



AGENDA FOR THE HISTORIC LANDMARK COMMISSION MEETING

**June 11, 2026
THORMAN CONFERENCE ROOM, 801 TEXAS AVE, BASEMENT
3:00 PM**

Notice is hereby given that a meeting of the Historic Landmark Commission will be conducted on the above date and time.

Members of the public may view the meeting via the following means:

Via the City's website. <http://www.elpasotexas.gov/videos>
Via television on City15,
YouTube: <https://www.youtube.com/user/cityofelpasotx/videos>

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 Historic Landmark Commission during public comment, and regarding agenda items by calling the following number:

1-915-213-4096 or Toll Free Number: 1-833-664-9267

At the prompt please enter the corresponding Conference ID: 546 115 231#

If you wish to sign up to speak, please contact HLC@elpasotexas.gov or (915) 212-0088 no later than by the start of the meeting.

A quorum of the Historic Landmark Commission members must be present and participate in the meeting.

The following members of the Historic Landmark Commission (HLC) will be present: Kelly Blough, Kirk Clifton, Stephanie Gardea, Isaac Harder, Kim McGlone, Luis "Sito" Negron, Cynthia Renteria, Alex Ruiz and Mario Silva.

PUBLIC COMMENT

This time is reserved for members of the public who would like to address the Historic Landmark Commission on any items that are not on the Historic Landmark Commission Agenda and that are within the jurisdiction of the Historic Landmark Commission. No action shall be taken.

ROLL CALL

REGULAR AGENDA

- 1. PHAP26-00024:** 29 Sunset Heights 13 & W 1/2 Of 12, City of El Paso, [BC-2152](#)
El Paso County, Texas
Location: 809 Mundy Drive
Historic District: Sunset Heights
Property Owner: Robbie and Jennifer Rosales
Representative: Robbie and Jennifer Rosales
Representative District: 8
Existing Zoning: R-5/H (Residential/Historic)
Year Built: 1925
Historic Status: Contributing
Request: Certificate of Appropriateness for construction of a
dormer after-the-fact
Application Filed: 5/7/26
45 Day Expiration: 6/21/26
- 2. PHAP26-00025:** 18 Sunset Heights E 1/2 Of 1 To 5 (9535 Sq Ft), [BC-2153](#)
City of El Paso, El Paso County, Texas
Location: 901 W. Yandell Drive
Historic District: Sunset Heights
Property Owner: Ernest and Alicia Armstrong
Representative: Ernest and Alicia Armstrong
Representative District: 8
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1900
Historic Status: Contributing
Request: Certificate of Appropriateness for covering rock walls
with stucco
Application Filed: 5/7/26
45 Day Expiration: 6/21/26
- 3. PHAP26-00026:** 15 Sunset Heights 22 & N 15 Ft Of 23 (4800 Sq Ft), [BC-2154](#)
City of El Paso, El Paso County, Texas
Location: 1316 Randolph Drive
Historic District: Sunset Heights
Property Owner: Hermelinda Mota
Representative: Hermelinda Mota
Representative District: 8
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1919
Historic Status: Contributing
Request: Certificate of Appropriateness for construction of a
ramp and infilling the front yard with concrete
after-the-fact
Application Filed: 5/28/26

45 Day Expiration: 7/12/26

4. **PHAP26-00027:** Lot 2, Blk 1: 1 Peaceful Valley Subdivision, City of El Paso, El Paso County, Texas [BC-2155](#)
- Location: 9705 Peaceful Valley Drive
Historic District: Mission Trail
Property Owner: Warnick Homes, Inc.
Representative: Rocio Meshirer
Representative District: 7
Existing Zoning: RFH (Ranch Farm/Historic)
Year Built: NA
Historic Status: Non-Contributing
Request: Certificate of Appropriateness for construction of a one-story family house
- Application Filed: 5/28/26
45 Day Expiration: 7/12/26

5. **PHAP26-00028:** Lot 3, Blk 1: 1 Peaceful Valley Subdivision, City of El Paso, El Paso County, Texas [BC-2156](#)
- Location: 9709 Peaceful Valley Drive
Historic District: Mission Trail
Property Owner: Warnick Homes, Inc.
Representative: Rocio Meshirer
Representative District: 7
Existing Zoning: RFH (Ranch Farm/Historic)
Year Built: NA
Historic Status: Non-Contributing
Request: Certificate of Appropriateness for construction of a one-story family house
- Application Filed: 5/28/26
45 Day Expiration: 7/12/26

NOTICE TO THE PUBLIC

All matters listed under the CONSENT AGENDA, including those on the Addition to the Agenda, will be considered by Historic Landmark Commission to be routine, or have met all standards for development under state law (plats only not requiring a public hearing), and will be enacted by one motion unless separate discussion is requested by Historic Landmark Commission or staff and the item is removed from the Consent Agenda. Members of the audience who wish to ask questions or speak regarding items on the Consent Agenda must sign up on the day of the meeting, and such requests to speak must be received by 1:30 p.m. on the date of the meeting. When the vote has been taken, if an item has not been called out for separate discussion, the item has been approved. The Historic Landmark Commission may, however, reconsider any item at any time during the meeting.

