



AGENDA FOR THE CITY REVIEW COMMITTEE PUBLIC HEARING

**October 29, 2025
VIRTUAL MEETING
10:00 AM**

Notice is hereby given that Public Hearing of the City Review Committee will be conducted on the above date and time.

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 City Review Committee 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: 432 766 857#

If you wish to sign up to speak please contact Luis Zamora at ZamoraLF@elpasotexas.gov or (915) 212-1552 no later than 8:00 A.M. the day of the hearing.

A quorum of the City Review Committee members must be present and participate in the meeting.

CALL TO ORDER

PUBLIC COMMENT

AGENDA

1. PLRG25-00008: A portion of Lots 6 and 7, Block 3, of Supplemental Map of Kern Place Addition, City of El Paso, El Paso County, Texas
ADDRESS: 1219 Rim Road
APPLICANT: Margaret Servin
REPRESENTATIVE: Freedom Forever
REQUEST: Installation of solar panels on the main home and rear accessory structure

[BC-1331](#)

ZONING: R-3/NCO (Residential/Neighborhood Conservancy Overlay)
STAFF CONTACT: Jose Beltran, 915-212-1607,
BeltranJV@elpasotexas.gov

2. PLRG25-00009: The East 52 feet of Lots 16 through 20, Block 149, Alexander Addition, City of El Paso, El Paso County, Texas [BC-1332](#)
- ADDRESS: 511 Blanchard Avenue
APPLICANT: Alan Heatley
REPRESENTATIVE: Jorge Eduardo Enriquez
REQUEST: Addition and exterior remodeling of an existing residence
ZONING: R-4/NCO (Residential/Neighborhood Conservancy Overlay)
STAFF CONTACT: Alejandra González, 915-212-1506,
GonzalezAG@elpasotexas.gov
3. Discussion and action on minutes [BC-1333](#)

ADJOURN

NOTICE TO THE PUBLIC

Sign language interpreters will be provided for this meeting upon request. Requests must be made to Luis Zamora at ZamoraLF@elpasotexas.gov a minimum of 48 hours prior to the date and time of this hearing.

If you need Spanish Translation Services, please email ZamoraLF@elpasotexas.gov at least 48 hours in advance of the meeting.

Posted this the _____ of _____ at _____ AM/PM by _____

Legislation Text

File #: BC-1331, Version: 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

PLRG25-00008: A portion of Lots 6 and 7, Block 3, of Supplemental
Map of Kern Place Addition, City of El Paso,
El Paso County, Texas

ADDRESS: 1219 Rim Road
APPLICANT: Margaret Servin

REPRESENTATIVE: Freedom Forever

REQUEST: Installation of solar panels on the main home and rear accessory structure

ZONING: R-3/NCO (Residential/Neighborhood Conservancy Overlay)

STAFF CONTACT: Jose Beltran, 915-212-1607, BeltranJV@elpasotexas.gov

PLANNING & INSPECTIONS DEPARTMENT CITY REVIEW COMMITTEE STAFF REPORT

Case No: PLRG25-00008
CRC Hearing Date: October 29, 2025
Case Manager: Jose Beltran, 915-212-1607, BeltranJV@elpasotexas.gov
Location: 1219 Rim Road
Legal Description: A portion of Lots 6 and 7, Block 3, of Supplemental Map of Kern Place Addition, an Addition to the City of El Paso, El Paso County, Texas
Acreage: 0.18 acres
Zoning District: R-3/NCO (Residential/Neighborhood Conservancy Overlay)
Existing Use: Single-family residence
Project Description: Installation of solar panels on roof of main home and rear accessory structure
Property Owner: Margaret Servin
Representative: Freedom Forever

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 installation of solar panels on the roof of the main home and rear accessory structure. The proposed solar panels will be screened from public view.

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.
The installation of the solar panel modules and accompanying equipment will be screened from view. In addition, the solar panels will sit 10 inches above the roof and be flushed with the roof pitch.
 - (b) The following roof forms may not be used on new construction: Mansard, Gambrel and Dome.
No new construction is proposed. The roof form of the structures will remain unchanged.
2. Paint and Color
 - (a) Metallic and fluorescent colors are not permitted.

Solar panel modules and the accompanying system equipment will be black, dark grey and light grey, maintaining a neutral color finish

Other Considerations: Review and approval by the City Review Committee will be only for the solar panel installation. There is an existing carport located on the northeasterly side of the property. Further review and approval by the City Review Committee will be required for the carport and any additional structures on the subject property.

Attachment 1: Location Map

Attachment 2: Proposed Work

Attachment 3: Proposed Materials

Attachment 4: Subject Property

Attachment 1 - Location Map



Attachment 3 - Proposed Materials

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YEAR
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DARK: SHC10PDT
MIL: SHC10PDT

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Closes into rail anywhere's position where there are no rails.
Self-clamping clamp with spring, combines as both end and end clamp. Clamps 20-40 mm modules.

NXT HORIZON CAP KIT
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Makes the initial link clear with the end cap kit designed to complement the module end clamp and rail ends.

