



---

**ADVISORY BOARD MINUTES**

---

**CITY DEVELOPMENT DEPARTMENT**

Wednesday, August 6<sup>th</sup>, 2014, 3:00 P.M.  
City 3 Building, 801 Texas Avenue  
Basement, Trost Conference Room

**Members Present: 7**

*Chair Katrina Martich, Vice-Chair Joseph Nester, Richard Teschner, Lois Balin, Maria Teran, Patricia White, Charlie Wakeem*

**Members Absent: 2**

*Edward Beck, Bill Addington*

**Vacancies: 0**

**City Development Department Staff:**

*David Coronado; Program Manager; Alex Hoffman, Lead Planner; Harrison Plourde, Planner; Andrew Salloum, Planner*

**Others Present:**

*Karla Nieman, Assistant City Attorney, City Attorney's Office; Lupe Cuellar, EPWU; Marci Tuck, Open Space, Trails and Parks Coordinator, Parks & Recreation; Gloria Venzor, Parks & Recreation; Jennifer Olivas, Sign Language Interpreter; Marshall Carter-Tripp, Palisades Neighborhood Association; TJ Karam*

**1. Meeting Called to Order**

*Chair Martich called the meeting to order at 3:03 p.m.*

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

*Ms. Marshall Carter-Tripp, member of the public, commented on the proposed Palisades trailhead improvements and existing trailhead use issues.*

**3. Discussion and Action**

a. Approval of Minutes: June 11<sup>th</sup>, 2014

Chair Martich asked Board Members if they had any additions, corrections, and/or revisions.

**PAGE 1, ITEM 3.a.**

Mr. Teschner requested the following the spelling of his surname be corrected.

Motion made by Mr. Beck, seconded by Mr. ~~Tesche~~ Teschner and **UNANIMOUSLY CARRIED TO APPROVE THE MINUTES FOR MAY 14<sup>TH</sup>, 2014.**

**MOTION:**

Motion made by Dr. Teschner, seconded by Ms. White **AND UNANIMOUSLY CARRIED TO ACCEPT THE MINUTES WITH THE "N" ADDED TO DR. TESCHNER'S NAME.**

- b. Changes to the Agenda.

None.

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

- a. **PZRZ14-00027**                      A portion of Lot 27, Block 123, Chaparral Park Subdivision Unit 33, City of El Paso, El Paso County, Texas  
LOCATION:                              820 Redd Road  
CURRENT ZONING:                    A-O/c (Apartment/Office/condition)  
EXISTING USE:                        Daycare  
REQUEST:                              From A-O/c (Apartment/Office/condition) to C-1/c (Commercial/condition)  
PROPOSED USE;                      Retail  
PROPERTY OWNER:                  George M. Dipp, Jr.  
REPRESENTATIVE:                  Bearing Development, LLC  
DISTRICT:                              1  
STAFF CONTACT:                      Andrew Salloum, 915-212-1613, [salloumam@elpasotexas.gov](mailto:salloumam@elpasotexas.gov)

Mr. Andrew Salloum, Planner, gave a presentation and noted Planning Staff did not receive any phone calls, letters and/or emails in favor of or in opposition to the request. The City Development Department – Planning Division recommends approval of the rezoning request.

Chair Martich, Vice-Chair Nester and Board Members Teschner, White, and Balin commented.

**MOTION:**

Motion made by Mr. Wakeem, seconded by Vice-Chairman Nester **AND UNANIMOUSLY CARRIED TO RECOMMEND APPROVAL.**

**5. Update and Discussion:** Status of the 2012 Quality of Life Bond Open Space Acquisition Priority List. Contact: Marci Tuck, [tuckmj@elpasotexas.gov](mailto:tuckmj@elpasotexas.gov)

**INTRODUCTION – GLORIA VENZOR**

Prior to her presentation, Ms. Tuck introduced Ms. Gloria Venzor, Parks & Recreation Department. Ms. Tuck explained Ms. Venzor would be the OSAB liaison and point of contact for the Parks & Recreation Department while she is away on maternity leave absence.