CONSENT AGENDA - APPROVAL OF MINUTES

Approval of Minutes

6. Discussion and action on Regular meeting minutes for May 28, 2026.

[BC-2157](#)

Staff Report

7. HLC Staff Report - Update on Administrative Review Cases since last HLC meeting for the properties listed on the attachment posted with this agenda. (See Attachment "A.")

[BC-2158](#)

EXECUTIVE SESSION

The Historic Landmark Commission may retire into Executive Session pursuant to Section 3.5 of the El Paso City Charter and the Texas Government Code, Sections 551.071-551.076 to discuss an item on the agenda.

ADJOURN

NOTICE TO THE PUBLIC

Sign language interpreters will be provided for this meeting upon request. Requests must be made to HLC@elpasotexas.gov or (915) 212-0088 a minimum of 72 hours prior to the date and time of this hearing.

If you need Spanish Translation Services, please email HLC@elpasotexas.gov at least 72 hours in advance of the meeting.

Posted this the _____ of _____ at _____ AM/PM by _____



Legislation Text

File #: BC-2152, Version: 1

**CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM**

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

PHAP26-00024: 29 Sunset Heights 13 & W 1/2 Of 12, City of El Paso,
El Paso County, Texas
Location: 809 Mundy Drive
Historic District: Sunset Heights
Property Owner: Robbie and Jennifer Rosales
Representative: Robbie and Jennifer Rosales
Representative District: 8
Existing Zoning: R-5/H (Residential/Historic)
Year Built: 1925
Historic Status: Contributing
Request: Certificate of Appropriateness for construction of a
dormer after-the-fact
Application Filed: 5/7/26
45 Day Expiration: 6/21/26



File #: BC-2153, Version: 1

**CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM**

AGENDA LANGUAGE:

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PHAP26-00025: 18 Sunset Heights E 1/2 Of 1 To 5 (9535 Sq Ft),
City of El Paso, El Paso County, Texas

Location: 901 W. Yandell Drive

Historic District: Sunset Heights

Property Owner: Ernest and Alicia Armstrong

Representative: Ernest and Alicia Armstrong

Representative District: 8

Existing Zoning: R-4/H (Residential/Historic)

Year Built: 1900

Historic Status: Contributing

Request: Certificate of Appropriateness for covering rock walls
with stucco

Application Filed: 5/7/26

45 Day Expiration: 6/21/26



Legislation Text

File #: BC-2154, Version: 1

**CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM**

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PHAP26-00026: 15 Sunset Heights 22 & N 15 Ft Of 23 (4800 Sq Ft),
City of El Paso, El Paso County, Texas

Location: 1316 Randolph Drive

Historic District: Sunset Heights

Property Owner: Hermelinda Mota

Representative: Hermelinda Mota

Representative District: 8

Existing Zoning: R-4/H (Residential/Historic)

Year Built: 1919

Historic Status: Contributing

Request: Certificate of Appropriateness for construction of a
ramp and infilling the front yard with concrete
after-the-fact

Application Filed: 5/28/26

45 Day Expiration: 7/12/26



File #: BC-2155, Version: 1

**CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM**

AGENDA LANGUAGE:

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PHAP26-00027: Lot 2, Blk 1: 1 Peaceful Valley Subdivision, City of
El Paso, El Paso County, Texas
Location: 9705 Peaceful Valley Drive
Historic District: Mission Trail
Property Owner: Warnick Homes, Inc.
Representative: Rocio Meshirer
Representative District: 7
Existing Zoning: RFH (Ranch Farm/Historic)
Year Built: NA
Historic Status: Non-Contributing
Request: Certificate of Appropriateness for construction of a
one-story family house
Application Filed: 5/28/26
45 Day Expiration: 7/12/26



File #: BC-2156, Version: 1

**CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM**

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

PHAP26-00028: Lot 3, Blk 1: 1 Peaceful Valley Subdivision, City of El Paso, El Paso County, Texas
Location: 9709 Peaceful Valley Drive
Historic District: Mission Trail
Property Owner: Warnick Homes, Inc.
Representative: Rocio Meshirer
Representative District: 7
Existing Zoning: RFH (Ranch Farm/Historic)
Year Built: NA
Historic Status: Non-Contributing
Request: Certificate of Appropriateness for construction of a one-story family house
Application Filed: 5/28/26
45 Day Expiration: 7/12/26



El Paso, TX

300 N. Campbell
El Paso, TX

Legislation Text

File #: BC-2157, **Version:** 1

**CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM**

AGENDA LANGUAGE:

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Discussion and action on Regular meeting minutes for May 28, 2026.



