

PLANNING & INSPECTIONS DEPARTMENT CITY REVIEW COMMITTEE STAFF REPORT

Case No: PLRG25-00005
CRC Hearing Date: May 14, 2025
Case Manager: Jose Beltran, 915-212-1607, BeltranJV@elpasotexas.gov
Location: 925 Rim Rd.
Legal Description: Lot 5 and a portion of Lot 4, Block 5, Rim Road Addition, City of El Paso, El Paso County, Texas
Acreage: 0.39 acres
Zoning District: R-3/NCO (Residential/Neighborhood Conservancy Overlay)
Existing Use: Single-family residence
Project Description: Addition to existing single-family home and construction of a detached spa
Property Owner: Nancy and Ike Monty
Representative: Frederic Dalbin

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 the construction of a 225-square feet addition and 576-square feet detached spa. The addition and detached spa will be in the character with the existing development which will include Vintage Gold-colored stucco for the exterior finish, Aged Copper Blend terracotta roof tiles for the roof and clay pavers to match those that exist in the front and rear yard.

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 excess soil from the property 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.

2. Architectural Styles and Materials

- (a) Additions to existing residences shall be constructed in the same architectural style as the existing residence.
The proposed addition will match the scale, materials and color of the existing residence.
- (b) 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 unless necessary to prevent excessive cracking.
- (c) 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.

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 roof form is gable for the addition and flat for the detached spa.

4. Fences

- (a) Fencing shall be complementary to the character and style of the residence.
There will be no proposed fencing that will be added.
- (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.
There will be no chain link or untextured cinderblock fencing installed.

5. Lighting

- (a) Exterior lighting fixtures shall be consistent with the architectural style of the residence on which they are affixed.
Any proposed exterior lighting fixtures will need to be consistent with the architectural style of the residence.
- (b) Exterior lighting fixtures shall be located, aimed and shielded as to prevent unreasonable light spill on adjoining properties.
Any proposed exterior lighting fixtures shall be located aimed and shielded as to prevent light spill.

6. Paint and Color

- (a) Metallic and fluorescent colors are not permitted.
None of the proposed materials will have metallic or fluorescent finishes.
- (b) If murals or objects are painted on an exterior wall, they shall be located in the rear yard or screened from public view.
There will be no murals or objects painted on any exterior walls.

7. Maintenance

- (a) All residences and other structures on a property shall be maintained in good condition and repair at all times.
The property shall be maintained and in good condition at all times.

Attachment 1: *Location Map*

Attachment 2: *Site Plan/Elevations/Renders*

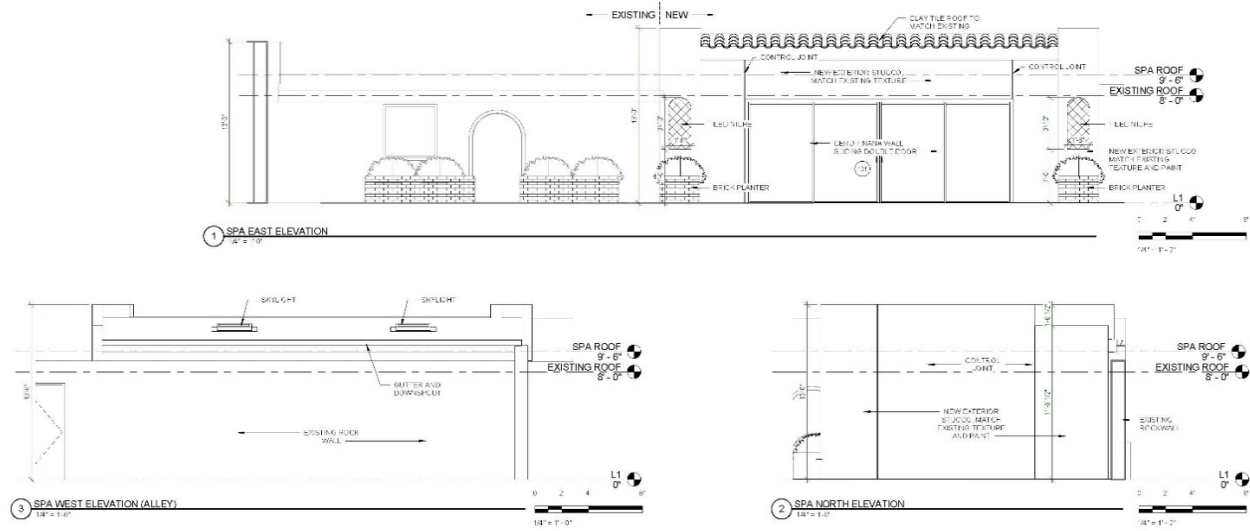
Attachment 3: *Proposed Materials*

Attachment 4: *Subject Property*

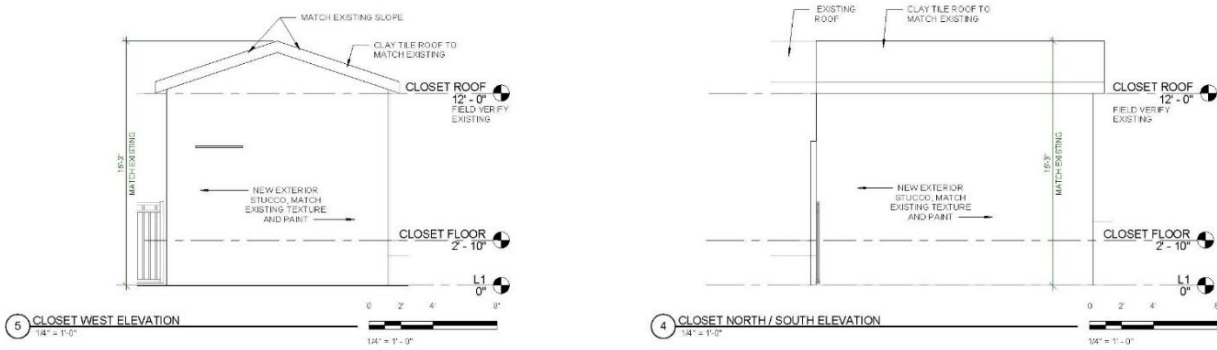
Attachment 1



Location Map



Elevations for the detached spa. Maximum Elevation: 9'-6"



Elevations for the addition. Maximum Elevation: 15'-3"

Attachment 3 (Proposed Materials)

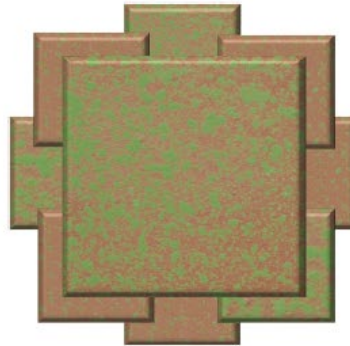
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Proposed Roof Tiles (Addition and Detached Spa) in an aged copper blend hue.

Attachment 4



Subject Property