AGENDA FOR THE HISTORIC LANDMARK COMMISSION MEETING

October 15, 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: 381 497 496#

If you wish to sign up and 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, Carla V. Monsisvais, Luis"sito" Negron, Cynthia Renteria, and Alex Ruiz

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. **PHAP26-00043:** 28 Manhattan Heights 7 to 9, City of El Paso, El Paso County, Texas **BC-2623**

Location:	3014 Copper Ave
Historic District:	Manhattan Heights
Property Owner:	Michael Pleters and Veronica Escobar
Representative:	Karla Frausto
Representative District:	2
Existing Zoning:	R-3
Year Built:	1915
Historic Status:	Contributing
Request:	Certificate of Appropriateness for construction of an 8'-0" high fence on the west side of their property.
Application Filed:	9/25/2026
45 Day Expiration:	11/9/2026

2. **PHAP26-00044:** Portion of the ROW adjacent to lots 26, 27, and 31 of Block 5 Anson Mills Map, City Of El Paso, El Paso County, Texas **BC-2624**

Location:	Portion of the ROW adjacent to 108 E Mills Ave
Historic District:	Downtown
Property Owner:	Mills Plaza Properties LP
Representative:	Alvidrez Architecture
Representative District:	8
Existing Zoning:	C-5
Year Built:	1959
Historic Status:	Landmark
Request:	Certificate of appropriateness for removal of existing tree and temporary patch of abandoned tree wells and rock scape during phase 01 and installation of new landscape, trees, fence, lighting, and seating area to match Kress building and San Jacinto Plaza during phase 02.
Application Filed:	10/07/2026
45 Day Expiration:	11/21/2026

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 t 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

3. Discussion and action on Regular meeting minutes for September 17, 2026. **BC-2625**

Staff Report

4. Not available for this meeting. **BC-2626**

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 _____

File #: BC-2623, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

AGENDA LANGUAGE:

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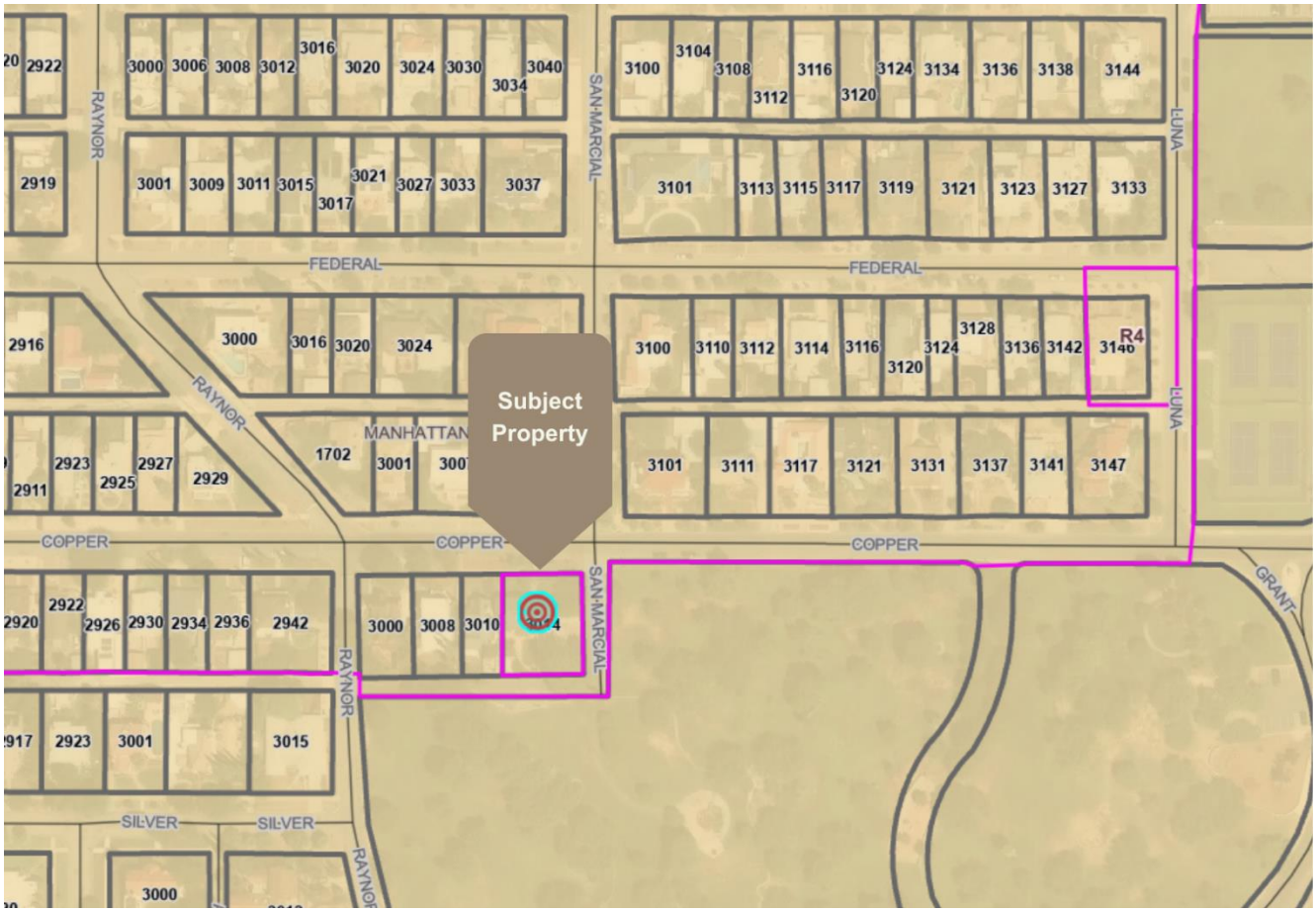
45 Day Expiration:	11/9/2026

