



ADVISORY BOARD MINUTES

REVISED

October 27, 2010
 City Hall – 1:30 P.M.
 2nd Floor Conference Room
 2 Civic Center Plaza, El Paso, Texas

Members Present: 6

Richard Thomas, Bill Addington, James H. Tolbert, Kevin T. von Finger, Lois Anne Balin, Terry Bilderback

Members Absent: 3

Luis Ruiz, Robert Ardovino, Charlie Wakeem

Member Vacancies: 0

Ex-Officio Members Present: Gonzalo Cedillos

Planning and Economic Development Staff Present:

Philip Etiwe, Development Review Manager; David Coronado, Lead Planner, Kim Forsyth, Lead Planner; Melissa Granado, Planner

Others Present:

Lupe Cuellar, Assistant City Attorney; Legal Department; Kristen Choi, Assistant City Attorney, Legal Department; Sam Rodriguez, Engineering Division Manager; Julie Baldwin-Muñoz, Construction Program Administrator; Shamori R. Whitt, Open Space, Trails & Parks Coordinator; Rudy Valdez, EPWU-PSB; Trish Tanner, Jobe

1. Meeting Called to Order

Vice-Chair Thomas called the meeting to order at 1:30 P.M.

2. Call to the public (for items not on the agenda)

None

3. Discussion and Action

- a. Approval of Minutes: October 13, 2010

Vice-chair Thomas asked Board Members if there were any additions/corrections/revisions.

Lois Balin requested the following revisions:

1. Page 7, revise item 10 as follows:
The word "evasive" should be "invasive".
2. Page 7, item 14 as follows:
The slope ratio is listed as 20:1. Is that a misprint? Can someone check on that?

MOTION:

*Motion made by Mr. von Finger, seconded by Ms. Balin and **UNANIMOUSLY CARRIED TO APPROVE THE MINTUES FOR OCTOBER 27, 2010 WITH CHANGES AS READ INTO THE RECORD.***

b. Changes to the Agenda

There were no changes.

c. Nomination and election of new Open Space Advisory Board Vice-Chair

IN SUMMARY

Mr. Thomas tendered his resignation and opened the floor to nominations for a new Open Space Advisory Board Vice-Chair.

MOTION:

*Motion made by Mr. Addington, seconded by Ms. Balin and **UNANIMOUSLY CARRIED TO ELECT MR. TOLBERT AS THE NEW OPEN SPACE ADVISORY BOARD VICE-CHAIR.***

d. Review and comment on current zoning applications, as indicated below:

REZONING

(1) ZON09-00090:	Parcel 1:	Nellie D. Mundy Survey 246, City of El Paso, El Paso County, Texas
	Parcel 2:	A portion of S.J. Larkin Survey, Abstract 10070, Tract 1, City of El Paso, El Paso County, Texas
	Parcel 3:	A portion of S.J. Larkin Survey, Abstract 10070, Tract 1-A, City of El Paso, El Paso County, Texas
	LOCATION:	North and South of Transmountain Road, West of Franklin Mountain State Park
REQUEST:	Parcel 1:	From R-3 (Residential) and PMD (Planned Mountain Development) to NOS (Natural Open Space)
	Parcel 2:	From PMD (Planned Mountain Development) to NOS (Natural Open Space)
	Parcel 3:	From PMD (Planned Mountain Development) to NOS (Natural Open Space)
PROPERTY OWNER:	City of El Paso	
REPRESENTATIVE:	City of El Paso	
DISTRICT:	1	
STAFF CONTACT:	Kimberly Forsyth, (915) 541-4668,	

Ms. Kim Forsyth gave a PowerPoint presentation (presentation on file) and noted that staff was directed by City Council to process an application to rezone the property to Natural Open Space. Planning and Economic Development notes that the Northwest Master Plan has been approved and is a part of the Comprehensive Plan. A recommendation of approval would not be in conformance with the existing Comprehensive Plan. However, the plan may not reflect current city objectives, including sustainable development.

Mr. Rudy Valdez, El Paso Water Utilities, gave a presentation regarding the rezoning request. Mr. Valdez stated that the PSB has reviewed the rezoning proposal and recommends that the Master Plan as approved by the City in 2005 stay as it was approved with the inclusion of Paseo del Norte as shown in the City's Major Thoroughfare Plan. He explained that the PSB has no objection to the rezoning of the areas that are currently shown as NOS in the Master Plan. However, the PSB strongly objects to rezoning said 792-acre property to Natural Open Space zoning.

MOTION:

Motion made by Mr. Addington, seconded by Mr. Thomas AND CARRIED TO RECOMMEND APPROVING THE REZONING TO NATURAL OPEN SPACE.

NAY: None

ABSTAIN: Mr. Bilderback

4. **Discussion and Information:** Presentation by Ricardo Hernandez, El Paso NFIP Field Representative, Texas Water Development Board.

Contact: Ricardo Hernandez, (915) 834-5626, ricardo.hernandez@twdb.state.tx.us

Mr. Hernandez gave a presentation regarding flooding and development in flood plains.

No action was taken.

5. **Discussion and Action:** Regarding the Grading Ordinance Subcommittee progress and outcome. Contact: Sam Rodriguez, RodriguezS3@elpasotexas.gov

Mr. Rodriguez gave a presentation regarding the revisions of the Grading Ordinance.

Suggestions from Board Members:

1. Ms. Balin requested that she would like Mr. Rodriguez to add language that addresses the harvesting of topsoil in the ordinance.
2. Mr. von Finger requested that the City utilize an individual with a professional background in arid land/biology/ecology.

1ST MOTION:

Motion made by Mr. von Finger THAT THE CITY ADD THE LANGUAGE: "THE EVALUATION OF ECOLOGICAL EFFECT WILL BE TAKEN BY AN INDIVIDUAL WITH AN ARID LAND/BIOLOGY/ECOLOGY BACKGROUND" seconded by Ms. Balin, AND CARRIED TO RECOMMEND APPROVING THE REQUEST.

Suggestions from Board Members:

3. Ms. Balin requested that the plants discussed for re-vegetation be specified as Chihuahuan Desert plants/West Texas plants.
4. Ms. Balin also requested that the re-seeding rate discussed on page 36, C, be revised to be double the recommended amount based on research that has been conducted in arid climates.
5. Mr. Bilderback requested that the insurance policy language on page 13 be reworded to refer to specific areas and commented that as currently written, the language is too open-ended. Mr. Bilderback felt the word “assure” on page 20, Item F is uncomfortable and should be changed. In addition, Mr. Bilderback suggested that on page 37, in the discussion of stabilizing a site, the term “wind event” is not defined and perhaps should be followed by the phrase “in the opinion of the City Engineer”.
6. Ms. Cuellar requested a definition be added to “re-vegetation”. Mr. Addington suggested it be called “non-invasive vegetation”.

2ND MOTION:

Motion made by Ms. Balin, seconded by Mr. Bilderback AND UNANIMOUSLY CARRIED TO RECOMMEND APPROVAL OF THE GRADING ORDINANCE WITH CHANGES AS READ INTO THE RECORD.

6. Discussion and Action: Items for Future Agendas

Ms. Balin requested that a discussion item for Native Plant Re-vegetation be added to the next agenda.

No action was taken.

7. Adjournment

MOTION:

Motion made by Mr. Thomas, seconded by Mr. von Finger and unanimously carried TO ADJOURN THE MEETING AT 3:12 P.M.

Minutes prepared by Melissa Granado