



ADVISORY BOARD MINUTES

CITY DEVELOPMENT DEPARTMENT

Tuesday, February 4, 2014, 3:00 P.M.
2nd Floor, Council Chambers
City Hall, 300 N. Campbell St.

Members Present: 8

Vice-Chair Joseph Nester, Edward Beck, Richard Teschner (left meeting at 3:45 p.m.), Lois Balin, Maria Teran, Bill Addington, Patricia White, Charlie Wakeem

Members Absent: 1

Chair Katrina Martich

Vacancies: 0

City Development Department Staff:

Elizabeth Gibson, Lead Planner; David Coronado, City Development Program Manager; Alex Hoffman, Lead Planner; Kimberly Forsyth, Lead Planner; Andrew Salloum, Planner

Others Present:

Karla Nieman, Assistant City Attorney; Lupe Cuellar, EPWU-PSB; Rudy Valdez, EPWU-PSB; Marci Tuck, Open Space, Trails and Parks Coordinator, Parks and Recreation; Martha Macias, Sign Language Interpreter; Georges Halloul, SLI Engineering; Trish Tanner, Jobe Concrete;

1. Meeting Called to Order

Vice-Chair Nester called the meeting to order at 3:15 p.m.

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

None.

3. Discussion and Action

a. Approval of Minutes: January 15th, 2014

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

Ms. White stated, although she was not present for the January 15th meeting, there is a notation on page 3 where she had commented and a notation on page 4 where had seconded the motion to adjourn.

MOTION:

Motion made by Mr. Wakeem, seconded by Mr. Teschner and **UNANIMOUSLY CARRIED TO APPROVE THE MINUTES FOR JANUARY 15TH, 2014 WITH REVISIONS.**

b. Changes to the Agenda.

Vice-Chair Nester asked Staff if there were any changes to the agenda, as presented. *There were none.*

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

- a. **PZRZ13-00012:** Lots 3 and 4, Block 2, Medano Heights Subdivision, Replat "A", City of El Paso, El Paso County, Texas
Location: North of Medano Drive and East of Desert North Boulevard
Existing Zoning: R-5/c (Residential/conditions)
Request: From R-5/c (Residential/conditions) to S-D/c (Special Development/conditions)
Existing Use: Vacant
Proposed Use: Apartment Complex and Detention Pond
Property Owner: The Housing Authority of the City of El Paso
Representative: SLI Engineering, Inc.
District: 1
Staff Contact: Andrew Salloum, (915) 541-4633, SalloumAM@elpasotexas.gov
- b. **PZRZ13-00022:** Lots 3 and 4, Block 2, Medano Heights Subdivision, Replat "A", City of El Paso, El Paso County, Texas
Location: North of Medano Drive and East of Desert North Boulevard
Existing Zoning: R-5/c (Residential/conditions)
Request: Release condition No. 5 in Zoning Condition Ordinance No. 014596, dated August 22, 2000
Existing Use: Vacant
Proposed Use: Apartment Complex and Detention Pond
Property Owner: The Housing Authority of the City of El Paso
Representative: SLI Engineering, Inc.
District: 1
Staff Contact: Andrew Salloum, (915) 541-4633, SalloumAM@elpasotexas.gov

Items 4a and 4b were heard together.

Vice-Chair Nester and Board Members: Wakeem, Addington, and Teschner commented.

The following City staff commented:

1. Mr. Andrew Salloum, Planner
2. Ms. Martha Macias, Sign Language Interpreter
3. Ms. Elizabeth Gibson, Lead Planner
4. Mr. Alex Hoffman, Lead Planner
5. Mr. David Coronado, City Development Program Manager

Mr. Georges Halloul, SLI Engineering, representing the property owner, commented.

MOTION:

Motion made by Mr. Wakeem, seconded by Mr. Beck AND UNANIMOUSLY CARRIED TO RECOMMEND THAT CITY COUNCIL APPROVE THE REZONING REQUEST WITH THE CONDITION THAT THE MAXIMUM HEIGHT OF ANY BUILDING OR STRUCTURE ADJACENT TO A RESIDENTIAL ZONING DISTRICT OR RESIDENTIAL LAND USE BE LIMITED TO ONE (1) STORY.

5. **Discussion and Action:** 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

FOR THE RECORD

For the record, Vice-Chair Nester stated he is involved with the Montecillo development and would abstain from voting.

Vice-Chair Nester and Board Members Wakeem, Addington and Teschner commented.

City staff, Ms. Forsyth commented.

NO ACTION WAS TAKEN.

6. **Discussion and Action:** Progress on rezoning case number PZRZ13-00023, requesting that an approximate 4,669 acre tract of undeveloped land managed by the El Paso Water Utility – Public Service Board and generally located north of Transmountain Rd. and east of I-10 be rezoned to the Urban Reserve District, originally recommended for approval by the Open Space Advisory Board at its July 17th, 2013 meeting. Contact: David Coronado, coronadoda@elpasotexas.gov

Vice-Chair Nester and Board Members Wakeem, and White commented.

Mr. David Coronado, City Development Program Manager, commented.

NO ACTION WAS TAKEN.

7. **Discussion and Action:** On ordinance amending Title 20 (Zoning), Chapter 20.02 (Definitions); Chapter 20.06 (Zoning Districts and Map), Section 20.06.020 (Purpose of Districts); Chapter 20.10 (Supplemental Use Regulations), Section 20.10.385 (Natural Open Space) and Section 20.10.730 (Utility Facilities); Chapter 20.18 (Sign Regulations), Section 20.18.410 (R-F, R-1, R-2, R-2A, R-3, R-3A, R-4, R-5, RMH and PMD Districts); Chapter 20.16 (Screening and Fencing), Section 20.16.020 (Mandatory Walls); and Appendix A (Table of Permissible Uses) of the El Paso City Code to revise the definitions and purpose of the Natural Open Space zoning district, to add definitions, to clarify and add supplemental use regulations, to add signage standards and to modify screening and fencing standards. The penalty is as provided for in Chapter 20.04 of the El Paso City Code. Contact: Elizabeth Gibson, gibsonnek@elpasotexas.gov

Vice-Chair Nester and Board Members Wakeem, Balin, Beck, White, and Addington commented.

The following City staff commented:

1. Ms. Elizabeth Gibson, Lead Planner
2. Mr. David Coronado, City Development Program Manager
3. Mr. Alex Hoffman, Lead Planner
4. Ms. Karla Nieman, Assistant City Attorney

NO ACTION WAS TAKEN.

8. **Discussion and Action:** Continue the review and consider the re-prioritization of the open space opportunity areas outlined in the Open Space Master Plan.
Contact: Elizabeth Gibson, gibsonek@elpasotexas.gov

Vice-Chair Nester and Board Members Wakeem, White, Addington, Teran, and Beck commented.

Ms. Elizabeth Gibson, Lead Planner, commented.

MOTION:

Motion made by Mr. Beck, seconded by Ms. Teran AND UNANIMOUSLY CARRIED TO POSTPONE THE ITEM TO THE NEXT OSAB MEETING.

9. **Discussion:** Items for Future Agendas.
 - Update on the URD rezoning case.
 - If ready, revisions to the NOS zoning district.
 - Stormwater fund projects.
 - Title 19 revisions to parkland dedication.
 - Continue reprioritization process.

MOTION:

Motion made by Ms. Teran and seconded by Mr. Wakeem and UNANIMOUSLY CARRIED TO ADJOURN THE MEETING AT 4:42 P.M.