PLANNING & INSPECTIONS DEPARTMENT
CITY REVIEW COMMITTEE STAFF REPORT <mark>REVISED</mark>

Case No: PLRG25-00005
CRC Hearing Date: May 14, 2025
Case Manager: Jose Beltran, 915-212-1607, BeltranJV@elpasotexas.gov
Location: 925 Rim Rd.
Legal Description: Lot 5 and a portion of Lot 4, Block 5, Rim Road Addition, City of El Paso, El Paso County, Texas
Acreage: 0.39 acres
Zoning District: R-3/NCO (Residential/Neighborhood Conservancy Overlay)
Existing Use: Single-family residence
Project Description: Addition to existing single-family home and construction of a detached spa
Property Owner: Nancy and Ike Monty
Representative: Frederic Dalbin

Recommended Action:

Recommend **Approval**. The recommendation is based on compliance with the relevant Rim-University Neighborhood Plan Design Standards, as described in the analysis section of this report.

Application Description:

The applicant is proposing the construction of a 225-square feet addition and 576-square feet detached spa. The addition and detached spa will be in the character with the existing development which will include Vintage Gold-colored stucco for the exterior finish, Aged Copper Blend terracotta roof tiles for the roof and clay pavers to match those that exist in the front and rear yard.

Analysis:

The Rim-University Neighborhood Plan includes design standards that are mandatory requirements that must be met by persons who are proposing new construction, reconstruction, or renovation of the exterior of existing buildings. These design standards are considered in the context of surrounding properties, and with an emphasis on promoting visual harmony and maintaining the unique character of the neighborhood.

The following Rim-University Neighborhood Plan Design Standards (Residential Uses) apply:

1. Building Setback and Site Development
    (a) All excess soil resulting from site grading shall be removed from the property.
        The applicant will be required to remove any excess soil from the property from site grading.
    (b) Site layout, scale and mass of new construction shall be generally compatible with existing development in the same block.
        The proposed development is compatible with the site layout, scale, and volumetric mass of the existing developments in the same block.

2. Architectural Styles and Materials
    (a) Additions to existing residences shall be constructed in the same architectural style as the existing residence.
    The proposed addition will match the scale, materials and color of the existing residence.
    (b) Stucco construction shall present a smooth unbroken surface free from expansion joints except where necessary to prevent excessive cracking.
    Expansion joints shall not be present unless necessary to prevent excessive cracking.
    (c) Trash containers, mechanical equipment and utility hardware on new construction shall be located at the rear of the lot or alley or screened from public view.
    Trash containers, mechanical equipment and utility hardware will be screened from public view.

3. Roofs
    (a) Mechanical equipment and utility hardware on new construction shall be screened from public view.
    All proposed mechanical equipment and utility hardware on the property will be screened from public view.
    (b) The following roof forms may not be used on new construction: Mansard, Gambrel and Dome.
    The proposed roof form is gable for the addition and flat for the detached spa.

4. Fences
    (a) Fencing shall be complementary to the character and style of the residence.
    There will be no proposed fencing that will be added.
    (b) Chain-link and uncoated or untextured cinder block fencing shall not be permitted, except in the rear or side yards so long as it is not visible from the front of the residence.
    There will be no chain link or untextured cinderblock fencing installed.

5. Lighting
    (a) Exterior lighting fixtures shall be consistent with the architectural style of the residence on which they are affixed.
    Any proposed exterior lighting fixtures will need to be consistent with the architectural style of the residence.
    (b) Exterior lighting fixtures shall be located, aimed and shielded as to prevent unreasonable light spill on adjoining properties.
    Any proposed exterior lighting fixtures shall be located aimed and shielded as to prevent light spill.

6. Paint and Color
    (a) Metallic and fluorescent colors are not permitted.
    None of the proposed materials will have metallic or fluorescent finishes.
    (b) If murals or objects are painted on an exterior wall, they shall be located in the rear yard or screened from public view.
    There will be no murals or objects painted on any exterior walls.

