

## PLANNING & INSPECTIONS DEPARTMENT CITY REVIEW COMMITTEE STAFF REPORT

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**Case No:** PLRG24-00010  
**CRC Hearing Date:** August 14, 2024  
**Case Manager:** Jose Beltran, 915-212-1607, BeltranJV@elpasotexas.gov  
**Location:** 2412 N. Campbell Street  
**Legal Description:** A portion of Lot 16 and a portion of Lot 17, Block 195, Alexander, City of El Paso, El Paso County, Texas  
**Acreage:** 0.15 acres  
**Zoning District:** R-3/NCO (Residential/Neighborhood Conservancy Overlay)  
**Existing Use:** Single-family residence  
**Project Description:** Plaster brick, enclose porch, relocate front door  
**Property Owner:** Luis De Leon  
**Representative:** Meza Construction

### **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 legalize the existing site improvements that were done without prior CRC approval. The front porch that existed on the property was enclosed and covered with stucco in a cream color hue. The front entryway was modified and centered and surrounded with cantera stone. The existing planter was removed to make way for the addition of concrete steps to the modified entryway that are covered in cantera stone. In addition, the entirety of the existing brick construction was covered with stucco in a cream color hue.

### **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) Pop-out stucco surrounds shall be prohibited.  
*The existing construction does not have any pop-out stucco surrounds.*
  - (b) Stucco construction shall present a smooth unbroken surface free from expansion joints except where necessary to prevent excessive cracking.  
*The existing stucco construction has a smooth and unbroken surface free from expansion joints.*

2. 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.

*The only paved areas on the subject property that are paved are for driveways and walkways.*

3. Paint and Color

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

*Metallic and fluorescent colors are not being used.*

4. Landscaping, Screening and Open Space

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

*The yard areas of the subject property in public view are landscaped.*

- (b) Gravel without vegetation shall not be permitted in yards visible from public view.

*There is no gravel without vegetation that is visible from public view on the subject property.*

**Attachment 1:** *Location Map*

**Attachment 2:** *Proposed Work*

**Attachment 3:** *Proposed Materials*

**Attachment 4:** *Subject Property*

Attachment 1

PLRG24-00010 - 2412 N. Campbell



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

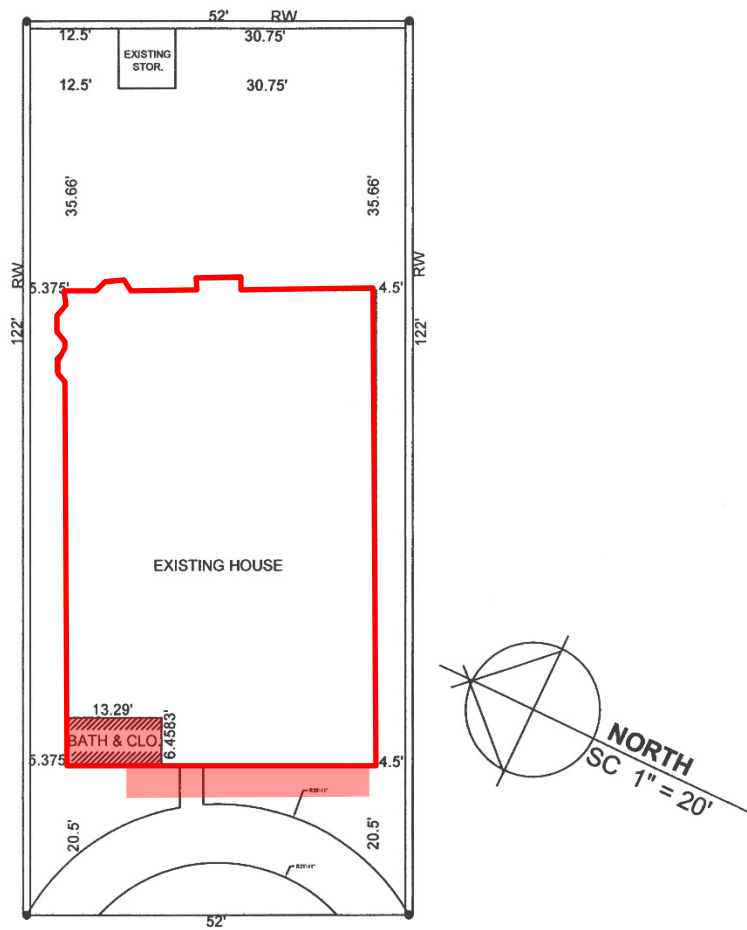


 Subject Property



Location Map

Attachment 2



SITE PLAN  
ADDRESS : 2412 N. CAMPBELL EL PASO, TX 79902  
LEGAL DISCRPTION 195 ALEXANDER LOTS 16&17

*Proposed Work (Existing Modifications)*

Attachment 3





*Existing Materials*

**Attachment 4**



*Subject Property*