

## PLANNING & INSPECTIONS DEPARTMENT CITY REVIEW COMMITTEE STAFF REPORT

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**Case No:** PLRG24-00008  
**CRC Hearing Date:** July 17, 2024  
**Case Manager:** Juan C. Naranjo, 915-212-1604, NaranjoJC@elpasotexas.gov  
**Location:** 220 Blacker Ave.  
**Legal Description:** Lot 7, 8, 9 & 10, Block 114, Alexander Addition, City of El Paso, El Paso County, Texas  
**Acreage:** 0.29 acres  
**Zoning District:** R-4/NCO/sp (Residential/Neighborhood Conservancy Overlay/special permit)  
**Existing Use:** Single-family residence  
**Project Description:** Office Space Addition, Surface Parking, and Accessory Dwelling Unit (ADU)  
**Property Owner:** Laura Alcantar  
**Representative:** Laura Alcantar

### **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 proposes an addition to the existing home adding 814 square feet of office space, as well as surface parking area for seven (7) vehicles at the rear of the property. In addition, a proposed accessory dwelling unit of approximately 804 square feet is proposed at the rear of the property.

### **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, with an emphasis on promoting visual harmony and maintaining the neighborhood's unique character.

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 is compatible with the site layout, scale, materials, color design criteria, and volumetric mass of the existing buildings in the neighborhood.*
- (b) Pop-out stucco surrounds shall be prohibited.  
*The proposed development shall not include pop-out stucco surrounds.*
- (c) 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.*

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 Flat for the addition and Gable for the ADU.*

4. Fences

- (a) Fencing shall be complementary to the character and style of the residence.  
*All existing fences are to remain.*

5. Lighting

- (a) Exterior lighting fixtures shall be consistent with the architectural style of the residence on which they are affixed.  
*The applicant is proposing to use lighting fixtures that are consistent with the architectural style of the residence to which they will be affixed.*
- (b) Exterior lighting fixtures shall be located, aimed, and shielded to prevent unreasonable light spill on adjoining properties.  
*Outdoor lighting fixtures will shield the light sources to prevent unreasonable light spills on adjoining properties.*
- (c) Only one (1) freestanding light fixture shall be permitted. It shall be residential in character and a maximum of seven (7) feet in height with a single globe.  
*The applicant is not proposing to install any free-standing light fixtures on the property.*

6. Paint and Color

- (a) Metallic and fluorescent colors are not permitted.  
*None of the proposed materials will have metallic or fluorescent finishes.*

**Attachment 1:** *Location Map*

**Attachment 2:** *Proposed Work*

**Attachment 3:** *Proposed Materials*

**Attachment 4:** *Subject Property*

Attachment 1

PLRG24-00008



This map is designed for illustrative purposes only. The features identified here are approximate and more site-specific studies may be required to show accurate conditions. 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.