PHAP26-00043

Date:	October 15, 2026
Application Type:	Certificate of Appropriateness
Property Owner:	Michael Pleters and Veronica Escobar
Representative:	Karla Frausto
Legal Description:	28 Manhattan Heights 7 to 9, City of El Paso, El Paso County, Texas
Historic District:	Manhattan Heights
Location:	3014 Copper
Representative District:	#2
Existing Zoning:	R-3/H (Residential/Historic)
Year Built:	1915
Historic Status:	Contributing
Request:	Certificate of Appropriateness for construction of a 6'-0" high fence on the west side of their property
Application Filed:	9/25/2026
45 Day Expiration:	11/09/2026

ITEM #1



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the construction of an 8'-0" high fence on the west side of their property.

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL of the proposed scope of work based on the following recommendations:

The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following*:*

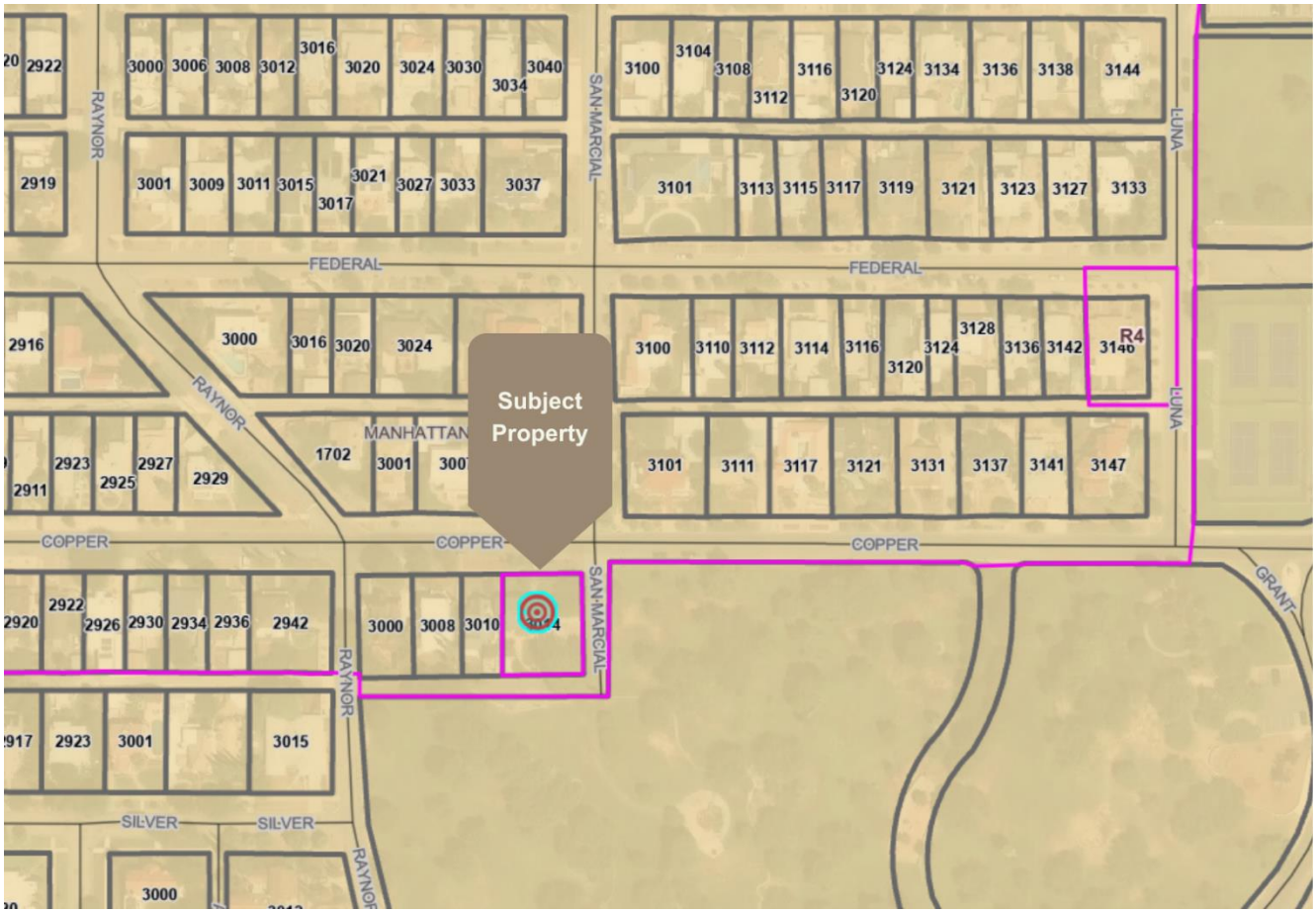
- *Introduce new fences and walls compatible in material, design, scale, location, and size with original fences and walls in the historic district.*
- *Appropriate fencing includes wrought iron, rock wall, and picket.*

