

Open Space Open Space



ADVISORY BOARD MINUTES

REVISED

PLANNING & INSPECTIONS DIVISION

Wednesday, April 13th, 2016, 3:00 P.M.

City 3 Building, 801 Texas Avenue
Basement, Thorman Conference Room

Members Present: 7

Chairwoman Lois Balin, Dr. Richard Bonart, Maria Teran, Ann Morgan Lilly,, Dr. Richard Teschner, Patricia White, Joseph Nester (out 5:05 p.m.)

Members Absent: 1

Vice-Chairman Jim Tolbert,

Vacancies: 1

Planning & Inspections Department – Planning Division Staff:

Larry Nichols, Director; Carlos Gallinar, Deputy Director; Kim Forsyth, Program Manager; Alex Hoffman, Lead Planner; Harrison Flourde, Senior Planner; Anne Antonini, Planner; Ryan Kirby, Planner; Nelson Ortiz, Senior Planner; Jeff Howell, Senior Planner

Other City Staff Present:

Karla Nieman, Assistant City Attorney; City Attorney's Office; Tracy Novak, Director, Parks and Recreation Department; Paula Powell, Assistant Director, Parks and Recreation Department; Rudy Valdez, Program Manager, Capital Improvement Department (CID)

Member(s) of the Public:

Ms. Marilyn Guida; Judy Ackerman; [Dr. Shannon Bonart](#); Melissa Kirkham; Joe Molinar; Sheldon Myers; Mrs. Myers; Bob Gyer

1. Meeting Called to Order

Chairwoman Balin called the meeting to order at 3:05 p.m.

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

None.

3. Discussion and Action:

- a. Changes to the Agenda.

MOTION:

Motion made by Maria Teran, seconded by Ann Lilly AND UNANIMOUSLY CARRIED TO POSTPONE ITEM 8 TO THE MAY 11th, 2016 MEETING AND TO MOVE ITEM 9 TO THE FOREFRONT OF THE AGENDA.

b. Approval of Minutes: March 9th, 2016.

Chairwoman Balin asked if Board Members had any additions/changes/revisions.

Mr. Nester suggested that the minutes be amended to state the language included in the Item 8 presentation by Mr. Hoffman, Lead Long Range Planner, be amended to include the status of the Natural Open Space ordinance and an explanation of what the ordinance was.

Mr. Nester also suggested that Item 7 be amended to clarify that the presentation covered the Memorandum of Understanding and design standards.

MOTION:

Motion made by Ms. Lilly, seconded by Dr. Teschner AND UNANIMOUSLY CARRIED TO APPROVE THE MEETING MINUTES FOR MARCH 9TH, 2016, AS AMENDED TO SHOW THE SUGGESTED EDITS TO ITEMS 7 AND 8.

4. **Discussion and Action:** Review and comment on the following Zoning Application:

PZRZ15-00039 Lot 1, Block 1, Shadow Mountain, City of El Paso, El Paso County, Texas
Location: 201 Shadow Mountain
Zoning: C-1 (Commercial)
Request: From C-1 (Commercial) to G-MU (General Mixed-Used)
Existing Use: Vacant
Proposed Use: Mixed Use
Property Owner: Ten East Partners, L.P., a Texas Limited Partnership
Representative: Jose Meyers
District: 8
Staff Contact: Michael McElroy, 915-212-1612, mcelroyms@elpasotexas.gov

Mr. Jeff Howell, Senior Zoning Planner, gave a presentation and responded to comments and questions from Chairwoman Balin and board members Dr. Bonart and Dr. Teschner.

The following member of the public commented:

1. Marilyn Guida

MOTION:

Motion made by Mr. Nester, and seconded by Ms. Teran AND UNANIMOUSLY CARRIED TO ACCEPT STAFF'S RECOMMENDATION THAT THE EL PASO CITY COUNCIL APPROVE THE REZONING OF 201 SHADOW MOUNTAIN FROM C-1 (COMMERCIAL) TO G-MU (GENERAL MIXED-USE).

5. **Information and Discussion:** Presentation of Subdivision Activity quarterly report.

Contact: Raul Garcia, garciar1@elpasotexas.gov

Nelson Ortiz, Senior Subdivisions Planner, gave a presentation regarding the Subdivision Section of the Planning & Inspections Department quarterly report and responded to comments and questions from Chairman Balin and boardmembers Ms. Teran, Mr. Nester and Dr. Bonart.

The following staff members commented:

1. Mr. Gallinar, Deputy Director, Planning & Inspections Department
2. Ms. Nieman, Assistant City Attorney, City Attorney's Office

The following members of the public commented:

1. Judy Ackerman
2. Shannon Bonart
3. Melissa Kirkham
4. Joe Molinar
5. Sheldon Myers
6. Mrs. Myers
7. Bob Gyer

6. **Discussion and Action:** Prioritize a list of trailheads to acquire and improve with the Quality of Life Bond open space allocations. Contact: Rudy Valdez, valdezrx1@elPASOTexas.gov

Mr. Tracy Novak, Director, Parks and Recreation Department, gave a presentation on the trailhead improvements proposed in the Quality of Life Bond and their progress. *The promise was made by Mr. Novak that he agreed to return, before September, to add Bear Ridge to the list of trailheads and he also noted that they would continue to include the improvements at Lost Dog, in any list.*

Chairwoman Balin and Board Member Ms. White commented.

