

## PLANNING & INSPECTIONS DEPARTMENT CITY REVIEW COMMITTEE STAFF REPORT

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**Case No:** PLRG26-00002  
**CRC Hearing Date:** April 22, 2026  
**Case Manager:** Jose Beltran, 915-212-1607, [BeltranJV@elpasotexas.gov](mailto:BeltranJV@elpasotexas.gov)  
**Location:** 1111 Rim Road  
**Legal Description:** Lot 3, Block 6, Map of Rim Road Addition, City of El Paso, El Paso County, Texas  
**Acreage:** 0.27 acres  
**Zoning District:** R-3/NCO (Residential/Neighborhood Conservancy Overlay)  
**Existing Use:** Single-family residence  
**Project Description:** Roof extension over existing front terrace  
**Property Owner:** Cynthia I. Guadalupe & Jose Luis Diaz-Pagan  
**Representative:** Frederic Dalbin

### Recommended Action:

Recommend **Approval with a Condition**. 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 condition is as follows:

1. *That the encroachment of the existing garage into the rear and side yard setbacks be addressed prior to the issuance of building permits for the proposed terrace roof cover extension.*

### Application Description:

The applicant is proposing to construct a roof extension over an existing second-story front terrace of the single-family dwelling. The scope of work includes the following:

1. Removal, extension and replacement of the existing terrace roof, beams, and column bases.
2. Construct a new, terrace roof supported by precast concrete Tuscan columns that will match the existing fixtures.
3. Install Spanish tile roofing and stucco in a “Natural Tan” hue, with Ember-Porto Beige Limestone veneer to match the house.
4. Install tile flooring and crown molding with LED lighting; painting the room in a “Natural Tan” hue.
5. Reinstalling existing lighting, adding matching gutters, and matching stone and paint colors to existing fixtures.
6. Repair of the existing ceiling framing of the patio area.

### 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. Architectural Styles and Materials

- (a) Additions to existing residences shall be constructed in the same architectural style as the existing residence.

*The proposed terrace roof extension, including the arches and columns, will match the architectural features of the existing first-floor patio.*

2. Roofs

- (a) The following roof forms may not be used on new construction: Mansard, Gambrel and Dome.

*The proposed terrace roof extension will match the existing roof form. None of the forms previously mentioned will be used.*

3. Lighting

- (a) Exterior lighting fixtures shall be consistent with the architectural style of the residence on which they are affixed.

*The exterior lighting fixtures demonstrated on the site plan are 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 exterior lighting fixtures to be installed shall adhere to Rim Neighborhood Design Standards to avoid light spill on adjoining properties.*

4. *Paint and Color*

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

*None of the proposed materials will have metallic or fluorescent finishes. The applicant is proposing to use roof shingles in a red hue, exterior stucco and walls painted in a natural tan hue, and stone veneer in an ember porto-beige hue.*

**Other Considerations:**

There is an existing garage structure encroaching into the required rear and side yard setbacks. The condition is being included to ensure compliance with the R-3/NCO (Residential/Neighborhood Conservancy Overlay) standards. No other alterations to existing structures or landscaping are proposed.

**Attachment 1:** *Location Map*

**Attachment 2:** *Site Plan/Renders/Elevations*

**Attachment 3:** *Proposed Materials*

**Attachment 4:** *Subject Property*

Attachment 1

PLRG26-00002



This map is designed for illustrative purposes only. The features depicted here are approximate and more 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.