STRONGHOLD® ATTACHMENT KIT
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Rail clamps into the clamp attached to the Stronghold® base. Operates in L-Loop allows drop-in rail clamp.

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Architectural friendly accessory that works to help installers keep wires inside the rail. No zip-ties required. Optional top the loop for extra wire management capabilities.

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Structural internal up to the rail does not interfere with rail connection nor module connection. Pre-assembled thread ending bolts.

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DARK: SHC10PDT
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Rail clamps into the clamp attached to the Stronghold® base. Operates in L-Loop allows drop-in rail clamp.

STRONGHOLD® ATTACHMENT KIT
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Date Sheet
Enphase Networking

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The IQ Combiner 4/4C with IQ Gateway and integrated L1-L1 cell modem (included only with IQ Combiner 4C) consolidates interconnection equipment into a single enclosure. It streamlines IQ Microinverters and storage installations by providing a consistent, pre-wired solution for residential applications. It offers up to four 2-pole input circuits and Fusion RR series busbar assembly.

Smart

- Includes IQ Gateway for communication and control
- Includes Micro Connect cellular modem (CELL MODEM M1-240-05), included only with IQ Combiner 4C
- Includes solar shield to match Enphase IQ Battery aesthetics and defect rate
- Supports Wi-Fi, Ethernet, or cellular connectivity
- Optional AC receptacle available for PLC bridge
- Provides production metering and consumption monitoring

Simple

- Mounts on single stud with centered brackets
- Supports bottom, back and side conduit entry
- Allows up to four 2-pole branch circuits for 240VAC plug-in breakers (not included)
- Reduces PV or storage branch circuit

Reliable

- Durable NEMA 1-certified NEMA type 3R enclosure
- Five-year limited warranty
- Two-year labor reimbursement program coverage included for both the IQ Combiner SKUs
- UL listed
- X2 IQ-AM1-240-4 and X2 IQ-AM1-240-4C comply with IEEE 1547-2018 (UL 1741-58, 3rd Ed.)



To learn more about Enphase offerings, visit enphase.com
IQ-C-4-4C-05-0123-DN-LB-15-29-1022



Attachment 4 - Subject Property





Legislation Text

File #: BC-1332, Version: 1

**CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM**

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

PLRG25-00009: The East 52 feet of Lots 16 through 20, Block 149,
 Alexander Addition, City of El Paso, El Paso
 County, Texas

ADDRESS: 511 Blanchard Avenue

APPLICANT: Alan Heatley

REPRESENTATIVE: Jorge Eduardo Enriquez

REQUEST: Addition and exterior remodeling of an existing
 residence

ZONING: R-4/NCO (Residential/Neighborhood Conservancy
 Overlay)

STAFF CONTACT: Alejandra González, 915-212-1506,
 GonzalezAG@elpasotexas.gov

PLANNING & INSPECTIONS DEPARTMENT CONSOLIDATED REVIEW COMMITTEE STAFF REPORT

Case No: PLRG25-00009
CRC Hearing Date: October 29, 2025
Staff Planner: Alejandra González, 915-212-1506, GonzalezAG@elpasotexas.gov
Location: 511 Blanchard Ave.
Legal Description: The East 52 feet of Lots 16 through 20, Block 149, 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: Additions and exterior remodeling of the existing residence and garage
Property Owner: Alan Heatley
Representative: Jorge Eduardo Enriquez

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 additions and exterior remodel to the existing dwelling, which includes the garage. The scope of work to be done on the property includes the following:

1. Remove and replace all existing doors and door frames
2. Remove and replace all existing windows and window frames
3. Remove all existing shingles and replace with B-Deck Panel in a "Black Matte" hue
4. Restore existing wood floor
5. Restore and paint all exterior walls in a "Pure White" hue
6. Install 6'x6' fence
7. Remove all existing landscape and replace with "Chinese Palms", "Lemon Grass", and artificial turf
8. Install concrete pavers

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 construction will be removed from the property.

- b. Site layout, scale and mass of new construction shall be generally compatible with existing development in the same block.
The proposed work is compatible with existing development in the block. The contemporary design maintains a mass and scale consistent with the adjacent properties.
- 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.
The proposed addition complies with both the base zoning and the traditional setbacks. The existing porch will be enclosed to create an addition that does not extend beyond the applicable setback requirement.

2. Architectural Styles and Materials

- a. Additions to existing residences shall be constructed in the same architectural style as the existing residence.
The proposed additions will maintain the same cohesive contemporary 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 proposed work is consistent with the neighborhood's existing architectural styles, materials, and colors. No substantially different features are proposed.
- c. Pop-out stucco surrounds shall be prohibited.
Pop-out stucco surrounds will not be incorporated into the new façade.
- d. Stucco construction shall present a smooth unbroken surface free from expansion joints except where necessary to prevent excessive cracking.
The stucco finish will maintain a smooth, continuous surface. Expansion joints will be limited to locations necessary to prevent cracking.
- e. 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.
Any containers, equipment, or hardware will be located and screened at the rear of the lot.

