



---

**ADVISORY BOARD MINUTES**  
**CITY DEVELOPMENT DEPARTMENT**

---

Wednesday, June 5, 2013, 1:30 P.M.  
3<sup>rd</sup> Floor, Conference Rooms No. 1 and 2,  
El Paso Water Utilities, 1154 Hawkins Blvd.

**Members Present: 6**

*Richard Teschner, James Tolbert, Chairman Charlie Wakeem, Joseph Nester, Lois A. Balin, James Graham*

**Members Absent: 1**

*Bill G. Addington, Katrina Martich*

**Vacancies: 1**

**Planning Staff:**

*David Coronado, Program Manager; Elizabeth Gibson, Lead Planner; Shamori Whitt, Planner.*

**Others Present:**

*Karla Nieman, Assistant City Attorney; Marci Tuck, Parks and Recreation; Rudy Valdez, EPWU-PSB; George Pinal, Engineering; Lupe Cuellar, EPWU-PSB*

**1. Meeting Called to Order**

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

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

*None.*

**3. Discussion and Action**

- a. Approval of Minutes: May 8, 2013

**ACTION:**

*Motion made by Dr. Teschner, seconded by Mr. Nester and **UNANIMOUSLY CARRIED TO APPROVE THE MINUTES FOR MAY 8, 2013 AS PRESENTED.***

- b. Changes to the Agenda

*None.*

- c. Revision to 2013 meeting schedule, including time, date and location of meetings

The Board agreed that if parking permits were secured, future meetings could be held at the new City Hall Building on 300 N. Campbell; otherwise, the Board would continue to meet at the El Paso Water Utilities' offices on 1154 Hawkins and discuss other meeting time and location options during the July 2013 meeting.

4. **Presentation and Update:** Presentation and update on the status of subcommittee revisions to permitted uses and other regulations in the Natural Open Space zoning district as defined in Title 20 (Zoning) of the El Paso City Code.

Contact: Elizabeth Gibson, [GibsonEK@elpasotexas.gov](mailto:GibsonEK@elpasotexas.gov)

Ms. Elizabeth Gibson presented and updated the Board on recommended revisions to the Natural Open Space zoning district ordinance proposed by the appointed subcommittee, consisting of Mr. Joseph Nester, Ms. Katrina Martich and Chairman Charlie Wakeem. Following discussion from the Board and input from EPWU-PSB representatives, Ms. Lupe Cuellar and Mr. Rudy Valdez regarding changes to permissible uses within the district, Ms. Gibson agreed to return to the Board with a draft of the revised ordinance at the July 2013 meeting.

*No action taken.*

5. **Discussion and Action:** Discussion and action on an amendment to Title 2 of the El Paso City Code and the Open Space Advisory Board bylaws to establish a process for the appointment of alternate board members.

Contact: Karla Nieman, [NiemanKM@elpasotexas.gov](mailto:NiemanKM@elpasotexas.gov)

Following a discussion of options available to the Board to appoint alternates, the Board agreed to wait on taking any action.

*No action taken.*

6. **Discussion and Action:** Update on status of Board motion taken during the February 2013 meeting regarding their request that City Council assign a project manager within the city to establish a city team to work with the Public Service Board engineer of record on access improvements to the Palisades, located north of the Sierra Crest and Los Compadres subdivisions at the southern end of the Franklin Mountains.

Contact: Elizabeth Gibson, [GibsonEK@elpasotexas.gov](mailto:GibsonEK@elpasotexas.gov)

Ms. Elizabeth Gibson provided an update to the Board regarding the status of the Palisades stormwater management and access improvements project, including a preliminary timeline provided by consultant to EPWU-PSB, Huitt-Zollars. Ms. Gibson indicated that Ms. Marci

Tuck would serve as the City's project manager; Ms. Tuck agreed to provide periodic updates to the Board as the project progresses.

*No action taken.*

7. **Presentation and Update:** Update on open space opportunities in the Mesa Hills arroyo, and potential funding mechanisms for its acquisition by the City of El Paso.

