

PLANNING & INSPECTIONS DEPARTMENT CITY REVIEW COMMITTEE STAFF REPORT

Case No: PLRG26-00006
CRC Hearing Date: June 24, 2026
Case Manager: Alejandra González, 915-212-1506, GonzalezAG@elpasotexas.gov
Location: 937 Rim
Legal Description: Lot 8, Block 5, Rim Road Addition, City of El Paso, El Paso County, Texas
Acreage: 0.29 acres
Zoning District: R-3/NCO (Residential/Neighborhood Conservancy Overlay)
Existing Use: Vacant
Project Description: Construction of a new single-family residence
Property Owner: George Salom Jr.
Representative: Martina Lorey Architects

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. The proposed new residential construction is compatible with the existing older residences on the block in terms of site layout and scale. Although the design is considerably modern than the adjacent properties, the proposed residence combines aspects of Spanish and traditional building methods and materials such as earthen stucco and wood beams. This approach ensures the proposed design will maintain visual continuity with the area's existing architecture.

The scope of work involves the following:

1. Construction of a single-family dwelling featuring a garage, courtyard, and terrace with a steel and wood trellis system.
2. Materials including an exterior stucco system, breeze brick accents, exposed exterior wood beams, and structural retaining walls built from native Mt. Franklin stone.
3. Landscape featuring native trees, agaves, and cacti to be incorporated in the courtyard.

Application Description:

The applicant is proposing a new two-story single-family residence.

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.
The applicant will be required to remove any and all excess soil from the property resulting 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.
- (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 applicant's proposed thirty-foot (30') front yard setback is more than the twenty-five-foot (25') traditional front yard setback on this block.

2. Architectural Styles and Materials

- (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 development is compatible with the site layout, scale, materials, colors, scale, and volumetric mass, utilizing materials and colors that are consistent with the established character of the neighborhood.
- (c) Pop-out stucco surrounds shall be prohibited.
The proposed construction does not include pop-out stucco surrounds.
- (d) 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.
- (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.

Trash containers mechanical equipment, and utility hardware will be screened from public view, as they will be located behind a five-foot (5') high rock wall.

- (f) 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 proposed construction will have the garage at the rear.

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 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.

The proposed design complies with this standard. The only paved areas located within the front yard are the driveway along the southern edge of the property and the pedestrian pathway leading from the street to the front entrance.

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

The proposed design complies with this standard. The driveway along the southern edge of the property is separated from the property line by a minimum two (2) foot landscaped buffer, ensuring it does not abut any existing adjacent driveways.

5. Fences

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

The proposed fencing complies with this standard. The custom-fabricated steel gates feature a pattern that mimics breeze brick wall panels and are finished in a bronze coating, complementing the architectural 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.

The proposed design complies with this standard. No chain-link or uncoated/untextured cinderblock fencing is proposed for the property.

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 are shielded, located, and aimed to prevent light spill onto 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 proposed design complies with this standard. No freestanding light fixtures are proposed for the property.

7. Paint and Color

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

None of the proposed materials will feature reflective metallic or fluorescent finishes, utilizing instead a neutral palette.

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

No murals or painted objects are proposed on the primary structure's exterior walls. The applicant has proposed custom geometric metal accent panels within the street-facing front fence line.

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 topography of the area, the property owner shall maintain the residence and all structures in good condition and repair at all times.

9. Landscaping, Screening and Open Space

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

The project proposes landscaping in all yard areas within public view. The front design features native velvet mesquite trees, robust cacti, and blooming desert plantings that populate the garden space in front of the courtyard wall.

- (b) Gravel without vegetation shall not be permitted in yards visible from public view.

The project complies. All gravel and decorative rock mulch areas visible from the public right-of-way are integrated with native trees, cacti, and desert plantings; no unvegetated gravel beds are proposed.