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

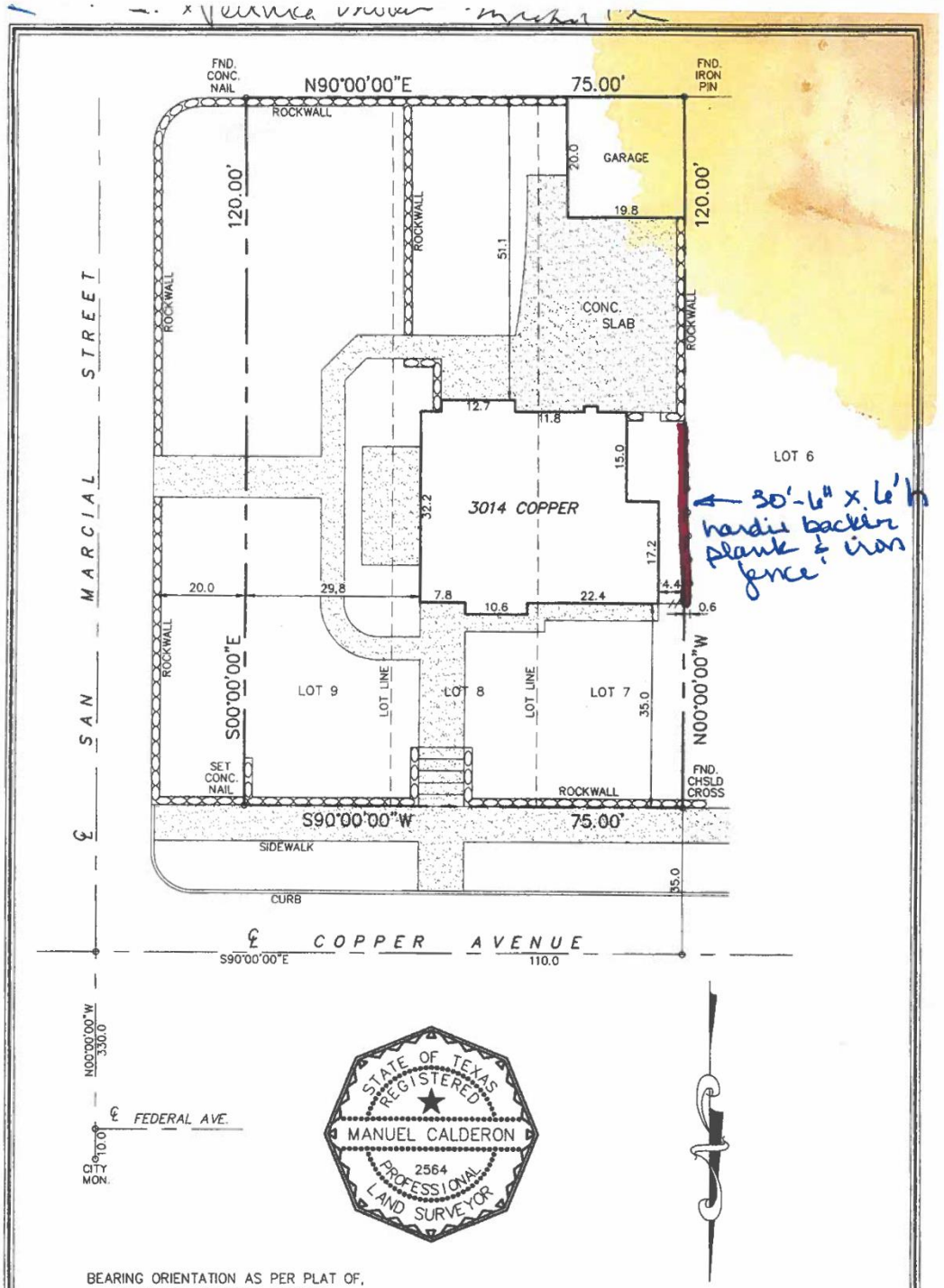
- *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

- *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired*.

AERIAL MAP


Subject Property
FEDERAL
COPPER
SILVER
MANHATTAN
RAYNOR
SAN MARCIAL
LUNA
GRANT
R4

SITE PLAN



BEARING ORIENTATION AS PER PLAT OF, MANHATTAN HEIGHTS ADDITION

This lot is not located in a flood hazard area as determined by the FIRM by U.S. Federal Emergency Management Agency National Federal flood Insurance Program.

CERTIFICATION

I hereby certify that the foregoing Boundary and Improvement Survey was made by me or under my supervision and that there are no encroachments except as shown. Only platted easements are shown.