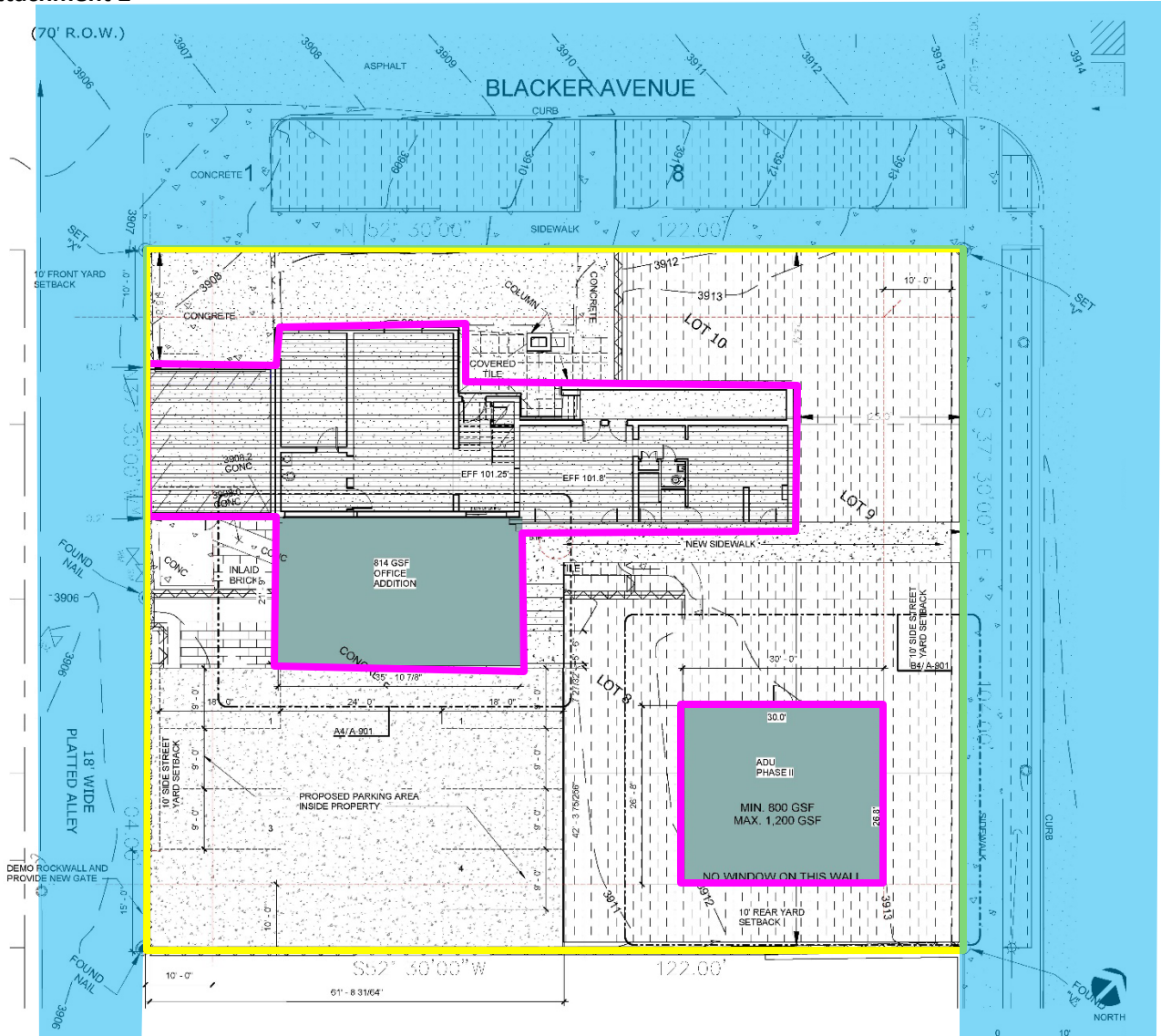


Subject Property



Location Map

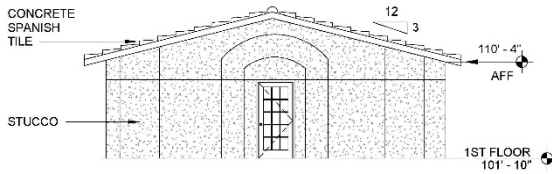
Attachment 2



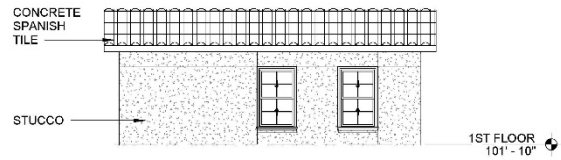
**A1** ARCHITECTURAL SITE PLAN - CITY REVIEW COMMITTEE HEARING  
1" = 10'-0"

