



## AGENDA FOR THE CITY REVIEW COMMITTEE PUBLIC HEARING

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**November 20, 2024  
VIRTUAL MEETING  
10:00 AM**

Notice is hereby given that Public Hearing of the City Review Committee will be conducted on the above date and time.

In compliance with the requirement that the City provide two-way communication for members of the public, members of the public may communicate with the City Review Committee during public comment, and regarding agenda items by calling the following number:

1-915-213-4096 or Toll Free Number: 1-833-664-9267

**At the prompt please enter the corresponding Conference ID: 544 657 794#**

If you wish to sign up to speak please contact Luis Zamora at [ZamoraLF@elpasotexas.gov](mailto:ZamoraLF@elpasotexas.gov) or (915) 212-1552 no later than 8:00 A.M. the day of the hearing.

**A quorum of the City Review Committee members must be present and participate in the meeting.**

### **CALL TO ORDER**

### **PUBLIC COMMENT**

### **AGENDA**

- PLRG24-00011** - Lots 16, 17, 18, 19, and 20, Block 75, Alexander Addition, City of El Paso, El Paso County, Texas

**[BC-221](#)**

ADDRESS: 1700 N. Stanton St.

APPLICANT: Omar Montelongo

REPRESENTATIVE: Omar Montelongo

REQUEST: Addition of a garage and terrace to an existing building

ZONING: A-O/NCO/sc (Apartment/Office/Neighborhood Conservancy)

Overlay/special contract)

STAFF CONTACT: Saul J. G. Pina, (915) 212-1604,  
PinaSJ@elPASOTexas.gov

2. **PLRG24-00012** - A portion of Lots 17, 18, 19, and 20, Block 148, Alexander Addition, City of El Paso, El Paso County, Texas

[BC-222](#)

ADDRESS: 605 Blanchard Ave.

APPLICANT: David Hoover

REPRESENTATIVE: David Hoover

REQUEST: Reroof of main home

ZONING: R-4/NCO (Residential/Neighborhood Conservancy Overlay)

STAFF CONTACT: Jose Beltran, (915) 212-1607,  
BeltranJV@elPASOTexas.gov

### **ADJOURN**

#### **NOTICE TO THE PUBLIC**

Sign language interpreters will be provided for this meeting upon request. Requests must be made to Luis Zamora at ZamoraLF@elPASOTexas.gov a minimum of 48 hours prior to the date and time of this hearing.

If you need Spanish Translation Services, please email ZamoraLF@elPASOTexas.gov at least 48 hours in advance of the meeting.

Posted this 14th of November by Saul Pina.



El Paso, TX

300 N. Campbell  
El Paso, TX

Legislation Text

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**File #: BC-221, Version: 1**

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**CITY OF EL PASO, TEXAS  
LEGISTAR AGENDA ITEM SUMMARY FORM**

**AGENDA LANGUAGE:**

*This is the language that will be posted to the agenda. Please use ARIAL 11 Font.*

PLRG24-00011 - Lots 16, 17, 18, 19, and 20, Block 75, Alexander Addition, City of El Paso, El Paso County, Texas

**ADDRESS:** 1700 N. Stanton St.

**APPLICANT:** Omar Montelongo

**REPRESENTATIVE:** Omar Montelongo

**REQUEST:** Addition of a garage and terrace to an existing building

**ZONING:** A-O/NCO/sc (Apartment/Office/Neighborhood Conservancy Overlay/special contract)

**STAFF CONTACT:** Saul J. G. Pina, (915) 212-1604, PinaSJ@elpasotexas.gov

## PLANNING & INSPECTIONS DEPARTMENT CITY REVIEW COMMITTEE STAFF REPORT

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**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 obtain 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 & Inspection Department Planning Division makes no claim to its accuracy or completeness.