Manuel Calderon
Registered Professional Land Surveyor No. 2564

E-Mail: CalderonEngineering@elpbizclass.com

Book -- Page -- Job No. 906-35

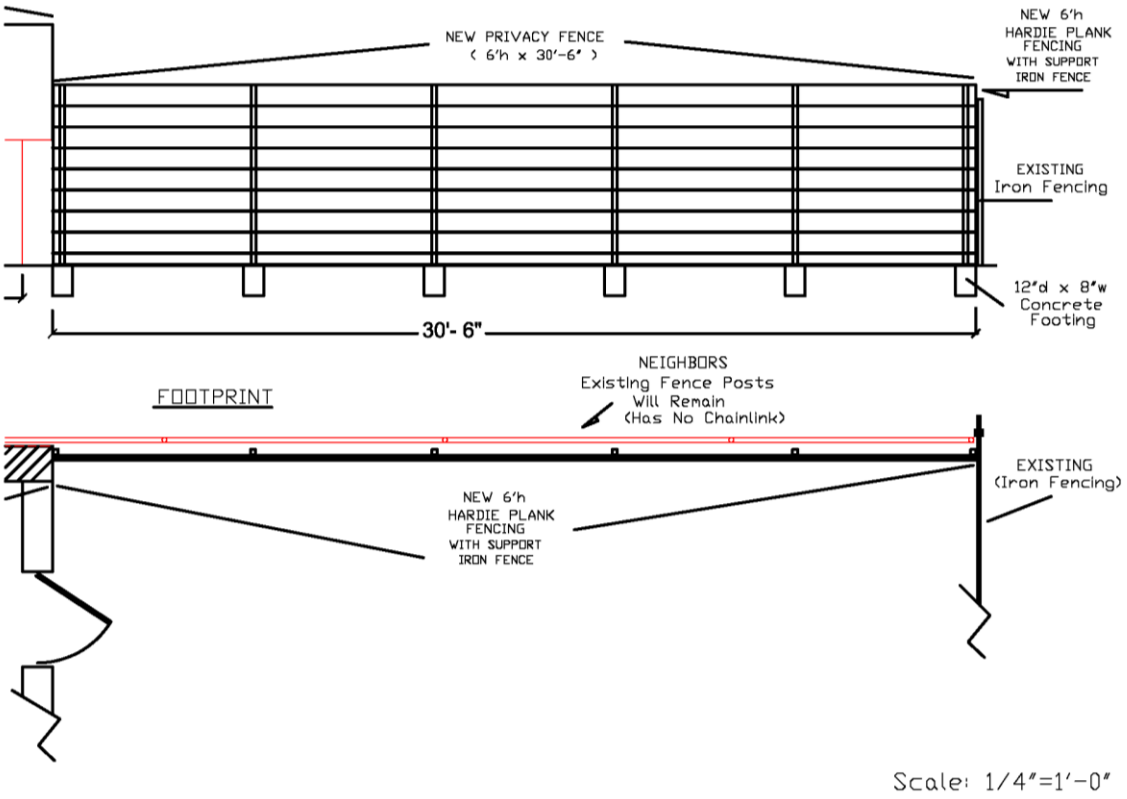
3014 COPPER AVENUE
LOTS 7 THROUGH 9, BLOCK 28
MANHATTAN HEIGHTS ADDITION
CITY OF EL PASO,
EL PASO COUNTY, TEXAS.

Field MH Office BD-CS Date 9-7-06 Scale 1"=20'

CALDERON ENGINEERING
3031 TRAWOOD DR.
EL PASO, TEXAS 79936 (915) 855-7552
E-Mail: CalderonEngineering@elpbizclass.com

PROPOSED ELEVATION AND PLAN

3014 COPPER AVE.
(NEW West Side Fencing)



Scale: 1/4"=1'-0"

EXISTING CONDITIONS

File #: BC-2624, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

AGENDA LANGUAGE:

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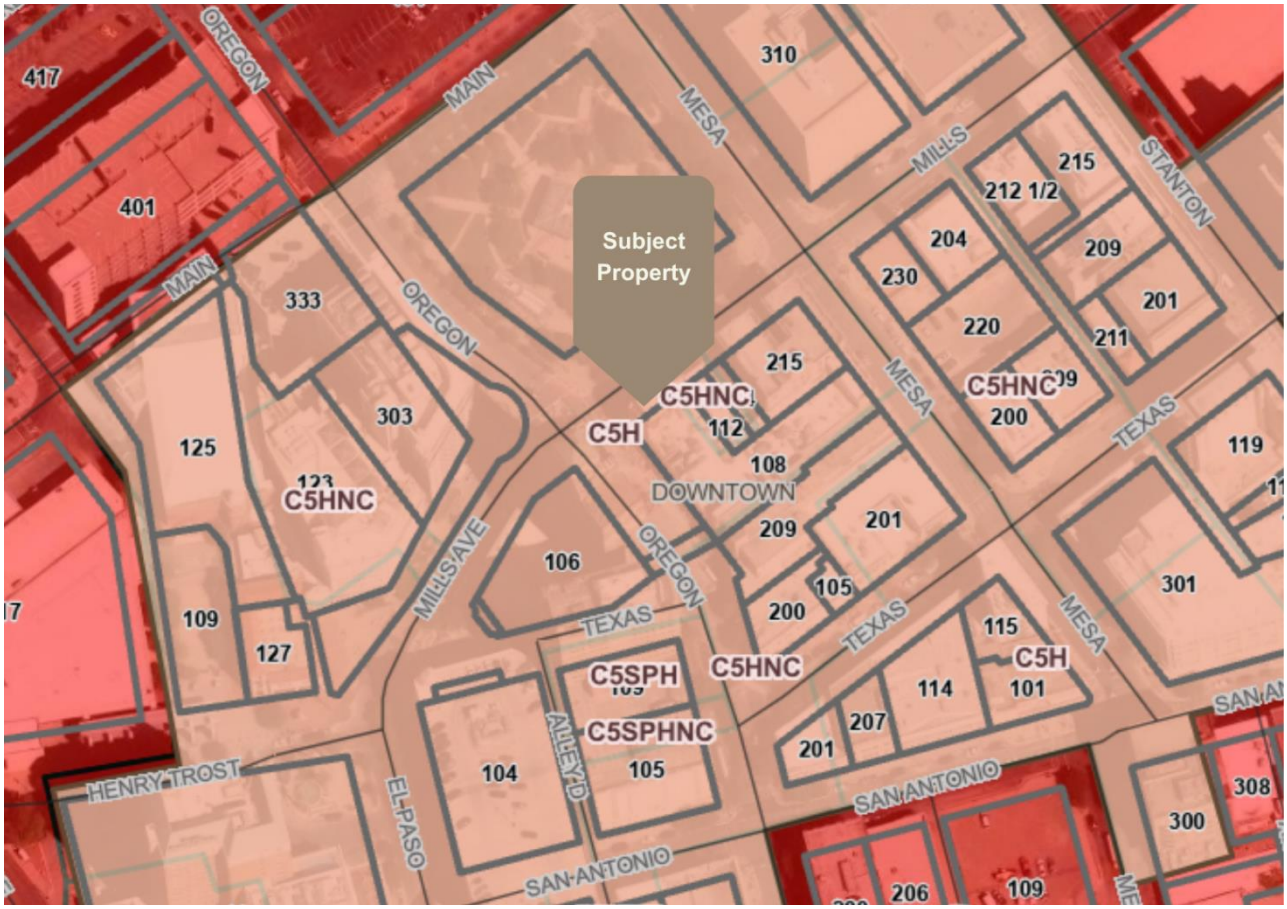
PHAP26-00044:	Portion of the ROW adjacent to lots 26, 27, and 31 of Block 5 Anson Mills Map, City Of El Paso, El Paso County, Texas
Location:	Portion of the ROW adjacent to 108 E Mills Ave
Historic District:	Downtown
Property Owner:	Mills Plaza Properties LP
Representative:	Alvidrez Architecture
Representative District:	8
Existing Zoning:	C-5
Year Built:	1959
Historic Status:	Landmark
Request:	Certificate of appropriateness for removal of existing tree and temporary patch of abandoned tree wells and rock scape during phase 01 and installation of new landscape, trees, fence, lighting, and seating area to match Kress building and San Jacinto Plaza during phase 02.
Application Filed:	10/07/2026
45 Day Expiration:	11/21/2026

