

## PLANNING & INSPECTIONS DEPARTMENT CITY REVIEW COMMITTEE STAFF REPORT

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**Case No:** PLRG25-00004  
**CRC Hearing Date:** April 23, 2025  
**Case Manager:** Saul J. G. Pina, 915-212-1604, PinaSJ@elpasotexas.gov  
**Location:** 2110 N. Kansas Street  
**Legal Description:** 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  
**Acreage:** 0.15 acres  
**Zoning District:** R-4/NCO (Residential/Neighborhood Conservancy Overlay)  
**Existing Use:** Single-family residence  
**Project Description:** Reconstruction of an existing garage  
**Property Owner:** Manuel E. & Diane F. Moreno.  
**Representative:** Gerardo Banuelos

### **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 reconstruction of an existing garage. The scope of work to be done on the property includes the following:

1. Wood and insulation installation for structural framing.
2. Stucco application for exterior walls in a 'Desert Beige' color.
3. Installation of door, panel door, and windows for the garage in a 'champagne, brownish' neutral color.
4. Installation of a flat-sloped roof with a parapet wall enclosure.
5. Replacement of a new chain-link fence at the rear.

### **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 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 garage structure will be compatible with other garages*

- with similar features. The design and construction will not vary in shape or form from the structures already existing.*
2. Architectural Styles and Materials
    - (a) Additions to existing residences shall be constructed in the same architectural style as the existing residence. *The design and construction of the garage structure will be done with the same materials for aesthetic consistency.*
    - (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. Exterior paint color will be neutral in accordance with design requirements.*
    - (c) Pop-out stucco surrounds shall be prohibited. *The placement of window fixtures shall not contain pop-out stucco surrounds as required by the RIM Neighborhood Design Standards.*
    - (d) Stucco construction shall present a smooth unbroken surface free from expansion joints except where necessary to prevent excessive cracking. *The garage structure will adhere to design and construction specifications to ensure a sturdy, smooth, and cohesive build.*
  3. Roofs
    - (a) The following roof forms may not be used on new construction: Mansard, Gambrel and Dome. *The sloped roof of the garage structure does not have these roof forms.*
  4. Fences
    - (a) 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. *Any proposed fencing located at the rear of the property shall adhere to RIM Neighborhood Design Standards.*
  5. Lighting
    - (a) Exterior lighting fixtures shall be consistent with the architectural style of the residence on which they are affixed. *Any exterior light fixtures to be installed shall adhere to RIM Neighborhood Design Standards.*
  6. Paint and Color
    - (a) Metallic and fluorescent colors are not permitted. *All color-bound materials will have neutral-hue finishes to complement the main residence.*

**Attachment 1: Location Map**

**Attachment 2: Site Plan and Elevations**

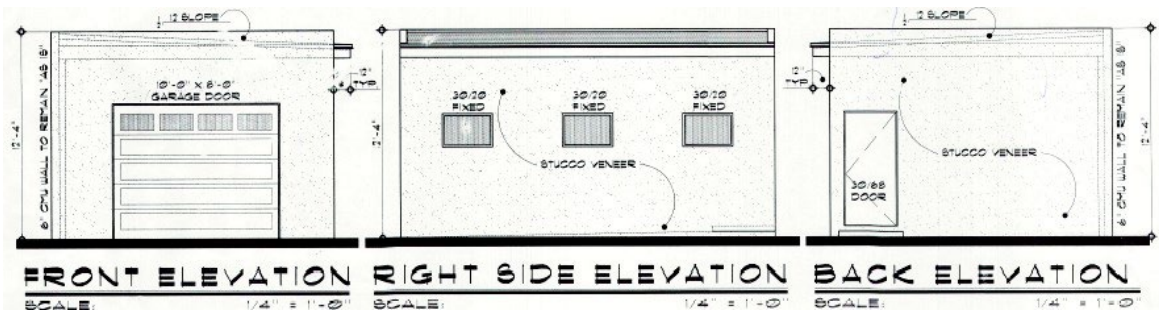
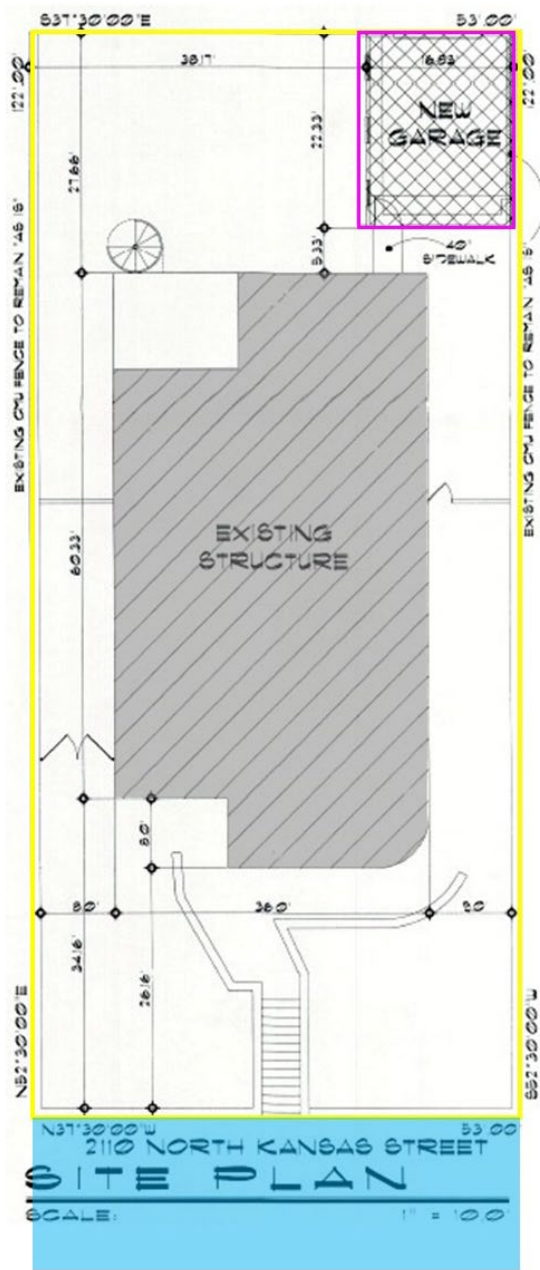
**Attachment 3: Proposed Work and Materials**

**Attachment 4: Subject Property**





Attachment 2



Site plan and Elevations. (Garage with a maximum height of 12.33 feet)

Attachment 3



*Proposed Work (Proposed stucco material to follow the same color and type as the main residence)*

**Attachment 4**



*Subject Property*