HISTORIC LANDMARK COMMISSION MEETING
Thorman Conference Room, 801 Texas – Basement and Virtually
May 28, 2026
3:00 P.M.

MINUTES

The Historic Landmark Commission met at the above place and date.

The meeting was called to order at 3:01 p.m. Commission Chair Harder present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

- Kelly Blough
- Isaac Harder
- Luis "Sito" Negron
- Alex Ruiz
- Mario Silva

COMMISSIONERS ABSENT:

- Kim McGlone
- Cynthia Renteria
- Stephanie Gardea
- Kirk Clifton

HISTORIC PRESERVATION OFFICE:

- Providencia Velázquez, Historic Preservation Officer
- Fredo Alejandro, Building Plans Examiner
- Russell Abeln, Senior Assistant City Attorney

AGENDA

Providencia Velázquez, Historic Preservation Officer, read the *Statement from the Historic Preservation Office* into the record.

ACTION: No action was taken.

- AYES: N/A
- NAYS: N/A
- ABSTAIN: N/A
- ABSENT: N/A
- NOT PRESENT FOR THE VOTE: N/A

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I. CALL TO THE PUBLIC – PUBLIC COMMENT

This time is reserved for members of the public who would like to address the Historic Landmark Commission on any items that are not on the Historic Landmark Commission agenda and that are within the jurisdiction of the Historic Landmark Commission. No action shall be taken.

A sign-up form is available at the Thorman Conference Room for those who wish to sign up on the day of the meeting. Requests to speak must be received by 3:00 p.m. on the date of the meeting. A total time of three minutes may be allowed for each speaker. The Public Comment portion shall not exceed thirty (30) minutes, unless otherwise approved by the Historic Landmark Commission.

NONE

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I. REGULAR AGENDA – DISCUSSION AND ACTION

Certificate of Appropriateness

1. **PHAP26-00021:** 124 Government Hill W 107.67 Ft Of (32 & 33) (6280.3911 Sq Ft), City of El Paso, El Paso County, Texas
Location: 1700 Raynolds Street
Historic District: Austin Terrace
Property Owner: Andrea Read
Representative: Best Iron Works
Representative District: 2
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1938
Historic Status: Contributing
Request: Certificate of Appropriateness for construction of a carport
Application Filed: 4/16/26
45 Day Expiration: 5/31/26

Presentation made by Ms. Velázquez to the Commission.

George Murillo, representative from Best Iron Works, was present to answer questions from the Commission.

ACTION: Motion made by Commissioner Harder, seconded by Commissioner Silva, to **APPROVE AS PER STAFF RECOMMENDATIONS** and unanimously carried.

Motion passed.
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2. **PHAP26-00023** 24 Sunset Heights 17 & E 1/2 Of 18, City of El Paso, El Paso County, Texas
Location: 805 Upson Drive
Historic District: Sunset Heights
Property Owner: Nancy Reynolds
Representative: Mark Casavantes
Representative District: 8
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1930

Historic Status: Contributing
 Request: Certificate of Appropriateness for infill of the parkway after-the-fact and installation of concrete in front yard
 Application Filed: 4/16/26
 45 Day Expiration: 5/31/26

Presentation made by Ms. Velázquez to the Commission.

Mark Casavantes, representative, was present to answer questions from the Commission. Nick Markentel, representative from Bomanite Concrete, was also present to answer questions from the Commission.

ACTION: Motion made by Commissioner Harder, seconded by Commissioner Silva, to **APPROVE AS PER STAFF RECOMMENDATIONS** and unanimously carried.

Motion passed.

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3. PHAP26-00019 8 Sunset Heights N 120 Ft Of 34 & N 120 Ft of W 1/2 of 33
 (4500 Sq Ft), City of El Paso, El Paso County, Texas
 Location: 506 W. Yandell Drive
 Historic District: Sunset Heights
 Property Owner: Laura Gabriela Hernandez Sierra
 Representative: Laura Gabriela Hernandez Sierra
 Representative District: 8
 Existing Zoning: A-3/H (Apartments/Historic)
 Year Built: 1904
 Historic Status: Contributing
 Request: Reconsideration of an approved Certificate of Appropriateness for installation of a metal roof
 Orig. Application Filed: 4/2/26
 Orig. 45 Day Expiration: 5/17/26

Presentation made by Ms. Velázquez to the Commission.

