



## AGENDA FOR THE CITY REVIEW COMMITTEE PUBLIC HEARING

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**December 18, 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**

- PLRG24-00014** - Lots 6, 7, and 8, Block 3, Kern Place, City of El Paso, El Paso County, Texas [BC-302](#)

ADDRESS: 1223 Rim Rd.  
APPLICANT: Juan Pablo Avendano  
REPRESENTATIVE: Juan Pablo Avendano  
REQUEST: Reroof and installation of solar panels  
ZONING: R-3/NCO (Residential/Neighborhood Conservancy)

STAFF CONTACT: Overlay)  
Saul J. G. Pina, (915) 212-1604,  
PinaSJ@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 12th of December, 2024 by Saul J. G. Pina.

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El Paso, TX

300 N. Campbell  
El Paso, TX

Legislation Text

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**File #: BC-302, 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.*

PLRG24-00014 - Lots 6, 7, and 8, Block 3, Kern Place, City of El Paso, El Paso County, Texas

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**APPLICANT:** Juan Pablo Avendano  
**REPRESENTATIVE:** Juan Pablo Avendano  
**REQUEST:** Reroof and installation of solar panels  
**ZONING:** R-3/NCO (Residential/Neighborhood Conservancy Overlay)  
**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:** PLRG24-00014  
**CRC Hearing Date:** November 18, 2024  
**Case Manager:** Saul J. G. Pina, (915) 212-1604, PinaSJ@elpasotexas.gov  
**Location:** 1223 Rim Rd.  
**Legal Description:** Lots 6, 7, and 8, Block 3, Kern Place, City of El Paso, El Paso County, Texas  
**Acreage:** 0.34 acres  
**Zoning District:** R-3/NCO (Apartment/Office/Neighborhood Conservancy Overlay/special contract)  
**Existing Use:** Single-family residence  
**Project Description:** Reroof and installation of solar panels  
**Property Owner:** Margaret G. and Eduardo Servin  
**Representative:** Juan Pablo Avendano

### **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. Replacement of shingles in a 'Estate Gray' neutral tone.
2. Installation of solar panels with equipment screened from view.

#### 1. Roofs

- a) Mechanical equipment and utility hardware on new construction shall be screened from public view.

*Solar panel modules will be installed at an angle of tilt of XXX parallel to the pitch of the roof. Meters and other operable equipment will be located at the rear of the residential home and screened from view. ANGLE*

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

*This is not new construction. The roof form will remain unchanged.*

#### 5. Paint and Color

- a) Metallic and fluorescent colors are not permitted.

*Solar panel modules will be black in color, and the shingles will be in a 'Estate Gray' color in a dark-to-gray neutral tone.*

**Attachment 1:** *Location Map*

**Attachment 2:** *Proposed Work*

**Attachment 3:** *Proposed Materials*

**Attachment 4:** *Subject Property*

Attachment 1 - Location Map

PLRG24-00014



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 error and may lead to misinterpretations of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.

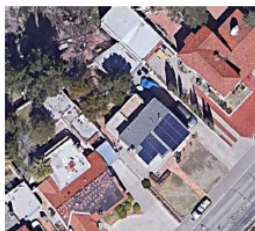


 Subject Property

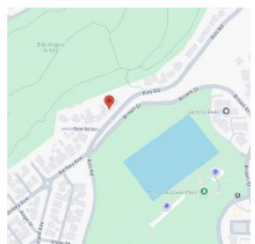
0 25 50 100 150 200 Feet



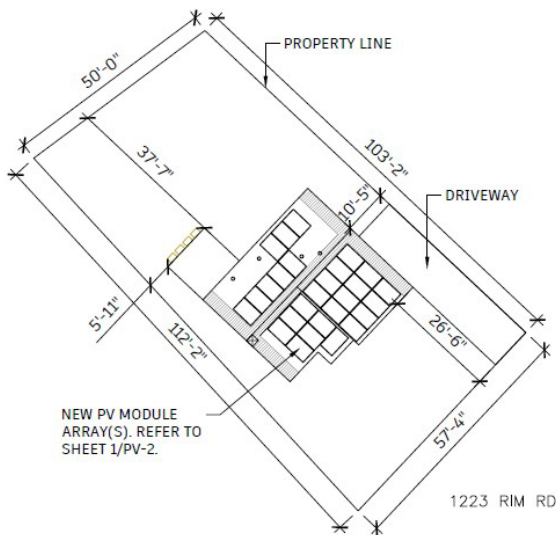
Attachment 2 – Proposed Work



2 SATELLITE VIEW  
PV-1 SCALE: NTS



3 VICINITY MAP  
PV-1 SCALE: NTS



1 PLOT PLAN  
PV-1

**ROOF ACCESS POINT:**

ROOF ACCESS POINT SHALL NOT BE LOCATED IN AREAS THAT DO NOT REQUIRE THE PLACEMENT OF GROUND LADDERS OVER SPINDLES SUCH AS WINDOWS OR DOORS, AND LOCATED AT STRONG POINTS OF BUILDING CONSTRUCTION IN LOCATIONS WHERE THE ACCESS POINT DOES NOT CONFLICT WITH OVERHEAD OBSTRUCTIONS SUCH AS TREE LIMBS, WIRES OR SIGNS.