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

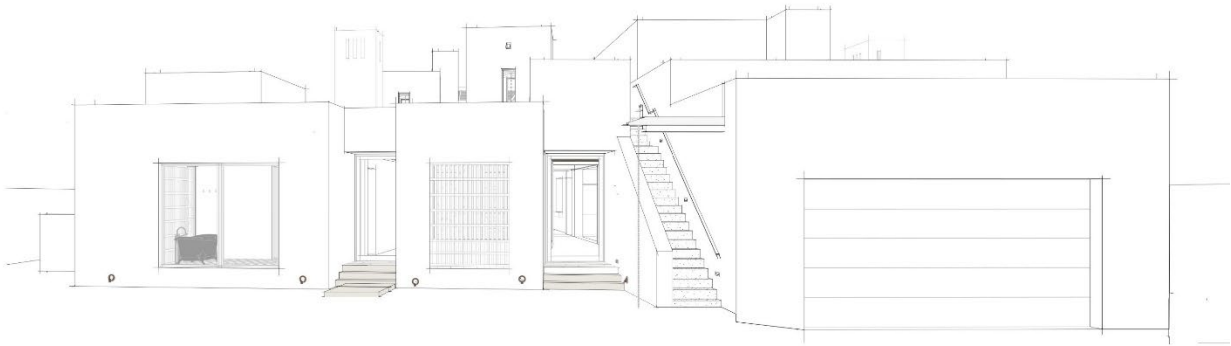
Attachment 1



Location Map



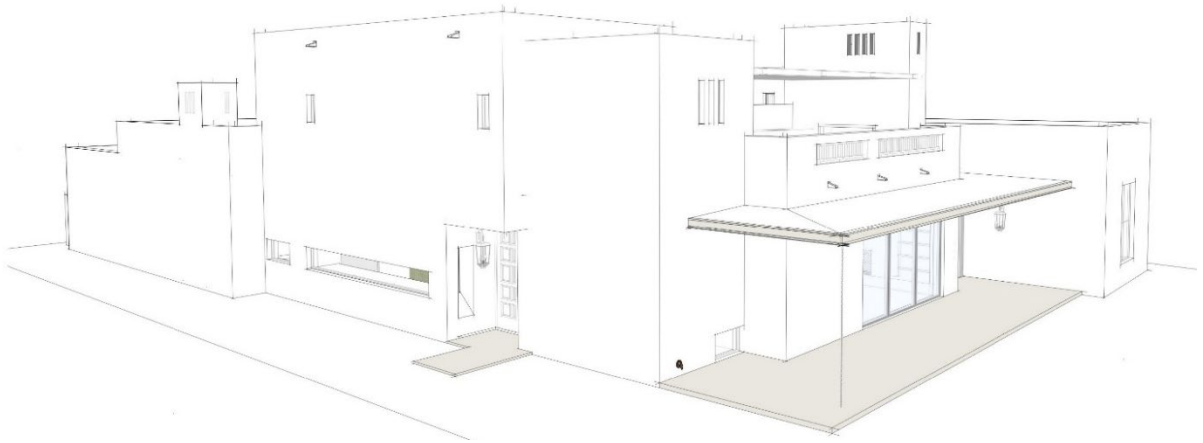
East Elevation



West Elevation



North Elevation

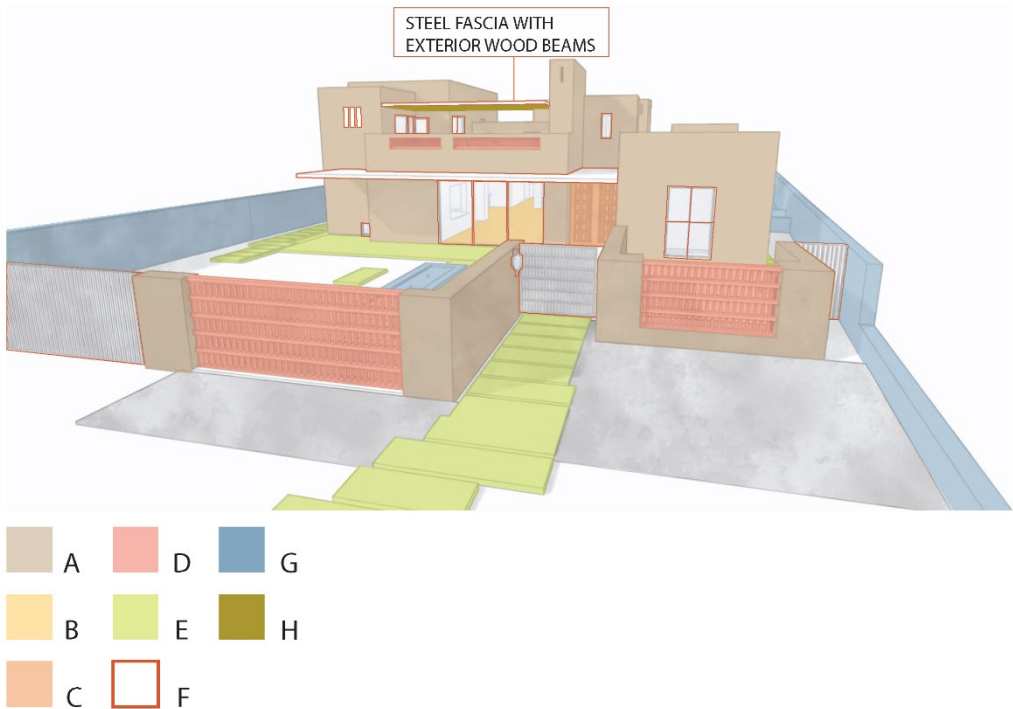


North Elevation



