



ADVISORY BOARD MINUTES

PLANNING & INSPECTIONS DEPARTMENT

Wednesday, February 1st, 2017 3:00 P.M.
City 1 Building, 300 N Campbell
1st Floor, Star Conference Room

Members Present: 6

Chairwoman Lois Balin, Vice-Chairman Dr. Richard Bonart, Charles Stapler, Dr. Richard V. Teschner, Bob Geyer and Patricia E. White

Members Absent: 2

*Don Baumgardt
Ann Morgan Lilly*

Vacancy: 1

District 5

Planning & Inspections Department – Planning

Larry Nichols, Director; Alex Hoffman, Deputy Director - Planning; Nelson Ortiz, Lead Planner; Harrison Plourde, Senior Planner; Ryan Kirby, Planner

Other City Staff Present:

Karla Nieman, Assistant City Attorney; Rudy Valdez, Program Manager, Capital Improvement Department (CID); Alan Shubert, Vice-President of Operations, El Paso Water; Marcella Navarette, El Paso Water; James Wolff, Planner, El Paso Water

Member of the public:

Judy Ackerman, Marshall Carter-Tripp

1. Meeting Called to Order

Chairwoman Balin called the meeting to order at 3:02 p.m.

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

1. *Judy Ackerman*

3. Discussion and Action:

a. Changes to the Agenda.

None.

b. Approval of Minutes: January 11th, 2017

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

MOTION:

Motion made by Dr. Teschner, seconded by Bob Geyer AND UNANIMOUSLY CARRIED TO APPROVE THE JANUARY 11TH, 2017 MINUTES.

4. **Information, Discussion, and Action:** Presentation on Title 19, City Code Subdivisions, focusing on the Mountain and Hillside Development Ordinances and possible amendments to the code. Contact: Nelson Ortiz, ortiznx@elpasotexas.gov

Prior to the meeting, Nelson Ortiz stated Board Members were given copies of the 2016 Subdivisions / Land Studies in the Hillside and Mountain Development Areas that were brought to the OSAB in 2016. He noted that no Land Studies were brought to the OSAB in 2016.

2016 Subdivisions / Land Studies in the Hillside and Mountain Development Areas

HDA

Desert Springs Unit 4
Desert Pass Unit 3
Franklin Hills Unit 10
The Village at Cimarron Unit 2
Cimarron Canyon Unit 1
Piedmont Replat A
West Towne Marketplace
Montecillo Unit 5B
Montecillo Unit 9 West
Montecillo Unit 9 East

MDA

Sierra del Puerte Unit 3
Sierra del Puerte Unit 4
Cumbre Estates Unit 1 Replat D

Additionally, Board Members received copies of the following city code chapters:

Chapters 19.24 – MOUNTAIN DEVELOPMENT AREA (MDA) STANDARDS; and



Chapter 19.24
OSAB.pdf

Chapter 19.27 – HILLSIDE DEVELOPMENT AREA



Chapter 19.27
OSAB.pdf

Mr. Ortiz led a question and answer session with Board Members and explained staff will research the possibility of code amendments.

Chairwoman Balin, Vice-Chairman Dr. Bonart and Board Members White, Dr. Teschner, and Geyer commented.

Dr. Teschner distributed 15 copies of his proposed amendment language.
(copy attached and on file)



Dr. Teschner
proposed code amend

Larry Nichols commented on the proposed code amendment language submitted by Dr. Teschner.

MOTION:

Motion made by Dr. Teschner, seconded by Bob Geyer **TO REVISE CHAPTER 19.24.020 – MOUNTAIN DEVELOPMENT AREA (MDA) STANDARDS – PROCEDURE AND REQUIREMENTS LANGUAGE.** No vote was taken.

Prior to the vote, the following Board Members commented Chairman Balin, Vice-Chairman Dr. Bonart, White and Geyer.

The following city staff commented:

1. Nelson Ortiz
2. Larry Nichols
3. Karla Nieman
4. Harrison Plourde

Prior to the vote, Judy Ackerman, member of the public, commented.