**GOVERNING CODES:**

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODE:  
2021 INTERNATIONAL BUILDING CODE  
2021 INTERNATIONAL RESIDENTIAL CODE  
2021 INTERNATIONAL MECHANICAL CODE  
2021 INTERNATIONAL FIRE CODE  
2021 INTERNATIONAL PROPERTY MAINTENANCE CODE  
2020 NATIONAL ELECTRICAL CODE  
\*AND ALL LOCAL CODE AMENDMENTS

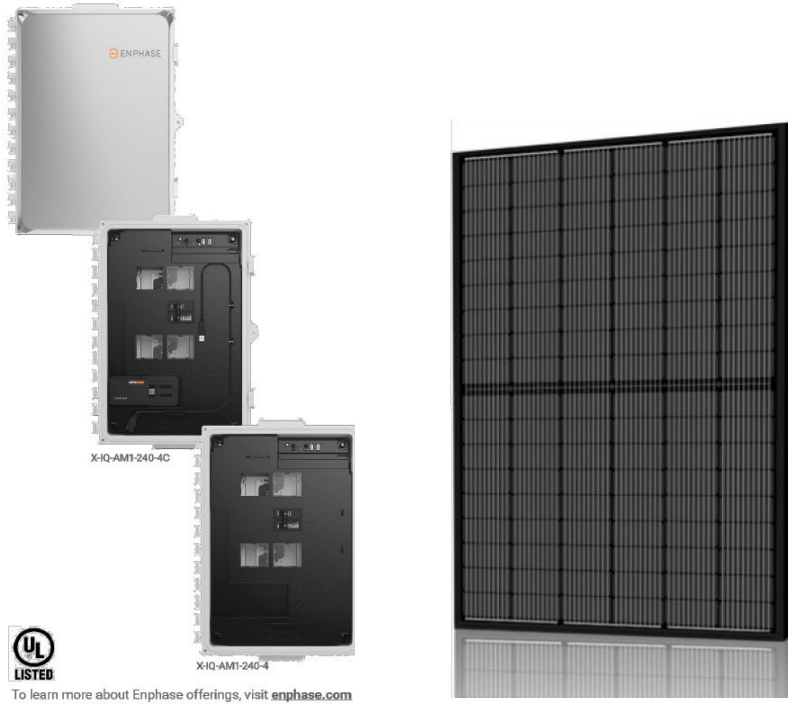
**GENERAL NOTES:**

1. INSTALLATION OF SOLAR PHOTOVOLTAIC SYSTEM SHALL BE IN ACCORDANCE WITH NEC ARTICLE 690 AND ALL OTHER APPLICABLE NEC CODES WHERE NOTED OR EXISTING.
2. PROPER ACCESS AND WORKING CLEARANCE AROUND EXISTING AND PROPOSED ELECTRICAL EQUIPMENT TO COMPLY WITH NEC ARTICLE 110.
3. ALL CONDUCTORS, INCLUDING THE GROUNDING ELECTRODE CONDUCTOR SHALL BE PROTECTED FROM PHYSICAL DAMAGE TO COMPLY WITH NEC ARTICLE 250.
4. PV MODULES ARE CONSIDERED NON-COMBUSTIBLE. THIS SYSTEM IS ULTY INTERACTIVE PER UL 1742 AND DOES NOT INCLUDE STORAGE BATTERIES OR OTHER ALTERNATIVE STORAGE SOURCE.
5. ALL DC WIRES SHALL BE SIZED ACCORDING TO NEC 690.8.
6. DC CONDUCTORS SHALL BE WITHIN PROTECTED RACKS/ENCLOSURES IN ACCORDANCE WITH NEC 690.31
7. ALL SIGNAGE TO BE PLACED IN ACCORDANCE WITH LOCAL JURISDICTIONAL BUILDING CODE.
8. ALL EQUIPMENT TO BE CERTIFIED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.



**Attachment 3 – Proposed Materials**

**Enphase**  
**IQ Combiner 4/4C**  
X-IQ-AM1-240-4  
X-IQ-AM1-240-4C



**Estate Gray<sup>1</sup>**

*Shingles in a 'Estate Gray' color.*



**Attachment 4 - Subject Property**