Contact: Rudy Valdez, [RValdez@epwu.org](mailto:RValdez@epwu.org)

Mr. Rudy Valdez clarified that the 10% stormwater fund could not be used for acquisition of this property because it does not serve a stormwater function. The Board requested that additional information be provided by Ms. Marci Tuck, i.e. a map and pictures, to determine whether the arroyo should be considered for acquisition using 2012 Quality of Life Bond funds set aside for open space acquisition.

*No action taken.*

8. **Discussion and Action:** An ordinance amending Title 20 (Zoning), Chapter 20.04 (Administrative Provisions), Section 20.04.380 (Application Requirements) to revise application requirements specific to City-owned properties being rezoned to the Urban Reserve District. The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

Contact: Elizabeth Gibson, [GibsonEK@elpasotexas.gov](mailto:GibsonEK@elpasotexas.gov)

Ms. Elizabeth Gibson presented a proposed revision to Title 20, which would exempt City-owned properties being rezoned to the Urban Reserve District from certain application requirements necessary for other rezoning cases. This revision facilitates the rezone of over 5,000 acres of City-owned property located in the Northwest planning area and managed by the PSB. City planning staff was directed by Council on January 29, 2013 to initiate this rezoning following the Board's recommendation to this effect. Ms. Gibson indicated that the related rezoning case would be presented to the Board at its July 2013 meeting.

**MOTION:**

*Motion made by Mr. Tolbert, seconded by Ms. Balin, TO RECOMMEND THAT COUNCIL APPROVE THE ORDINANCE, INCLUDING NECESSARY ADJUSTMENTS.*

9. **Discussion and Action:** Discussion and action on Trailhead Priorities as related to the 2012 Quality of Life Bond fund allocations.

Contact: Marci Tuck, [TuckMJ@elpasotexas.gov](mailto:TuckMJ@elpasotexas.gov)

Ms. Marci Tuck provided the Board with a preliminary list of priorities for trailhead improvements that may be considered for funding via the 2012 Quality of Life Bond. The Board provided input, including a suggestion that alternatives to paved parking areas be considered. Ms. Tuck agreed to come back to the Board for continued discussion on the subject.

*No action taken.*

**10. Discussion and Action:** Discussion and action on open space opportunities in the Rio Grande Corridor located in the Mission Valley area.

Contact: Marci Tuck, [TuckMJ@elpasotexas.gov](mailto:TuckMJ@elpasotexas.gov)

Ms. Elizabeth Gibson presented a series of maps classifying land within the Rio Grande Corridor located in the Mission Valley *and the Upper Valley* area as being either publicly or privately owned. The Board provided commentary on potential open space opportunities in this region.

*No action taken.*

**11. Discussion and Action:** Discussion and action on open space opportunities east of the Franklin Mountains State Park and south of Hondo Pass.

Contact: Marci Tuck, [TuckMJ@elpasotexas.gov](mailto:TuckMJ@elpasotexas.gov)

Ms. Marci Tuck presented several maps identifying property owners in the area east of the Franklin Mountains State Park and south of Hondo Pass. The Board provided commentary on potential open space opportunities in this region. Additionally, a need to clarify next steps in the open space acquisition process using 2012 Quality of Life Bond funds was recognized.

*No action taken.*

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

The following were identified as items to be included on future agendas.

- a. Draft of revisions to the Natural Open Space Zoning District ordinance.
- b. Resume discussion regarding possible funding mechanisms for the Mesa Hills arroyo.
- c. Rezoning case for 5,000 plus acres of City-owned land being rezoned to the Urban Reserve District.
- d. Review Trailhead priority list as it relates to the 2012 Quality of Life Bond.
- e. Resume conversation regarding priority parcels for purchase using 2012 Quality of Life Bond funds set aside for open space acquisition.

*No action taken.*

**13. Adjournment**

**MOTION:**

*Motion made by Dr. Teschner, seconded by Mr. Graham and UNANIMOUSLY CARRIED TO ADJOURN THE MEETING AT 4:19 P.M.*