

PLANNING & INSPECTIONS DEPARTMENT CITY REVIEW COMMITTEE STAFF REPORT

Case No: PLRG24-00011
CRC Hearing Date: November 20, 2024
Case Manager: Saul J. G. Pina, (915) 212-1604, PinaSJ@elpasotexas.gov
Location: 1700 N. Stanton St.
Legal Description: Lots 16, 17, 18, 19, and 20, Block 75, Alexander Addition, City of El Paso, El Paso County, Texas
Acreage: 0.36 acres
Zoning District: A-O/NCO/sc (Apartment/Office/Neighborhood Conservancy Overlay/special contract)
Existing Use: Single-family residence
Project Description: Addition of a garage and terrace to an existing building
Property Owner: Tony Rogers
Representative: Omar Montelongo

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 construct a garage and terrace addition to the existing building. The scope of work to be done on the property includes the following:

1. Adding reinforced concrete for parking cars inside the garage.
 2. Painting the garage walls in a 'Extra White' hue.
 3. Application of the same stucco and color as the main house.
 4. Construction of a deck on the upper portion of the garage.
 5. Installation of wrought-iron aluminum railing in a dark hue.
 6. Installation of panel doors in a white hue for the proposed garage.
 7. Installation of plastic deck tiles in a dark-brown hue for the proposed terrace.
 8. Sidewalk placement around the proposed garage.
1. Building Setback and Site Development
 - a) All excess soil resulting from site grading shall be removed from the property.

Construction of the garage will not create disruption to the features present on the property. Any excess soil resulting from excavation 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 construction is compatible with both the existing main residence and neighboring dwellings in the area.

2. Architectural Styles and Materials

- a) Additions to existing residences shall be constructed in the same architectural style as the existing residence.

The proposed garage addition 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. Paint application will be according to design requirements.

- c) Garages shall not be located on the front facade unless site constraints make compliance with this standard impossible, in which case the garage located on a front facade shall not be a dominant feature.

The entrance to the garage will be concealed from the front view.

3. Roofs

1. Mechanical equipment and utility hardware on new construction shall be screened from public view.

There is no mechanical equipment or hardware proposed on this project. Any type of trash container, mechanical equipment, and utility hardware not screened from view will require CRC review.

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

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 proposed entryway to the garage and walkways will be paved with both concrete.

5. Paint and Color

- a) Metallic and fluorescent colors are not permitted.

All materials will have a painted white-hue finish to complement the main residence.

6. Landscaping, Screening, and Open Space

- a) Yard areas in public view shall be landscaped.

Landscape areas will remain unchanged with existing plants native to area.