Architectural Render of the proposed construction

Attachment 3



EXTERIOR FINISH KEY



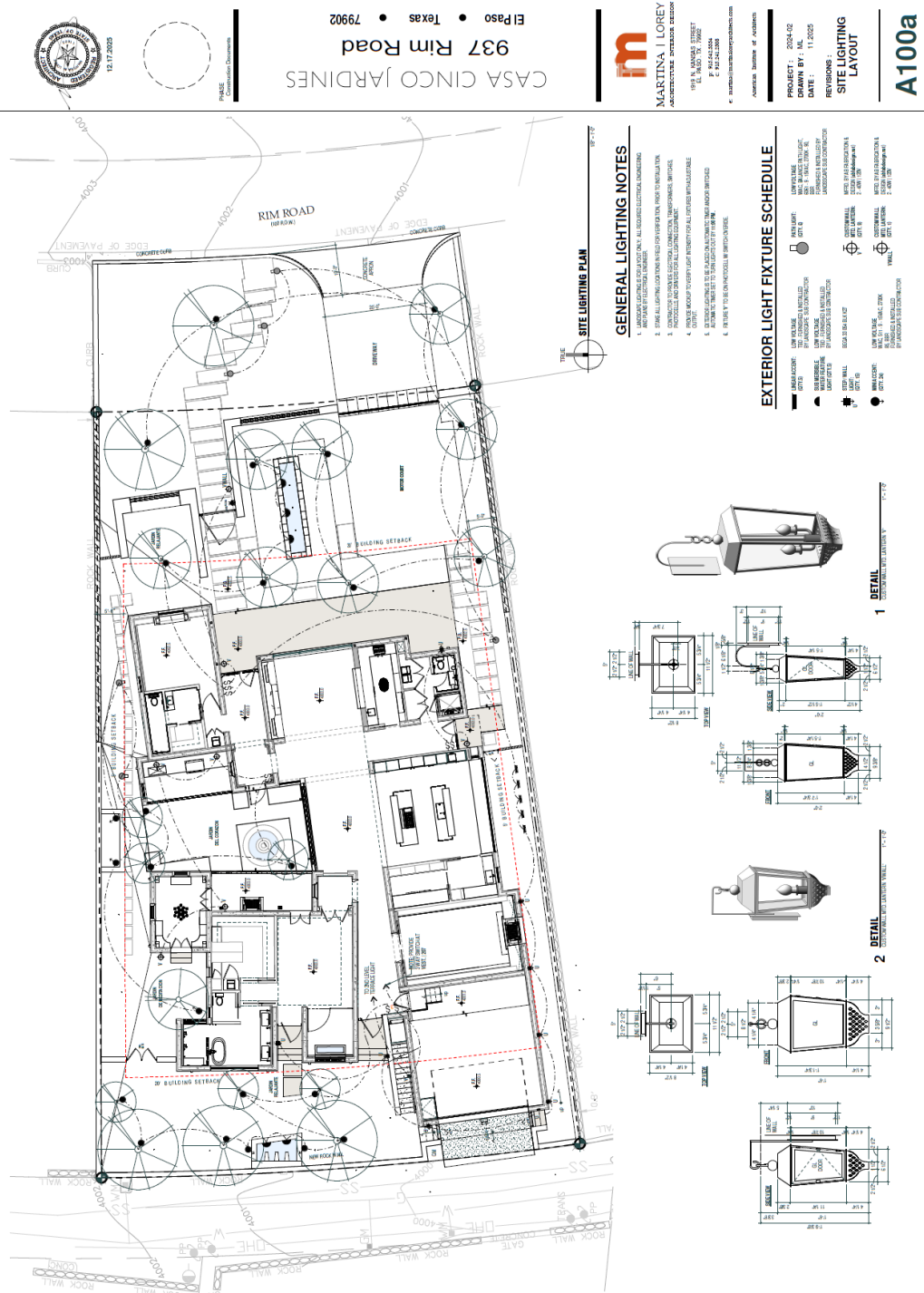
G - FOUNTAIN AND PROPERTY WALLS - MT.FRANKLIN STONE



H - EXTERIOR WOOD BEAMS



Proposed Materials



Proposed Light Scheme

Attachment 4



Subject Property