

## PLANNING & INSPECTIONS DEPARTMENT CONSOLIDATED REVIEW COMMITTEE STAFF REPORT

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**Case No:** PLRG25-00009  
**CRC Hearing Date:** March 11, 2026  
**Staff Planner:** Alejandra González, 915-212-1506, [GonzalezAG@elpasotexas.gov](mailto:GonzalezAG@elpasotexas.gov)  
**Location:** 511 Blanchard Ave.  
**Legal Description:** The East 52 feet of Lots 16 through 20, Block 149, 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:** Additions and exterior remodeling of the existing residence and garage  
**Property Owner:** Alan Heatley  
**Representative:** Jorge Eduardo Enriquez

### 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 additions and exterior remodel to the existing dwelling, which includes the garage. The scope of work to be done on the property includes the following:

1. Remove and replace all existing doors and door frames.
2. Remove and replace all existing windows and window frames.
3. Remove and replace all existing shingles. Shingles will be in an "Asphalt" gray color.
4. Restore existing wood floor.
5. Restore and paint all exterior walls in a "Pure White" color.
6. Remove all existing landscape and replace with "Chinese Palms", "Lemon Grass", and "Natural Grass".
7. Install concrete pavers with cobblestone appearance for the driveway.
8. Install 3'x6' rectangular concrete pavers for the walkway.

### 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 construction 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 contemporary design preserves the core character of the dwelling while maintaining compatibility with adjacent dwellings.*

- c. Except for Block 2, Rim Road Addition, all new construction shall maintain the traditional front yard setback within the block face. The front yard setback within Block 2 shall be the current legal setback. In areas other than Block 2, Rim Road Addition, if a discrepancy exists between the traditional front yard setback and the current legal front yard setback, the traditional front yard setback shall prevail. The traditional front yard setback is the least restrictive front yard setback on a particular block face; provided, however, the actual front yard setback on Lot 3 and the south one-half of Lot 4, Block 5, Rim Road Addition, shall not be used to determine the least restrictive setback within Block 5. The use of the historical setback is not intended to prohibit front yard additions to an existing residence that fill in and/or extend from recessed areas so long as the additions do not protrude beyond the historical setback of the block.

*The proposed additions comply with both the base zoning and the traditional setbacks. The existing porch will remain open to maintain the core character of the dwelling.*

## 2. Architectural Styles and Materials

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

*The proposed additions will maintain the same cohesive contemporary 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 proposed work is consistent with the neighborhood's existing architectural styles, materials, and colors. No substantially different features are proposed.*

- c. Pop-out stucco surrounds shall be prohibited.

*Pop-out stucco surrounds will not be incorporated into the new façade.*

- d. Stucco construction shall present a smooth unbroken surface free from expansion joints except where necessary to prevent excessive cracking.

*The stucco finish will maintain a smooth, continuous surface. Expansion joints will be limited to locations necessary to prevent cracking.*

- e. 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.

*Any containers, equipment, or hardware will be located and screened from view.*

## 3. Roofs



*The design features Chinese Windmill Palm trees, Natural and Lemon Grass, primarily in the front yard. These species will be consistently maintained to preserve the intended aesthetic appearance of the property.*