PHAP26-00044

Date:	October 15, 2026
Application Type:	Certificate of Appropriateness
Property Owner:	Mills Plaza Properties LP
Representative:	Alvidrez Architecture
Legal Description:	Portion of the R.O.W. Adjacent to Lots 26, 27, and 31 of Block 5 Anson Mills Map, City of El Paso, El Paso County, Texas.
Historic District:	Downtown
Location:	Portion of the R.O.W. adjacent to 108 E Mills Ave
Representative District:	#8
Existing Zoning:	C-5/H
Year Built:	1959
Historic Status:	Landmark
Request:	Certificate of Appropriateness for removal of existing tree and temporary patch of abandoned tree wells and rock scape during phase 01, and installation of new landscape, trees, fence, lighting, and seating area to match Kress building and San Jacinto Plaza
Application Filed:	10/07/2026
45 Day Expiration:	11/21/2026

ITEM #2



GENERAL INFORMATION:
The applicant seeks approval for:

Certificate of Appropriateness for removal of existing tree and temporary patch of abandoned tree wells and rock scape during phase 01, and installation of new landscape, trees, fence, lighting, and seating area to match Kress building and San Jacinto Plaza.

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL of the proposed scope of work based on the following recommendations:

The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following*:*

- *Sidewalks should be enhanced by installing brick pavers (or other decorative materials) along the edges and/or at intersections.*
- *Existing planting boxes should be removed. Planting boxes tend to take excessive space, clutter sidewalks and collect trash. Instead trees with tree grates should be installed.*
- *Landscaping within the historic district should be consistent.*
- *Generally, fencing should be of brick and/or wrought iron.*

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

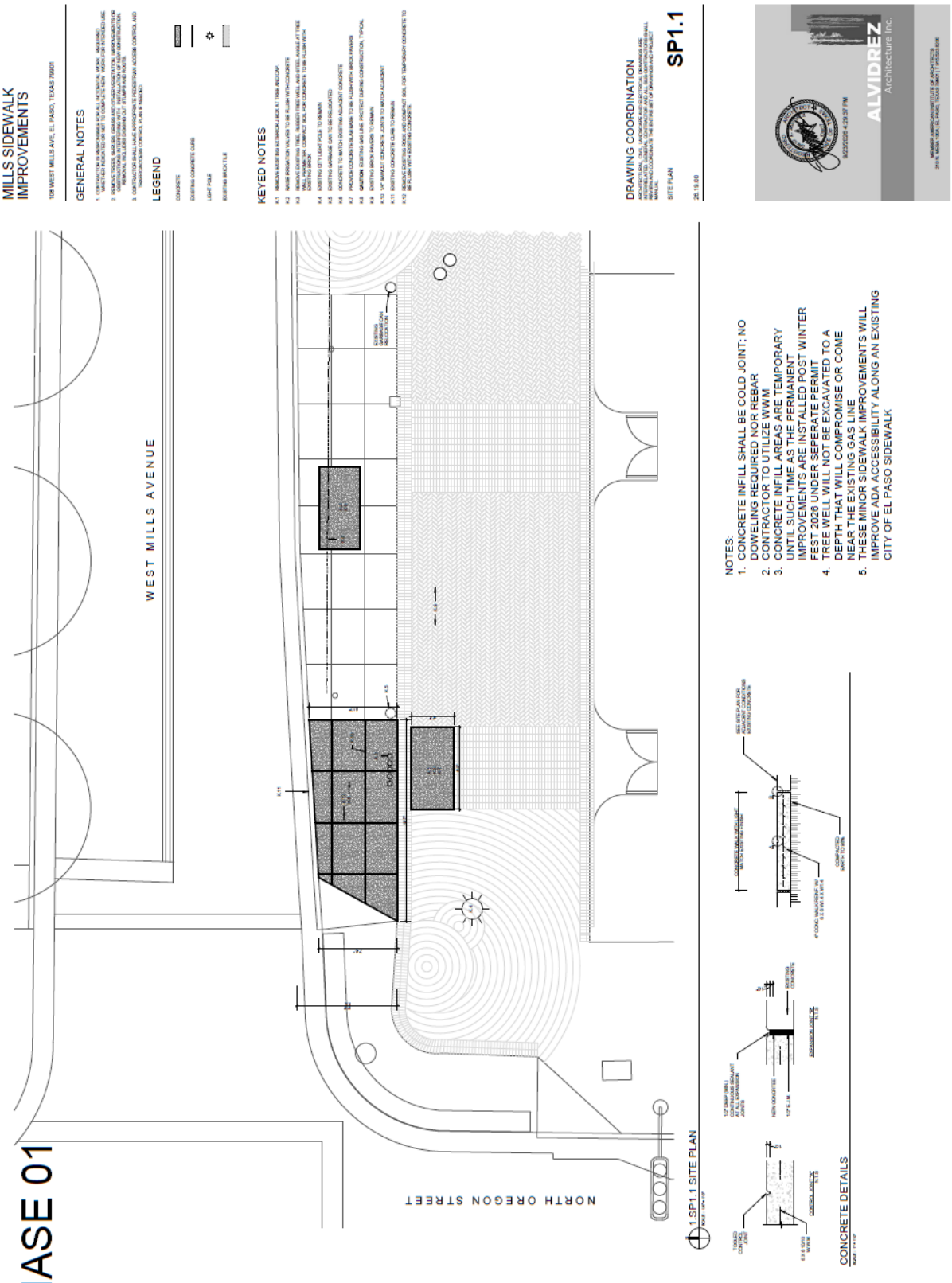
- *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired*.

