

# Open Space Open Space




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## REVISED AGENDA

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### ADVISORY BOARD MINUTES CITY DEVELOPMENT DEPARTMENT

Wednesday, November 12<sup>th</sup>, 2014, 3:00 P.M.  
City 3 Building, 801 Texas Avenue  
Basement, Trost Conference Room

#### **Members Present: 7**

*Chair Katrina Martich, Edward Beck, Richard Teschner, Lois Balin, Maria Teran, Jim Tolbert, Charlie Wakeem*

#### **Members Absent: 2**

*Vice-Chairman Joseph Nester, Patricia White*

#### **Vacancies: 0**

#### **City Development Department Staff:**

*Mathew McElroy, Director, City Development Department; David Coronado, City Development Program Manager; Laura Kissack, Architect, City Development Department; Nelson Ortiz, Senior Planner, Subdivisions; Andrew Salloum, Planner; Harrison; Plourde, Planner*

#### **Others Present:**

*Mayor Oscar Leeser; Taylor L. Moreno, Chief of Staff, Mayor's Office; Lupe Cuellar, EPWU; Karla Nieman, Assistant City Attorney, City Attorney's Office; Bertha Ontiveros, Assistant City Attorney, City Attorney's Office; Mr. Tracy Novak, Director, Parks & Recreation; Martha Macias, Sign Language Interpreter; Jeremy Jordan, Legislative Aide for Representative Cortney Niland; Carol Miller, President, Upper Valley Neighborhood Association; Trish Tanner, Jobe Materials, L.P.; Georges Halloul P.E., Vice-President SLI Engineering; Chad North, public; Ms. Marilyn Guida, public; Ms. Marshall Carter-Tripp, public*

### **1. Meeting Called to Order**

*Chair Martich called the meeting to order at 3:04 p.m.*

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

Ms. Carol Miller, President, Upper Valley Neighborhood Association, commented on the City of El Paso's plan to bulldoze a portion of the Keystone Wildlife Sanctuary site property in order to create buildings and parking lots. The Neighborhood Association would appreciate the inclusion of walking trails and areas where wildlife could continue to survive.

### **3. Discussion and Action**

#### **a. Approval of Minutes: August 6<sup>th</sup>, 2014**

At the September 3<sup>rd</sup> meeting, Chair Martich explained, Board Members requested additional comments be included in the August 6<sup>th</sup>, 2014 meeting minutes.

**MOTION:**

*Motion made by Mr. Teschner, seconded by Mr. Tolbert AND UNANIMOUSLY CARRIED TO APPROVE THE AUGUST 6<sup>TH</sup>, 2014 MEETING MINUTES, AS REVISED.*

- b. Approval of Minutes: September 3<sup>rd</sup>, 2014

**MOTION:**

*Motion made by Mr. Wakeem, seconded by Mr. Teschner AND UNANIMOUSLY CARRIED TO APPROVE THE SEPTEMBER 3<sup>RD</sup>, 2014 MEETING MINUTES.*

- c. Changes to the Agenda.

Mr. Coronado requested the following changes to the agenda:

1. *Move to the forefront of the agenda*

*Items #6 and #10*

**Item 6. Discussion and Information:** The Open Space Advisory Board will receive an update regarding the acquisition of properties with stormwater funding.

Contact: Lupe Cuellar, [lcuellar@epwu.org](mailto:lcuellar@epwu.org);

*and*

**Item 10. Discussion and Action** on the use of the Municipal Utility Drainage System 10% Open Space Funding. Contact: David A. Coronado, [coronadoda@elpasotexas.gov](mailto:coronadoda@elpasotexas.gov)

2. *Move to the forefront of the agenda, after Items #6 and #10*

**CLOSED SESSION ITEM**

**CS1. Discussion and Action:** Kern View Estates Unit Two, El Paso, Texas (551.071 and 551.072). Contact: City Attorney's Office, Bertha Ontiveros, (915) 221-0033

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

*Motion made by Mr. Teschner, TO PLACE ITEM 10 BETWEEN PRESENT ITEM 5 AND PRESENT ITEM 6.*

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

*Motion made by Mr. Teschner, seconded by Ms. Teran TO PLACE ITEM 10 BETWEEN PRESENT ITEM 3 AND PRESENT ITEM 4.*