3. Roofs

- a. The following roof forms may not be used on new construction: Mansard, Gambrel and Dome.

Proposed construction will not have the roof forms previously mentioned.

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.

Proposed driveway and sidewalk comply with this requirement.

- b. A newly constructed driveway shall not abut an existing driveway. The minimum separation shall be a two (2) foot landscaped buffer.

Proposed driveway does not abut any existing driveway and is compliant with the requirement previously mentioned.

5. Fences

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

The proposed fencing will complement the style 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.

There will be no chain link or untextured cinderblock fencing installed.

6. Lighting

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

The proposed exterior light fixtures are consistent with the architectural style of the main residence and adhere to the RIM Neighborhood Design Standards.

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

The proposed exterior light fixtures will be shielded, located, and aimed to prevent light spill onto adjoining properties.

7. Paint and Color

- a. Metallic and fluorescent colors are not permitted.

None of the proposed materials will have metallic or fluorescent finishes. Colors used will have neutral hues.

- 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.

8. Maintenance

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

In consideration of the typography of the area, the property owner shall be responsible for ensuring that the property is maintained in good condition at all times.

9. Landscaping, Screening and Open Space

- a. Yard areas in public view shall be landscaped.
The design features Chinese Windmill Palm trees, Artificial Turf, and Lemon Grass, primarily in the front yard. These species will be consistently maintained to preserve the intended aesthetic appearance of the property.
- b. Gravel without vegetation shall not be permitted in yards visible from public view.
Gravel will be incorporated with landscape along the front yard and will not be a predominantly feature.

Attachment 1: Location Map

Attachment 2: Site Plan/Elevations/Renders

Attachment 3: Proposed Materials

Attachment 4: Subject Property

Attachment 1:



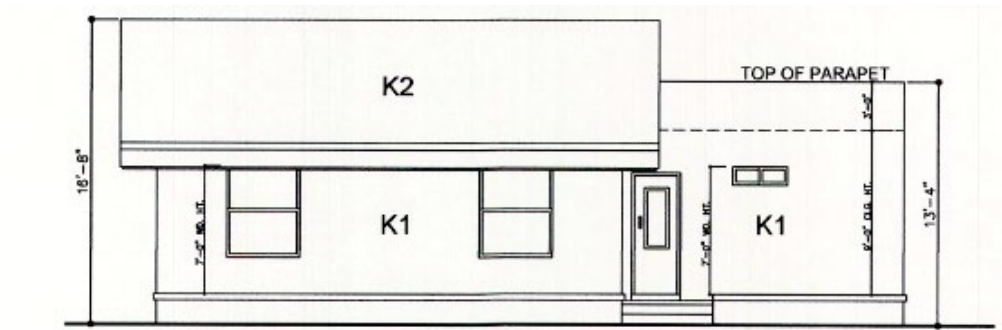
Location Map

Attachment 2:

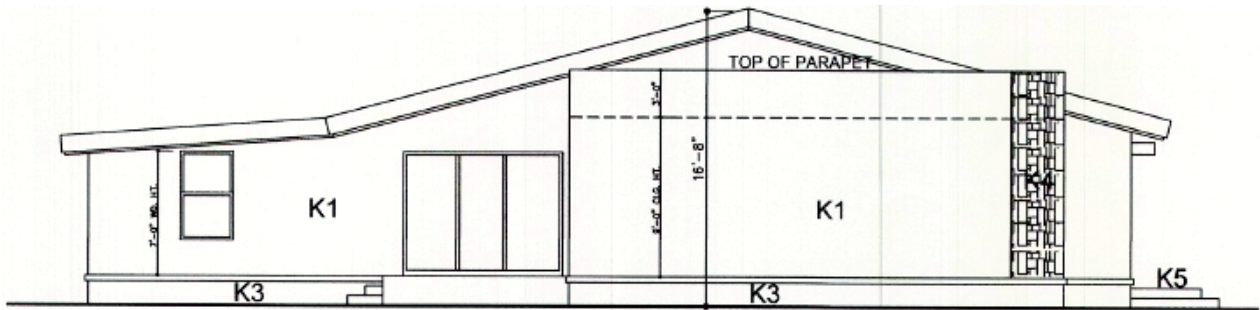




Front Elevation



Rear Elevation



Left Elevation

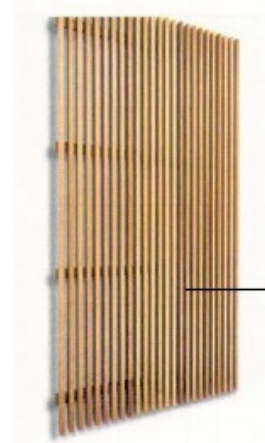


Architectural Renders of proposed addition and remodeling

Attachment 3:



Proposed Roof – B Deck Panel in Matte Black



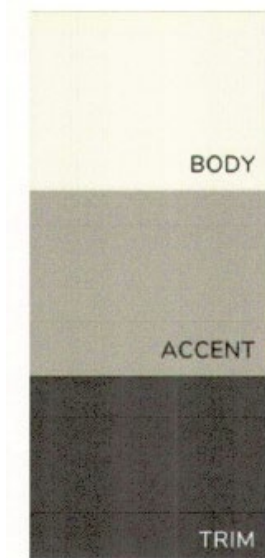
Proposed fence – Spotted Gum Noosa screen in natural color



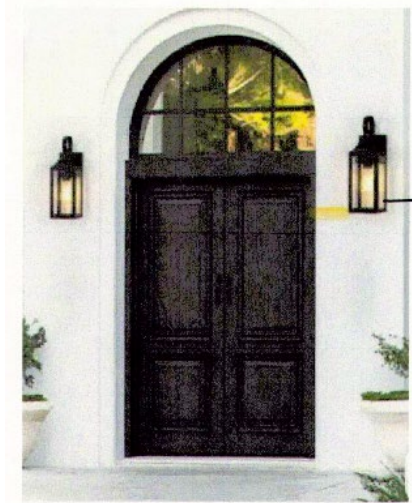
Proposed wall accent – Canova Natural Marble ledger panel



Proposed window frames – Vinyl double pane-low e window w/ colonial grid in matte black



Proposed paint – Pure white for exterior, Repose gray for accents and Tricorn black for roof trim



Proposed exterior lights – Industrial style outdoor wall sconce



Proposed driveway paving – Concrete paver with cobblestone appearance in color Grigio Gray



Proposed green artificial grass turf



Proposed walkway pavers – 3' x 6' rectangular concrete pavers



Proposed lemon grass

Attachment 4:





El Paso, TX

300 N. Campbell
El Paso, TX

Legislation Text

File #: BC-1333, **Version:** 1

**CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM**

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.
Discussion and action on minutes



CITY REVIEW COMMITTEE MEETING

**Virtual Meeting
August 14, 2024
10:00 A.M.**

MINUTES

The City Review Committee held a virtual meeting at the time listed above.

The meeting was called to order at 10:01 A.M. by Luis Zamora, Secretary and Chair of the City Review Committee.

COMMITTEE MEMBERS PRESENT:

Modesto Melendez III
Venessa Rangel

AGENDA

Luis Zamora, Secretary and Chair of the City Review Committee, provided a summary of how people can participate in the meeting virtually. Committee members and staff introduced themselves.

I. CALL TO THE PUBLIC – PUBLIC COMMENT

This time is reserved for members of the public who would like to address the City Review Committee on any items that are not on the City Review Committee Agenda and that are within the jurisdiction of the City Review Committee. No action shall be taken.

Members of the public may communicate with the City Review Committee during public comment, and regarding agenda items by calling 1-915-213-4096 or Toll-Free Number: 1-833-664-9267. Conference ID: 432 766 857#. Requests to speak must be received by contacting Luis Zamora, Secretary of the City Review Committee, at ZamoraLF@elpasotexas.gov or (915) 212-1552 no later than 8:00 A.M. the day of the hearing.

PUBLIC:

No members of the public signed up to speak.

II. REGULAR AGENDA - DISCUSSION AND ACTION:

- | | |
|------------------------|--|
| 1. PLRG24-00010 | A portion of Lot 16 and a portion of Lot 17, Block 195, Alexander Addition, City of El Paso, El Paso County, Texas |
| ADDRESS: | 2412 N. Campbell Street |
| APPLICANT: | Meza Construction |

REPRESENTATIVE: Meza Construction
 REQUEST: Plaster brick, enclose porch, relocate front door
 ZONING: R-3/NCO (Residential/Neighborhood Conservancy Overlay)
 STAFF CONTACT: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov

Jose Beltran, planner, made a presentation to the Committee. Notices were mailed to property owners on August 1, 2025. The Planning Division has not received any communication in support or opposition to the request. Staff recommends **approval** of the request based on compliance with the relevant Rim University Neighborhood Design Standards.

The representative for Meza Construction, was not present to answer questions from the committee.

ACTION: Motion made by Committee Member Melendez III, seconded by Committee Member Rangel **TO POSTPONE ITEM PLRG24-00010.**

Luis Zamora, Secretary and Chair of the City Review Committee, decided to wait for the representative to be present. No motion was carried.

ACTION: Motion made by Committee Member Melendez III, seconded by Committee Member Rangel **TO RESCIND POSTPONING ITEM PLRG24-00010.**

Luis Arturo de Leon Hernandez, property owner, was present to answer questions from the committee.

ACTION: Motion made by Committee Member Rangel, seconded by Secretary and Chair Zamora **TO APPROVE ITEM PLRG24-00010.** Committee Member Melendez III **ABSTAINED.**

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2. Adjournment of the City Review Committee Meeting.

ADJOURNMENT:

ACTION: Motion made by Secretary and Chair Zamora, seconded by Committee Member Melendez III and unanimously carried to **ADJOURN.**

Motion passed.

Meeting adjourned at 10:24 A.M.