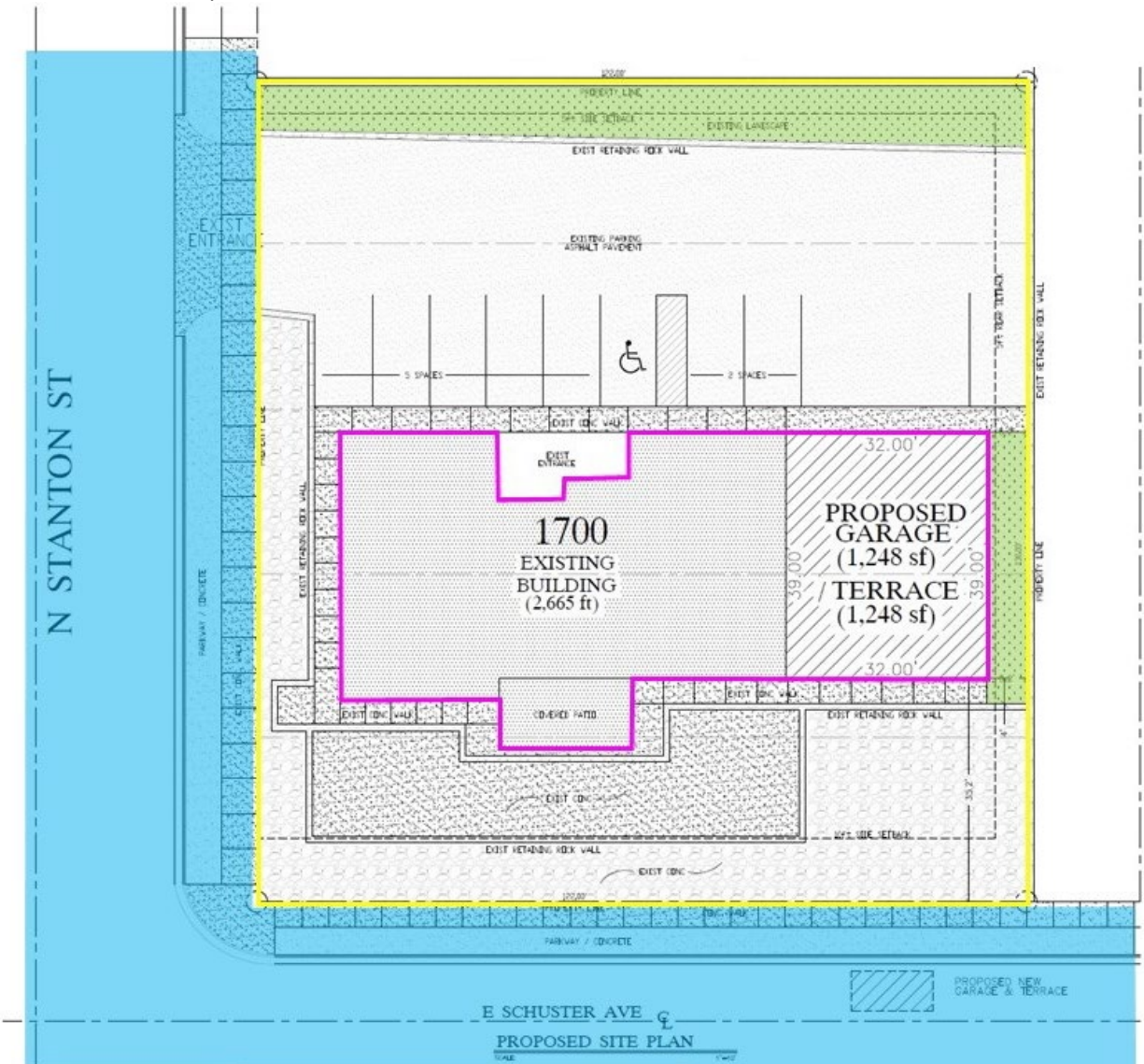
1700 N. Stanton St.