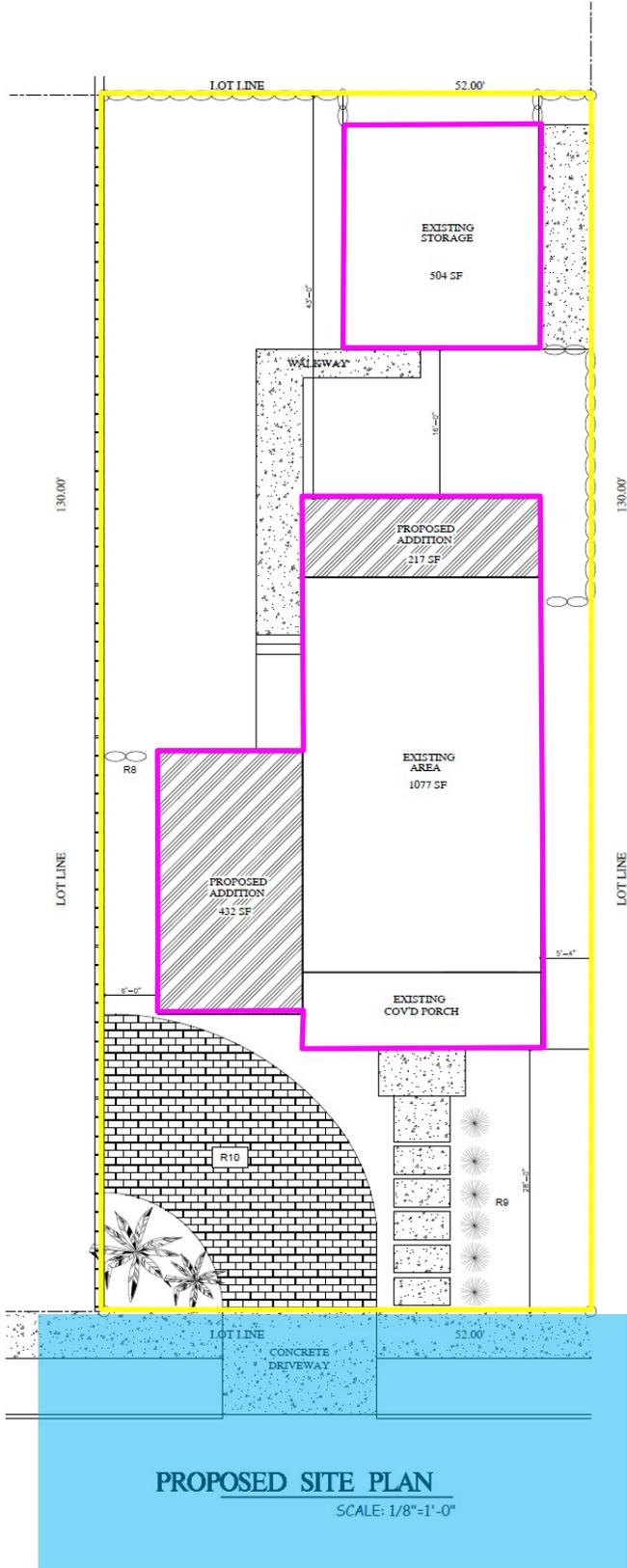
- Attachment 1: Location Map**
- Attachment 2: Site Plan/Elevations/Renders**
- Attachment 3: Proposed Materials**
- Attachment 4: Subject Property**

