

PLANNING & INSPECTIONS DEPARTMENT CITY REVIEW COMMITTEE STAFF REPORT

Case No: PLRG24-00012
CRC Hearing Date: November 20, 2024
Case Manager: Jose Beltran, 915-212-1607, BeltranJV@elpasotexas.gov
Location: 605 Blanchard Ave.
Legal Description: A portion of Lots 17, 18, 19, and 20, Block 148, Alexander Addition, City of El Paso, El Paso County, Texas
Acreage: 0.10 acres
Zoning District: R-4/NCO (Residential/Neighborhood Conservancy Overlay)
Existing Use: Single-family residence
Project Description: Reroof of the main home and rear storage
Property Owner: Harold Manoli
Representative: David Hoover

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 main home and the rear storage on the property. The applicant is proposing to reroof the home using shingles in a white 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 shasta white.

Attachment 1: *Location Map*

Attachment 2: *Proposed Work*

Attachment 3: *Proposed Materials*

Attachment 4: *Subject Property*

Attachment 1

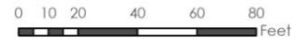
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This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors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



 Subject Property



Location Map

Attachment 2



Proposed Work

Attachment 3



Proposed Materials (Shasta White)

Attachment 4



Subject Property