Laura Hernandez was present to answer questions from the Commission.

ACTION: Motion made by Commissioner Negrón, seconded by Commissioner Ruiz to **UPHOLD THE ORIGINAL APPROVAL AND ASK THE PROPERTY OWNER TO INSTALL METAL ROOF IN COLOR TO BE APPROVED ADMINISTRATIVELY BY HISTORIC PRESERVATION OFFICER.**

AYES: Luis "Sito" Negrón, Kelly Blough, Alex Ruiz, Isaac Harder
 NAYS: Mario Silva
 ABSTAIN: N/A
 ABSENT: Cynthia Renteria, Kim McGlone, Kirk Clifton
 NOT PRESENT FOR THE VOTE: N/A

Motion passed.

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4. **PHAP26-00024:** 29 Sunset Heights 13 & W 1/2 Of 12, City of El Paso, El Paso County, Texas
 Location: 809 Mundy Drive
 Historic District: Sunset Heights
 Property Owner: Robbie and Jennifer Rosales
 Representative: Robbie and Jennifer Rosales
 Representative District: 8
 Existing Zoning: R-5/H (Residential/Historic)
 Year Built: 1925
 Historic Status: Contributing
 Request: Certificate of Appropriateness for construction of a dormer after-the-fact
 Application Filed: 5/7/26
 45 Day Expiration: 6/21/26

Presentation made by Ms. Velázquez to the Commission.

Owner was not present to answer questions from the Commission.

ACTION: Motion made by Commissioner Harder, seconded by Commissioner Silva to **TABLE ITEM TO NEXT MEETING FOR APPLICANT TO BE PRESENT** and unanimously carried.

Motion passed.

5. **PHAP26-00025:** 18 Sunset Heights E 1/2 Of 1 To 5 (9535 Sq Ft), City of El Paso, El Paso County, Texas
 Location: 901 W. Yandell Drive
 Historic District: Sunset Heights
 Property Owner: Ernest and Alicia Armstrong
 Representative: Ernest and Alicia Armstrong
 Representative District: 8
 Existing Zoning: R-4/H (Residential/Historic)
 Year Built: 1900
 Historic Status: Contributing
 Request: Certificate of Appropriateness for covering rock walls with stucco
 Application Filed: 5/7/26
 45 Day Expiration: 6/21/26

Presentation made by Ms. Velázquez to the Commission.

Nick Markentel, representative from Bomanite Concrete, was present to answer questions from the Commission.

ACTION: Motion made by Commissioner Harder, seconded by Commissioner Silva to **TABLE ITEM TO NEXT MEETING** and unanimously carried.

Motion passed.

10. Addresses of property HLC Commissioners have requested that HLC staff review or investigate and provide a report to the HLC.

THERE WERE NO ADDRESSES NOR PROPERTIES THAT THE HLC MEMBERS WOULD LIKE TO REQUEST FOR AGENDA ITEMS TO BE SCHEDULED AT THE JUNE 11, 2026 MEETING.

II. Consent Agenda

- a. Discussion and action on Regular meeting minutes for May 7, 2026.
- b. HLC Staff Report - Update on Administrative Review Cases since last HLC meeting for the properties listed on the attachment posted with this agenda.
(See Attachment "A.")

ACTION: Motion made by Commissioner Harder, seconded by Commissioner Silva to **APPROVE THE CONSENT AGENDA** and carried.

Motion passed.

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III. Adjournment of the Historic Landmark Commission's Meeting.
ADJOURNMENT:

ACTION: Motion made by Commissioner Harder, seconded by Commissioner Silva and unanimously carried to **ADJOURN**.

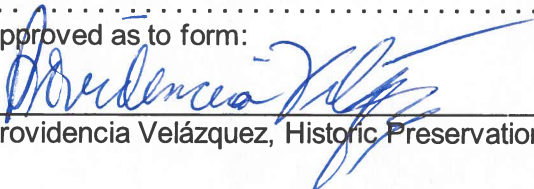
Motion passed.

Meeting adjourned at 4:11 p.m.

EXECUTIVE SESSION

The Historic Landmark Commission may retire into Executive Session pursuant to Section 3.5A of the El Paso City Charter and the Texas Government Code, Section 551.071-551.076 to discuss any item on this agenda.

