



***** REVISED *****

AGENDA FOR THE CITY REVIEW COMMITTEE PUBLIC HEARING

**April 22, 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: 531 290 783#

If you wish to sign up to speak please contact Berenice Barron at BarronBC@elpasotexas.gov or (915) 212-1583 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

1. PLRG26-00002: Lot 3, Block 6, Map of Rim Road Addition, City of El Paso, El Paso County, Texas
ADDRESS: 1111 Rim Rd.
APPLICANT: Cynthia I. Guadalupe & Jose Luis Diaz-Pagan
REPRESENTATIVE: Frederic Dalbin
REQUEST: Roof extension over existing front terrace
ZONING: R-3/NCO (Residential/Neighborhood Conservancy Overlay)

[BC-2008](#)

STAFF CONTACT: Jose Beltran, (915) 212-1607,
BeltranJV@elpasotexas.gov

2. Discussion and action on minutes

[BC-2009](#)

ADJOURN

NOTICE TO THE PUBLIC

Sign language interpreters will be provided for this meeting upon request. Requests must be made to Berenice Barron at BarronBC@elpasotexas.gov a minimum of 48 hours prior to the date and time of this hearing.

If you need Spanish Translation Services, please email BarronBC@elpasotexas.gov at least 48 hours in advance of the meeting.

Posted this the _____ of _____ at _____ AM/PM by _____



Legislation Text

File #: BC-2008, 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.

PLRG26-00002: Lot 3, Block 6, Map of Rim Road Addition, City of
El Paso, El Paso County, Texas

ADDRESS: 1111 Rim Rd.

APPLICANT: Cynthia I. Guadalupe & Jose Luis Diaz-Pagan

REPRESENTATIVE: Frederic Dalbin

REQUEST: Roof extension over existing front terrace

ZONING: R-3/NCO (Residential/Neighborhood Conservancy
Overlay)

STAFF CONTACT: Jose Beltran, (915) 212-1607,
BeltranJV@elpasotexas.gov

PLANNING & INSPECTIONS DEPARTMENT CITY REVIEW COMMITTEE STAFF REPORT

Case No: PLRG26-00002
CRC Hearing Date: April 22, 2026
Case Manager: Jose Beltran, 915-212-1607, BeltranJV@elpasotexas.gov
Location: 1111 Rim Road
Legal Description: Lot 3, Block 6, Map of Rim Road Addition, City of El Paso, El Paso County, Texas
Acreage: 0.27 acres
Zoning District: R-3/NCO (Residential/Neighborhood Conservancy Overlay)
Existing Use: Single-family residence
Project Description: Roof extension over existing front terrace
Property Owner: Cynthia I. Guadalupe & Jose Luis Diaz-Pagan
Representative: Frederic Dalbin

Recommended Action:

Recommend **Approval with a 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:

1. *That the encroachment of the existing garage into the rear and side yard setbacks be addressed prior to the issuance of building permits for the proposed terrace roof cover extension.*

Application Description:

The applicant is proposing to construct a roof extension over an existing second-story front terrace of the single-family dwelling. The scope of work includes the following:

1. Removal, extension and replacement of the existing terrace roof, beams, and column bases.
2. Construct a new, terrace roof supported by precast concrete Tuscan columns that will match the existing fixtures.
3. Install Spanish tile roofing and stucco in a "Natural Tan" hue, with Ember-Porto Beige Limestone veneer to match the house.
4. Install tile flooring and crown molding with LED lighting; painting the room in a "Natural Tan" hue.
5. Reinstalling existing lighting, adding matching gutters, and matching stone and paint colors to existing fixtures.
6. Repair of the existing ceiling framing of the patio area.

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

The proposed terrace roof extension, including the arches and columns, will match the architectural features of the existing first-floor patio.

2. Roofs

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

The proposed terrace roof extension will match the existing roof form. None of the forms previously mentioned will be used.

3. Lighting

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

The exterior lighting fixtures demonstrated on the site plan are consistent with the architectural style of the residence.

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

Any exterior lighting fixtures to be installed shall adhere to Rim Neighborhood Design Standards to avoid light spill on adjoining properties.

4. *Paint and Color*

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

None of the proposed materials will have metallic or fluorescent finishes. The applicant is proposing to use roof shingles in a red hue, exterior stucco and walls painted in a natural tan hue, and stone veneer in an ember porto-beige hue.

Other Considerations:

There is an existing garage structure encroaching into the required rear and side yard setbacks. The condition is being included to ensure compliance with the R-3/NCO (Residential/Neighborhood Conservancy Overlay) standards. No other alterations to existing structures or landscaping are proposed.

