

PLANNING & INSPECTIONS DEPARTMENT CITY REVIEW COMMITTEE STAFF REPORT

Case No: PLRG25-00002
CRC Hearing Date: February 19, 2025
Case Manager: Blanca Perez, 915-212-1561, PerezBM@elpasotexas.gov
Location: 2021 N. Ochoa Street
Legal Description: Lot 9 and 10, Block 131, Alexander
Acreage: 0.14 acres
Zoning District: R-3/NCO (Residential/Neighborhood Conservancy Overlay)
Existing Use: Single-family residence
Project Description: Exterior renovation and addition to the existing accessory structure
Property Owner: Jacob Fraire and Virginia M. Fraire
Representative: Enrique Gonzalez and Sergio Esquinca

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. The condition is the following:

Application Description:

The applicant is proposing an accessory structure expansion in the rear yard of the property. Additionally, the applicant is proposing to legalize an exterior home renovation on the subject property. The scope of work done and to be done on the property includes the following:

1. Construction of concrete slab and footing for the extension of the addition
2. Construction of framing for the addition
3. Running plumbing from the existing bathroom at the structure to add a shower in the addition
4. Running electrical work from the existing structure to feed the proposed addition
5. Installation of roof and overhang at front of the proposed structure (to match existing property design)
6. Installation of the black matte drip edge and fascia to the proposed addition (to match the existing property color)
7. Installation of custom windows and doors to the proposed addition (windows and door design to match existing ones at the property)
 - (1) 8040 Quadruple Window
 - (1) 4010 Picture Window Obscure
 - (1) 12068 Patio door OXXO
8. Installation of brick facade at proposed addition (brick to match existing at the property)
9. Painting exterior brick at the proposed structure (paint to match the property's white color)

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.
Any excess soil resulting from excavation for the proposed accessory structure in the rear will be removed from the property. The construction is not expected to have a significant impact, as excavation will be minimal and limited to site preparation.
- (b) Site layout, scale and mass of new construction shall be generally compatible with existing development in the same block.
The proposed construction is compatible with the layout and scale of other accessory structures in the area.
- (c) Except for Block 2, Rim Road Addition, all new construction shall maintain the traditional front yard setback within the block face. The front yard setback within Block 2 shall be the current legal setback. In areas other than Block 2, Rim Road Addition, if a discrepancy exists between the traditional front yard setback and the current legal front yard setback, the traditional front yard setback shall prevail. The traditional front yard setback is the least restrictive front yard setback on a particular block face; provided, however, the actual front yard setback on Lot 3 and the south one-half of Lot 4, Block 5, Rim Road Addition, shall not be used to determine the least restrictive setback within Block 5. The use of the historical setback is not intended to prohibit front yard additions to an existing residence that fill in and/or extend from recessed areas so long as the additions do not protrude beyond the historical setback of the block.
Not applicable. The front yard setback will be maintained. No new construction will be involved.

2. Architectural Styles and Materials

- (a) Additions to existing residences shall be constructed in the same architectural style as the existing residence.
The proposed accessory structure will maintain the same architectural style as the existing residence.
- (b) The use of shapes, exterior wall colors, and design features which are substantially different from the shapes, exterior wall colors and design features in the Neighborhood shall not be permitted.
The design features are consistent with existing architectural styles of properties in the neighborhood.
- (c) Pop-out stucco surrounds shall be prohibited.
The modified façade does not have pop-out stucco surrounds.

3. Roofs

- (a) Mechanical equipment and utility hardware on new construction shall be screened from public view.
Mechanical equipment and utility hardware will be screened from public view.
- (b) The following roof forms may not be used on new construction: Mansard, Gambrel and Dome.

Not applicable. This proposal does not include these roof forms.