Site Plan

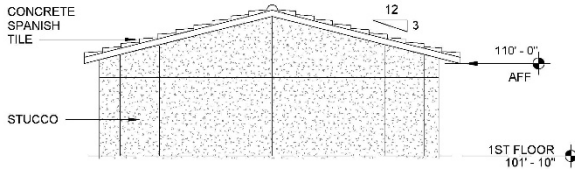




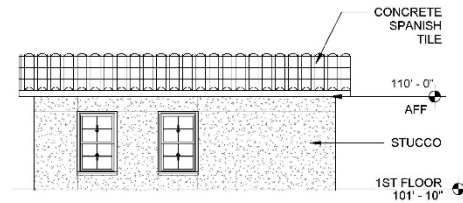
**D1** EXTERIOR ELEVATION - ADU  
1/8" = 1'-0"



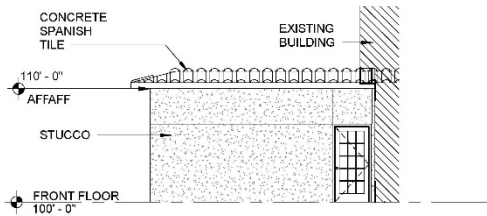
**D2** EXTERIOR ELEVATION - ADU  
1/8" = 1'-0"



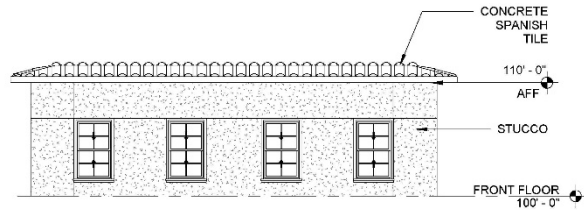
**D3** EXTERIOR ELEVATION - ADU  
1/8" = 1'-0"



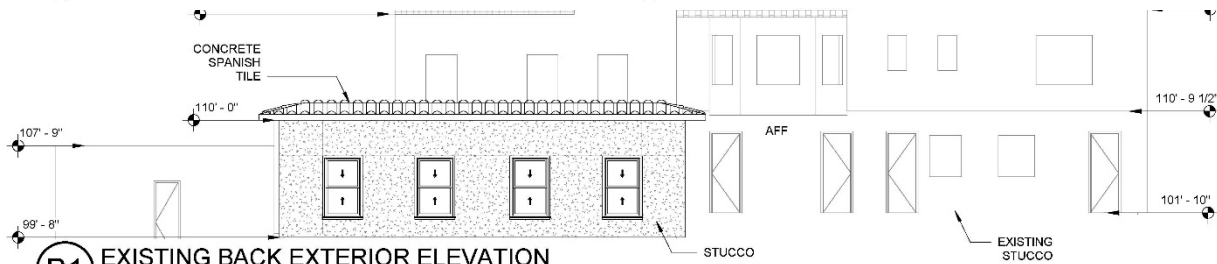
**D4** EXTERIOR ELEVATION - ADU  
1/8" = 1'-0"



**C1** EXTERIOR ELEVATION - ADDITION  
1/8" = 1'-0"



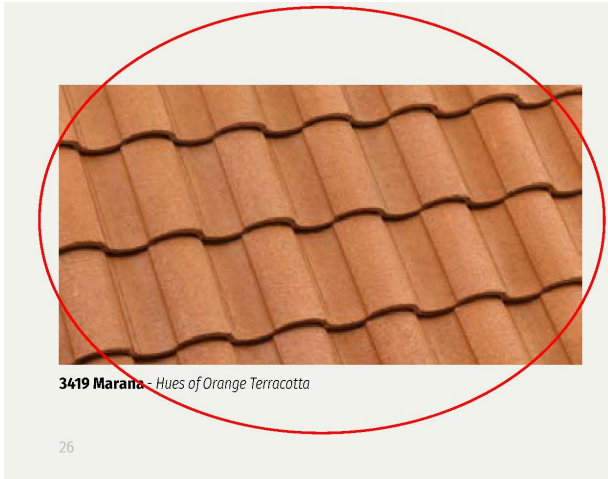
**C2** EXTERIOR ELEVATION - ADDITION  
1/8" = 1'-0"



**B1** EXISTING BACK EXTERIOR ELEVATION  
1/8" = 1'-0"

Elevations

Attachment 3



*Proposed Materials*

**Attachment 4**



*Subject Property*