**3<sup>RD</sup> AND FINAL MOTION:**

*Motion made by Mr. Teschner, seconded by Ms. Teran AND UNANIMOUSLY CARRIED TO PLACE ITEM 10 BETWEEN PRESENT ITEM 3 AND PRESENT ITEM 4.*

*Per the motion for Item 3.c., Items 10. and 6. were moved to the forefront of the agenda. Items 10 and 6 were discussed simultaneously.*

**10. Discussion and Action** on the use of the Municipal Utility Drainage System 10% Open Space Funding. Contact: David A. Coronado, [coronadoda@elpasotexas.gov](mailto:coronadoda@elpasotexas.gov)

Mayor Leeser presented the Mayor's Open Space Funding Proposals

Following Mayor Leeser's presentation, Chair Martich requested Staff present agenda Item 6.

**6. Discussion and Information:** the Open Space Advisory Board will receive an update regarding the acquisition of properties with stormwater funding.

Contact: Ms. Lupe Cuellar, [lcuellar@epwu.org](mailto:lcuellar@epwu.org)

Per the Quarterly Report presentation, Ms. Cuellar commented on the following:

1. Avespa Canyon Arroyo
2. Hunt Arroyos
3. Lower Coronado Canyon
4. Playa Drain
5. Cement Lake
6. Upper Coronado Canyon
7. ASARCO Property
8. Silver Springs
9. Wildwood Canyon
10. Palisades

Following Ms. Cuellar's presentation, Chair Martich opened the floor to Board Members for comment.

Chair Martich and Board Members Balin, Beck, Teran, Teschner, Tolbert and Wakeem commented.

The following city staff and others commented:

1. David Coronado, City Development Department
2. Karla Nieman, City Attorney
3. Lupe Cuellar, Public Service Board
4. Mayor Oscar Leeser

Ms. Marilyn Guida, member of the public, commented.

***MOTION:***

***Motion made by Mr. Wakeem, and seconded by Mr. Tolbert TO RECOMMEND TO CITY COUNCIL TO DIVERT APPROXIMATELY TWO YEARS OF THE 10% OPEN SPACE FUNDING, NOT TO EXCEED \$3.2 MILLION, TO PUBLIC SAFETY DRAINAGE PROJECTS, IDENTIFIED BY THE PSB, TO MITIGATE FLOODING.***

Prior to the vote, Chair Martich and Board Members Teran, Teschner, Tolbert and Wakeem commented.

The following city staff and others commented:

1. David Coronado, City Development Department
2. Karla Nieman, City Attorney
3. Lupe Cuellar, Public Service Board
4. Mayor Oscar Leeser

Ms. Marilyn Guida, member of the public, commented.

**FRIENDLY AMENDMENT ACCEPTED BY MR. WAKEEM**

Mr. Wakeem accepted Mr. Tolbert's friendly amendment.

**MOTION:**

**Motion made by Mr. Wakeem, and seconded by Mr. Tolbert AND CARRIED (6-1) TO RECOMMEND TO CITY COUNCIL TO DIVERT THE TEN PERCENT GREEN PROJECTS FUND, FOR THE NEXT TWO PUBLIC SERVICE BOARD FISCAL YEARS, STARTING IN MARCH, 2015, TO FUND UP TO \$3.2 MILLION FOR NEW CONSTRUCTION PROJECTS TO MITIGATE PUBLIC SAFETY CONCERNS CAUSED BY FLOODING AS IDENTIFIED BY THE PUBLIC SERVICE BOARD.**

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After the vote on Item 10, Chair Martich explained the OSAB meeting would continue in **CLOSED SESSION** and requested those not a member of the board or legal counsel please leave the meeting room, the door will be closed; however, Staff will inform you when you may return to the meeting.

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**CLOSED SESSION**

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:** Kern View Estates Unit Two, El Paso, Texas (551.071 and 551.072).  
Contact: City Attorney's Office, Bertha Ontiveros, (915) 221-0033

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**MOTION:**

**Motion made by Mr. Wakeem, seconded by Mr. Beck AND UNANIMOUSLY CARRIED THAT THE OPEN SPACE ADVISORY BOARD RECOMMEND TO CITY COUNCIL TO PURSUE PURCHASE OF THE KERN VIEW PROPERTY WITH THE FUNDS AVAILABLE AFTER NEGOTIATING AN ACCEPTABLE PRICE BETWEEN BOTH PARTIES, THE SELLER AND THE BUYER.**

Ms. Trish Tanner, Jobe Materials, commented.

