



AGENDA FOR THE CITY REVIEW COMMITTEE PUBLIC HEARING

**February 18, 2026
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: 136 738 307#

If you wish to sign up to speak please contact Luis Zamora at 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

- PLRG25-00009:** The East 52 feet of Lots 16 through 20, Block [BC-1727](#)
149,
El Paso
Alexander Addition, City of El Paso,
County, Texas
ADDRESS: 511 Blanchard Avenue
APPLICANT: Alan Heatley
REPRESENTATIVE: Jorge Eduardo Enriquez

REQUEST: Addition and exterior remodeling of an existing residence

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

Overlay)

STAFF CONTACT: Alejandra González, 915-212-1506,
GonzalezAG@elpasotexas.gov

Postponed until the next available meeting date

2. **PLRG26-00001**
Road

Lot 3, Block 9, out of a Replat of Block 9, Rim

[BC-1728](#)

Addition, City of El Paso, El Paso
County, Texas

ADDRESS: 2118 N. Saint Vrain Street

APPLICANT: Jorge G. Guzman

REPRESENTATIVE: Christopher Nazario

REQUEST: Reroof and replacement of solar panels

ZONING: R-3/NCO (Residential/Neighborhood

Conservancy

Overlay)

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

3. Discussion and action on minutes

[BC-1729](#)

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 the _____ of _____ at _____ AM/PM by _____

PLANNING & INSPECTIONS DEPARTMENT CONSOLIDATED REVIEW COMMITTEE STAFF REPORT

Case No: PLRG25-00009
CRC Hearing Date: February 18, 2026
Staff Planner: Alejandra González, 915-212-1506, 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 with 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:

- *That the front porch must remain intact to maintain the design and character of the main dwelling.*

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 all existing shingles and replace with Onyx Black Algae Resistant Laminate Architectural Roofing Shingles
4. Restore existing wood floor
5. Restore and paint all exterior walls in a "Pure White" hue
6. Install 6'x6' fence
7. Remove all existing landscape and replace with "Chinese Palms", "Lemon Grass", and artificial turf
8. Install concrete pavers

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 work is compatible with existing development in the block. The contemporary design maintains a mass and scale consistent with the adjacent properties.
- 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 addition complies with both the base zoning and the traditional setbacks. The existing porch will be enclosed to create an addition that does not extend beyond the applicable setback requirement.

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 at the rear of the lot.

3. Roofs

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

Proposed construction will not have the roof forms previously mentioned.

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.

Proposed driveway and sidewalk comply with this requirement.

- b. A newly constructed driveway shall not abut an existing driveway. The minimum separation shall be a two (2) foot landscaped buffer.

Proposed driveway does not abut any existing driveway and is compliant with the requirement previously mentioned.

5. Fences

- a. Fencing shall be complementary to the character and style of the residence.

The proposed fencing will complement the style of the main residence.

- 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.

6. Lighting

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

The proposed exterior light fixtures are consistent with the architectural style of the main residence and adhere to the RIM Neighborhood Design Standards.

- b. Exterior lighting fixtures shall be located, aimed and shielded as to prevent unreasonable light spill on adjoining properties.

The proposed exterior light fixtures will be shielded, located, and aimed to prevent light spill onto adjoining properties.

7. Paint and Color

- a. Metallic and fluorescent colors are not permitted.

None of the proposed materials will have metallic or fluorescent finishes. Colors used will have neutral hues.

- 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.

8. Maintenance

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

In consideration of the typography of the area, the property owner shall be responsible for ensuring that the property is maintained in good condition at all times.

9. Landscaping, Screening and Open Space

- a. Yard areas in public view shall be landscaped.

The design features Chinese Windmill Palm trees, Artificial Turf, 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

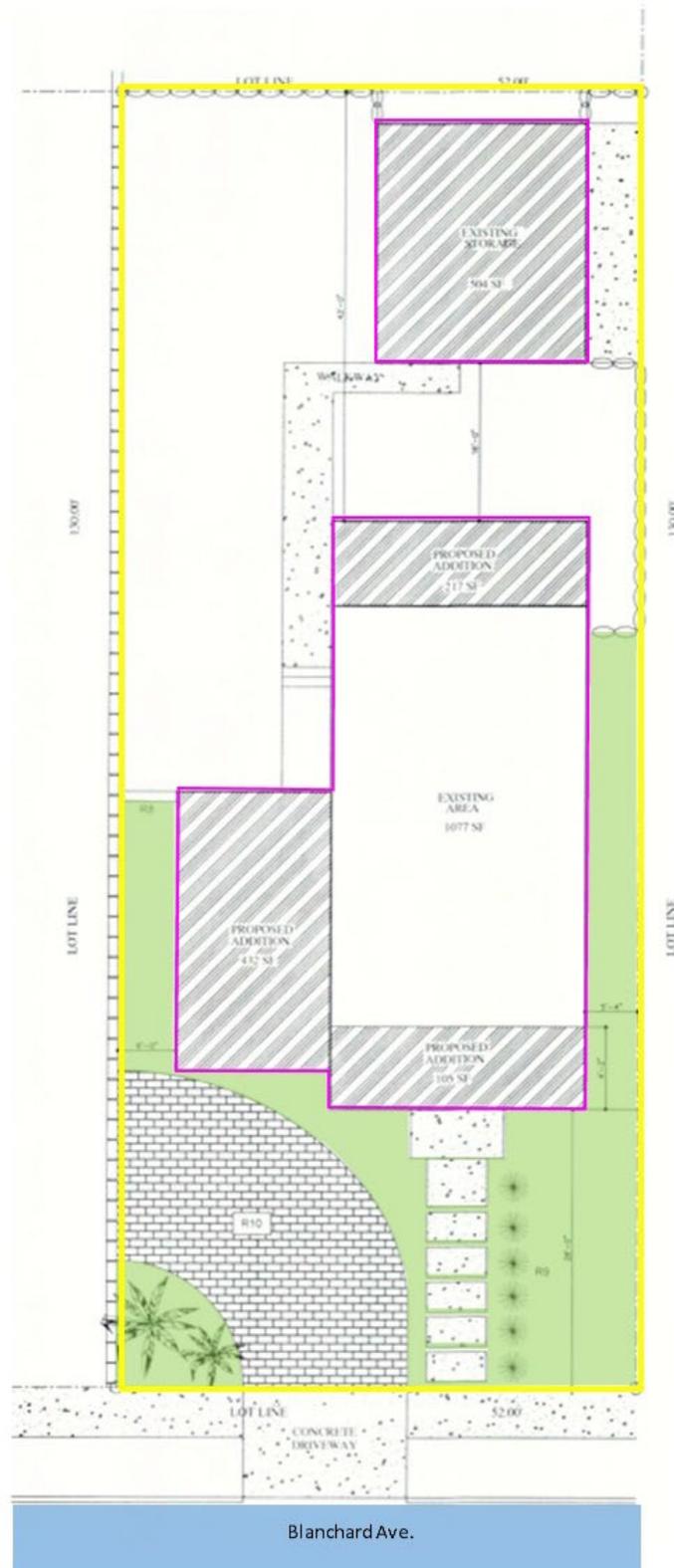
Attachment 1:

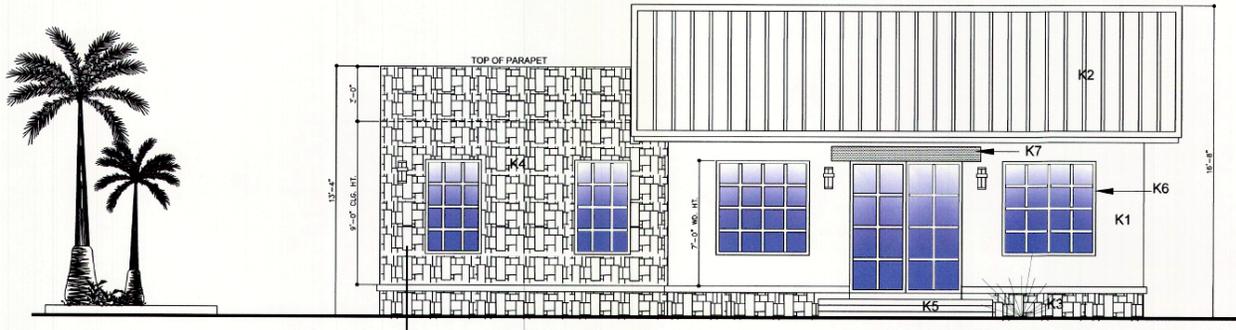
PLRG25-00009



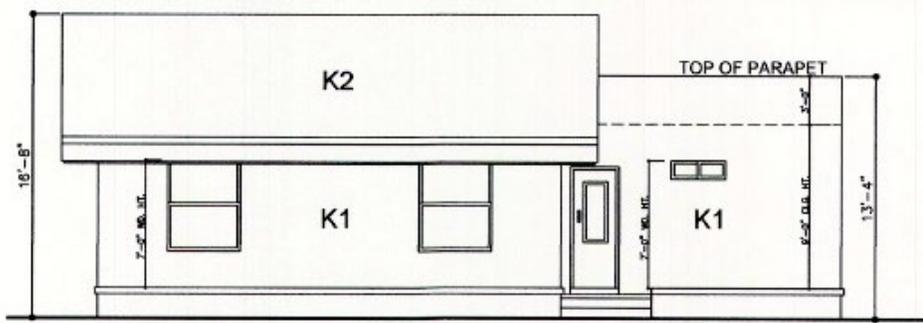
Location Map

Attachment 2:

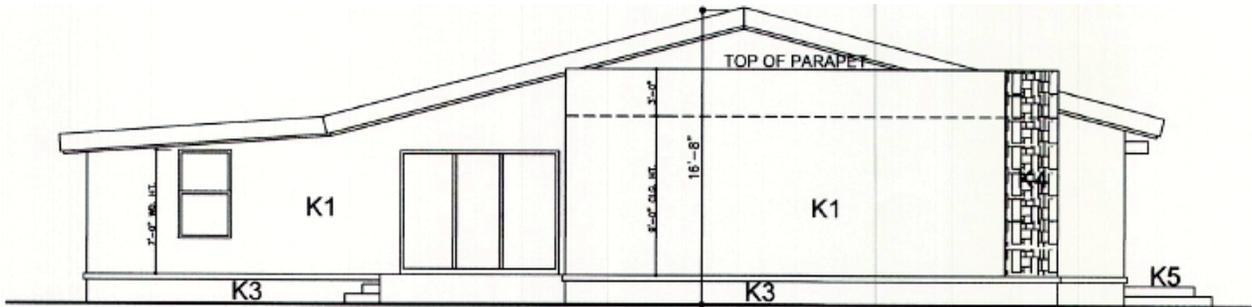




Front Elevation



Rear Elevation



Left Elevation



Architectural Renders of proposed addition and remodeling

Attachment 3:



Proposed Roof – Onyx Black Algae Resistant Laminate Architectural Roofing Shingles



Proposed fence – Spotted Gum Noosa screen in natural color



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 artificial grass turf



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



Proposed lemon grass

Attachment 4:



PLANNING & INSPECTIONS DEPARTMENT CITY REVIEW COMMITTEE STAFF REPORT

Case No: PLRG26-00001
CRC Hearing Date: February 18, 2026
Case Manager: Saul J. G. Pina, (915) 212-1604, PinaSJ@elpasotexas.gov
Location: 2118 N. Saint Vrain Street
Legal Description: Lot 3, Block 9, out of a Replat of Block 9, Rim Road Addition, City of El Paso, El Paso County, Texas
Acreage: 0.14 acres
Zoning District: R-3/NCO (Residential/Neighborhood Conservancy Overlay)
Existing Use: Single-family residence
Project Description: Reroof and replacement of solar panels
Property Owner: Jorge G. Guzman
Representative: Christopher Nazario (Photon Solar LLC)

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 do a reroof and replacement of the existing solar panels. The scope of work to be done on the property includes the following:

1. **Roofing:** Removal and installation of a white TPO membrane, which will be fully concealed by the existing parapet wall and finished with neutral-colored copper metal coping.
 2. **Solar Array:** Reinstallation of fifteen (15) solar modules mounted parallel to the roof pitch, with all mechanical equipment and utility hardware screened from view.
1. Roofs
 - a) Mechanical equipment and utility hardware on new construction shall be screened from public view.
The existing fifteen (15) solar panel modules will be reinstalled at an angle of tilt parallel to the pitch of the roof. Meters and other operable equipment will be screened from view.
 - b) The following roof forms may not be used on new construction: Mansard, Gambrel, and Dome.
The scope of work is limited to a reroof and solar panel replacement and does not involve new construction. The main roof form will be maintained.
 2. Paint and Color
 - a) Metallic and fluorescent colors are not permitted.
For the reroof, white TPO adhere will be used as cover for the main roof and will be concealed by an existing parapet wall. The roof form will remain unchanged.

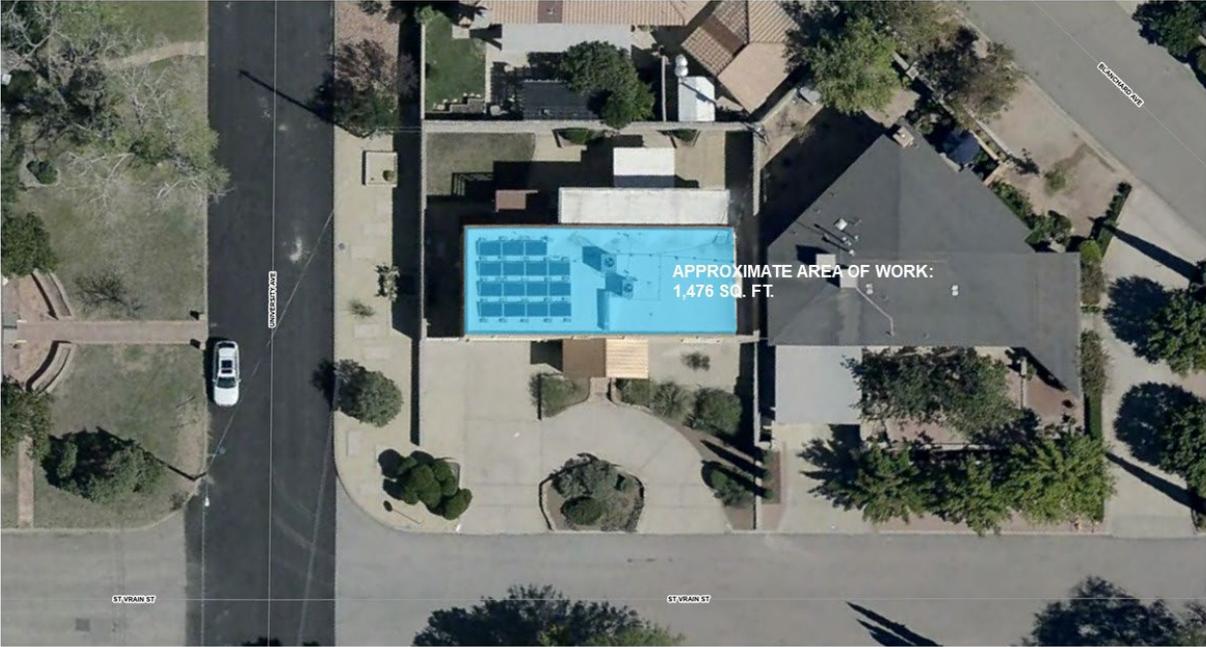
For the solar panel replacement, solar panel modules will be black in color with equipment in a neutral color and concealed from view.

- Attachment 1: Location Map**
- Attachment 2: Proposed Work**
- Attachment 3: Proposed Materials**
- Attachment 4: Subject Property**

Attachment 1 - Location Map

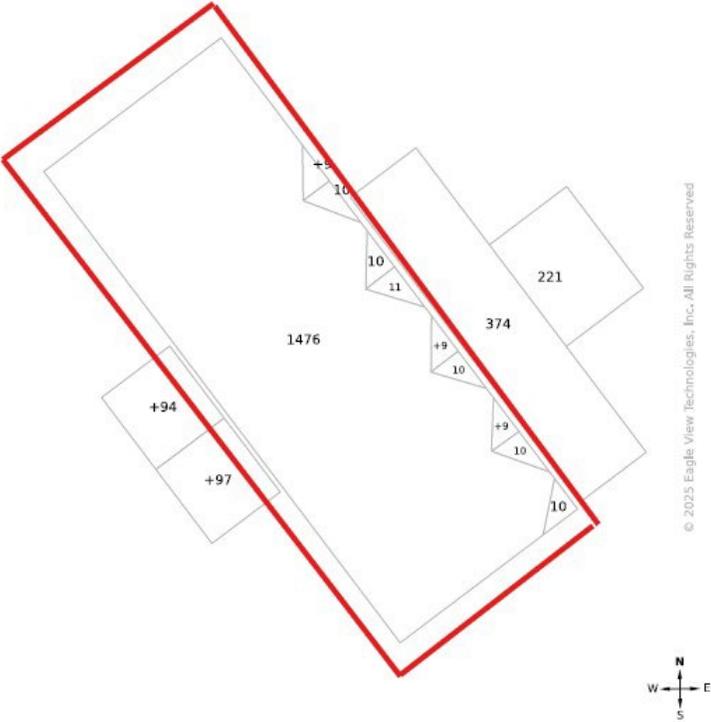


Attachment 2 – Proposed Work



AREA DIAGRAM

Total Area = 2,351 sq ft, with 14 facets.



Reroof: Scope of work limited to the area shown in red only.



Image of existing solar panels: Fifteen (15) solar panel modules to be reinstalled in the same location following reroofing.

Attachment 3 – Proposed Materials



Reroof: Example of finished TPO roof installation.



Advancing the Power of the Sun

60 Cell Poly
250-270W

BVM6610P

0~+5W

Power Tolerance

16.6%

Maximum Efficiency

250-270W

Power Output Range



39.06 x 64.57 Inches
Black Frame / White Backsheet



High Quality and Reliable Modules

- ◆ Withstand up to 5400 Pa snow load and 2400 Pa wind load
- ◆ 1000V DC (UL)
- ◆ 3 EL inspections per cell/module for defect-free consistency
- ◆ Type 1 fire-rating per UL 1703 edition 3
- ◆ High salt and ammonia resistance certified by TUV Rheinland
- ◆ 0-+5 W guaranteed positive tolerance
- ◆ Rugged design for long-term durability; passed extended reliability tests



Warranty

- ◆ 12-year product warranty
- ◆ 25-year linear power output warranty



Comprehensive Certificates for Products and Management

- ◆ UL 1703, IEC 61215, IEC 61730, CEC listed, MCS and CE
- ◆ ISO 9001 for Quality Management Systems
- ◆ ISO 14001 for Environmental Management Systems



Boviet Solar USA ♦ 1740 Technology Dr., Suite 205 ♦ San Jose, CA 95110

BOVIETSOLARUSA.COM ♦ 877.253.2858 ♦ SALES@BOVIETSOLARUSA.COM

Attachment 4 - Subject Property



Existing conditions. Front and side view of the subject property



El Paso, TX

300 N. Campbell
El Paso, TX

Legislation Text

File #: BC-1729, Version: 1

**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.

Discussion and action on minutes



CITY REVIEW COMMITTEE MEETING

**Virtual Meeting
August 27, 2025
10:00 A.M.**

MINUTES

The City Review Committee held a virtual meeting at the time listed above.

The meeting was called to order at 10:02 A.M. by Luis Zamora, Secretary and Chair of the City Review Committee.

COMMITTEE MEMBERS PRESENT:

Modesto Melendez III
Fredo Alejandre

AGENDA

Luis Zamora, Secretary and Chair of the City Review Committee, provided a summary of how people can participate in the meeting virtually. Committee members and staff introduced themselves.