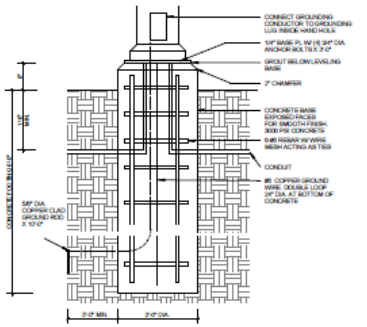
AERIAL MAP

Subject Property
C5HNC
C5H
C5SPH
C5SPHNC
DOWNTOWN
OREGON
MAIN
MESA
MILLS
STANTON
TEXAS
MILLS AVE
ALLEY D
EL PASO
HENRY TROST
SAN ANTONIO
417
401
333
303
125
123
109
127
106
104
105
112
108
310
215
212 1/2
204
230
209
201
220
211
200
119
301
115
101
114
207
201
308
300
206
109

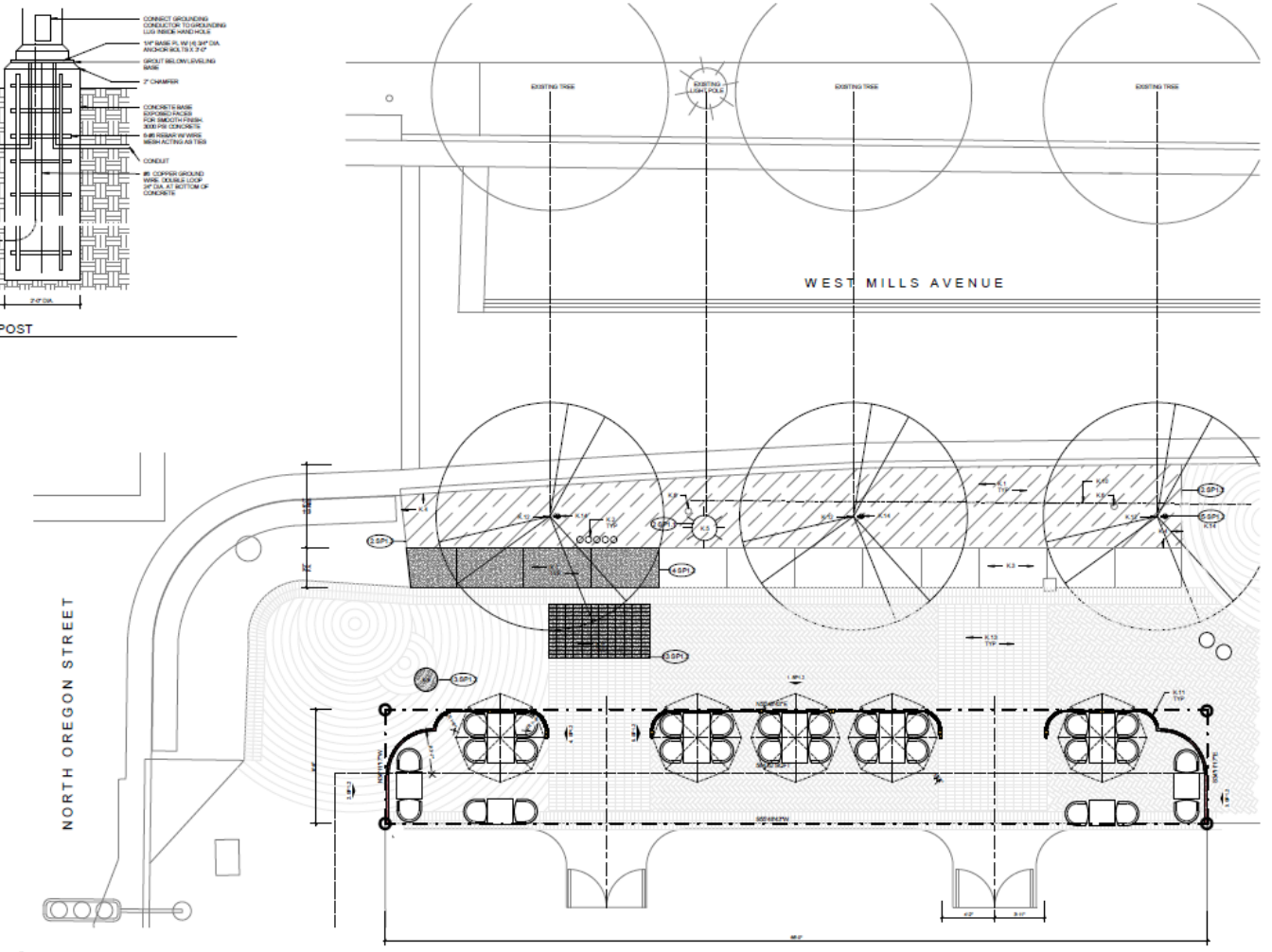
SITE PLAN

PHASE 1





2.SP1.1 LIGHT POST



1.SP1.1 SITE PLAN

W MILLS ROW VACATION

108 WEST MILLS AVE, EL PASO, TEXAS 79901

GENERAL NOTES

1. CONCRETE WALKS ARE TO BE SCORED AS INDICATED WITH 1/2" EXPANSION JOINTS INSTALLED AT 20'-0" O.C. BETWEEN INTERSECTING WALKS AND AS DETAILED.
2. AREAS INDICATED "LANDSCAPING" SHALL BE CLEARED OF ALL NON-SOIL MATERIALS AND GRADED TO 6" BELOW THE FINISH GRADES INDICATED.
3. CONTRACTOR IS RESPONSIBLE FOR ALL INCIDENTAL WORK REQUIRED WHETHER INDICATED OR NOT TO COMPLETE NEW WORK FOR INTENDED USE.
4. REMOVE TREES, SHRUBS, GRASS AND OTHER VEGETATION, IMPROVEMENTS OR OBSTRUCTIONS INTERFERING WITH INSTALLATION OF NEW CONSTRUCTION. REMOVAL INCLUDES DIGGING OUT STUMPS AND ROOTS.
5. CONTRACTOR STAGING AREA SHALL BE LOCATED WITHIN PROJECT SITE LIMITS.

LEGEND

CONCRETE

LANDSCAPING

EXISTING CONCRETE CURB

LIGHT POLE

EXISTING BRICK TILE

KEYED NOTES

K.1 LANDSCAPING AREA. CLEAN AND PREPARE FOR LANDSCAPING AND IRRIGATION SYSTEM

