
**OPEN SPACE ADVISORY BOARD MINUTES
WEDNESDAY, OCTOBER 13, 2021, 3:00 P.M.
COUNCIL CHAMBERS CITY HALL, 300 N. CAMPBELL
AND VIRTUALLY**

**THE LOCAL HEALTH AUTHORITY STRONGLY RECOMMENDS THE USE OF
MASKS IN ALL CITY FACILITIES AND INDOOR SPACES**

Karina Bragg, Lead Planner, Planning & Inspections, read the below information into the record:

Notice is hereby given that a Meeting of the Open Space Advisory Board will be conducted on October 13, 2021 at 3:00 p.m.

In compliance with the requirement that the City provide two-way communication for members of the public, members of the public may communicate with the Board during public comment and regarding agenda items by calling the following number:

Members of the public are encouraged to participate virtually by calling **1 915 213 4096**

At the prompt please enter the Conference ID: 956 973 477#

Via the City's website: <http://www.elpasotexas.gov/videos>

Via YouTube: <https://www.youtube.com/watch?v=cZdloX8FXqE>

The following members of the Open Space Advisory Board will be present:

**Mark Wanch, Alyssa Cervantes Benavides, Joe Garibay, Yvonne Cacho
Dr. Sharon Miles-Bonart, Romaree Friedman Herbert**

Vacancy: 0

A quorum of the Open Space Advisory Board must participate in the meeting.

Recording of the meeting will begin prior to roll call

Establish a Quorum

A quorum of the Open Space Advisory Board was present.

Meeting Called to Order

Meeting called to order at 3:20 p.m.

Members Present: 6

Chairman Joe Garibay, Vice-Chairwoman Alyssa Cervantes Benavides and Board Members Yvonne Cacho, Dr. Sharon Miles-Bonart, Romaree Friedman Herbert, and Mark Wancho

Members Absent: 3

Sarah Elena Dillabough, Isela Castañon-Williams, and Stephen Tures

Vacant: 0**Planning & Inspections Department:**

Karina Brasgalla, Lead Planner; Kevin Smith, Assistant Director-Planning; Luis Zamora, Senior Planner; Adriana Martinez, Senior Planner

Other City Staff Present/Other Presenters:

Russell Abeln, Assistant City Attorney I, City Attorney's Office

Member of the public: 0**Welcome new Board Member:**

Chairman Garibay welcomed new Board Member Romaree Herbert.

Board Duties:

The Open Space Advisory Board shall act as an advisory board and provide recommendations to the City Council in efforts to preserve and acquire open space as identified in the Towards a Bright Future: A Green Infrastructure Plan for El Paso, Texas, commonly referred to as the open space master plan. The Open Space Advisory Board shall provide recommendations on the implementation of the open space master plan.

Time Limits for Information Presentations:

There is a 15 minute time limit for presentations, with additional time granted at the discretion of the presiding officer. This limitation is applicable only to the presentation itself and does not include discussion and action elements of an item.

There were no Information Presentations.

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.

There were no speakers.

REGULAR AGENDA

1. Discussion and Action: Changes to the Agenda

MOTION:

Motion made by Board Member Dr. Miles-Bonart, seconded by Vice-Chairwoman Alyssa Cervantes Benavides
AND UNANIMOUSLY CARRIED TO POSTPONE ITEMS 6. AND 7.
(Voice vote, all Ayes) (Motion passed 6-0)

2. Discussion and Action: Approval of the Minutes for September 1, 2021.

MOTION:

Motion made by Vice-Chairwoman Alyssa Cervantes Benavides, seconded by Board Member Dr. Miles-Bonart
AND UNANIMOUSLY CARRIED TO APPROVE THE SEPTEMBER 1, 2021 MINUTES.
(Voice vote, all Ayes) (Motion passed 6-0)

3. Discussion and Action: Review of the Board bylaws continued from the September 1, meeting.

Karina Brascgalla gave a presentation.

Board Member Dr. Miles-Bonart gave a presentation.

Discussion amongst Chairman Garibay, Vice-Chairwoman Alyssa Cervantes Benavides and Board Members Dr. Miles-Bonart, Wancho and Herbert.

Staff comments from Ms. Brascgalla, Mr. Abeln and Mr. Smith.

MOTION:

Motion made by Board Member Cacho, seconded by Vice-Chairwoman Alyssa Cervantes Benavides
AND UNANIMOUSLY CARRIED TO APPROVE THE CITY'S LANGUAGE WITH THE TEN CALENDAR CHANGES AND REVIEW BY THE CITY ATTORNEY'S OFFICE FOR COMPLIANCE WITH THE TEXAS OPEN MEETINGS ACT. (Voice vote, all Ayes) (Motion passed 6-0)

4. Information, Discussion and Action: Review of the following Rezoning Application in the Hillside Development Areas

PZRZ21-00024: Being a Portion of Tracts 4B, 4B1, 5A, 5B, and 6, Laura E. Mundy Survey 237, and portion of Enchanted Hills Unit Five, City of El Paso, El Paso County, Texas

Location: Generally North of Transmountain Rd. and East of IH-10.