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Approved as to form:



 Saul J. G. Pina, Senior Planner



CITY REVIEW COMMITTEE MEETING

Virtual Meeting

July 17, 2024

10:00 A.M.

MINUTES

The City Review Committee held a virtual meeting at the time listed above.

The meeting was called to order at 10:00 A.M. by Luis Zamora, Secretary and Chair of the City Review Committee.

COMMITTEE MEMBERS PRESENT:

Modesto Melendez III

Fredo Alejandre

AGENDA

Luis Zamora, Secretary and Chair of the City Review Committee, provided a summary of how people can participate in the meeting virtually. Committee members and staff introduced themselves.

I. CALL TO THE PUBLIC – PUBLIC COMMENT

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PUBLIC:

No members of the public signed up to speak.

II. REGULAR AGENDA - DISCUSSION AND ACTION:

1. PLRG24-00002

ADDRESS:

APPLICANT:

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
2110 N. Kansas Street
Manuel Moreno and Diane Moreno

REPRESENTATIVE: Gerardo Banuelos
 REQUEST: An interior remodeling and adding 900 square feet to the existing single-family dwelling unit on the rear side of the property
 ZONING: R-4/NCO (Residential /Neighborhood Conservancy Overlay)
 STAFF CONTACT: Juan C. Naranjo, (915) 212-1604, NaranjoJC@elpasotexas.gov

Juan Naranjo, Planner, made a presentation to the Committee. Notices were mailed to property owners on July 5, 2024. The Planning Division has not received any communication in support or opposition to the request. Staff recommends **approval** of the request based on compliance with the relevant Rim University Neighborhood Design Standards.

Gerardo Banuelos, representative, answered questions from the committee.

ACTION: Motion made by Committee Member Alejandre, seconded by Committee Member Melendez III **TO APPROVE ITEM PLRG24-00002** and unanimously carried.

Motion Passed.

2. **PLRG24-00008** Lot 7, 8, 9 & 10, Block 114, Alexander Addition, City of El Paso, El Paso County, Texas
 ADDRESS: 220 Blacker Avenue
 APPLICANT: Laura Alcantar
 REPRESENTATIVE: Laura Alcantar
 REQUEST: Office Space Addition, Surface Parking, and Accessory Dwelling Unit (ADU)
 ZONING: R-4/NCO/sp (Residential /Neighborhood Conservancy Overlay/special permit)
 STAFF CONTACT: Juan C. Naranjo, (915) 212-1604, NaranjoJC@elpasotexas.gov

Juan Naranjo, Planner, made a presentation to the Committee. Notices were mailed to property owners on July 5, 2024. The Planning Division has not received any communication in support or opposition to the request. Staff recommends **approval** of the request based on compliance with the relevant Rim University Neighborhood Design Standards.

Laura Alcantar, representative, answered questions from the committee.

ACTION: Motion made by Committee Member Alejandre, seconded by Committee Member Melendez III **TO APPROVE ITEM PLRG24-00008** and unanimously carried.

Motion Passed.

3. **PLRG24-00009** A portion of Lot 10 and a portion of Lot 11, Block 4, Rim Road Addition, City of El Paso, El Paso County, Texas
 ADDRESS: 808 Blacker Avenue
 APPLICANT: Carl Ryan
 REPRESENTATIVE: Michael A. Saenz and Maria G. Christopher d/b/a Astro-Tex Roofing
 REQUEST: Reroof of main home
 ZONING: R-3/NCO (Residential /Neighborhood Conservancy Overlay)
 STAFF CONTACT: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov

Jose Beltran, Planner, made a presentation to the Committee. Notices were mailed to property owners on July 3, 2024. The Planning Division has not received any communication in support or opposition to the request. Staff recommends **approval** of the request based on compliance with the relevant Rim University Neighborhood Design Standards.

Michael A. Saenz and Maria G. Christopher, representatives for Astro-Tex Roofing, were present to answer questions from the committee.

ACTION: Motion made by Committee Member Alejandro, seconded by Committee Member Melendez III **TO APPROVE ITEM PLRG24-00009** and unanimously carried.

Motion Passed.

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4. Adjournment of the City Review Committee Meeting.

ADJOURNMENT:

ACTION: Motion made by Committee Member Melendez III, seconded by Committee Member Alejandro and unanimously carried to **ADJOURN**.

Motion passed.

Meeting adjourned at 10:45 A.M.

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Approved as to form:



Saul J. G. Pina, Senior Planner



CITY REVIEW COMMITTEE MEETING

**Virtual Meeting
February 19, 2025
10:00 A.M.**

MINUTES

The City Review Committee held a virtual meeting at the time listed above.

The meeting was called to order at 10:01 A.M. by Luis Zamora, Secretary and Chair of the City Review Committee.

COMMITTEE MEMBERS PRESENT:

Modesto Melendez III
Fredo Alejandre

AGENDA

Luis Zamora, Secretary and Chair of the City Review Committee, provided a summary of how people can participate in the meeting virtually. Committee members and staff introduced themselves.

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PUBLIC:

No members of the public signed up to speak.