The following staff members responded to comments and questions from the Board:

1. Ms. Paula Powell, Assistant Director, Parks and Recreation Department

The following member of the public commented:

1. Ms. Marilyn Guida

NO ACTION.

After further review, it was discovered that the OSAB had made the following motion:

MOTION:

Motion made by Maria Teran, seconded by Joseph Nester AND UNANIMOUSLY CARRIED TO APPROVE THE TRAILHEAD PRIORITY LIST AS PRESENTED.

7. **Information and Discussion:** An update on the progress of the Playa drain trail, and information about the Memorandum of Understanding between the City of El Paso and the Paseo del Norte health foundation concerning the trail. Contact: Rudy Valdez, valdezrx1@elPASOTexas.gov

Mr. Tracy Novak, Director, Parks and Recreation Department, gave a presentation on the progress of the Playa Drain Trail and the City's partnership

Chairwoman Balin, Vice-Chairman Tolbert and Board Members Ms. Teran, Dr. Teschner, and Ms. White commented.

The following staff members commented:

1. Mr. Rudy Valdez, Program Manager, Capital Improvements Department

The following members of the public commented:

1. Ms. Marilyn Guida

8. **Information and Discussion:** Quarterly report from the El Paso Water Utilities-Public Service Board, regarding the acquisition of properties using Stormwater funding.

Contact: James Wolff, jwolff@epwu.org

MOTION:

Motion made by Maria Teran, seconded by Ann Lilly AND UNANIMOUSLY CARRIED TO POSTPONE ITEM 8 TO THE MAY 11th, 2016 MEETING.

9. **Information and Discussion:** Presentation of the quarterly report on pending Open Space Advisory Board motions.

Mr. Alex Hoffman, Lead Planner, and Ms. Kim Forsyth, Planning Program manager updated the Board on the status of pending motions, and provided information on the progress of the Natural Open Space Ordinance amendment.

Chairwoman Balin, and Board Members Dr. Bonart and Mr. Nester commented.

10. **Discussion and Action:** Review and approve memoranda to be sent from the Open Space Advisory Board to the El Paso City Council.

Contact: Lois Balin, lois.balin@tpwd.texas.gov

Chairwoman Balin read a draft of a memorandum aloud for the Board's comments and edits. The subject of the memorandum was to recommend that the El Paso City Council direct City staff to explore the purchase of parcels on the Board's Open Space Acquisition Priority List.

Chairwoman Balin, and Board Members Dr. Bonart, Ms. Lilly, Mr. Nester, Ms. Teran, Dr. Teschner, and Ms. White commented.

The following staff members responded to comments and questions from the Board:

1. Ms. Nieman, Assistant City Attorney, City Attorney's Office
2. Mr. Rudy Valdez, Program Manager, Capital Improvements Department
3. Mr. Alex Hoffman, Lead Long Range Planner, Planning & Inspections Department

The following members of the public commented:

1. Marilyn Guida
2. Shannon Bonart

MOTION:

Motion made by Ms. White, and seconded by Dr. Teschner AND UNANIMOUSLY CARRIED TO APPROVE THE MEMORANDUM TO CITY COUNCIL AS MODIFIED.

11. Information and Discussion: Report from the Open Space Advisory Board's Development Working Subcommittee. Contact: Joseph Nester, joseph@kaizen-ep.com

Chairwoman Balin noted Mr. Nester had left the meeting and would not be presenting his report today; therefore, the item will be postponed to the next meeting.

CLOSED SESSION

FOR THE RECORD

Chairwoman Balin read following into the record - The Open Space Advisory Board of the City of El Paso may retire into **CLOSED SESSION** pursuant to Section 3.5A of the El Paso City Charter and the Texas Government Code, Chapter 551, Subchapter D, to discuss any of the items on this agenda, consistent with the terms of the Open Meetings Act. The Open Space Advisory Board will return to open session to take any final action.

SECTION 551.071 CONSULTATION WITH ATTORNEY

SECTION 551.072 DELIBERATION REGARDING REAL PROPERTY

SECTION 551.073 DELIBERATION REGARDING PROSPECTIVE GIFTS

SECTION 551.074 PERSONNEL MATTERS

SECTION 551.076 DELIBERATION REGARDING SECURITY DEVICES

SECTION 551.087 DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS

CS1. Discussion and Action: Presentation on the Quality of Life Bond allocation for the acquisition of open space over the eight-year life of the bond, to include any progress to date on the acquisition of property for open space. Discussion of this item will be closed to the public pursuant to the El Paso City Code, Section 2.22.050(A)(5), and Texas Government Code Section 551.072 Deliberation Regarding Real Property.

Contact: Rudy Valdez, valdezrx1@elpasotexas.gov

Following the Closed Session, Board Members reconvened the meeting.

12. Adjournment

MOTION:

Motion made by Ms. Teran, and seconded by Ms. White AND UNANIMOUSLY CARRIED TO ADJOURN.