0 15 30 60 90 120 Feet





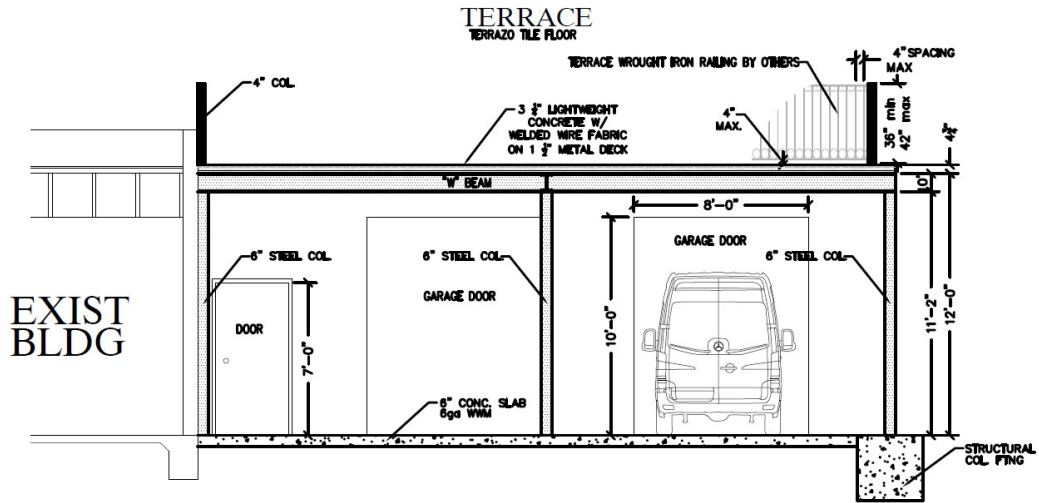
Attachment 2 – Proposed Work



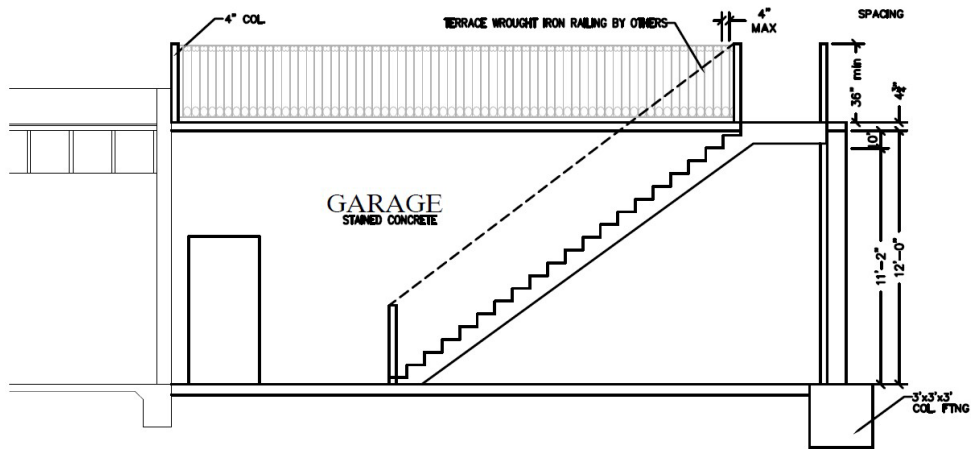
Site Plan



Elevations



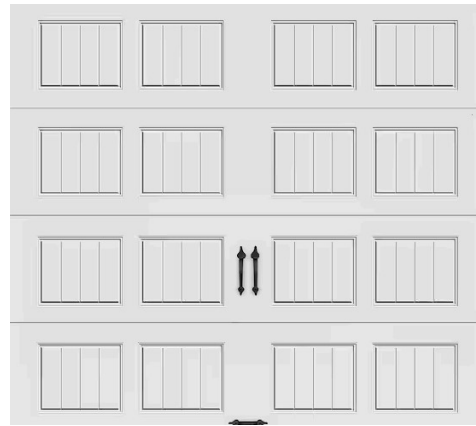
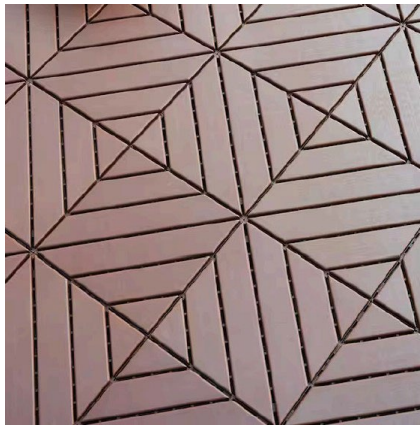
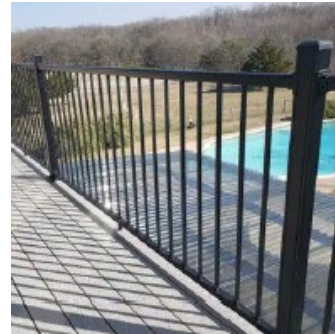
1 CROSS SECTION  
A-2 SCALE: 1/8" = 1'-0"



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**





El Paso, TX

300 N. Campbell  
El Paso, TX

Legislation Text

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**File #: BC-222, Version: 1**