II. REGULAR AGENDA - DISCUSSION AND ACTION:

- | | |
|------------------------|--|
| 1. PLRG25-00001 | Lots 16 and 17, Block 195, Alexander Addition, an addition to the City of El Paso, El Paso County, Texas |
| ADDRESS: | 2412 N. Campbell Street |
| APPLICANT: | Fox Plumbing Inc. |

REPRESENTATIVE: Fox Plumbing Inc.
 REQUEST: Reroof of main home
 ZONING: R-4/NCO (Residential /Neighborhood Conservancy Overlay)
 STAFF CONTACT: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov

Jose Beltran, planner, made a presentation to the Committee. Notices were mailed to property owners on February 6, 2025. The Planning Division has not received any communication in support or opposition to the request. Staff recommends **approval** of the request based on compliance with the relevant Rim University Neighborhood Design Standards.

Javier Villa, Fox Plumbing Inc, answered questions from the committee.

ACTION: Motion made by Committee Member Alejandre, seconded by Committee Member Melendez III **TO APPROVE ITEM PLRG25-00001** and unanimously carried.

Motion Passed.

Note: The reroof was approved with the shingle color presented. The committee gave the applicant the option to use a lighter color if possible.

2. **PLRG25-00002** Lots 9 and 10, Block 131, Alexander Addition, and addition to the City of El Paso, El Paso County, Texas
 ADDRESS: 2021 N. Ochoa Street
 APPLICANT: Jacob Fraire and Virginia Fraire
 REPRESENTATIVE: Enrique Gonzalez and Sergio Esquinca
 REQUEST: Home exterior renovation and an addition to the accessory structure in the rear of the property
 ZONING: R-3/NCO (Residential /Neighborhood Conservancy Overlay)
 STAFF CONTACT: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov

Blanca Perez, Planner, made a presentation to the Committee. Notices were mailed to property owners on February 6, 2025. The Planning Division has not received any communication in support or opposition to the request. Staff recommends **approval** of the request.

Sergio Esquinca, representative, answered questions from the committee.

ACTION: Motion made by Committee Member Alejandre, seconded by Committee Member Melendez III **TO APPROVE ITEM PLRG25-00002** and unanimously carried.

Motion Passed.

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3. Adjournment of the City Review Committee Meeting.

ADJOURNMENT:

ACTION: Motion made by Committee Member Melendez III, seconded by Committee Member Alejandre and unanimously carried to **ADJOURN**.

Motion passed.

Meeting adjourned at 10:21 A.M.

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Approved as to form:

A handwritten signature in black ink, appearing to read "Saul Pina", written over a horizontal line.

Saul J. G. Pina, Senior Planner



CITY REVIEW COMMITTEE MEETING

Virtual Meeting

May 14, 2025

10:00 A.M.

MINUTES

The City Review Committee held a virtual meeting at the time listed above.

The meeting was called to order at 10:02 A.M. by Luis Zamora, Chairman and Secretary of the City Review Committee.

COMMITTEE MEMBERS PRESENT:

Modesto Melendez III

Fredo Alejandre

AGENDA

Luis Zamora, Chairman and Secretary of the City Review Committee, provided a summary of how people can participate in the meeting virtually. Committee members and staff introduced themselves.

I. CALL TO THE PUBLIC – PUBLIC COMMENT

This time is reserved for members of the public who would like to address the City Review Committee on any items that are not on the City Review Committee Agenda and that are within the jurisdiction of the City Review Committee. No action shall be taken.

Members of the public may communicate with the City Review Committee during public comment, and regarding agenda items by calling 1-915-213-4096 or Toll-Free Number: 1-833-664-9267. Conference ID: 432 766 857#. Requests to speak must be received by contacting Luis Zamora, Secretary of the City Review Committee, at ZamoraLF@elpasotexas.gov or (915) 212-1552 no later than 8:00 A.M. the day of the hearing.

PUBLIC:

No members of the public signed up to speak.

II. REGULAR AGENDA - DISCUSSION AND ACTION:

1. PLRG25-00005

Lot 5 and a portion of Lot 4, Block 5, Rim Road Addition, an addition to the City of El Paso, El Paso County, Texas.

ADDRESS:

925 Rim Rd.

APPLICANT:

Ike Monty

REPRESENTATIVE: Frederic Dalbin
 REQUEST: Addition to main home and construction of a detached spa
 ZONING: R-3/NCO (Residential /Neighborhood Conservancy Overlay)
 STAFF CONTACT: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov

Jose Beltran, Planner, made a presentation to the Committee. Notices were mailed to property owners on May 2, 2025. The Planning Division has not received any communication in support or opposition to the request. Staff recommends **approval** of the request based on compliance with the relevant Rim University Neighborhood Design Standards.

Alexis Calderon, Wright and Dalbin Architects, answered questions from the committee.

ACTION: Motion made by Committee Member Alejandro, seconded by Committee Member Melendez III **TO APPROVE ITEM PLRG25-00005** and unanimously carried.

Motion Passed.

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2. Adjournment of the City Review Committee Meeting.