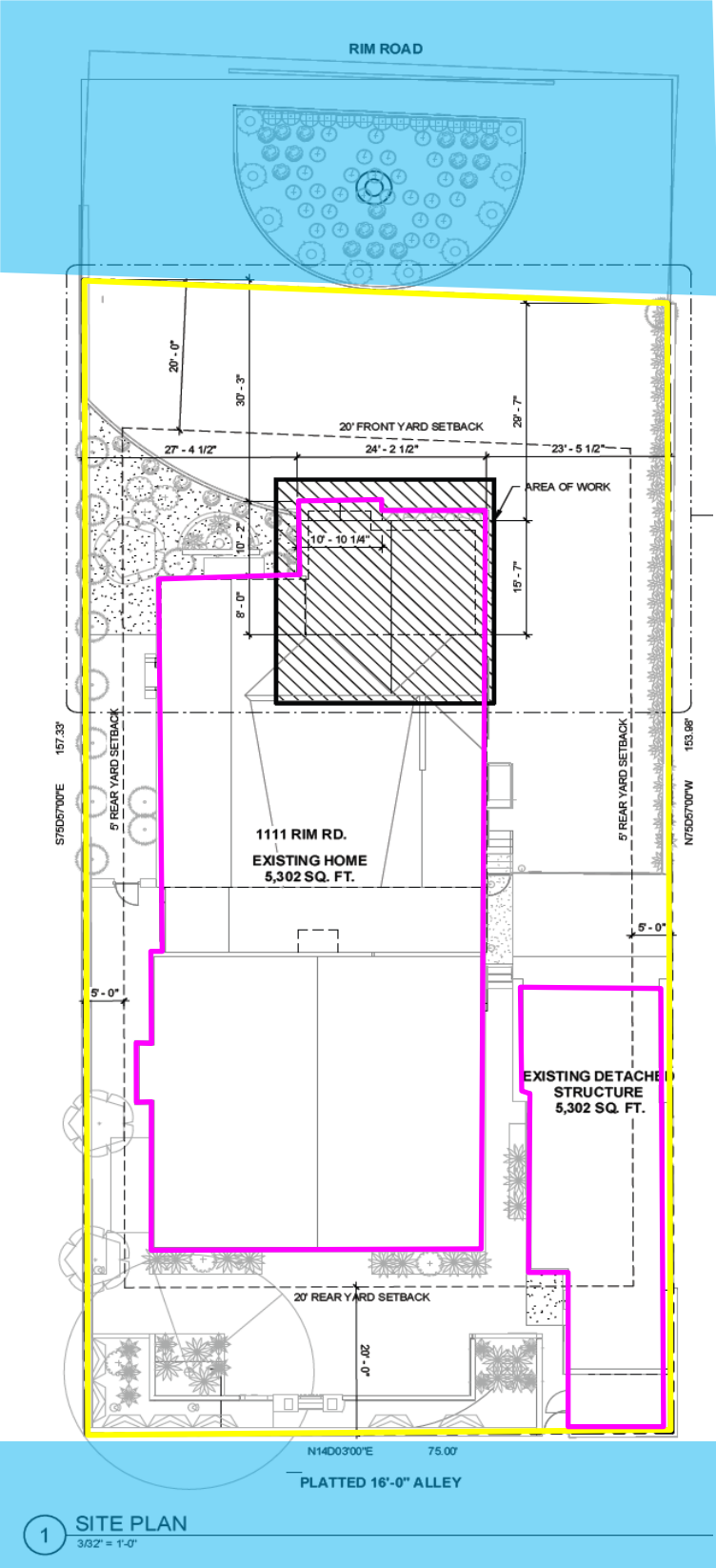


Subject Property



Location Map

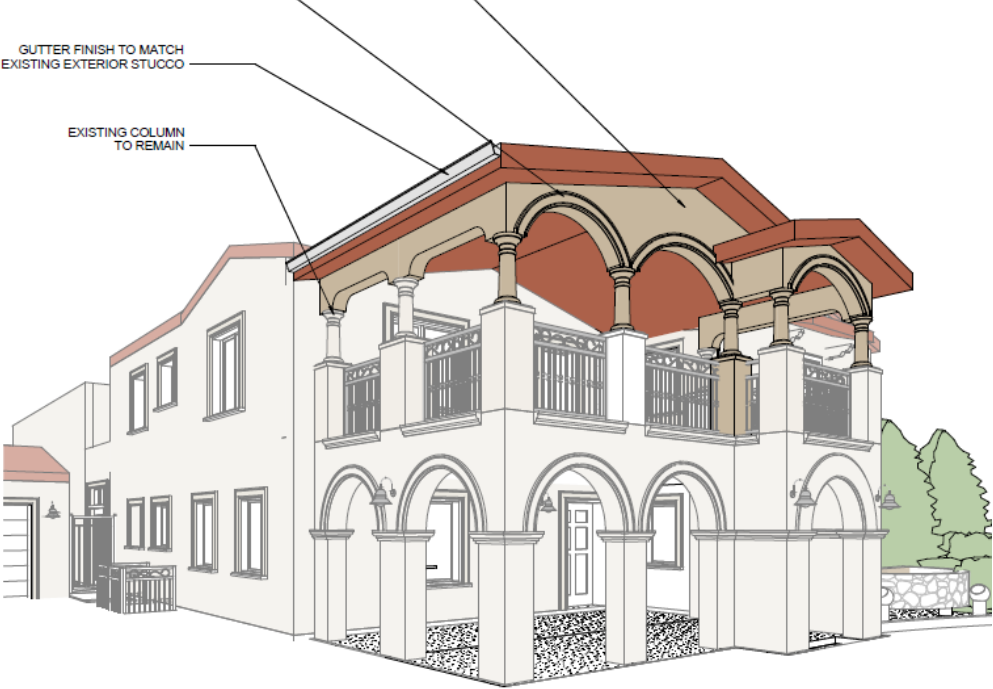
Attachment 2



Site Plan – Hatched area represents the scope of work; existing garage is shown in the lower-right corner.