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

Attachment 1 - Location Map

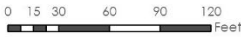
PLRG24-00011



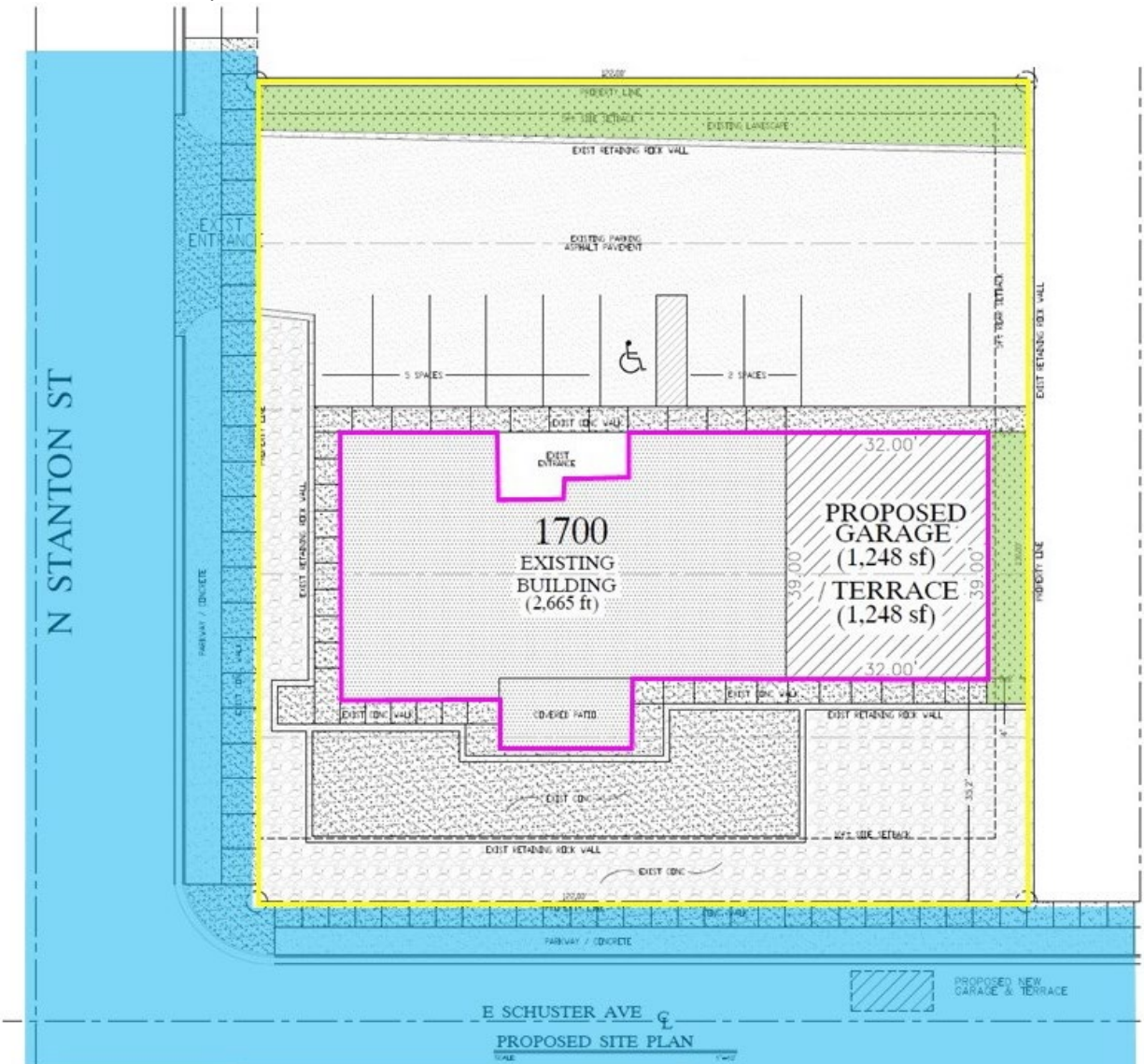
This map is designed for illustrative purposes only. The features depicted here are approximate and more specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce error and may lead to misinterpretations of the data. The Planning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



1700 N. Stanton St.

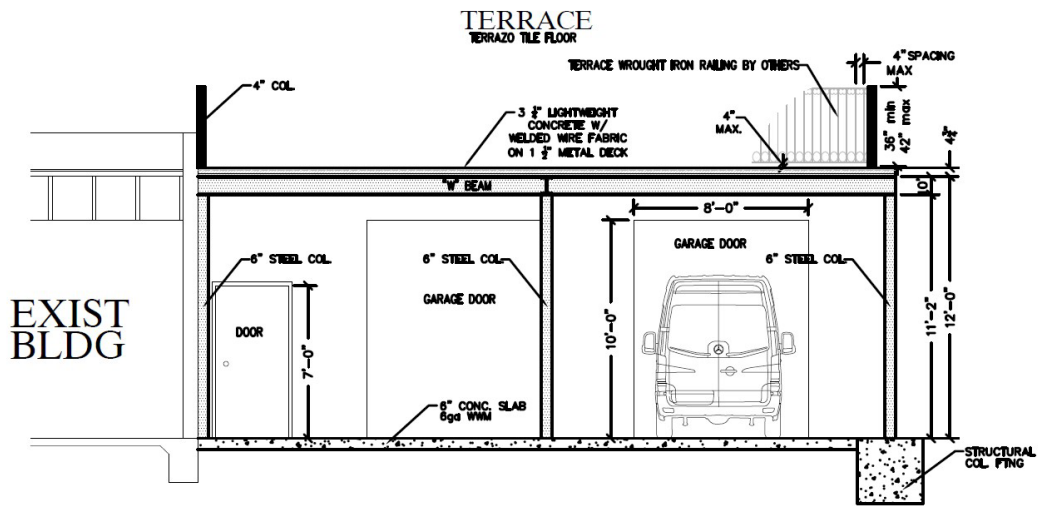


Attachment 2 – Proposed Work

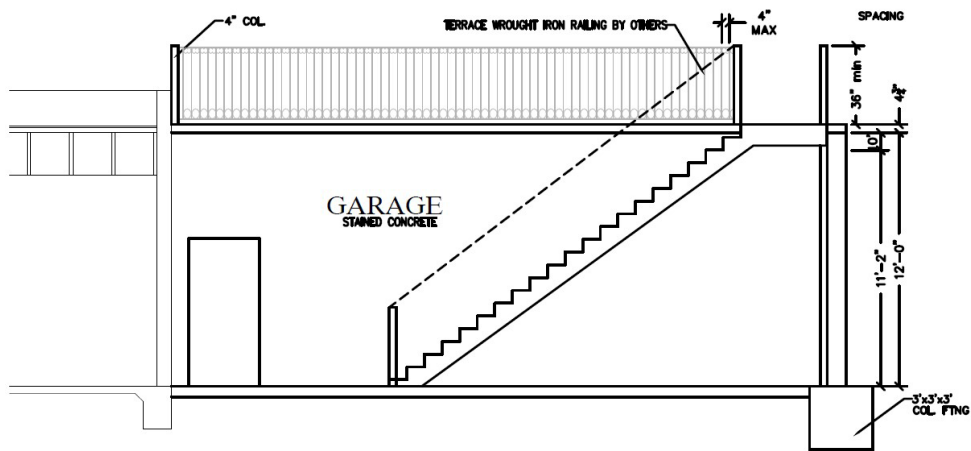


Site Plan

Elevations



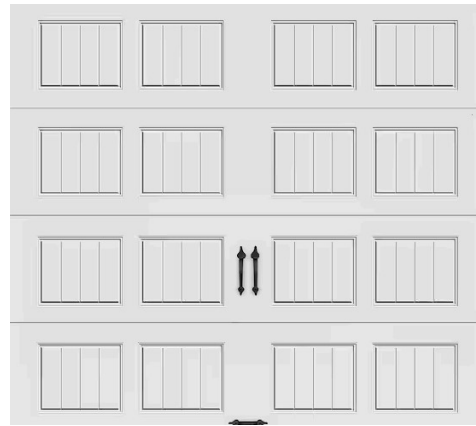
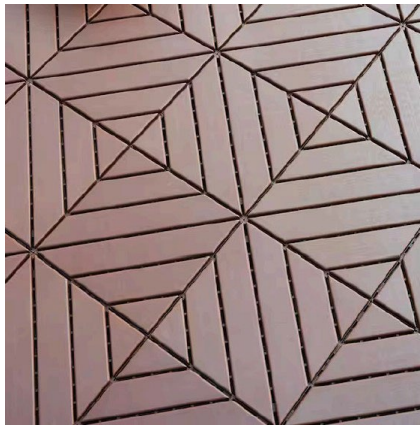
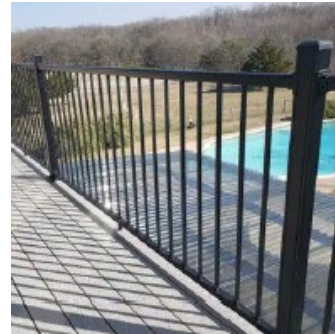
1 CROSS SECTION
A-2 SCALE: 1/8" = 1'-0"



2 CROSS SECTION
A-2 SCALE: 1/8" = 1'-0"

Attachment 3 – Scope of Work and Materials

1. Sherwin-Williams ‘Extra-White’ paint for the proposed garage walls.
2. Revival Railing wrought-iron railing for the proposed terrace.
3. Dark brown plastic interlocking deck tiles for the proposed terrace flooring.
4. Short Panel Insulated White Garage Doors for the proposed garage.



Renders





Attachment 4 - Subject Property