ADJOURNMENT:

ACTION: Motion made by Committee Member Melendez III, seconded by Committee Member Alejandro and unanimously carried to **ADJOURN**.

Motion passed.

Meeting adjourned at 10:10 A.M.

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Approved as to form:



Saul J. G. Pina, Senior Planner



CITY REVIEW COMMITTEE MEETING

**Virtual Meeting
August 27, 2025
10:00 A.M.**

MINUTES

The City Review Committee held a virtual meeting at the time listed above.

The meeting was called to order at 10:00 A.M. by Luis Zamora, Secretary and Chair of the City Review Committee.

COMMITTEE MEMBERS PRESENT:

Modesto Melendez III
Fredo Alejandre

AGENDA

Luis Zamora, Secretary and Chair of the City Review Committee, provided a summary of how people can participate in the meeting virtually. Committee members and staff introduced themselves.

I. CALL TO THE PUBLIC – PUBLIC COMMENT

This time is reserved for members of the public who would like to address the City Review Committee on any items that are not on the City Review Committee Agenda and that are within the jurisdiction of the City Review Committee. No action shall be taken.

Members of the public may communicate with the City Review Committee during public comment, and regarding agenda items by calling 1-915-213-4096 or Toll-Free Number: 1-833-664-9267. Conference ID: 432 766 857#. Requests to speak must be received by contacting Luis Zamora, Secretary of the City Review Committee, at ZamoraLF@elpasotexas.gov or (915) 212-1552 no later than 8:00 A.M. the day of the hearing.

PUBLIC:

No members of the public signed up to speak.

II. REGULAR AGENDA - DISCUSSION AND ACTION:

- | | |
|------------------------|--|
| 1. PLRG25-00007 | A portion of lots 11 and 13 and all of lot 12, Block 1, Kern Place Addition, City of El Paso, El Paso County, Texas. |
| ADDRESS: | 1507 Rim Rd. |
| APPLICANT: | Randy Bowling |

REPRESENTATIVE: Tomas Delgado, Vision Consultants
 REQUEST: Construction of an accessory structure
 ZONING: R-3/NCO (Residential /Neighborhood Conservancy Overlay)
 STAFF CONTACT: Alejandra González, (915) 212-1506, GonzalezAG@elpasotexas.gov

Alejandra Gonzalez, Planner, made a presentation to the Committee. Notices were mailed to property owners on August 12, 2025. The Planning Division has not received any communication in support or opposition to the request. Staff recommends **approval** of the request based on compliance with the relevant Rim University Neighborhood Design Standards.

Karla Montalvo, Vision Consultants and Randy Bowling, owner, answered questions from the committee.

ACTION: Motion made by Committee Member Alejandre, seconded by Committee Member Melendez III **TO APPROVE ITEM PLRG25-00007** and unanimously carried.

Motion Passed.

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2. Discussion and action on previous Regular meeting minutes not in record.

ACTION: Motion made by Committee Member Alejandre, seconded by Committee Member Melendez III **TO APPROVE minutes** and unanimously carried.

Motion Passed.

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3. Adjournment of the City Review Committee Meeting.

ADJOURNMENT:

ACTION: Motion made by Committee Member Melendez III, seconded by Committee Member Alejandre and unanimously carried to **ADJOURN**.

Motion passed.

Meeting adjourned at 10:12 A.M.

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Approved as to form:



Saul J. G. Pina, Senior Planner



CITY REVIEW COMMITTEE MEETING

**Virtual Meeting
December 18, 2024
10:00 A.M.**

MINUTES

The City Review Committee held a virtual meeting at the time listed above.

The meeting was called to order at 10:00 A.M. by Luis Zamora, Secretary and Chair of the City Review Committee.

COMMITTEE MEMBERS PRESENT:

Modesto Melendez III
Fredo Alejandre

AGENDA

Luis Zamora, Secretary and Chair of the City Review Committee, provided a summary of how people can participate in the meeting virtually. Committee members and staff introduced themselves.

I. CALL TO THE PUBLIC – PUBLIC COMMENT

This time is reserved for members of the public who would like to address the City Review Committee on any items that are not on the City Review Committee Agenda and that are within the jurisdiction of the City Review Committee. No action shall be taken.

Members of the public may communicate with the City Review Committee during public comment, and regarding agenda items by calling 1-915-213-4096 or Toll-Free Number: 1-833-664-9267. Conference ID: 432 766 857#. Requests to speak must be received by contacting Luis Zamora, Secretary of the City Review Committee, at ZamoraLF@elpasotexas.gov or (915) 212-1552 no later than 8:00 A.M. the day of the hearing.

PUBLIC:

No members of the public signed up to speak.