Saul Pina, Senior Planner, informed the committee that the case number for Item 2 should be corrected. Staff requested the committee to revise the case number to PLRG25-00010.

ACTION: Motion made by Committee Member Melendez III, seconded by Committee Member Alejandre and unanimously carried to **APPROVE THE CHANGES TO AGENDA.**

I. CALL TO THE PUBLIC – PUBLIC COMMENT

This time is reserved for members of the public who would like to address the City Review Committee on any items that are not on the City Review Committee Agenda and that are within the jurisdiction of the City Review Committee. No action shall be taken.

Members of the public may communicate with the City Review Committee during public comment, and regarding agenda items by calling 1-915-213-4096 or Toll-Free Number: 1-833-664-9267. Conference ID: 432 766 857#. Requests to speak must be received by contacting Luis Zamora, Secretary of the City Review Committee, at ZamoraLF@elpasotexas.gov or (915) 212-1552 no later than 8:00 A.M. the day of the hearing.

PUBLIC:

No members of the public signed up to speak.

II. REGULAR AGENDA - DISCUSSION AND ACTION:

1. **PLRG25-00009** The East 52 feet of Lots 16 through 20, Block 149, Alexander Addition, City of El Paso, El Paso County, Texas
ADDRESS: 511 Blanchard Avenue
APPLICANT: Alan Heatley
REPRESENTATIVE: Jorge Eduardo Enriquez
REQUEST: Addition and exterior remodel of an existing residence
ZONING: R-4/NCO (Residential /Neighborhood Conservancy Overlay)
STAFF CONTACT: Alejandra González, (915) 212-1506, GonzalezAG@elpasotexas.gov
POSTPONED FROM OCTOBER 29, 2025

Saul Pina, Senior Planner, made a presentation on behalf of Alejandra Gonzalez, to the committee. Notices were mailed to property owners on November 24, 2025. The Planning Division received one (1) call in opposition to the request from the Sunrise Civic Group Neighborhood Association. Staff recommends **approval with a condition** of the request. The condition is the following:

- That the front porch must remain intact to maintain the design and character of the main dwelling.

Jorge Eduardo Enriquez, representative, answered questions from the committee.

ACTION: Motion made by Committee Member Melendez III, seconded by Committee Member Alejandre **TO POSTPONE ITEM PLRG25-00009 until the next available hearing** and unanimously carried.

Motion Passed.

2. **PLRG25-00010** Lots 11, 12, 13 and the North ½ of Lot 14, Block 170, Alexander Addition, City of El Paso, El Paso County, Texas
ADDRESS: 800 E. Kerbey Avenue
APPLICANT: Alberto Alcantar
REPRESENTATIVE: Alberto Alcantar
REQUEST: Reroof of an existing residence
ZONING: R-3/NCO (Residential /Neighborhood Conservancy Overlay)
STAFF CONTACT: Saul J. G. Pina, (915) 212-1604, PinaSJ@elpasotexas.gov

Saul Pina, Senior Planner, made a presentation to the Committee. Notices were mailed to property owners on November 25, 2025. The Planning Division has not received any communication in support or opposition to the request. Staff recommends **approval** of the request based on compliance with the relevant Rim University Neighborhood Design Standards.

Alberto Alcantar, representative, answered questions from the committee.

ACTION: Motion made by Committee Member Alejandre, seconded by Committee Member Melendez III **TO APPROVE ITEM PLRG25-00010** and unanimously carried.

Motion Passed.

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3. Discussion and action on previous regular meeting minutes.

ACTION: Motion made by Committee Member Melendez III, seconded by Committee Member Alejandre **TO APPROVE minutes** and unanimously carried.

Motion Passed.

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4. Adjournment of the City Review Committee Meeting.

ADJOURNMENT:

ACTION: Motion made by Committee Member Alejandro, seconded by Committee Member Melendez III, and unanimously carried to **ADJOURN**.

Motion passed.

Meeting adjourned at 10:32 A.M.

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Approved as to form:



Luis Zamora, Chief Planner, Secretary and Chair of the City Review Committee

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