



ADVISORY BOARD MINUTES

PLANNING AND INSPECTIONS DEPARTMENT

Wednesday, May 6th, 2015, 3:00 P.M.
City 3 Building, 801 Texas Avenue
Basement, Thorman Conference Room

Members Present: 8

Chairwoman Martich, Vice-Chairman Nester, Richard Teschner, Lois Balin, Maria Teran, Jim Tolbert, Patricia White, Charlie Wakeem

Members Absent: 1

Edward Beck

Vacancies: 0

Planning and Inspections Department – Planning Division Staff:

Alex Hoffman, Senior Planner, David Coronado, Program Manager; Michael McElroy, Planner, Harrison Plourde, Planner; Anne Antonini, Planner

Others Present:

Karla Nieman, Assistant City Attorney, City Attorney’s Office; Marcia Tuck, Open Space, Trails and Parks Coordinator, Parks & Recreation Department; Ms. Marilyn Guida, public; Dr. Marshall Carter-Tripp, public

1. Meeting Called to Order

Chairwoman Martich called the meeting to order at 3:01 p.m.

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

None.

3. Discussions and Action:

- a. Changes to the Agenda.

Board Members requested **Item 4. b. PZRZ15-00011** be heard before **Item 4. a. PZRZ15-00005**

MOTION:

Motion made by Vice-Chairman Nester, seconded by Ms. Teran AND UNANIMOUSLY CARRIED TO APPROVE THE CHANGES TO THE AGENDA.

- b. Approval of Minutes: March 18th, 2015

Chairwoman Martich asked if Board Members had any additions/changes/revisions. *There were none.*

MOTION:

Motion made by Ms. Teran, seconded by Mr. Wakeem AND UNANIMOUSLY CARRIED TO APPROVE THE MARCH 18TH, 2015 MEETING MINUTES.

- c. Approval of Minutes: April 1st, 2015

Chairwoman Martich asked if Board Members had any additions/changes/revisions. *There were none.*

MOTION:

Motion made by Ms. Teran, seconded by Mr. Wakeem AND UNANIMOUSLY CARRIED TO APPROVE THE MARCH 18TH, 2015 MEETING MINUTES.

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

- a. **PZRZ15-00005:** Portion of Lot 18, Block 26, Regal Crest Unit 5 Replat "A", City of El Paso, El Paso County, Texas
- Location: 851 Thorn Avenue
Zoning: R-3 (Residential)
Request: From R-3 (Residential) to R-MU (Residential Mixed Use)
Existing Use: Church
Proposed Use: Church and Apartments
Property Owner: Grace Baptist Church
Representative: Tom Aber
District: 1
Staff Contact: Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov

Mr. Michael McElroy, Planner, gave a presentation and responded to comments/questions from Board Members.

MOTION:

Motion made by Mr. Wakeem, seconded by Dr. Teschner AND UNANIMOUSLY CARRIED TO APPROVE.

- b. **PZRZ15-00011:** Parcel 1: Portion of Tract 10J, A.F. Miller Survey No. 211, City of El Paso, El Paso County, Texas
Parcel 2: Portion of Tract 10J, A.F. Miller Survey No. 211, City of El Paso, El Paso County, Texas
- Location: 135 N. Resler Drive
Zoning: P-R 2/sc (Planned Residential II/special contract)
Request: From P-R 2/sc (Planned Residential II/special contract)
To C-2 (Commercial) (Related to PZCR15-00002)
Existing Use: Vacant
Proposed Use: Self-storage and light retail
Property Owner: Armour Self Storage I, Limited Partnership
Representative: Etzold & Co (David Etzold)
District: 8
Staff Contact: Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov

Mr. Michael McElroy, Planner, gave a presentation and responded to comments/questions from Board Members.

MOTION:

Motion made by Mr. Wakeem, seconded by Dr. Teschmer AND UNANIMOUSLY CARRIED TO APPROVE.

5. **Discussion and Action:** An 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 Appendix A (Table of Permissible Uses) of the El Paso City Code to revise the definition of Natural Open Space and to add definitions and revise uses permitted with the Natural Open Space Zoning District. The penalty is as provided for in Chapter 20.04 of the El Paso City Code.
Contact: Alex Hoffman, hoffmanap@elpasotexas.gov

Mr. Alex Hoffman, Lead Planner, gave a presentation and responded to comments/questions from Board Members and members of the public.

Ms. Balin asked the following changes and modification be incorporated into the proposed ordinance:

1. That under the proposed Supplemental Use Regulations of 20.10.385 Natural open space, Subsection 7. Wildlife sanctuary, that the individual from the City who evaluates whether a property meets certain criteria be changed from "city engineer" to City Manager or designee".
2. Under the letter "e" of the same subsection, that the language read as follows: "Areas containing habitats for breeding, wintering, migratory birds or threatened or endangered species."

No comments from the public or from Ms. Nieman.

MOTION:

Motion made by Mr. Wakeem, seconded by Vice-Chairman Nester AND UNANIMOUSLY CARRIED TO RECOMMEND APPROVAL OF THE ORDINANCE WITH THE PROPOSED REVISIONS.

6. **Discussion and Action:** To make a policy recommendation regarding incompatible zoning adjacent to open space. Contact: Jim Tolbert, Boardmember, diegotolbert@gmail.com

Mr. Jim Tolbert, Boardmember, asked to have staff create an inventory of all city-owned property greater than one acre in size with its corresponding zoning.

No public comment.

7. **Discussion and Action:** OSAB Development Goal
Contact: Katrina Martich, Chair, kmartich@stellee.com

Chairwoman Martich requested Items 7. and 8. be postponed to the next OSAB meeting, June 10th, 2015.

MOTION:

Motion made by Vice-Chairman Nester, seconded by Ms. Teran AND UNANIMOUSLY CARRIED TO APPROVE THE CHANGES TO THE AGENDA.

8. Discussion: OSAB Visibility Goal

Contact: Katrina Martich, Chair, kmartich@stellee.com

Chairwoman Martich requested Items 7. and 8. be postponed to the next OSAB meeting, June 10th, 2015.

MOTION:

Motion made by Vice-Chairman Nester, seconded by Ms. Teran AND UNANIMOUSLY CARRIED TO APPROVE THE CHANGES TO THE AGENDA.

9. Discussion and Action: Consider changes to the start time and day of the week for future meetings. Contact: Katrina Martich, Chair, kmartich@stellee.com

Chairwoman Martich broached the subject as to whether the board would like to change its meeting times and/or dates. After deliberation, the board decided to keep their meetings as-is/

No comments from staff or members of the public.

NO ACTION WAS TAKEN.

10. Discussion and Action: To make a policy regarding the placement of items on the OSAB Agenda. Contact: Jim Tolbert, Boardmember, diegotolbert@gmail.com

Mr. Tolbert requested Item 10. be postponed to the next OSAB meeting, June 10th, 2015.

MOTION:

Motion made by Vice-Chairman Nester, seconded by Ms. Teran AND UNANIMOUSLY CARRIED TO APPROVE THE CHANGES TO THE AGENDA.

11. Discussion: Items for the June 10th Agenda.

- **Discussion and Action:** OSAB Development Goal
Contact: Katrina Martich, Chair, kmartich@stellee.com
- **Discussion:** OSAB Visibility Goal
Contact: Katrina Martich, Chair, kmartich@stellee.com
- **Discussion and Action:** To make a policy regarding the placement of items on the OSAB Agenda. Contact: Jim Tolbert, Boardmember, diegotolbert@gmail.com
- Inventory of city-owned land
- Closed Session Item – regarding a specific parcel of land on the Quality of Life Bond Acquisition List

12. Adjournment

MOTION:

Motion made by Mr. Wakeem, and seconded by Mr. Tolbert AND UNANIMOUSLY CARRIED TO ADJOURN.