K.2 RELOCATE IRRIGATION VALVES + EXTEND LINES AS REQUIRED. REPLACE EXISTING CENSES WITH GRASS CENSES, TYPICAL

K.3 POWER WASH EXISTING CONCRETE TO MATCH NEW CONCRETE

K.4 PROVIDE STEEL ANGLE AT EDGING OF EXISTING BRICK

K.5 RELOCATE EXISTING CITY LIGHT POLE TO ALIGN WITH LIGHT POLE AT PLAZITA. PROVIDE CONCRETE FOOTING

K.6 EXISTING CLEAN OUTS. PROTECT DURING LANDSCAPING. RAISE AS REQUIRED TO BE 1" ABOVE LANDSCAPING

K.7 CONCRETE TO MATCH EXISTING ADJACENT CONCRETE

K.8 PROVIDE CONCRETE SLAB BASE AND INSTALL BRICK TILE TO MATCH ADJACENT BRICK AFTER REMOVAL OF EXISTING TREE RUBBER GRATE

K.9 PROVIDE CONCRETE BASE AND INSTALL BRICK TILE TO MATCH ADJACENT BRICK AFTER REMOVAL OF CITY LIGHT POLE. BRICK TILE MODEL: BEAR PATH 2 5/8", MEDIUM IRONSPOT FINISH BY PACIFIC CLAY PRODUCTS

K.10 **CAUTION** EXISTING GAS LINE. PROTECT DURING CONSTRUCTION, TYPICAL

K.11 DECORATIVE STEEL PLATE FENCE

K.12 8" CALIBER TREE TO ALIGHT WITH ADJACENT TREES AT PLAZA

K.13 POWER WASH EXISTING BRICK PAVERS TO LIKE NEW CONDITIONS, TYPICAL

K.14 GFCI POWER OUTLET. EXTEND WIRING TO TREE LOCATIONS AND CONNECT EXISTING CIRCUIT. PROVIDE LEGRAND WIREMOLD OUTDOOR POWER PEDESTAL XPP2GRBC-BR WITH LOCK COVER

K.15

DRAWING COORDINATION

ARCHITECTURAL, CIVIL, LANDSCAPE AND ELECTRICAL DRAWINGS ARE INTERRELATED. GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL REVIEW AND COORDINATE THE ENTIRE SET OF DRAWINGS AND PROJECT MANUAL.