② NORTHWEST PERSPECTIVE

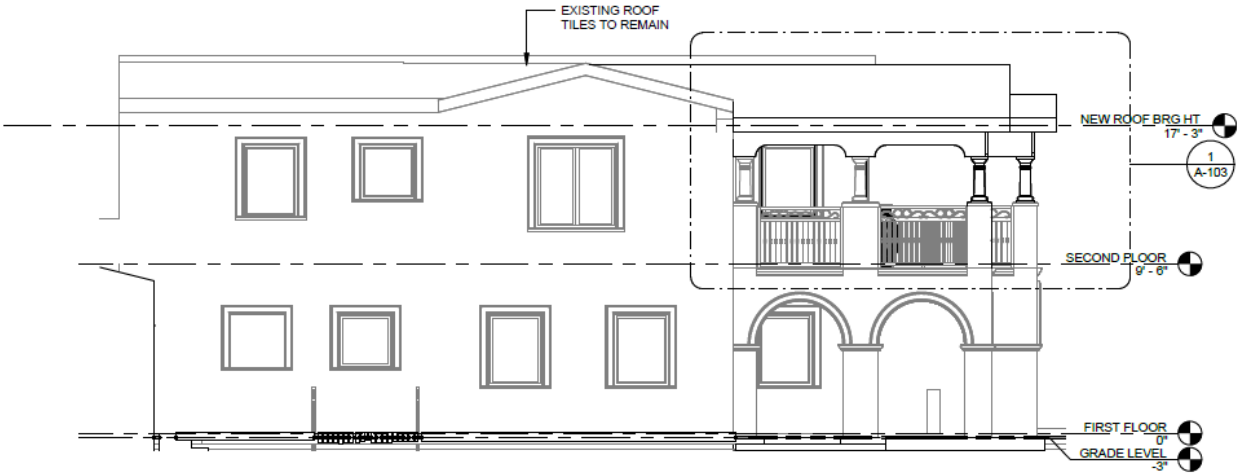


① NORTHEAST PERSPECTIVE

*Renders*

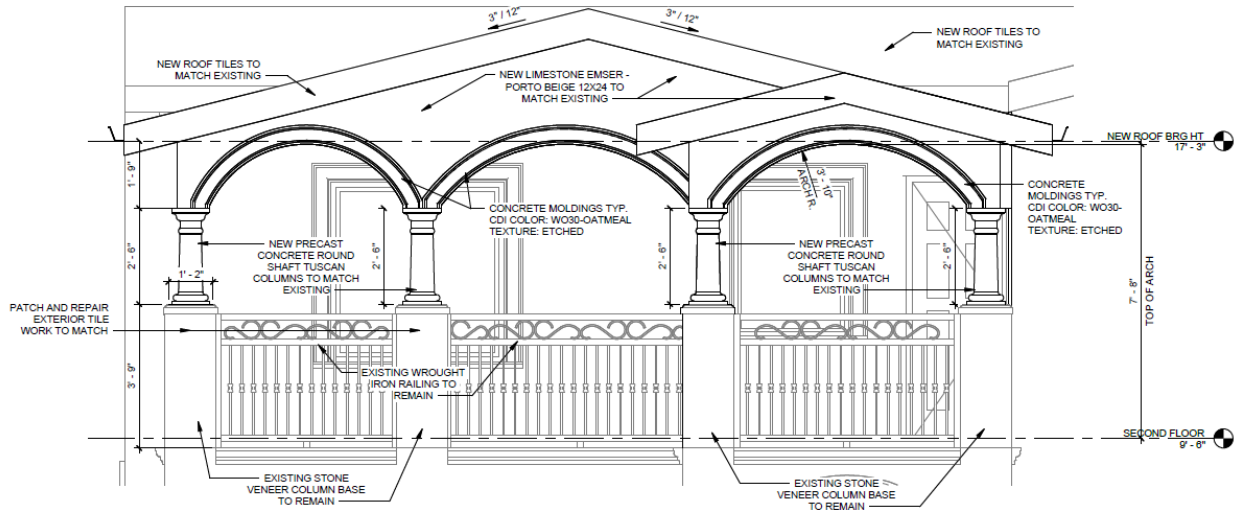


C1 NORTH ELEVATION  
3/16" = 1'-0"

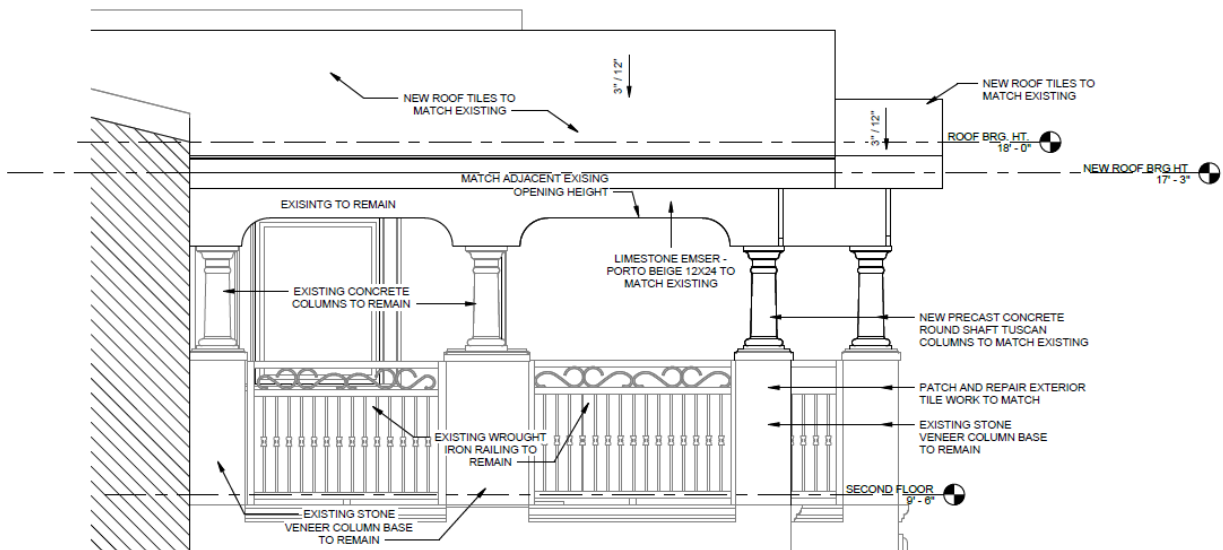


B1 EAST ELEVATION  
3/16" = 1'-0"

*Elevations (Overall)*



**C3 NORTH TERRACE ELEVATION**  
1/2" = 1'-0"



**1 EAST TERRACE ELEVATION**  
1/2" = 1'-0"

*Elevations (Proposed Terrace Section)*

### Attachment 3 (Proposed Materials)

EXTERIOR WALL STUCCO

**TOTAL WALL** PRODUCT DATA

**TOTAL ONE COAT Pre-Sanded** 888.702.9915  
www.totalwall.com

Stucco Pre-Sanded AMERICA'S EIFS AND STUCCO COMPANY

Total One Coat Pre-Sanded is a dry mix containing Portland cement, sand, chopped strand fiberglass reinforcement, special aggregates, and specialty modifiers designed to enhance workability and cure.