Chair Martich and Board Member Wakeem commented.

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

- PZRZ14-00048:** Tracts 1A and 1C, A.F. Miller Survey No. 211 and Tracts 15J, 15J1A, and 15J1B, A. F. Miller Survey No. 213, City of El Paso, El Paso County, Texas
- LOCATION:** 6927 N. Mesa St
- CURRENT ZONING:** C-1/sc (Commercial/special contract)

EXISTING USE: Office  
REQUEST: From C-1/sc (Commercial/special contract) to C-3 (Commercial)  
PROPOSED USE: Commercial Development (Supermarket, retail, offices)  
PROPERTY OWNER: CSM Realty Holdings, LTD  
REPRESENTATIVE: SLI Engineering, Inc.  
DISTRICT: 8  
STAFF CONTACT: Andrew Salloum, 915-212-1613, [salloumam@elpasotexas.gov](mailto:salloumam@elpasotexas.gov)

Mr. Salloum gave a presentation.

Ms. Martha Macias, Sign Language Interpreter, provided translation.

Chair Martich and Board Members Teschner, Balin, Beck, and Wakeem commented.

Mr. Georges Halloul, SLI Engineering, Inc., representing CSM Realty Holdings, LTD, responded to comments/questions from the Board.

The following City staff commented:

1. Mr. Jeremy Jordan, Legislative Aide for Representative Cortney Niland
2. Mr. David Coronado, City Development Program Manager
3. Ms. Karla Nieman, Assistant City Attorney

**MOTION:**

*Motion made by Mr. Beck, and seconded by Mr. Wakeem AND UNANIMOUSLY CARRIED THAT THE OPEN SPACE ADVISORY BOARD RECOMMEND CITY COUNCIL APPROVE THE REZONING AS PRESENTED TODAY.*

**5. Discussion and Information:** Quarterly report from the Planning Division, Subdivisions Section regarding land studies and plats approved in the Mountain and Hillside Development Areas. Contact: Kimberly Forsyth, [forsythkl@elpasotexas.gov](mailto:forsythkl@elpasotexas.gov)

Mr. Nelson Ortiz, Senior Planner, Planning Division, Subdivisions, gave the quarterly report presentation and responded to comments/questions from the Board.

Chair Martich and Board Members Teschner and Wakeem commented.

Mr. David Coronado, City Development Program Manager, responded to comments/questions from the Board.

Ms. Marilyn Guida, member of the public, asked questions of City Staff.

The following City staff commented:

1. Mr. David Coronado, City Development Program Manager, responded to comments/questions from the Board and Ms. Guida
2. Ms. Karla Nieman, Assistant City Attorney

**NO ACTION WAS TAKEN.**

**6. Discussion and Information:** 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)

**MOTION:**

*Motion made by Mr. Beck, and seconded by Mr. Wakeem AND UNANIMOUSLY CARRIED TO TABLE UNTIL NEXT MONTH.*

**8. Discussion and Information:** An update on a recommendation from the Open Space Advisory Board that the City Council direct City staff to initiate preservation efforts of the "Cement Lake Wetlands," in coordination with the Texas Department of Transportation, to ensure its permanent preservation approved by the El Paso City Council on September 9<sup>th</sup>, 2014.

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

Mr. Coronado updated Board Members regarding preservation efforts of the "Cement Lake Wetlands" and responded to comments/questions from the Board.

Chair Martich and Board Members Teschner, Balin and Beck commented.

**NO ACTION WAS TAKEN.**

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

- **Item 7. Discussion and Information:** 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)
- Presentation on current state of Keystone Heritage Park maintenance plans
- Title 19 – Subdivision and Development, Drainage
- Title 19 - Presentation on the City's Design Subdivision Code and
- Title 19 -Presentation on Engineering Standards, specific to Drainage and Flood

**11. Adjournment**

**MOTION:**

*Motion made by Mr. Wakeem, and seconded by Mr. Tolbert AND UNANIMOUSLY CARRIED TO ADJOURN THE MEETING AT 5:08 P.M.*