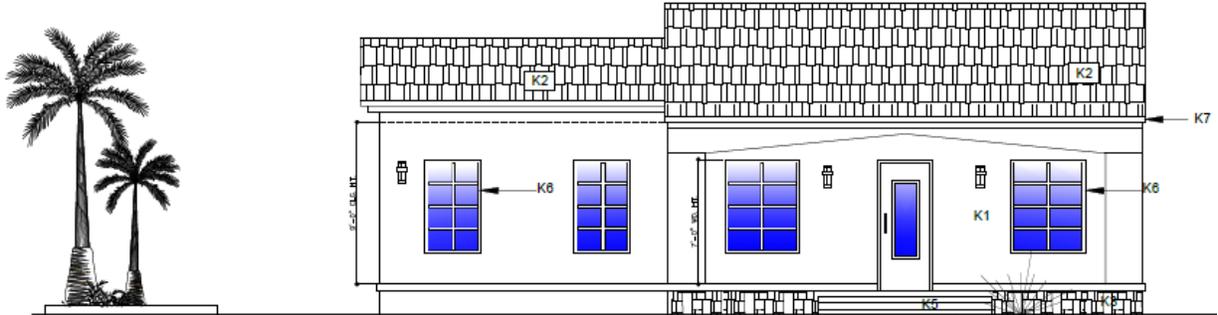
**Attachment 1:**



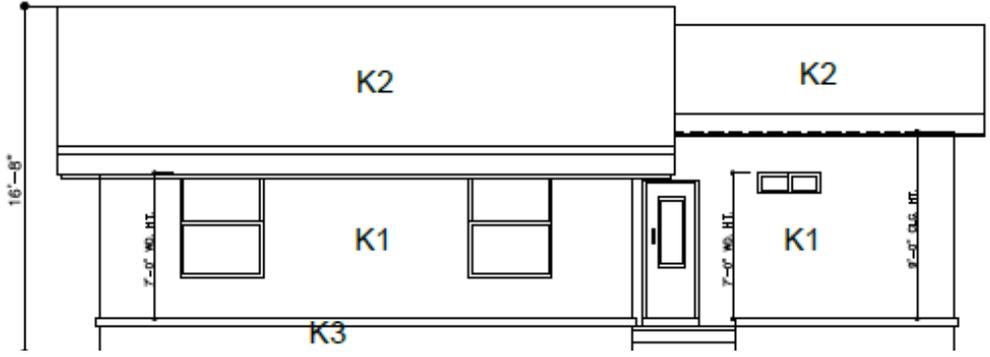
*Location Map*

Attachment 2:

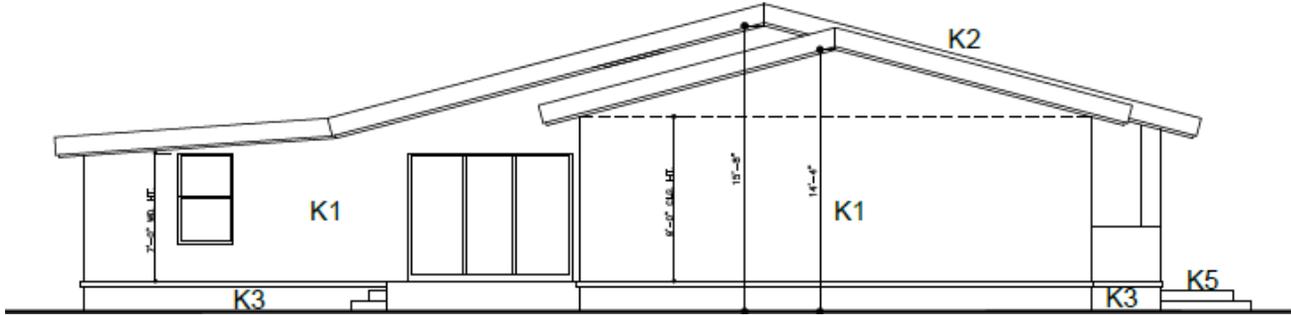




Front Elevation



Rear Elevation



Left Elevation



*Architectural Renders of proposed addition and remodeling*



*Architectural Renders of proposed addition and remodeling*

**Attachment 3:**



*Proposed Roof – Asphalt Shingles*



*Proposed wall accent – Canova Natural Marble ledger panel*



*Proposed window frames – Vinyl double pane-low e window w/ colonial grid in matte black*



*Proposed paint – Pure white for exterior, Repose gray for accents and Tricorn black for roof trim*



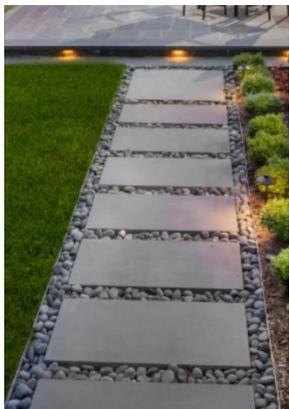
*Proposed exterior lights – Industrial style outdoor wall sconce*



*Proposed driveway paving – Concrete paver with cobblestone appearance in color Grigio Gray*



*Proposed green natural grass*



*Proposed walkway pavers – 3' x 6' rectangular concrete pavers*



*Proposed lemon grass*

Attachment 4:

