

Open Space Open Space



ADVISORY BOARD MINUTES

PLANNING AND INSPECTIONS DEPARTMENT

Wednesday, June 10th, 2015, 3:00 P.M.
 City 3 Building, 801 Texas Avenue
 Basement, Thorman Conference Room

Members Present: 6

Chairwoman Katrina Martich, Vice-Chairman Joseph Nester, Richard Teschner, Maria Teran, Patricia White, Charlie Wakeem

Members Absent: 3

Edward Beck, Lois Balin, Jim Tolbert

Vacancies: 0

Planning & Inspections Department – Planning Division Staff:

Alex Hoffman, Senior Planner; David Coronado, Program Manager; Art Rubio, Senior Planner; Andrew Salloum, Planner; Michael McElroy, Planner

Others Present:

Karla Nieman, Assistant City Attorney, City Attorney's Office; Ms. Martha Macias, Sign Language Interpreter; Mr. Larry Nichols, Director, Planning & Inspections Department; Ms. Marilyn Guida, public

1. Meeting Called to Order

Chairwoman Martich called the meeting to order at 3:00 p.m.

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

1. Ms. Marilyn Guida asked staff to elaborate on the timeline and approval process regarding the revised Natural Open Space zoning ordinance.

Mr. Hoffman noted the ordinance would come before the City Plan Commission (CPC) Thursday, July 9th, 1:30pm, City 1, 300 N. Campbell Street, Council Chambers. City Plan Commissioners have the purview to make recommendations to the City Council to modify the ordinance language.

After the City Plan Commissioners approve and/or made recommendations to City Council to modify the ordinance language, the ordinance will be posted on the City Council agenda as an ordinance introduction. Two weeks later, the ordinance will be posted on the City Council agenda as a public hearing. The ordinance may be delayed/postponed a week or two, at the public hearing, for administrative purposes.

2. Chairwoman Martich read into the record an email sent by Mr. Tolbert Boardmember, by proxy, as a member of the public.

3. Discussions and Action:

- a. Changes to the Agenda.

There were none.

- b. Approval of Minutes: May 6th, 2015

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

MOTION:

Motion made by Mr. Teschner, seconded by Ms. Teran AND UNANIMOUSLY CARRIED TO APPROVE THE MAY 6th, 2015 MEETING MINUTES.

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

- a. **PZRZ15-00050:** All of Tract 4G, E.L. De Shazo Survey 218, City of El Paso, El Paso County, Texas
Location: East of N. Mesa Street and South of Castellano Drive
Zoning: R-3 (Residential)
Request: From R-3 (Residential) to C-4 (Commercial)
Existing Use: Vacant
Proposed Use: Large contractor's yard
Property Owner: MALBER, LLC.
Representative: Ray Mancera
District: 1
Staff Contact: Andrew Salloum, (915) 212-1613, salloumam@elpasotexas.gov

Mr. Andrew Salloum, Planner, gave a presentation and responded to comments/questions from Board Members. Ms. Martha Macias, Sign Language Interpreter, provided sign language interpretation.

Chairwoman Martich, Vice-Chairman Nester and Board Members Wakeem, Teran, and Teschner commented.

After noting having a personal relationship with the applicant, ~~working relationship with Mr. Mancera~~, Mr. Wakeem recused himself from voting on the rezoning request.

Mr. Ray Mancera, representative, gave a presentation and responded to comments/questions from Board Members. He requested Board Members approve the rezoning request from R-3 (Residential) to C-4 (Commercial).

Mr. Art Rubio, Planning Division, made remarks.

NO ACTION WAS TAKEN.

INTRODUCTION – MR. LARRY NICHOLS

At this time, newly appointed Director of the Planning & Inspections Department, Mr. Larry Nichols, introduced himself to the Board.

“ITEMS FOR FUTURE AGENDAS”

At this time, Mr. Wakeem noted the previously recurring agenda item, Items for Future Agendas, was omitted from this agenda.

Chairwoman Martich was aware of that and agreed with having the item omitted from this agenda. She explained the following agenda item discussion would address the agenda item’s omission.

5. Discussion and Action: Policy for placing items on the OSAB agenda.

Contact: Jim Tolbert, Boardmember, diegotolbert@gmail.com

Chairwoman Martich, Vice-Chairman Nester and Board Members Teschner, Wakeem, Teran, and White commented.

The following staff members responded to comments/questions from the Board:

1. Mr. David Coronado, Program Manager
2. Mr. Larry Nichols, Director, Planning & Inspections
3. Ms. Karla Nieman, Assistant City Attorney
4. Mr. Alex Hoffman, Senior Planner

In conclusion, Chairwoman Martich proposed follow-up action would to be that she, Mr. Nichols and Vice-Chairman Nester meet, discuss and finalize the process for placing items on the OSAB agenda. Following the meeting, staff will distribute the process to Board Members as a test for the next OSAB agenda.

1st MOTION:

Motion made by Chairwoman Martich, seconded by Ms. Teran THAT CHAIRWOMAN MARTICH AND VICE-CHAIRMAN NESTER MEET WITH MR. NICHOLS AND SEND OUT THE PROCEDURES.

NO VOTE WAS TAKEN.

MOTION:

Motion made by Mr. Wakeem, seconded by Mr. Teschner AND UNANIMOUSLY CARRIED THAT THE BOARD CHAIR, APPROVED CHAIR, MEET WITH MR. NICHOLS AND MR. HOFFMAN TO SET THE PROCEDURE ON SETTING THE BOARD AGENDA.

6. Discussion and Action: OSAB Development Goal

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

Chairwoman Martich and Board Members Wakeem, Teran, and White commented.

Vice-Chairman Nester commented on the decisions reached by the *Sub-Committee to work with Developers* members, Ms. Teran, Ms. White and himself, and future actions the Sub-Committee members would take.

The following staff members responded to comments/questions from the Board:

1. Mr. David Coronado, Program Manager

MOTION:

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

7. Discussion: OSAB Visibility Goal

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

Chairwoman Martich commented on the outcome of the meeting she and Vice-Chairman Nester had with Ms. Nancy Bartlett, Chief Performance Officer and Ms. Laura Cruz-Acosta, Assistant to the City Manager I.

Chairwoman Martich, Vice-Chairman Nester and Board Members Teschner, Wakeem, and White commented.

The following staff members responded to comments/questions from the Board:

1. Mr. David Coronado, Program Manager
2. Mr. Alex Hoffman, Senior Planner

8. Adjournment

MOTION:

Motion made by Mr. Wakeem, and seconded by Ms. Teran AND UNANIMOUSLY CARRIED TO ADJOURN AT 4:55 P.M.