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Approved as to form:



 Providencia Velázquez, Historic Preservation Officer



El Paso, TX

300 N. Campbell
El Paso, TX

Legislation Text

File #: BC-2158, Version: 1

**CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM**

AGENDA LANGUAGE:

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HLC Staff Report - Update on Administrative Review Cases since last HLC meeting for the properties listed on the attachment posted with this agenda.

(See Attachment "A.")



Planning and Inspections Department

MAYOR
Renard U. Johnson

PLANNING AND INSPECTIONS DEPARTMENT

June 11, 2026

CITY COUNCIL

ATTACHMENT "A"

District 1
Alejandra Chávez

TO: Honorable Chair and Members

District 2
Dr. Josh Acevedo

Historic Landmark Commission

District 3
Deanna M. Rocha

FROM: Providencia Velázquez, Historic Preservation Officer

District 4
Cynthia Boyar Trejo

SUBJECT: Administrative Review Status Report

District 5
Ivan Niño

Title 20, Chapter 20 (Historic Landmark Preservation), El Paso Municipal Code, allows this Department to provide Administrative Review for applications that meet criteria as listed under the Administrative Review Guidelines. Since the Historic Landmark Commission meeting on May 7, the following cases have received Administrative Review:

District 6
Art Fierro

AUSTIN TERRACE HISTORIC DISTRICT

District 7
Lily Limón

PHHR26-00079 –4309 Cumberland Avenue, Jose Gutierrez (owner) – Contributing Property – A request was made for window removal and replacement. New windows to match existing in terms of operation, configuration, dimensions, details, and finish.

District 8
Chris Canales

PHHR26-00080 –4519 Trowbride Drive, Stephanie Nebhan (owner) – Contributing Property – A request was made for re-roofing w/Owens Corning asphalt shingle in "Estate Gray" or "Driftwood" to match the existing.

CITY MANAGER
Dionne Mack

PHHR26-00084 –4325 Oxford Avenue, Royce Li (owner) – Contributing Property – A request was made for replacement of electrical meter on rear facade. New meter to be placed in the same location.

PHHR26-00086 –4419 Clifton Avenue, Miles Reavey and Paola Nunez (owners) – Non-Contributing Property – A request was made for removal of twelve (12) wooden, two-over-two, operable windows and replacement w/vinyl, operable, two-over-two, single-hung windows with three-dimensional, exterior-applied muntins to duplicate existing windows.

Philip F. Etiwe, Director

City 3 | 801 Texas Ave. | El Paso, Texas 79901 | (915) 212-0104 | FAX (915) 212-0084





Planning and Inspections Department

MAYOR

Renard U. Johnson

PHHR26-00088 –4729 Cumberland Drive, John Polonchak (owner) – Contributing Property – A request was made for replacement of the sewer line located on the side of the property.

CITY COUNCIL**MANHATTAN HEIGHTS HISTORIC DISTRICT****District 1**

Alejandra Chávez

PHHR26-00081 –2901 Federal Avenue, Isaac Harder and Jazmin Gonzalez (owners) – Landmark Property – A request was made for construction of 4'-0" high CMU stucco-covered wall inside property on west facade away from property line.

District 2

Dr. Josh Acevedo

District 3

Deanna M. Rocha

PHHR26-00083 –1718 Elm Street, Rosalia Solozarno (owner) – Contributing Property – A request was made for window removal and replacement. New windows to match existing in terms of configuration, operation, style, dimensions, and finish. New grids to be three-dimensional and applied to the exterior.

District 4

Cynthia Boyar Trejo

District 5

Ivan Niño

PHHR26-00085 –1700 Elm Street, Amy Bodart (owner) – Contributing Property – A request was made for repainting house accents, trim, window, and shutters in Sherwin Williams HGSW6186 - Dried Thyme.

District 6

Art Fierro

District 7

Lily Limón

SUNSET HEIGHTS HISTORIC DISTRICT**District 8**

Chris Canales

PHHR26-00082-1201 W. Missouri Avenue, Pablo and Lorraine Ayub (owners) – Non-Contributing Property – A request was made for A/C unit replacement and Electrical panel upgrade (reinstall in the same existing location).

CITY MANAGER

Dionne Mack

PHHR26-00087-1201 W. Missouri Avenue, Pablo and Lorraine Ayub (owners) – Non-Contributing Property – A request was made for removal and replacement of rooftop a/c unit. New unit to be placed on same roof location as existing.

Philip F. Etiwe, Director

City 3 | 801 Texas Ave. | El Paso, Texas 79901 | (915) 212-0104 | FAX (915) 212-0084