Attachment 1: *Location Map*

Attachment 2: *Site Plan/Renders/Elevations*

Attachment 3: *Proposed Materials*

Attachment 4: *Subject Property*


Attachment 1

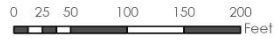
PLRG26-00002



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

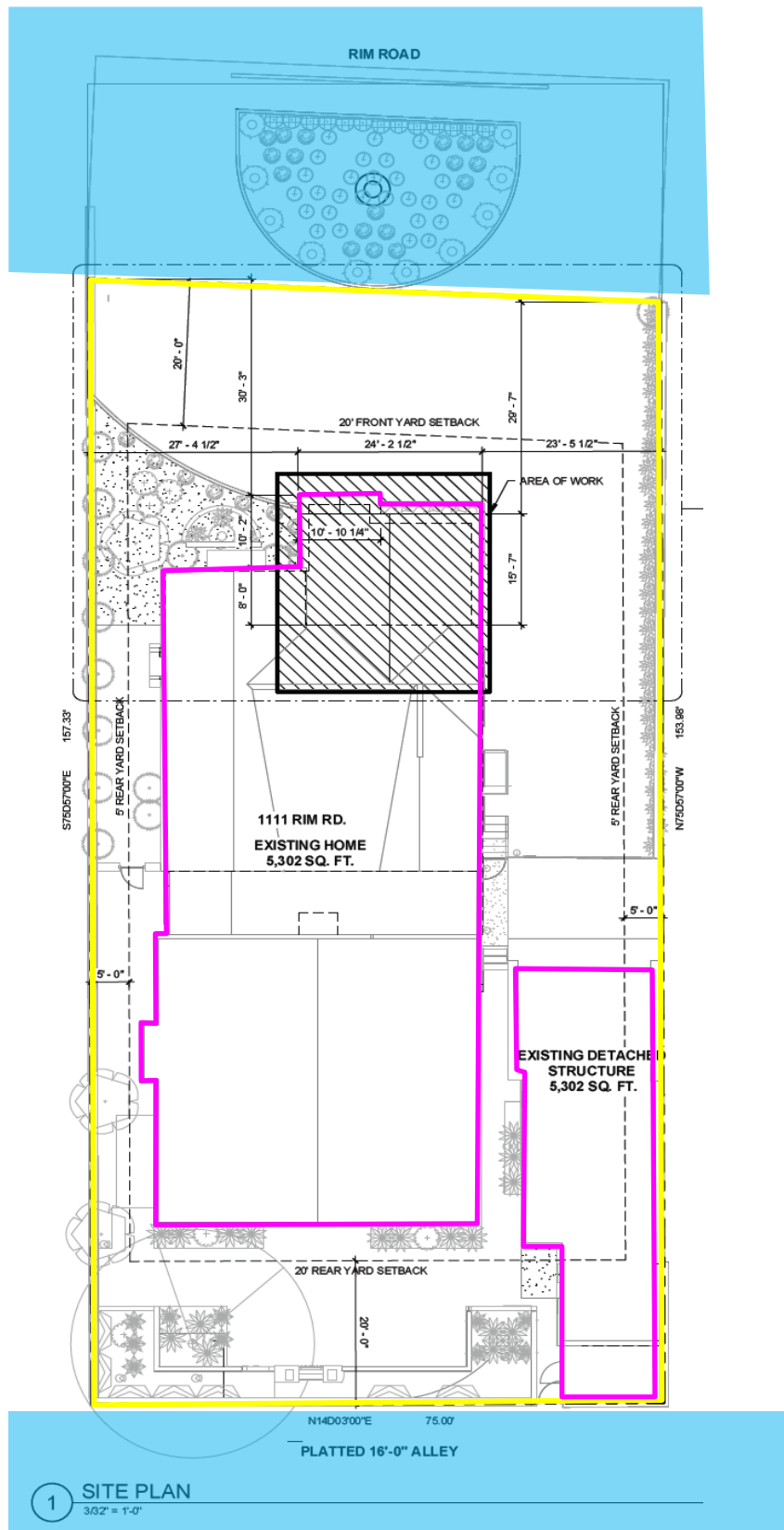


 Subject Property



Location Map

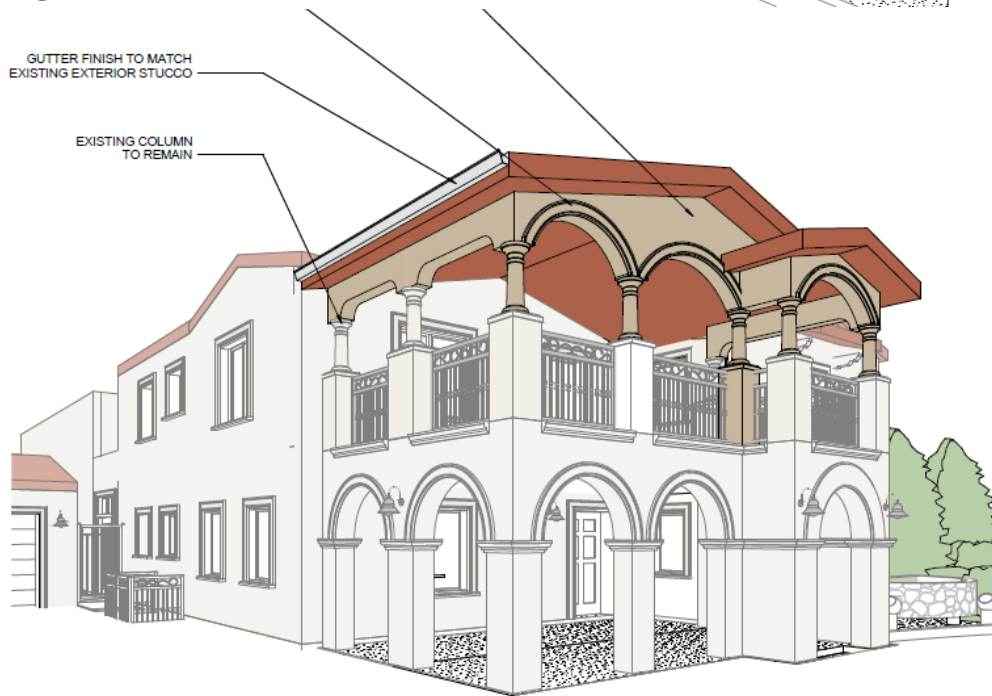
Attachment 2



Site Plan – Hatched area represents the scope of work; existing garage is shown in the lower-right corner.



