

## PLANNING & INSPECTIONS DEPARTMENT CITY REVIEW COMMITTEE STAFF REPORT

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**Case No:** PLRG26-00001  
**CRC Hearing Date:** February 18, 2026  
**Case Manager:** Saul J. G. Pina, (915) 212-1604, PinaSJ@elpasotexas.gov  
**Location:** 2118 N. Saint Vrain Street  
**Legal Description:** Lot 3, Block 9, out of a Replat of Block 9, Rim Road Addition, City of El Paso, El Paso County, Texas  
**Acreage:** 0.14 acres  
**Zoning District:** R-3/NCO (Residential/Neighborhood Conservancy Overlay)  
**Existing Use:** Single-family residence  
**Project Description:** Reroof and replacement of solar panels  
**Property Owner:** Jorge G. Guzman  
**Representative:** Christopher Nazario (Photon Solar LLC)

### **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 to do a reroof and replacement of the existing solar panels. The scope of work to be done on the property includes the following:

1. **Roofing:** Removal and installation of a white TPO membrane, which will be fully concealed by the existing parapet wall and finished with neutral-colored copper metal coping.
  2. **Solar Array:** Reinstallation of fifteen (15) solar modules mounted parallel to the roof pitch, with all mechanical equipment and utility hardware screened from view.
1. Roofs
    - a) Mechanical equipment and utility hardware on new construction shall be screened from public view.  
*The existing fifteen (15) solar panel modules will be reinstalled at an angle of tilt parallel to the pitch of the roof. Meters and other operable equipment will be screened from view.*
    - b) The following roof forms may not be used on new construction: Mansard, Gambrel, and Dome.  
*The scope of work is limited to a reroof and solar panel replacement and does not involve new construction. The main roof form will be maintained.*
  2. Paint and Color
    - a) Metallic and fluorescent colors are not permitted.  
*For the reroof, white TPO adhere will be used as cover for the main roof and will be concealed by an existing parapet wall. The roof form will remain unchanged.*

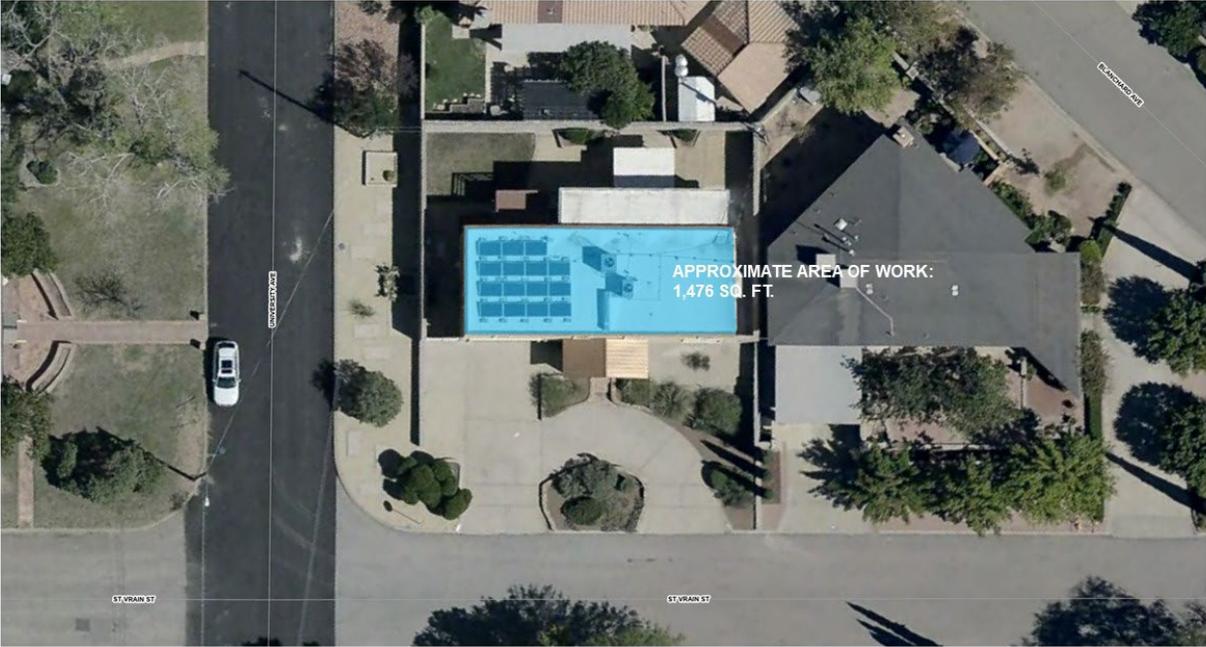
*For the solar panel replacement, solar panel modules will be black in color with equipment in a neutral color and concealed from view.*

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

**Attachment 1 - Location Map**



Attachment 2 – Proposed Work



AREA DIAGRAM

Total Area = 2,351 sq ft, with 14 facets.



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**Reroof:** Scope of work limited to the area shown in red only.



***Image of existing solar panels:*** Fifteen (15) solar panel modules to be reinstalled in the same location following reroofing.

**Attachment 3 – Proposed Materials**



***Reroof:*** Example of finished TPO roof installation.



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60 Cell Poly  
250-270W

BVM6610P

**0~+5W**

Power Tolerance

**16.6%**

Maximum Efficiency

**250-270W**

Power Output Range



39.06 x 64.57 Inches  
Black Frame / White Backsheet



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- ◆ Withstand up to 5400 Pa snow load and 2400 Pa wind load
- ◆ 1000V DC (UL)
- ◆ 3 EL inspections per cell/module for defect-free consistency
- ◆ Type 1 fire-rating per UL 1703 edition 3
- ◆ High salt and ammonia resistance certified by TUV Rheinland
- ◆ 0-+5 W guaranteed positive tolerance
- ◆ Rugged design for long-term durability; passed extended reliability tests



**Warranty**

- ◆ 12-year product warranty
- ◆ 25-year linear power output warranty



**Comprehensive Certificates for Products and Management**

- ◆ UL 1703, IEC 61215, IEC 61730, CEC listed, MCS and CE
- ◆ ISO 9001 for Quality Management Systems
- ◆ ISO 14001 for Environmental Management Systems



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**Attachment 4 - Subject Property**



***Existing conditions. Front and side view of the subject property***