4. Front Yards
 - (a) The only paved areas (asphalt, concrete, brick, stone or similar materials) in the front yard shall be for necessary driveways and walkways.
The existing driveway and walkways are paved with concrete.
5. Fences
 - (a) Fencing shall be complementary to the character and style of the residence.
The existing white brick fencing complements the style and color of the main residence.
 - (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.
Not applicable. Fencing is visible from the front, but brick fence is coated in white paint.
6. Paint and Color
 - (a) Metallic and fluorescent colors are not permitted.
Not applicable. White paint will be used.
 - (b) If murals or objects are painted on an exterior wall, they shall be located in the rear yard or screened from public view.
Not applicable. No murals or objects are painted on the existing home and no murals or objects will be painted on the proposed extension of the accessory structure.
7. Landscaping, Screening and Open Space
 - (a) Yard areas in public view shall be landscaped.
Yard areas in public view are landscaped.
 - (b) Gravel without vegetation shall not be permitted in yards visible from public view.
Gravel with vegetation is visible from public view.

Attachment 1: *Location Map*

Attachment 2: *Proposed Work*

Attachment 3: *Proposed Materials*

Attachment 4: *Subject Property*

Attachment 1

PLRG25-00002



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can introduce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



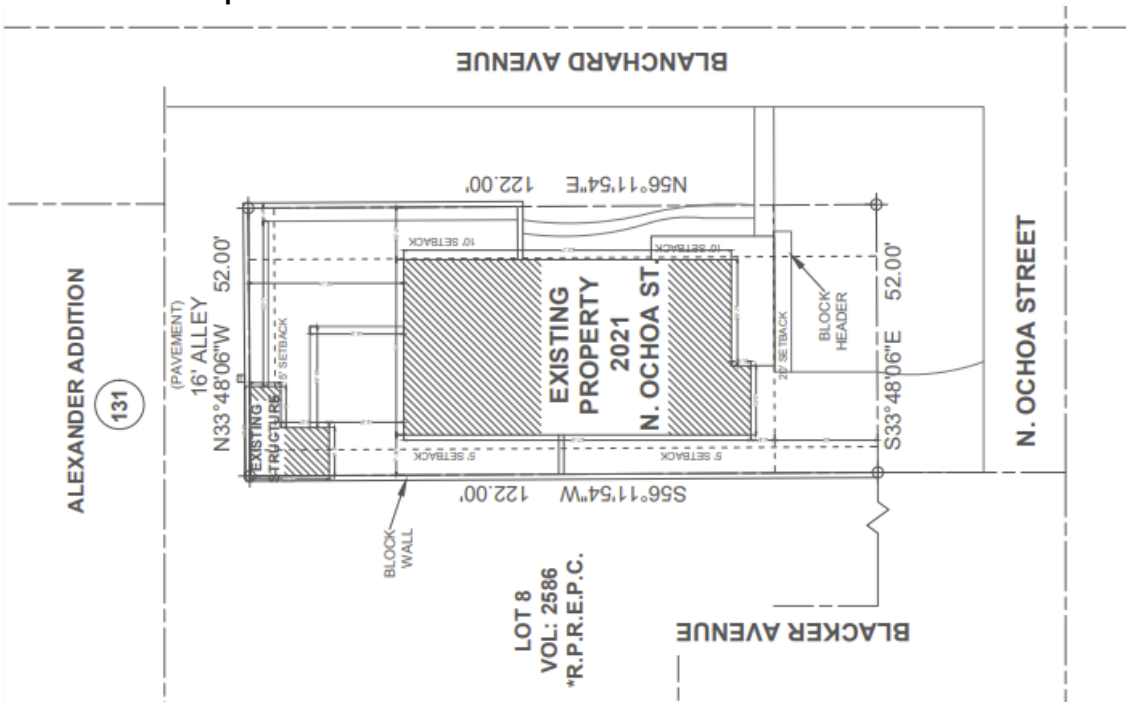
 Subject Property

0 12.5 25 50 75 100 Feet

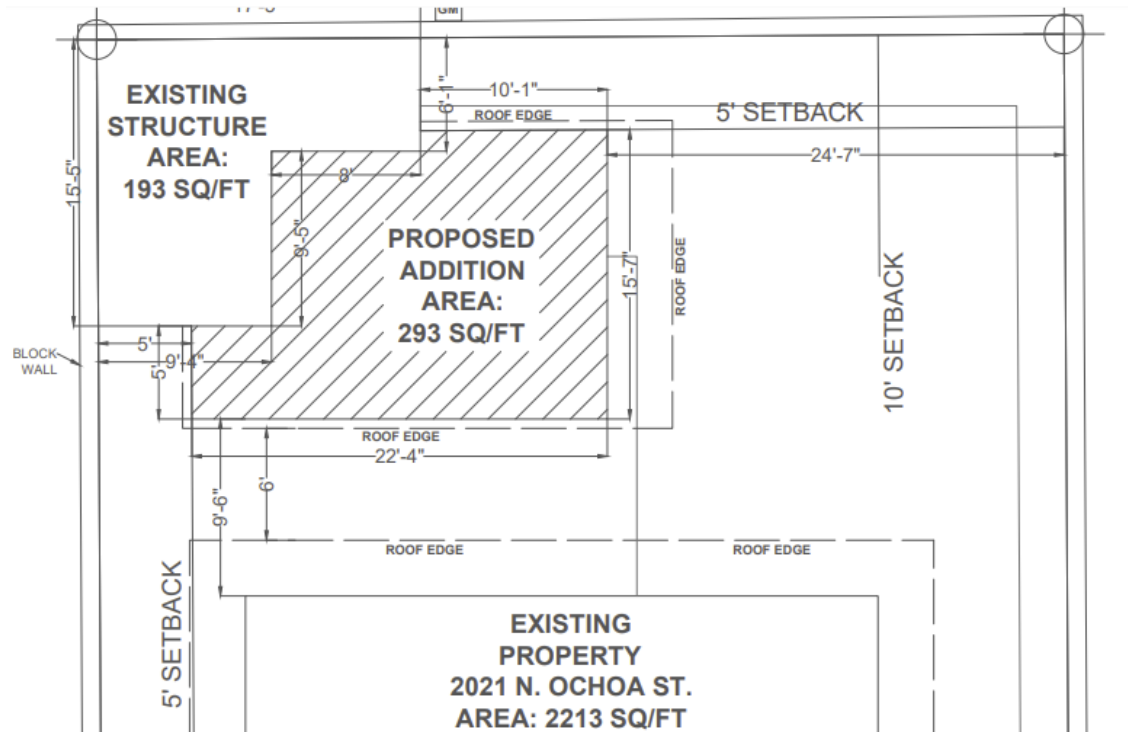


Location Map

Attachment 2 – Proposed Work

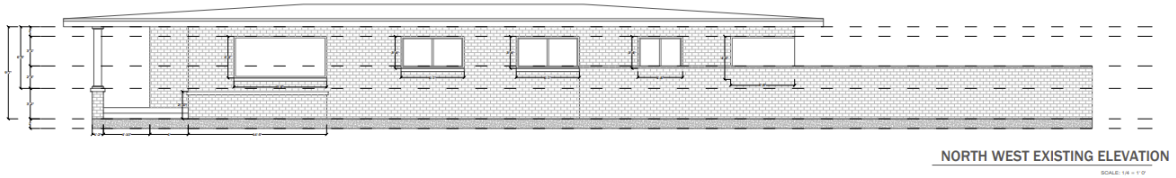


Site plan | Exterior home renovation

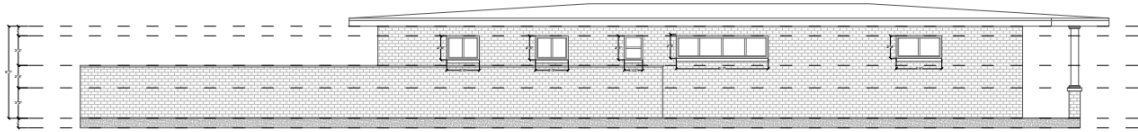


PROPOSED SITE PLAN
MARCH 2025

Site plan | Proposed accessory structure



NORTH WEST EXISTING ELEVATION
SCALE 1/4" = 1'-0"



SOUTH EAST EXISTING ELEVATION
SCALE 1/4" = 1'-0"

