

PLANNING & INSPECTIONS DEPARTMENT CITY REVIEW COMMITTEE STAFF REPORT

Case No: PLRG25-00001
CRC Hearing Date: February 19, 2025
Case Manager: Jose Beltran, 915-212-1607, BeltranJV@elpasotexas.gov
Location: 2412 N. Campbell St.
Legal Description: Lots 16 and 17, Block 195, 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: Reroof of the main home
Property Owner: Saul C. Esparza
Representative: Fox Plumbing Inc.
Case History: City Review Committee Application PLRG24-00010

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 existing home on the property. The applicant is proposing to reroof the home using asphalt shingles in a grey-black hue.

On August 14, 2024 the City Review Committee (CRC) approved case number PLRG24-00010 that allowed to legalize façade improvements that were done to the existing single-family home without prior City Review Committee (CRC) approval. The existing front porch was enclosed, the front entry-way was relocated and the entirety of the brick construction was covered with stucco in a cream-colored hue.

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.
There is no mechanical equipment or hardware proposed on the roof of the structure.
 - (b) The following roof forms may not be used on new construction: Mansard, Gambrel and Dome.

The applicant is not proposing new construction. The roof form will remain unchanged.

2. Paint and Color

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

The applicant is proposing to use shingles in a grey-black hue.

- (b) If murals or objects are painted on an exterior wall, they shall be located in the rear yard or screened from public view.

The applicant is not proposing to paint any exterior walls.

Attachment 1: *Location Map*

Attachment 2: *Proposed Work*

Attachment 3: *Proposed Materials*

Attachment 4: *Subject Property*

Attachment 1

PLRG25-00001



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 & Inspections Department Planning Division makes no claim to its accuracy or completeness.



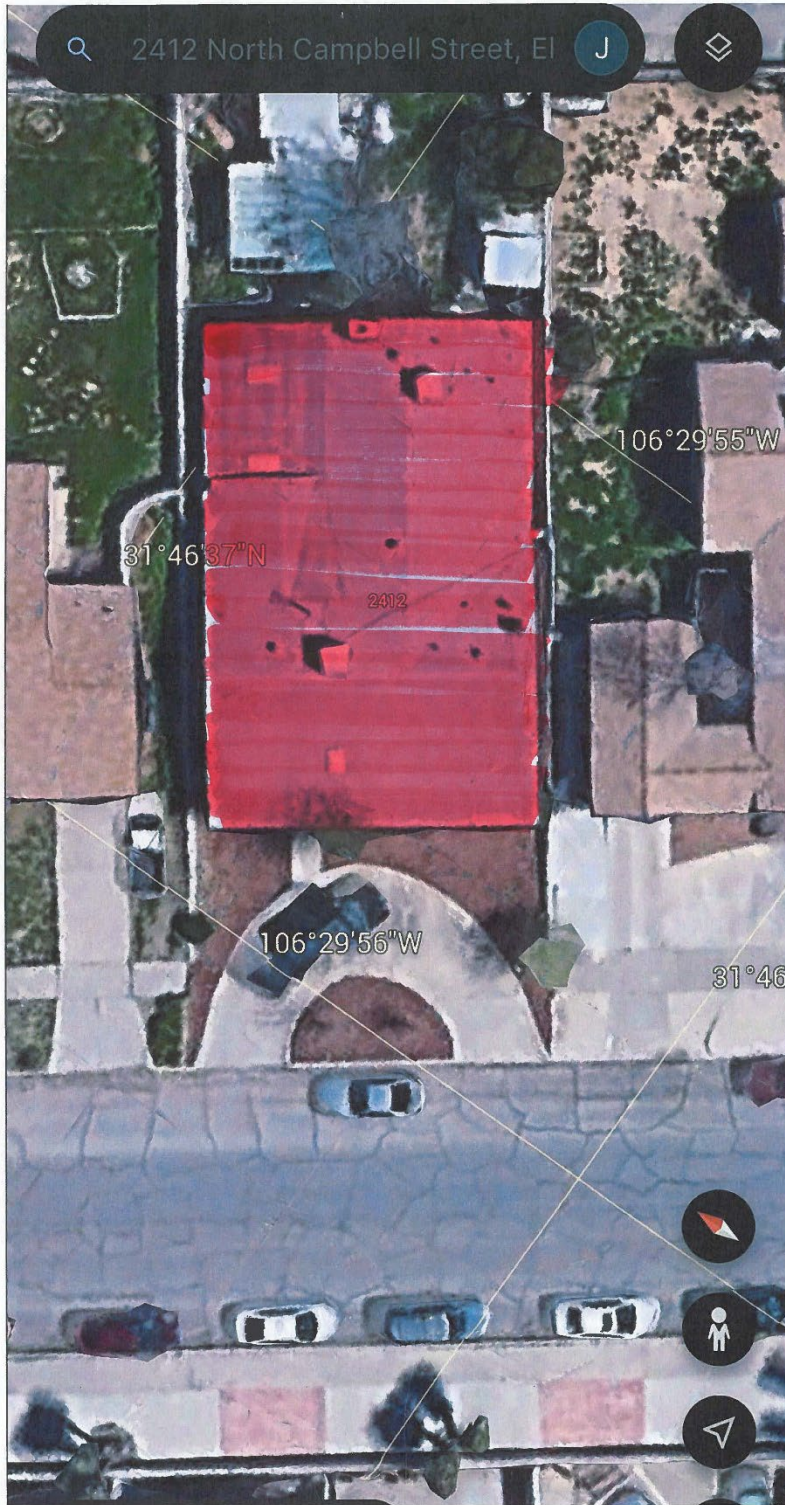
 Subject Property

0 5 10 20 30 40
Feet



Location Map

Attachment 2



3000
59ft

Proposed Work (Reroof of the Main Home)

Attachment 3



Proposed Materials (Asphalt Shingles in Williamsburg Gray)

Attachment 4



Subject Property (Existing Façade Improvements approved on August 14, 2024)