7. Maintenance
    (a) All residences and other structures on a property shall be maintained in good condition and repair at all times.
    The property shall be maintained and in good condition at all times.

Attachment 1: *Location Map*
Attachment 2: <mark>*Site Plan*</mark>*/Elevations/Renders*
Attachment 3*: Proposed Materials*
Attachment 4: *Subject Property*

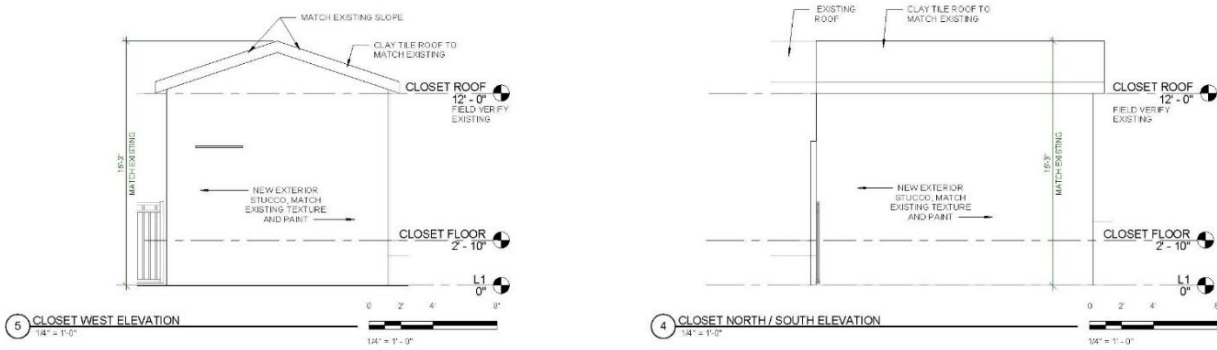**Attachment 1**

Location Map

Attachment 2

Site Plan

Renders
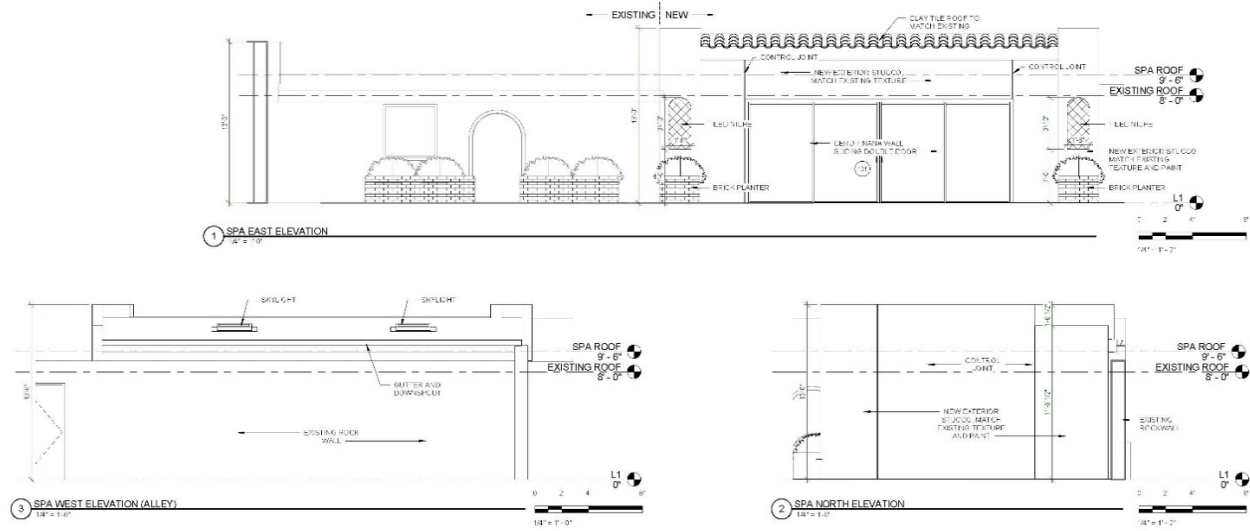
Elevations for the detached spa. Maximum Elevation: 9'-6"