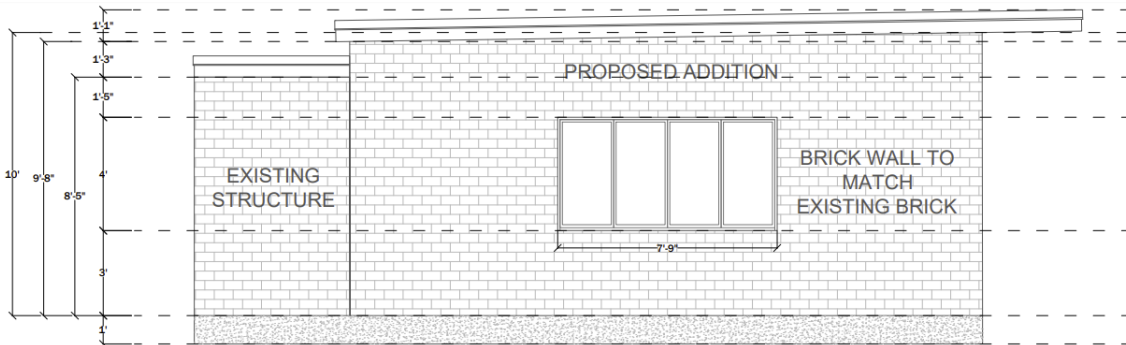


NORTH EAST EXISTING ELEVATION
SCALE 1/4" = 1'-0"

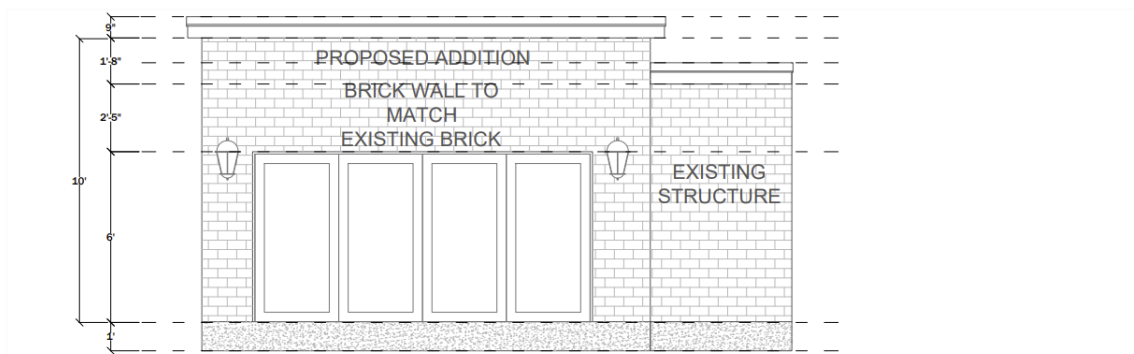


SOUTH WEST EXISTING ELEVATION
SCALE 1/4" = 1'-0"

Elevations | Exterior home renovation



EAST ELEVATION
SCALE 3/8" = 1'-0"



NORTH ELEVATION
SCALE 3/8" = 1'-0"

Elevations | Proposed accessory structure

Attachment 3 | Proposed Materials

Custom windows and doors

To match the existing window
(Jet Black Insulated low e-glass)
-(1) 8040 Quadruple Window
-(1) 4010 Picture Window Obscure
-(1) 12068 Patio door OXXO



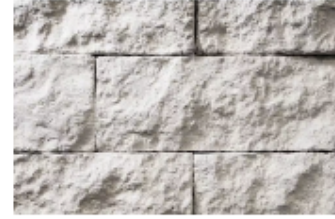
Paint

(to be color-matched
from the existing property)
BEHR #PR-W15 Semi-Gloss



Brick

(to be matched
from the existing property)
National True 2 1/2" x 16"



Proposed Materials





Scope of Work | The applicant proposes an accessory structure with a white painted brick façade and windows and doors matching the existing home. This is for architectural consistency.

Attachment 4



Subject Property | Front view facing Ochoa Street