Existing Zoning: R-3 (Residential) and R-MU (Residential Mixed Use)

Request: Parcel 1: Rezone from R-MU (Residential Mixed Use) to R-5 (Residential)

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|-----------------|---|--|
| | Parcel 2: | Rezone from R-3 (Residential), R-5 (Residential), and R-MU (Residential Mixed Use) to C-2 (Commercial) |
| | Parcel 3: | Rezone from R-3 (Residential) to C-3 (Commercial) |
| Existing Use: | Vacant | |
| Proposed Use: | Parcel 1: | Residential Development |
| | Parcel 2: | Commercial Development |
| | Parcel 3: | Commercial Development |
| Property Owner: | EP Transmountain Residential, LLC | |
| Representative: | Conde, Inc. | |
| District: | 1 | |
| Staff Contact: | Luis Zamora, (915) 212-1552, zamoralf@elpasotexas.gov | |

Presentation by Luis Zamora.

Conrad Conde, representing Conde, Inc., explained the proposed project to Board Members and commented on questions from Chairman Garibay, Vice-Chairwoman Alyssa Cervantes Benavides and Board Members Dr. Miles-Bonart, Wancho, Cacho and Herbert.

MOTION:

Motion made by Board Member Wancho, seconded by Board Member Herbert AND UNANIMOUSLY CARRIED TO APPROVE. (Voice vote, all Ayes) (Motion passed 6-0)

5. **Information and Discussion:** Quarterly report from the Planning Division, Subdivisions Section, regarding land studies and plats approved in the Mountain and Hillside Development Areas pursuant to City Code Section 2.22.050 (B) (2).

Contact: Adriana Martinez, martinezar@elpasotexas.gov

Presentation from Adriana Martinez.

Discussion from Chairman Garibay and Board Members Dr. Miles-Bonart and Cacho.

Comments from Ms. Martinez, Mr. Abeln, Mr. Smith and Ms. Brasgalla.

The following item was postponed

6. **Information and Discussion:** Presentation on the management and authorized uses of the portion of the Quality of Life bond funds set aside for Open Space acquisition, including limitations on the land use changes following funding allocation. **Contact:** Russell Abeln, abelnrt@elpasotexas.gov

The following item was postponed

7. **Information and Discussion:** Presentation on the management and authorized uses of the portion of the annual drainage utility fee revenues set aside for Green Projects, as further defined by

Ordinance No. 016668, including limitations on land use changes to the dual-purpose use of Green Projects for stormwater management and open space preservation following funding allocation.

Contact: James Wolff, jwolff@epwater.org

CLOSED SESSION

TEMPORARY SUSPENSION OF OPEN MEETINGS LAWS DUE TO EMERGENCY

The Texas Governor has temporarily suspended specified provisions of the Texas Open Meetings Act to allow telephonic or videoconference meetings and to avoid congregate settings in physical locations.

The following members of the Open Space Advisory Board will be present via video conference:

**Mark Wancho, Alyssa Cervantes Benavides, Joe Garibay, Yvonne Cacho,
Dr. Sharon Miles-Bonart, Romaree Friedman Herbert**

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

8. Discussion: Identify items for future agendas.

Chairman Garibay requested Staff clarify what the term “reserve” means regarding maps specifically Morning Hill in the Knapp land area and trailheads but not the Knapp land that was recently put in the conservation easement.

MS. BRASGALLA’S LAST OSAB MEETING

Prior to adjourning, Ms. Brasgalla stated she had accepted a position in another City department and that this would be her last OSAB meeting.

Chairman Garibay and Vice-Chairwoman Alyssa Cervantes Benavides and Board Members Herbert and Dr. Miles-Bonart wished Ms. Brasgalla well in her new endeavor.

MEETING AT THE BLUE FLAME BUILDING REGARDING NEW FIRE AND POLICE ACADEMY

Prior to adjourning, Chairman Garibay noted the City would be conducting a meeting at 6:00 p.m. today at the Blue Flame building. The meeting would be to discuss the new Fire and Police Academy to be located in the Northeast.

9. Adjournment

MOTION:

Motion made by Board Member Dr. Miles-Bonart, seconded by Board Member Herbert AND UNANIMOUSLY CARRIED TO ADJOURN. (Voice vote, all Ayes) (Motion passed 6-0)