

PLANNING & INSPECTIONS DEPARTMENT CITY REVIEW COMMITTEE STAFF REPORT

Case No: PLRG25-00010
CRC Hearing Date: December 10, 2025
Case Manager: Saul J. G. Pina, (915) 212-1604, PinaSJ@elpasotexas.gov
Location: 800 E. Kerbey Avenue
Legal Description: Lots 11, 12, 13 and the North ½ of Lot 14, Block 170, Alexander Addition, City of El Paso, El Paso County, Texas
Acreage: 0.25 acres
Zoning District: R-3/NCO (Residential/Neighborhood Conservancy Overlay)
Existing Use: Single-family residence
Project Description: Reroof on the main residence
Property Owner: Veronica Cena
Representative: Alberto's Construction

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 a reroof of the main residence. Existing roof shingles will be replaced with 'Olde English Pewter' shingles, which are neutral in color. No other modifications are proposed for the property.

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:

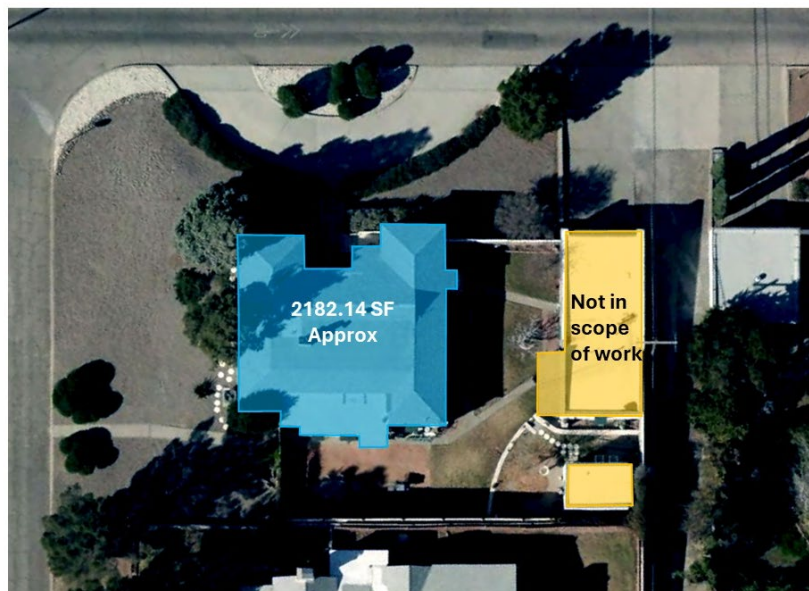
1. Roofs
 - a. Mechanical equipment and utility hardware on new construction shall be screened from public view.
No mechanical equipment or hardware exists or is proposed.
 - b. The following roof forms may not be used on new construction: Mansard, Gambrel and Dome.
This project is for a reroof, not new construction. The existing roof form will be retained, and the existing garage will remain intact.
2. Paint and Color
 - a. Metallic and fluorescent colors are not permitted.
The proposed 'Olde English Pewter' shingles feature soft gray and copper-brown neutral hues. These colors are consistent with the neighborhood design guidelines and are not metallic.

- Attachment 1: Location Map**
Attachment 2: Proposed Work
Attachment 3: Proposed Materials
Attachment 4: Subject Property

Attachment 1 - Location Map



Attachment 2 - Proposed Work



Attachment 3 - Proposed Materials

TITAN XT®

PREMIUM ARCHITECTURAL SHINGLES

MANUFACTURED IN DALLAS, TX

PRO
LINE

RAPID
FIRE
ZONE

PRODUCT DATA

TECHNICAL INFORMATION

UL Listed for Class A Fire Rating:	UL 790/ASTM E108, Class A
UL Classified for Wind Resistance:	ASTM D7158, Class H and ASTM D3161, Class F
UL Classified in accordance with:	ASTM D3462 and ICC-ES Acceptance Criteria AC438
UL Classified for Impact Resistance:	UL 2218 Class 3 [†]
UL Evaluation Reports:	UL ER2919-01 and UL ER2919-02
Florida Building Code Approved:	FL18355 and FL35321
Miami-Dade County Product Control Approved	

[†] TITAN XT® SHINGLES ARE CLASSIFIED BY UL FOR COMPLIANCE WITH UL 2218 CLASS 3 IMPACT RESISTANCE. UL 2218 TESTING UTILIZES A DROPPED STEEL BALL WHICH MAY **NOT CORRELATE** WITH REAL WORLD ROOFTOP EXPERIENCE WITH THE IMPACT OF STORM DRIVEN HAIL OR OTHER OBJECTS.

PRODUCT DATA

Standard Fastening Pattern

Shingle size ^{††}	13-1/4" x 39-3/8"
Exposure	5-5/8"
Each bundle contains	Minimum of 20 shingles
20 shingles covers ^{†††}	30.76 sq. ft.
One Sales Square covers ^{†††}	98.4 sq. ft.
Bundles per Sales Square	3
Shingles per Sales Square	64 (1 bundle of 20 shingles and 2 bundles of 22 shingles)

^{††} Subject to manufacturing variation
^{†††} When applied according to application instructions

P.O. Box 97
Galena, KS 66739-0097
800-641-4691
tamko.com



Shingles in a 'Olde English Pewter' color

Attachment 4 - Subject Property



