 4 of 5, middle of the page, revise:  
**FROM 3. "... , as a Board appointed by City Council Representative Lilly answer to the City Council ..."**  
**TO 3. ... , as a Board appointed by City Council and answering to City Council ..."**
2. Page 5 of 6, amend the word **RECOMMENDS** to **RECOMMEND**

*No further additions/corrections/revisions from Board Members.*

**MOTION:**

*Motion made by Mr. Tolbert, seconded by Ms. Burt and **UNANIMOUSLY CARRIED TO APPROVE THE MINUTES FOR MARCH 15, 2012, AS REVISED.***

b. Changes to the Agenda

*No changes.*

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

- |                         |   |
|-------------------------|---|
| <b>(1) SUSU12-00019</b> | Cimarron Unit 1 Replat A – Being a replat of Lot 25, Block 1, Cimarron Unit 1, City of El Paso, El Paso County, Texas |
| Location:               | North of Northern Pass and East of Resler   |
| Property Owner:         | Ernesto Ochoa & Lluvia A. Ochoa   |
| Representative:         | CAD Consultant  |
| District:               | 1   |
| Type:                   | Resubdivision Combination   |
| Staff Contact:          | Raul Garcia, (915) 541-4935, <a href="mailto:garcia1@elpasotexas.gov">garcia1@elpasotexas.gov</a>                     |

Mr. Garcia gave a PowerPoint presentation and noted the applicant has received the approval of a CLOMR for the arroyo improvements. The Planning Division Staff did not receive any adverse comments; additionally, the Planning Division Staff recommends **APPROVAL**.

The following commented:

1. Mr. Garcia responded to comments and/or questions from Board Members.
2. Chair Wakeem
3. Ms. Balin
4. Mr. Jose Lares, Hunt Communities, stated Hunt Communities respectfully requests that the vacation of the "Private Common Open Space Area" be denied and that the condition be removed from the Plot B plan.
5. Mr. Carlos Jimenez, CAD Consulting Co., representing the applicant, explained his client is willing to sell the property if the Homeowner's Association is willing to purchase it.
6. Ms. Cuellar

**1<sup>st</sup> MOTION:**

*Motion made by Mr. Tolbert **TO APPROVE**.*

*There was no second. The motion died for lack of a second.*

**2<sup>nd</sup> MOTION:**

*Motion made by Ms. Burt **TO DENY***

*There was no second. The motion died for lack of a second.*

Chair Wakeem asked Staff if the Open Space Advisory Board must make a recommendation.

Ms. Cuellar responded the Board does not have to make a recommendation.

Chair Wakeem stated there is no recommendation. Both motions died for lack of a second.

4. **Discussion and Action** on rezoning of EPWU-PSB land to URD (Urban Reserve District)  
Contact: Charlie Wakeem, [charliewak@sbcglobal.net](mailto:charliewak@sbcglobal.net)

Chair Wakeem stated he placed the item on the agenda to follow the Open Space Master Plan.

Chair Wakeem:

- a. read into the record and commented on "A Green Infrastructure Plan for El Paso, Chapter 6 – Implementation, Page 6-1, A. **Regulation Methods**, A-1. Rezoning of Newly Annexed Properties."
- b. commented on Ordinance No. 017547, adding Urban Reserve District and establishing standards for the district.

- c. read into the record and commented on the *Land Use Chapter, Sector O-7, Urban Expansion*
- d. noted the URD sets up SmartCodes for the expansion and suggested Board Members revisit the matter

The following commented and/or responded to questions from the Board:

1. Mr. Valdez explained the EPWU-PSB does not object to rezoning the west side properties to URD; however, the EPWU-PSB recommends that the northeast properties remain as they are currently zoned.
2. Ms. Martich asked questions regarding the property west of War Road and how it is currently zoned
3. Ms. Aduato responded to questions and/or comments of Ms. Martich, Chair Wakeem,
4. Mr. Valdez responded to questions and/or comments of Ms. Martich, Chair Wakeem,
5. Ms. Cuellar clarified whatever rezoning the Board recommends must be in conformance with the Future Land Use Plan. Ms. Cuellar suggested at a future OSAB meeting, Planning Staff can look at the Future Land Use map and explain to the Board what it means, as it exists today, based on the Comprehensive Plan adopted by the City Council.
6. Mr. Lopez
7. Chair Wakeem would like to see the recommendation for the Open Space Master Plan completed. He thought that the Northeast Master Plan could be left alone for now; however, at a future meeting, Staff could explain the Future Land Use Map and what would be compatible.
8. Ms. Balin commented on great scenic habitat and wildlife habitat in the Northeast, next to mountains and asked questions regarding levels of rezoning.
9. Ms. Cuellar commented on SmartCode zoning.
10. Ms. Aduato commented on the EPWU-PSB's GMU Master Plan.
11. Mr. Valdez noted that two years ago the EPWU-PSB sold approximately 1,400 acres to the State for inclusion into the State Park on the same western edge
12. Ms. Burt asked EPWU-PSB Staff if there were a way to limit the amount of grazing or end the lease, specific to that western edge
13. Ms. Aduato responded EPWU-PSB will bring to the next OSAB meeting the Master Plan and look at existing leases specific to the same western edge
14. Ms. Martich stated the Master Plan was adopted as part of the Comprehensive Plan. She noted the Master Plan has desert setting type homes, which is contrary to the direction the City of El Paso is now headed, as far as urban sprawl and disbursing households of that type. Ms. Martich would like to revisit that Plan and perhaps get ahead of or at the time of renewal be able to have that discussion.
15. Ms. Balin stated if grazing is removed from those areas, the property will be prone to development. She requested Board Members look at the issue very carefully.

Regarding the Northwest Master Plan, Chair Wakeem recommended that all of the remaining PSB controlled land on the west side be rezoned to URD.

**MOTION:**

*Motion made by Ms. Burt, seconded by Ms. Balin THAT THE OPEN SPACE ADVISORY BOARD RECOMMEND THAT ALL OF THE REMAINING PSB CONTROLLED LAND ON THE WEST SIDE BE REZONED TO URD.*

Prior to the vote, Mr. Lopez asked if the motion included some smaller Parcels or just the larger Tracts.

Mr. Valdez responded the EPWU-PSB was referring to the larger Tracts.

Chair Wakeem clarified, with the exception of the small pieces to the west, including the R-3, PMD and M-1.

Ms. Cuellar recommended Chair Wakeem meet with Mr. McElroy to ensure there is no conflict with the new Comprehensive Plan.

Chair Wakeem clarified the motion language "to recommend to City Council to rezone the large Parcels, north of the Westside Master Plan, from R-3, PMD and M-1 to URD."

**DISCUSSION AMONGST BOARD MEMBERS**

1. Mr. Tolbert felt this was all very vague.
2. Ms. Martich thought it important to rezone these properties; it would discourage these properties from being considered.

No further discussion. Chair Wakeem called the question.

**FINAL MOTION:**

*Motion made by Ms. Burt, seconded by Ms. Balin AND UNANIMOUSLY CARRIED THAT THE OPEN SPACE ADVISORY BOARD RECOMMEND TO CITY COUNCIL TO REZONE THE LARGE PARCELS, NORTH OF THE WESTSIDE MASTER PLAN, FROM R-3, PMD AND M-1 TO URD.*

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

Board Members requested:

1. Northeast Master Plan, EPWU-PSB Staff  
Ms. Martich requested the matter be posted on the OSAB agenda two meetings from now.
2. Parks & Recreation Master Plan Update, Parks & Recreation Staff requested this item be one of the first items posted on the agenda.
3. Keystone Heritage Park, what the City is planning for the property located immediately south.
4. Natural Open Space ordinance, Staff will notify Board Members when the ordinance will be discussed at City Council.

**6. Adjournment**

***MOTION:***

*Motion made by Mr. Tolbert, seconded by Ms. Burt and UNANIMOUSLY CARRIED TO ADJOURN AT 2:28PM.*