

PLANNING & INSPECTIONS DEPARTMENT CITY REVIEW COMMITTEE STAFF REPORT

Case No: PLRG24-00002
CRC Hearing Date: July 17, 2024
Case Manager: Juan C. Naranjo, 915-212-1604, NaranjoJC@elpasotexas.gov
Location: 2110 N Kansas St.
Legal Description: The South 3 feet of Lot 16, all of Lot 17, North 24 feet of Lot 18, Block 150, Alexander Addition, City of El Paso, El Paso County, Texas.
Acreage: 0.15 acres
Zoning District: R-4/NCO (Residential/Neighborhood Conservancy Overlay)
Existing Use: Single-family residence
Project Description: An interior remodeling and adding 900 square feet to the existing single-family dwelling unit on the rear side of the property.
Property Owner: Manuel Moreno and Diane Moreno
Representative: Gerardo Banuelos

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 proposes an interior remodeling and adding 900 square feet to the existing single-family dwelling unit on the rear side of the property, consisting of a bedroom, a master bedroom, and an open porch. An upgrade of the mechanical system is also within the scope of work.

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, with an emphasis on promoting visual harmony and maintaining the neighborhood's unique character.

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 is compatible with the site layout, scale, materials, color design criteria, and volumetric mass of the existing buildings in the neighborhood.

- (b) Pop-out stucco surrounds shall be prohibited.

The proposed development does not include pop-out stucco surrounds.

- (c) 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.

- (d) 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 to be screened from public view, as they will be located inside behind a five-foot (5') high rock wall.

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.

4. Fences

- (a) Fencing shall be complementary to the character and style of the residence.

All existing fences are to remain.

5. Lighting

- (a) Exterior lighting fixtures shall be consistent with the architectural style of the residence on which they are affixed.

The applicant is proposing to use lighting fixtures that are consistent with the architectural style of the residence to which they will be affixed.

- (b) Exterior lighting fixtures shall be located, aimed, and shielded to prevent unreasonable light spill on adjoining properties.

Outdoor lighting fixtures will shield the light sources to prevent unreasonable light spills on adjoining properties.

- (c) Only one (1) freestanding light fixture shall be permitted. It shall be residential in character and a maximum of seven (7) feet in height with a single globe.

The applicant is not proposing to install any free-standing light fixtures on the property.

6. Paint and Color

- (a) Metallic and fluorescent colors are not permitted.

None of the proposed materials will have metallic or fluorescent finishes.

7. Maintenance

- (a) All residences and other structures on a property shall be maintained in good condition and repaired at all times.

Maintenance will be given according to the manufacturer's specifications to keep the building in good condition.

Attachment 1: *Location Map*

Attachment 2: *Proposed Work*

Attachment 3: *Proposed Materials*

Attachment 4: *Subject Property*

Attachment 1

PLRG24-00002



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 induce errors and may lead to misinterpretations of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.