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**CITY OF EL PASO, TEXAS  
LEGISTAR AGENDA ITEM SUMMARY FORM**

**AGENDA LANGUAGE:**

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PLRG24-00012 - A portion of Lots 17, 18, 19, and 20, Block 148, Alexander Addition, City of El Paso, El Paso County, Texas

**ADDRESS:** 605 Blanchard Ave.

**APPLICANT:** David Hoover

**REPRESENTATIVE:** David Hoover

**REQUEST:** Reroof of main home

**ZONING:** R-4/NCO (Residential/Neighborhood Conservancy Overlay)

**STAFF CONTACT:** Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov

## PLANNING & INSPECTIONS DEPARTMENT CITY REVIEW COMMITTEE STAFF REPORT

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**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

PLRG24-00012



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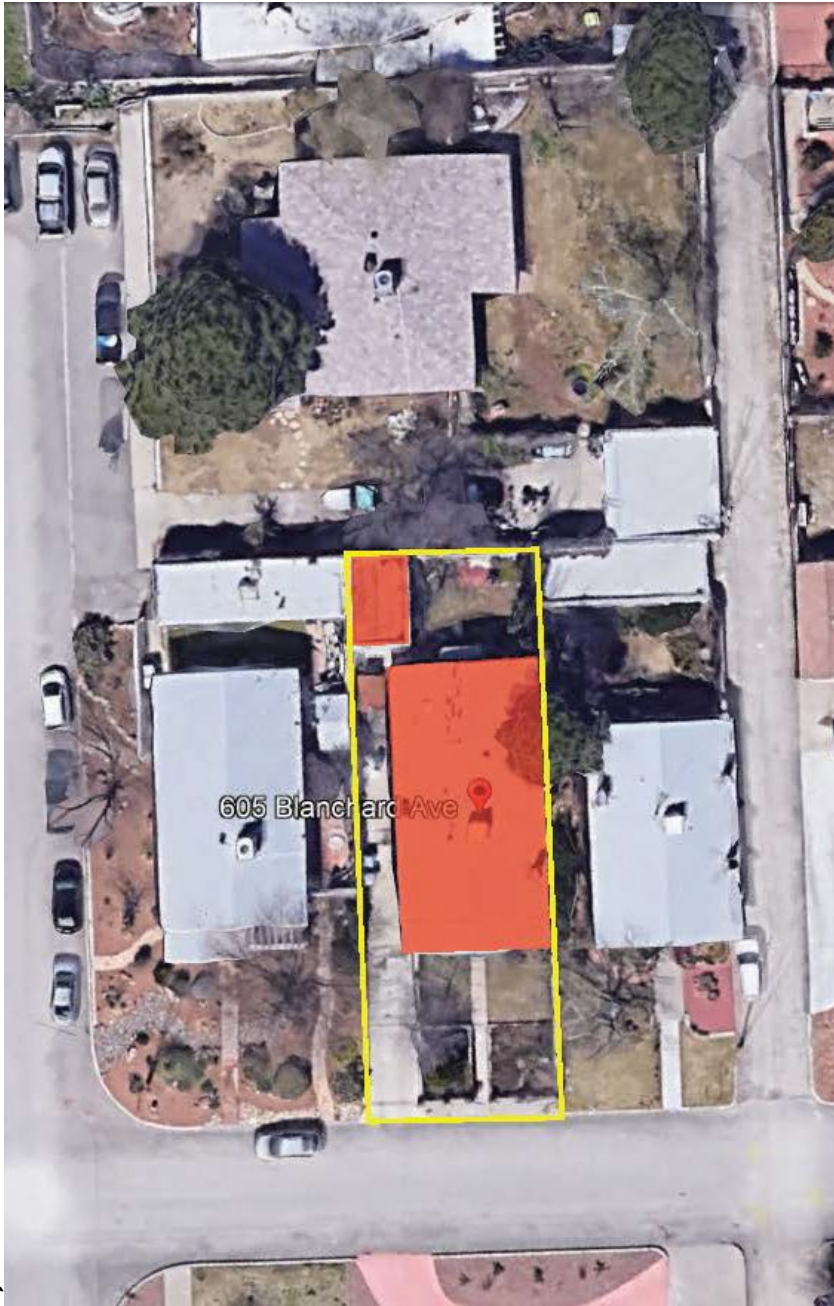


 Subject Property



Location Map

Attachment 2



*Proposed Work*

**Attachment 3**



*Proposed Materials (Shasta White)*



**Attachment 4**



*Subject Property*