II. REGULAR AGENDA - DISCUSSION AND ACTION:

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|------------------------|---|
| 1. PLRG24-00014 | Lots 6, 7, and 8, Block 3, Kern Place, City of El Paso, El Paso County, Texas |
| ADDRESS: | 1223 Rim Road |
| APPLICANT: | Juan Pablo Avendano |

REPRESENTATIVE: Juan Pablo Avendano
 REQUEST: Reroof and installation of solar panels
 ZONING: R-3/NCO (Residential /Neighborhood Conservancy Overlay)
 STAFF CONTACT: Saul J. G. Pina, (915) 212-1604, PinaSJ@elpasotexas.gov

Saul Pina, Senior Planner, made a presentation to the Committee. Notices were mailed to property owners on December 6, 2025. The Planning Division has not received any communication in support or opposition to the request. Staff recommends **approval** of the request based on compliance with the relevant Rim University Neighborhood Design Standards.

Juan Pablo Avendano, representative, answered questions from the committee.

ACTION: Motion made by Committee Member Alejandre, seconded by Committee Member Melendez III **TO APPROVE ITEM PLRG24-00014** and unanimously carried.

Motion Passed.

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2. Adjournment of the City Review Committee Meeting.

ADJOURNMENT:

ACTION: Motion made by Committee Member Melendez III, seconded by Committee Member Alejandre and unanimously carried to **ADJOURN**.

Motion passed.

Meeting adjourned at 10:15 A.M.

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Approved as to form:



Saul J. G. Pina, Senior Planner



CITY REVIEW COMMITTEE MEETING

Virtual Meeting

November 20, 2024

10:00 A.M.

MINUTES

The City Review Committee held a virtual meeting at the time listed above.

The meeting was called to order at 10:12 A.M. by Luis Zamora, Secretary and Chair of the City Review Committee.

COMMITTEE MEMBERS PRESENT:

Modesto Melendez III

Venessa Rangel

AGENDA

Luis Zamora, Secretary and Chair of the City Review Committee, provided a summary of how people can participate in the meeting virtually. Committee members and staff introduced themselves.

I. CALL TO THE PUBLIC – PUBLIC COMMENT

This time is reserved for members of the public who would like to address the City Review Committee on any items that are not on the City Review Committee Agenda and that are within the jurisdiction of the City Review Committee. No action shall be taken.

Members of the public may communicate with the City Review Committee during public comment, and regarding agenda items by calling 1-915-213-4096 or Toll-Free Number: 1-833-664-9267. Conference ID: 432 766 857#. Requests to speak must be received by contacting Luis Zamora, Secretary of the City Review Committee, at ZamoraLF@elpasotexas.gov or (915) 212-1552 no later than 8:00 A.M. the day of the hearing.

PUBLIC:

No members of the public signed up to speak.

II. REGULAR AGENDA - DISCUSSION AND ACTION:

- | | |
|------------------------|---|
| 1. PLRG24-00011 | Lots 16, 17, 18, 19, and 20, Block 75, Alexander Addition, City of El Paso, El Paso County, Texas |
| ADDRESS: | 1700 N. Stanton Street |
| APPLICANT: | Omar Montelongo |

REPRESENTATIVE: Omar Montelongo
 REQUEST: Addition of a garage and terrace to an existing building
 ZONING: A-O/NCO/sc (Apartment/Office/Neighborhood Conservancy Overlay/special contract)
 STAFF CONTACT: Saul J. G. Pina, (915) 212-1604, PinaSJ@elpasotexas.gov

Saul Pina, Senior Planner, made a presentation to the Committee. Notices were mailed to property owners on November 6, 2024. The Planning Division did not receive any communication in support or opposition to the request. Staff recommends **approval** of the request as the request complies with the Rim University Neighborhood Design Standards.

Omar Montelongo, representative, answered questions from the committee.

ACTION: Motion made by Committee Member Melendez III, seconded by Committee Member Rangel **TO APPROVE ITEM PLRG24-00011** and unanimously carried.

Motion Passed.

2. **PLRG24-00012** A portion of Lots 17, 18, 19, and 20, Block 148, Alexander Addition, City of El Paso, El Paso County, Texas
 ADDRESS: 605 Blanchard Avenue
 APPLICANT: David Hoover
 REPRESENTATIVE: David Hoover
 REQUEST: Reroof of main home
 ZONING: R-4/NCO (Residential/Neighborhood Conservancy Overlay)
 STAFF CONTACT: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov

Jose Beltran, Planner, made a presentation to the Committee. Notices were mailed to property owners on November 7, 2024. The Planning Division did not receive any communication in support or opposition to the request. Staff recommends **approval** of the request based on compliance with the relevant Rim University Neighborhood Design Standards.

David Hoover, representative, answered questions from the committee.

ACTION: Motion made by Committee Member Melendez III, seconded by Committee Member Rangel **TO APPROVE ITEM PLRG24-00012** and unanimously carried.

Motion Passed.

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3. Adjournment of the City Review Committee Meeting.

ADJOURNMENT:

ACTION: Motion made by Committee Member Melendez III, seconded by Committee Member Rangel and unanimously carried to **ADJOURN**.

Motion passed.

Meeting adjourned at 10:26 A.M.

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Approved as to form:

A handwritten signature in black ink, appearing to read "Saul J. G. Pina", written over a horizontal line.

Saul J. G. Pina, Senior Planner