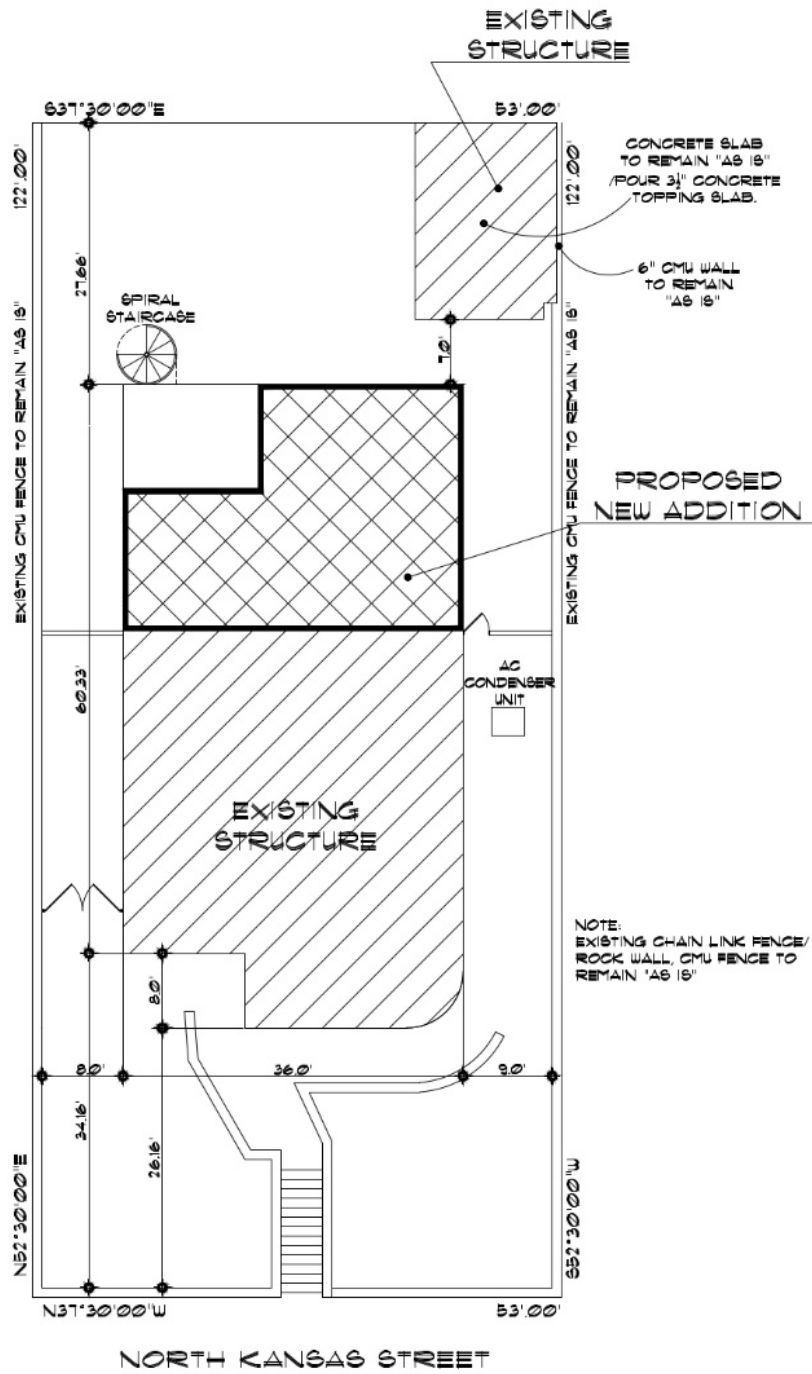
 Subject Property

0 15 30 60 90 120 Feet



Location Map

Attachment 2



Proposed work

Attachment 3



COLOR CHART

Please order a stucco sample prior to placing your order.

STANDARD COLORS

*Proposed stucco finish CWS PLRG24-00002
2110 N. KANSAS*

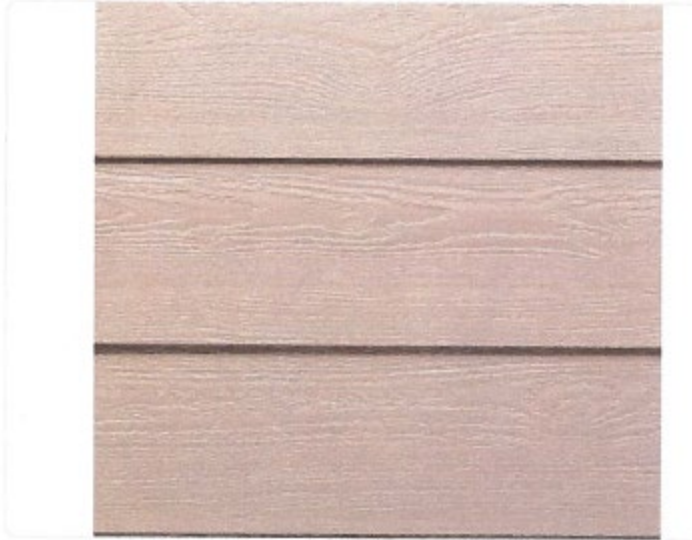
 <p>P-1213 MOROCCAN SAND (B Base)</p>	 <p>P-852 LAGUNA (A Base)</p>	 <p>P-1658 MINT CHIP (B Base)</p>	 <p>P-6 EL DORADO (A Base)</p>
 <p>P-174 DESERT BEIGE (B Base)</p>	 <p>P-505 AGATE (B Base)</p>	 <p>P-1963 SWEET PEA (B Base)</p>	 <p>P-450 CAFÉ MOCHA (B Base)</p>
 <p>P-40 ALABASTER (B Base)</p>	 <p>P-706 COTTONSEED (A Base)</p>	 <p>P-1527 IRON MOUNTAIN (B Base)</p>	 <p>P-124 IVORY POWDER (A Base)</p>
 <p>P-810 IRONSTONE (B Base)</p>	 <p>P-192 CAMELO (B Base)</p>	 <p>P-872 MYSTIC PINE (B Base)</p>	 <p>P-171 FLINTRIDGE (B Base)</p>

Building Supplies / Siding & Stone Veneer / Wood Siding & Accessories

TruWood Primed 0.4375-in x 12-in x 192-in Engineered Lap Siding

Item #184476 | Model #30193

Shop TruWood  1



Rich, sophisticated classic hues | Tonos clásicos, sofisticados e intensos



Brownwood¹



Driftwood¹



Estate Gray¹



Onyx Black¹



Teak¹

Vibrant, dimensional color combinations | Combinaciones de colores vibrantes y dimensionales



Black Sable^{1/4}



Sand Dune¹



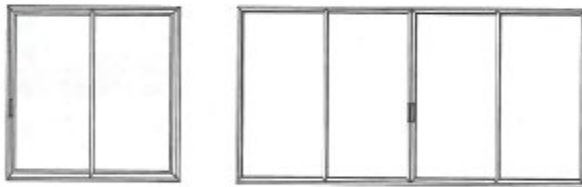
Storm Cloud¹



Summer Harvest¹



V450 with White Inlay



ENGINEERED TO PERFORM

- 5-1/2" frame depth
- Optimized weep system to control water infiltration
- Low rolling-force design for smooth operation
- Anodized aluminum threshold with durable roller track for easier access
- Multiple installation configurations
 - 1-3/8" mounting fin setback, 1" mounting fin setback, flange, finless
- Insulated dual-pane glass unit featuring a warm-edge spacer results in energy-efficient performance
- Interior glazed for optimal weather performance
- Backed with the Milgard Lifetime Limited Warranty. See complete details at MILGARD.COM/WARRANTY

CONVENIENCE & STYLE

- The V450 sliding door features the following design details:
- Aluminum self-latching screen is low maintenance, easy to operate, and is available in colors that match the door frame
 - Exterior jamb cover creates a polished look

SIZING

- 2 Panel: Min 59-1/2"w x 79-1/2"h Max 119-1/2"w x 95-1/2"h
- 3 Panel: Min 89-1/2"w x 79-1/2"h Max 179-1/2"w x 95-1/2"h
- 4 Panel: Min 116-3/4"w x 79-1/2"h Max 198-3/4"w x 95-1/2"h

*Proposed Patio Door
Case PLRG24-00002
2110 N. KANSAS*

Proposed materials

Attachment 4



Subject Property