Elevations for the addition. Maximum Elevation: 15'-3"
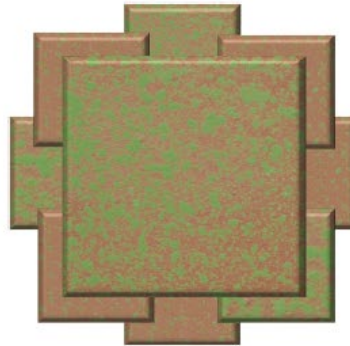
Attachment 3 (Proposed Materials)

Proposed Roof Tiles (Addition and Detached Spa) in an aged copper blend hue.

TOTAL WALL — PRODUCT DATA

TOTAL ONE COAT Pre-Sanded
888.702.9915
www.totalwall.com

Stucco Pre-Sanded

AMERICA'S EIFS AND STUCCO COMPANY!

Total One Coat Pre-Sanded is a dry mix containing Portland cement, sand, chopped strand fiberglass reinforcement, special aggregates, and specialty modifiers designed to enhance workability and cure.

Total One Coat Pre-Sanded requires only water to be added at the job site.

Total One Coat Pre-Sanded is designed to be a one coat, hi-lift stucco: capable of thickness from 1/2" to 7/8"using multiple passes.

Total One Coat Pre-Sanded is available in 80-pound bags in standard gray color.

Total One Coat Pre-Sanded may be top coated with Total Wall Premium Fibered Stucco White Finish (tintable), Total Wall Lastic Elastomeric Coating, or any Total Wall Synthetic Textured Finish Coat.

Coverage

Estimated Coverage per 80-pound bag of Total One Coat Pre-Sanded:

- O Dry mix-requires only water
- O One coat hi-lift stucco
- O Easily top coated with a Finish Coat
- O Weather resistant
- O Resists dirt, mildew & non-chalking

30 square feet at 3/8"
22 square feet at ½"
15 square feet at 5/8"
14 square feet at 3/4"
11 square feet at 7/8"

Expert Pick
SW 9024

Vintage Gold

FULL DETAILS ∧

LRV: 41

RGB: 203 / 165 / 118

Hex Value: #CBA576

Location Number: 140-C4

Available in: Interior/Exterior

Color Family(s): Yellow

Get this color in a:

| Color Sample | Paint Sample | Interior Paint | Exterior Paint |

Proposed Stucco (To Match Existing Home)

RS

MUTUAL MATERIALS HARDSCAPE PRODUCT DATA SHEET — Pavers

CLAY PAVERS

DRIVEWAYS PATIOS WALKWAYS

Clay pavers are designed to be set on a bed of sand over a crushed rock base. The net dimensions for width and length are 4x8 inches making it easy to lay them in a variety of patterns. Clay pavers can be set with the smooth or wire cut texture as the wearing surface and they permanently retain their natural color for lasting beauty.

ROMAN CLAY PAVERS
2 ⅜" H (60 mm)
8" L (204 mm)
4" W (102 mm)

RED 2 ¼" PATIO
2 ¼" H (57 mm)
8" L (204 mm)
4" W (102 mm)

PRODUCT DATA

	Coverage	Units per Pallet	Coverage per Pallet	Weight per Piece	Weight per Pallet	Use
2 ¼" Paver	4.5 / ft2 (48.44 / m2)	576	128 ft2 (11.89 m2)	5.5 lb (2.49 kg)	3,218 lb (1,459.66 kg)	*
2 ⅜" Paver	4.5 / ft2 (48.44 / m2)	576	128 ft2 (11.89 m2)	6 lb (2.72 kg)	3,506 lb (1,590.29 kg)	*

All **Weight per Pallet** noted above include a 50 lb pallet weight.
 * Designed to be sand-set. May be used for pedestrian and light vehicular applications.

Proposed Pavers (To Match Existing)

Attachment 4

Subject Property