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

The following City staff commented:

1. Ms. Marci Tuck, Parks & Recreation, gave a presentation and responded to comments and/or questions from Board Members and Staff.
2. Ms. Lupe Cuellar, EPWU-PSB
3. Ms. Karla Nieman, City Attorney's office

Parks staff will continue to provide updates to the Board as more information becomes available on the following:

1. QoL projects management and deployment approach
  2. Future Real Estate/Land acquisition approach
  3. Research central appraisal district data for all private lands as discussed by the Board
  4. Miscellaneous outstanding items including: EPWU water service coverage on the east slopes of the Franklins, Mission Valley properties along the Rio Grande in relation to the border fence, and analysis on property evaluation based on the five guiding principles for acquiring open space
6. **Discussion and Action** on a resolution to recommend that City Council direct staff to initiate the property acquisition process of the "Cement Lake Wetlands," in coordination with the Texas Department of Transportation, for preservation as identified in the "Towards a Bright Future: A Green Infrastructure Plan for El Paso, Texas," commonly referred to as the Open Space Master Plan. Contact: Charlie Wakeem, [charliewak@sbcglobal.net](mailto:charliewak@sbcglobal.net)

Mr. Wakeem requested the Open Space Advisory Board recommend a resolution to City Council preserving Cement Lake and recommend that the Texas Department of Transportation sell said land to the City of El Paso.

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

The following City staff commented:

1. Ms. Lupe Cuellar, EPWU-PSB
2. Ms. Karla Nieman, City Attorney's office
3. Mr. David Coronado, City Development, read into the record the draft language of the proposed resolution
4. Mr. Harrison Plourde, City Development

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

*Motion made by Mr. Wakeem TO PROPOSE A RESOLUTION ...*

*There was no second. Motion died for lack of a second.*

**2<sup>nd</sup> MOTION RESTATED BY CHAIR MARTICH:**

*Motion made by Mr. Wakeem, seconded by Ms. White AND CARRIED TO RECOMMEND A RESOLUTION TO CITY COUNCIL ASKING THEM TO DIRECT STAFF TO TAKE SOME ACTION TO PRESERVE CEMENT LAKE.*

**AYES:** Vice-Chairman Nester and Board Members Balin, Teschner, White, and Wakeem

**NAYS:** Chair Martich and Board Member Teran

Motion passed. (5 - 2)

7. **Update and Discussion:** Review of the *Open Space Master Plan* "Implementation Plan for Open Space Preservation" – Regulation Methods.

Contact: David A. Coronado, [coronadoda@elpasotexas.gov](mailto:coronadoda@elpasotexas.gov)

Item was postponed to the next OSAB meeting agenda.

8. **Discussion and Information:** Quarterly review of pending motions approved by the Open Space Advisory Board. Contact: David A. Coronado, [coronadoda@elpasotexas.gov](mailto:coronadoda@elpasotexas.gov)

Item was postponed to the next OSAB meeting agenda.

**MOTION:**

*Motion made by Mr. Teschner, seconded by Chair Martich AND UNANIMOUSLY CARRIED TO TABLE ITEMS 7 AND 8.*

9. **Discussion:** Items for Future Agendas.

- Item 5. **Update and Discussion:** Status of the 2012 Quality of Life Bond Open Space Acquisition Priority List. Contact: Marci Tuck, [tuckmj@elpasotexas.gov](mailto:tuckmj@elpasotexas.gov)
- Item 7. **Update and Discussion:** Review of the *Open Space Master Plan* "Implementation Plan for Open Space Preservation" – Regulation Methods. Contact: David A. Coronado, [coronadoda@elpasotexas.gov](mailto:coronadoda@elpasotexas.gov)
- Kern View Estates
- Item 8. **Discussion and Information:** Quarterly review of pending motions approved by the Open Space Advisory Board. Contact: David A. Coronado, [coronadoda@elpasotexas.gov](mailto:coronadoda@elpasotexas.gov)
- Natural Open Space Ordinance rewrite update
- Annual Selection of Officers (September)

10. **Adjournment**

**MOTION:**

*Motion made by Mr. Teschner, and seconded by Ms. Balin and UNANIMOUSLY CARRIED TO ADJOURN THE MEETING.*