



**OPEN SPACE ADVISORY BOARD MEETING**  
**2<sup>nd</sup> Floor, Main Conference Room**  
**July 2, 2025**  
**3:00 P.M.**

**MINUTES**

The Open Space Advisory Board met at the above place and date.

The meeting was called to order at 3:08 p.m. Chair Joe Garibay present and presiding and the following Commissioners answered roll call.

**BOARD MEMBERS PRESENT:**

- Board Chair Joe Garibay
- Board Vice Chair Mark Wancho
- Board Member Tod Grice
- Board Member Stephen Tures
- Board Member Dr. Sharon Miles-Bonart

**BOARD MEMBERS ABSENT:**

- Board Member Joseph Gaskins
- Board Member Isabel Montoya

**AGENDA**

**1. Discussion and Action:** Changes to the Agenda

Raul Garcia, Planning Program Manager, noted that there were no changes to agenda.

**NO ACTION.**

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**2. Call to the Public (items not listed on the Agenda):** *Members of the public will be allowed 3 minutes to present, with additional time granted at the discretion of the presiding officer.*

None

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**3. Discussion and Action:** Minutes for June 4, 2025, Open Space Advisory Board Meeting  
**Contact:** Kevin Smith, Planning and Inspections, [smithkw@elpasotexas.gov](mailto:smithkw@elpasotexas.gov)

**ACTION:** Motion by Board Member Wancho to **CORRECT SECOND PAGE RIGHT SIDE UP AND APPROVE JUNE 4, 2025 MINUTES**, seconded by Board Member Tures and unanimously carried.

Motion Passed.

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4. **Information and Discussion:** El Paso Water (EP Water) Quarterly financial report on the 10% annual drainage utility fee revenue and expenses  
Contact: Jonathan Persall, El Paso Water, [jpersall@epwater.org](mailto:jpersall@epwater.org)

Jonathan Persall, El Paso Water, made a presentation to the Board and answered questions from the Board.

**NO ACTION.**

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5. **Information and Discussion:** Update on the Police/Fire Academy site  
**Contact:** Yvette Hernandez, City Manager's Office, [hernandezym@elpasotexas.gov](mailto:hernandezym@elpasotexas.gov)

Yvette Hernandez, City Manager's Office, made a presentation to the Board and answered questions from the Board.

**NO ACTION,**

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6. **Discussion and Action:** Proposed rezoning in the Hillside Development Area:

**PZRZ25-00010:** A portion of Tract 1B (n/k/a Tract 1B1), Nellie D. Mundy Survey No. 243, City of El Paso, El Paso County, Texas  
Location: Dewberry Dr. (North of Woodrow Bean Transmountain Dr. and East of Resler Dr.)  
Zoning: R-3A (Residential)  
Request: To rezone from R-3A (Residential) to PR-II (Planned Residential)  
Existing Use: Vacant  
Proposed Use: Townhomes  
Property Owner: DVEP Land LLC  
Representative: Del Rio Engineering  
District: 1  
Staff Contact: Jose Beltran, (915) 212-1607, [BeltranJV@elpasotexas.gov](mailto:BeltranJV@elpasotexas.gov)

Jose Beltran, Planner, made a presentation to the Board. Staff recommends approval of the rezoning request.

Sal Massoud, representative, concurs with staff recommendations and answered questions from the Board.

**ACTION:** Motion by Board Member Tures, to **APPROVE ITEM # PZRZ25-00010**, seconded by Board Member Wancho and unanimously carried.

Motion Passed.

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7. **Information and Discussion:** Update on the Open Space Advisory Board enabling resolution  
Contact: Russell Abeln, City Attorney's Office, [abelnrt@elpasotexas.gov](mailto:abelnrt@elpasotexas.gov)

Russell Abeln, City Attorney's Office, made a presentation to the Board and answered questions from the Board. Draft of updates will be provided to Board for review

**NO ACTION.**

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- 8. Information and Discussion:** Update on the remediation efforts at Castner Range  
**Contact:** Open Space Advisory Board

Board Member Wancho gave update on flagging of area and asked to properly address area not as "Castner Range" but as "North of Castner Range"

**NO ACTION.**

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- 9. Information and Discussion:** Observations from OSAB members of open space areas  
**Contact:** Kevin Smith, Planning and Inspections, [smithkw@elpasotexas.gov](mailto:smithkw@elpasotexas.gov)

Board Member Wancho spoke on:

Roundhouse Trailhead being affected by recent rains and efforts to clear up the area.  
Crazy Cat Mountain property being available for purchase

**NO ACTION.**

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- 10. Discussion:** Identify items for future agendas

- Discussion of Crazy Cat Mountain and other general properties
  - Discussion on Attendance/Quorum
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**CLOSED SESSION**

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

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**11. Adjournment**

**ACTION:** Motion made by Board Member Grice, seconded by Board Member Tures and unanimously carried to **ADJOURN.**

Motion passed.

Meeting adjourned at 4:11 p.m.

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Approved as to form:



for

Kevin W. Smith, Open Space Advisory Board Executive Secretary