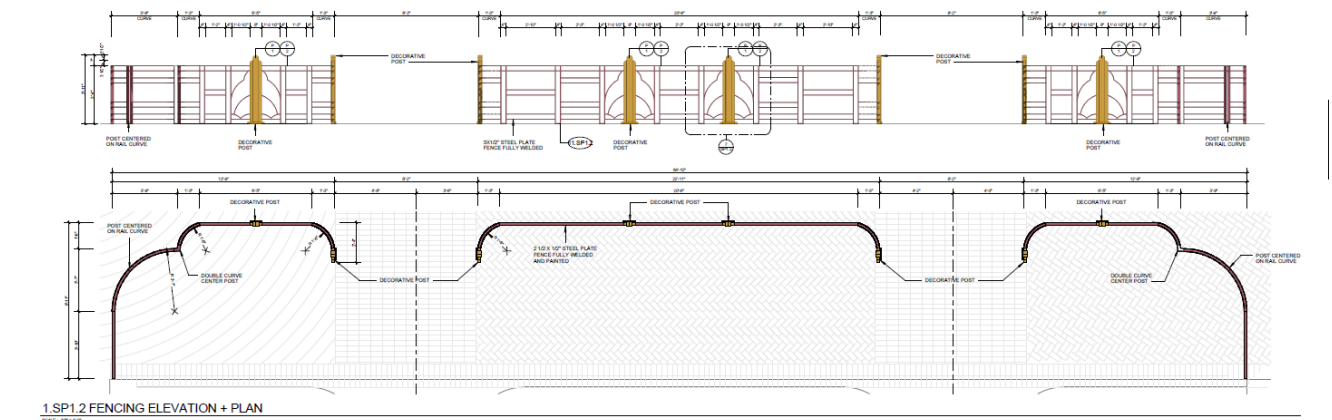
SITE PLAN **SP1.1**

26.19.00

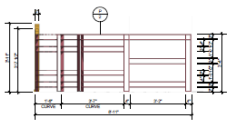
ALVIDREZ
Architecture Inc.
MEMBER AMERICAN INSTITUTE OF ARCHITECTS
310 N. MESA 1304 | EL PASO, TEXAS 79901 | T 915.533.6200

PHASE 2

PROPOSED

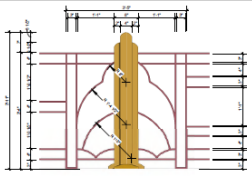


1.SP1.2 FENCING ELEVATION + PLAN

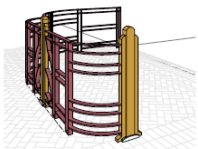


2.SP1.2 FENCING ELEVATION

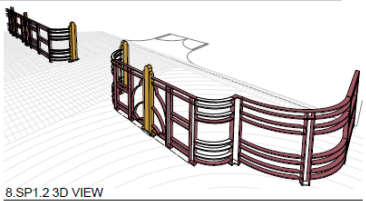
3.SP1.2 FENCING ELEVATION



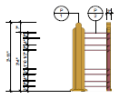
6.SP1.2 ENLARGED ELEVATION



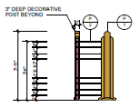
7.SP1.2 3D VIEW



8.SP1.2 3D VIEW

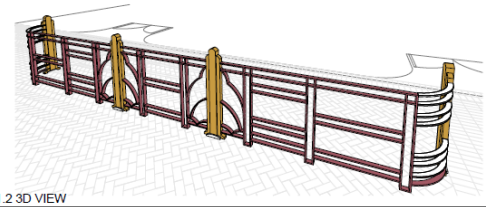


4.SP1.2 FENCING ELEVATION



5.SP1.2 FENCING ELEVATION

MATCH EXISTING RAILING FINISHES



9.SP1.2 3D VIEW

EXISTING CONDITIONS

File #: BC-2625, **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 September 17, 2026.

HISTORIC LANDMARK COMMISSION MEETING
Thorman Conference Room, 801 Texas – Basement and Virtually
September 17, 2026
3:00 P.M.

MINUTES

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

The meeting was called to order at 3:00 p.m. Commission Chair Harder present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:
Kirk Clifton
Isaac Harder
Kim McGlone
Carla V. Monsisvais
Luis "Sito" Negron
Cynthia Renteria

COMMISSIONERS ABSENT:
Kelly Blough
Stephanie Gardea
Alex Ruiz

HISTORIC PRESERVATION OFFICE:
Tony De La Cruz, Assistant Director
Daniela Quezada, City Architect
Russell Abeln, Senior Assistant City Attorney

AGENDA

Tony De La Cruz, Assistant Director, read the *Statement from the Historic Preservation Office* into the record.

ACTION: No action was taken.

. . . . . .

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

. . . . . .

I. REGULAR AGENDA

1. **Presentation- City Planning and Design Division**- Discussion on goals and direction of Historic Preservation Program in alignment with 2026-2027 council-adopted Strategic Plan; Overview of Board functions & duties. Daniela Quesada, City Architect.

   Presentation made by Ms. Daniel Quezada to the Commission and answered questions from the Commission.

   NO ACTION TAKEN

. . . . . .

2. **Legal Presentation-** Legal training regarding Historic Landmark Commission scope and duties. Russell Abeln, Senior Assistant City Attorney.

   Presentation made by Mr. Russell Abeln to the Commission and answered questions from the Commission

   NO ACTION TAKEN

. . . . . .

3. 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 OCTOBER 1, 2026 MEETING.

II. CONSENT AGENDA

a. Discussion and action on Regular meeting minutes for September 3, 2026.

   ACTION: Motion made by Commissioner Clifton, seconded by Commissioner Renteria to **APPROVE MINUTES** and carried.

   AYES: Kirk Clifton, Isaac Harder, Kim McGlone, Carla V. Monsisvais, Cynthia Renteria
   NAYS: N/A
   ABSTAIN: Luis "Sito" Negron
   ABSENT: Kelly Blough, Stephanie Gardea, Alex Ruiz
   NOT PRESENT FOR THE VOTE: N/A

   Motion passed.

b. HLC Staff Report – Not available for this meeting.

   NO ACTION TAKEN

. . . . . .

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

ACTION: Motion made by Commissioner Renteria, seconded by Commissioner Clifton and unanimously carried to **ADJOURN**.

Motion passed.

Meeting adjourned at 3:58 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.

. . . . . .

Approved as to form:

For Tony De La Cruz
Providencia Velázquez, Historic Preservation Officer

File #: BC-2626, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

AGENDA LANGUAGE:

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Not available for this meeting.