MOTION:

Motion made by Dr. Teschner, seconded by Charles Stapler **AND UNANIMOUSLY CARRIED TO POSTPONE ACTION FOR ONE MONTH.**



Chapter 2.22 - Open
Space Advisory Board

Chairwoman Balin suggested amending *Chapter 19.24.030.D. Grading* to address minimal or no mass grading. Vice-Chairman Dr. Bonart and Board Members Geyer and Stapler commented.

The following city staff commented:

1. Larry Nichols
2. Karla Nieman

Chairwoman Balin asked if Board Members would join a subcommittee to make recommendations or revisions on grading, specifically mass grading; additionally, the vegetation/re-vegetation sections.

Marshall Carter-Tripp volunteered to be a member of the subcommittee suggested by Chairwoman Balin.

Judy Ackerman, member of the public, commented.

5. **Information, Discussion, and Action:** Updates on the Mountain to River Trail System and community meetings regarding new Trailheads.

Contact: Rudy Valdez, valdezrx1@elpasotexas.gov

Rudy Valdez gave a presentation updating Board Members on the Mountain to River Trial System and community meetings regarding new Trailheads and responded to comments and questions from the Board.

Chairwoman Balin commented.

During the discussion, Larry Nichols excused himself and Nelson Ortiz from the meeting.

No action taken.

6. **Information, Discussion and Action:** Quarterly report of pending Open Space Advisory Board (OSAB) motions. Contact: Alex Hoffman, hoffmanap@elpasotexas.gov

Harrison Plourde gave the quarterly report regarding pending Open Space Advisory Board (OSAB) motions.

Chairwoman Balin, Vice-Chairman Dr. Bonart and Board Members White, Stapler and Geyer commented.

The following city staff commented:

1. Karla Nieman
2. Alan Shubert
3. Alex Hoffman

No action taken.

7. **Information, Discussion and Action:** Consideration of future OSAB meeting location preferences. Contact: Harrison Plourde, plourdeht@elpasotexas.gov

Harrison Plourde gave a presentation offering four alternate meeting locations for future Open Space Advisory Board meetings. Board Members were requested to pick one location.

Chairwoman Balin, Vice-Chairman Bonart and Board Members Dr. Teschner, Geyer, Stapler and White commented.

MOTION:

Motion made by Ms. White, seconded by Dr. Teschner AND UNANIMOUSLY CARRIED TO HOLD THE MARCH MEETING IN THE THIRD FLOOR LARGE CONFERENCE ROOM, CITY 2 BUILDING.

8. **Information, Discussion, and Action:** Presentation on the interest income and payments from and to the Open Space Stormwater Account. Contact: Dr. Rick Bonart, rickbonart@earthlink.net

Marcella Navarette gave a presentation on the interest income and payments from and to the Open Space Stormwater Account.

Chairwoman Balin, Vice-Chairman Dr. Bonart and Board Members Dr. Teschner and Stapler commented.

The following city staff commented:

1. Marcella Navarette
2. James Wolff
3. Karla Nieman

MOTION:

Motion made by Vice-Chairman Dr. Bonart, seconded by Charles Stapler AND UNANIMOUSLY CARRIED THAT THE CHAIRWOMAN WRITE A RECOMMENDATION TO CITY COUNCIL TO INVEST FUNDING THAT IS IN THE 10% THAT IS IN SUSPENSE.

After the vote, Judy Ackerman, member of the public, commented.

Prior to going into closed session, Judy Ackerman, member of the public, commented on CS2.

Ms. Nieman responded to comments made by Ms. Ackerman.

Chairwoman Balin responded to comments made by Ms. Ackerman.

MOTION:

Motion made by Vice-Chairman Dr. Bonart, seconded by Dr. Teschner AND UNANIMOUSLY CARRIED TO RETIRE INTO CLOSED SESSION.

CLOSED SESSION

FOR THE RECORD

Chairwoman Balin read the 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. Information, Discussion, and Action: Update on the Hunt Arroyo property acquisition and boundaries. Contact: Vice-Chairman Dr. Bonart, Bonart@earthlink.net

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.

CS2. Information, Discussion, and Action: Information on whether OSAB Priority Property #5 qualifies for purchase with the 10% Stormwater Fund.

Contact: Vice-Chairman Dr. Bonart, Bonart@earthlink.net

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.

No action was taken.

9. Adjournment