Total One Coat Pre-Sanded requires only water to be added at the job site.

Total One Coat Pre-Sanded is designed to be a one coat, hi-lift stucco: capable of thickness from 1/2" to 7/8" using multiple passes.

Total One Coat Pre-Sanded is available in 80-pound bags in standard gray color.

Total One Coat Pre-Sanded may be top coated with Total Wall Premium Fibered Stucco White Finish (tintable), Total Wall Lastic Elastomeric Coating, or any Total Wall Synthetic Textured Finish Coat.



#### Coverage

- Dry mix - requires only water
- One coat hi-lift stucco
- Easily top coated with a Finish Coat
- Weather resistant
- Resists dirt, mildew & non-chalking

Estimated Coverage per 80-pound bag of Total One Coat Pre-Sanded:

30 square feet at 3/8"
22 square feet at 1/2"
15 square feet at 5/8"
14 square feet at 3/4"
11 square feet at 7/8"

### Proposed Stucco (To Match Existing Home)

EXTERIOR WALL PAINT

EXTERIOR PAINT COLOR WILL BE FIELD VERIFIED TO MATCH EXISTING

Expert Pick

SW 7567

# Natural Tan

FULL DETAILS ^

LRV: 65 ⓘ

RGB: 220 / 210 / 195

Hex Value: #DCD2C3

Location Number: 284-C1

**Available in:** Interior/Exterior

**Color Collections:** Timeless Colors, Color ID (Naturalist), Colormix Forecast 2021 (Encounter), Living Well (Unwind)

**Color Family(s):** Yellow

Light and laid-back, this tan has the faintest green-gray undertone that keeps it from appearing overly warm. Bring on the peaceful vibes.

### Proposed Exterior Paint (To Match Existing Home)

**STONE VENEER**

EXTERIOR STONE VENEER WILL BE FIELD VERIFIED TO MATCH EXISITING



NOTE: LIMESTONE EMSER - PORTO BEIGE 12X24

LIMESTONE, SAW CUT & CAST STONE FLATS  
12"H X 24"L AVERAGE THICKNESS OF 1-1.25"

APPLICATION: MORTARED

PATTER: LINEAR

*Proposed Stone Veneer for Columns (To Match Existing Home)*

CLAY ROOF TILES



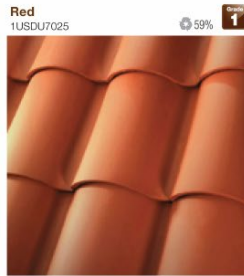
### 1-Piece "S" Tile



The sophisticated composition of one-piece "S" clay tile accents the curvature of the roof, creating a distinct, elegant dimensional color. The covers and pans of classic barrel tile are joined into a single, strong, efficient piece that radiates the traditional clay tile appeal.

US Tile® clay tile is crafted with meticulous care. 1-Piece "S" Tile is designed to allow custom options such as boosting for that artisan inspired installation while saving time and cost, making clay tile beauty and value available at substantial savings.

1-Piece "S" Tile has been Class 3 hail rated by Architectural Testing Roof Covering Impact Certification Program: [www.archtest.com](http://www.archtest.com).



Red  
1USDU7025 59% **1**

In Stock in Katy and Fort Worth  
CRPC ID: 0942-0224 / Ref: .31 / Emt: .66 / SRI: 32

**COLOR SELECTION WILL MATH EXISTING  
ROOF TILES**

*Proposed Roof Shingles (To Match Existing Roof Fixture)*

Attachment 4



*Subject Property*