② NORTHWEST PERSPECTIVE

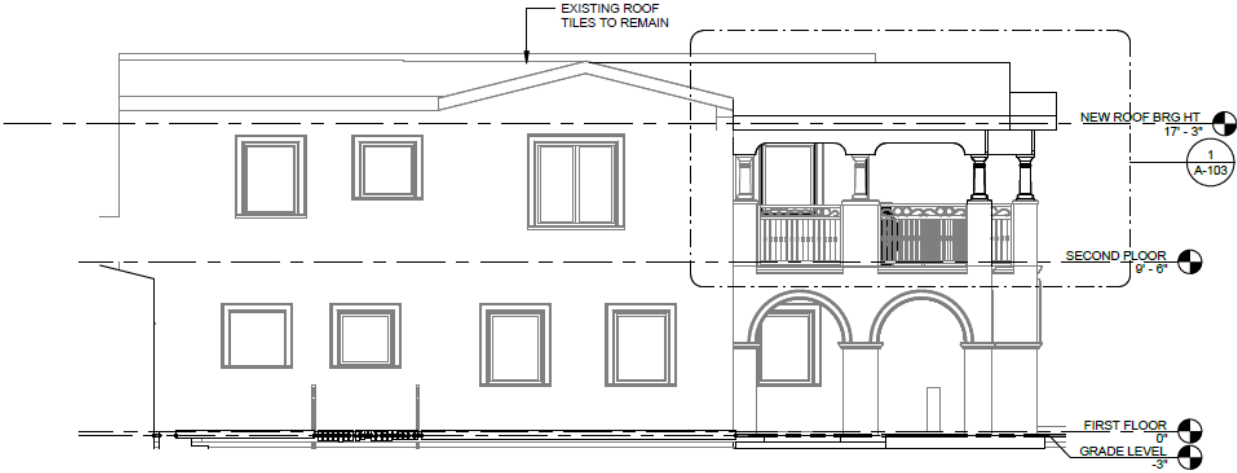


① NORTHEAST PERSPECTIVE

Renders

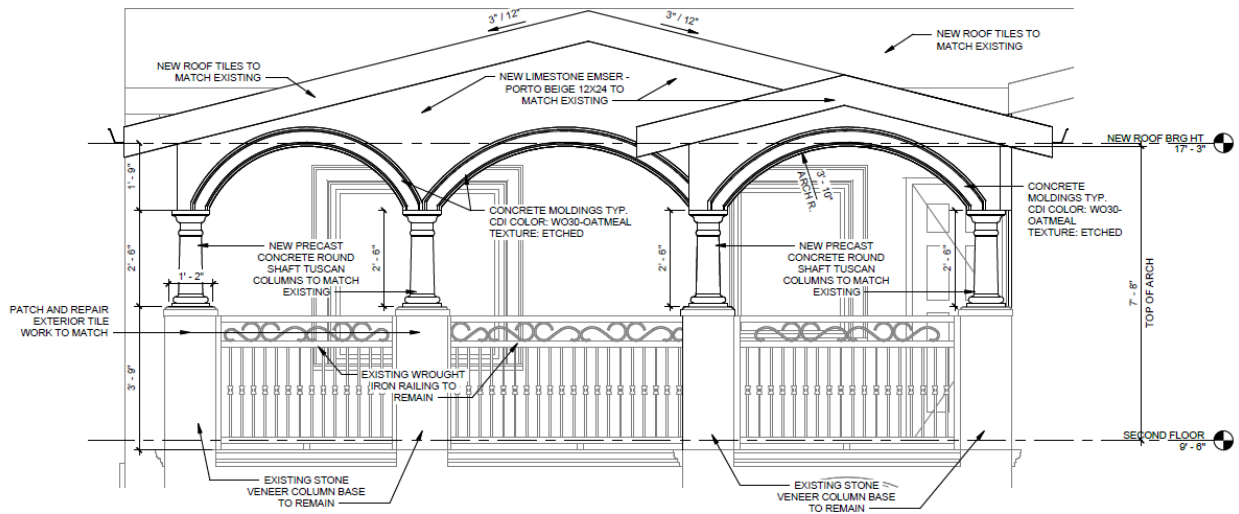


C1 NORTH ELEVATION
3/16" = 1'-0"

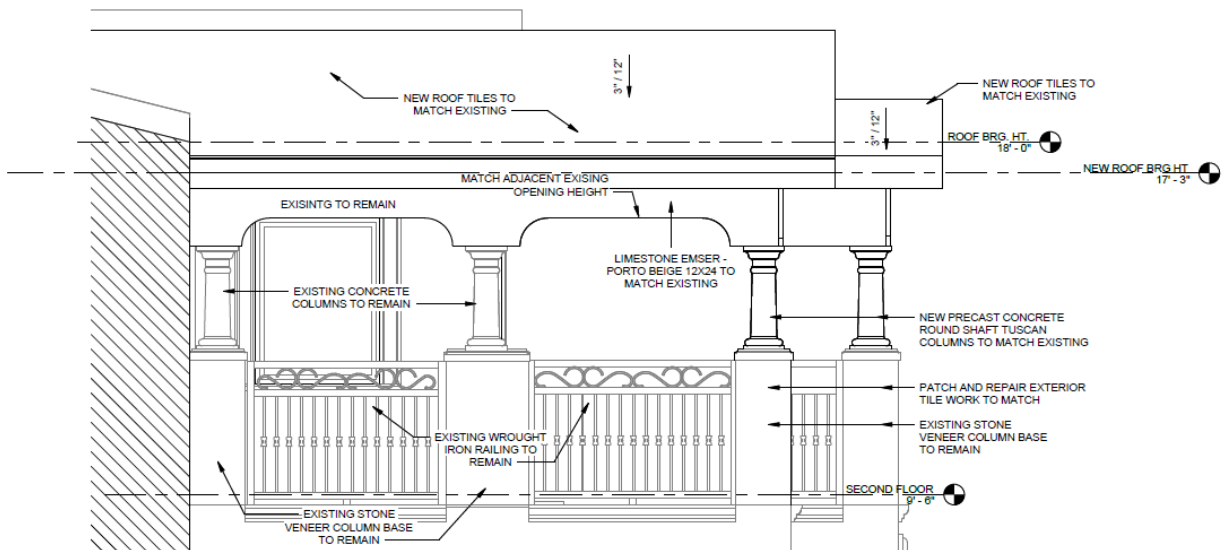


B1 EAST ELEVATION
3/16" = 1'-0"

Elevations (Overall)



C3 NORTH TERRACE ELEVATION
1/2" = 1'-0"



1 EAST TERRACE ELEVATION
1/2" = 1'-0"

Elevations (Proposed Terrace Section)

Attachment 3 (Proposed Materials)

EXTERIOR WALL STUCCO

TOTAL WALL PRODUCT DATA

TOTAL ONE COAT Pre-Sanded 888.702.9915
www.totalwall.com

Stucco Pre-Sanded AMERICA'S EIFS AND STUCCO COMPANY

Total One Coat Pre-Sanded is a dry mix containing Portland cement, sand, chopped strand fiberglass reinforcement, special aggregates, and specialty modifiers designed to enhance workability and cure.

Total One Coat Pre-Sanded requires only water to be added at the job site.

Total One Coat Pre-Sanded is designed to be a one coat, hi-lift stucco: capable of thickness from 1/2" to 7/8" using multiple passes.

Total One Coat Pre-Sanded is available in 80-pound bags in standard gray color.

Total One Coat Pre-Sanded may be top coated with Total Wall Premium Fibered Stucco White Finish (tintable), Total Wall Lastic Elastic Coating, or any Total Wall Synthetic Textured Finish Coat.



Coverage

- Dry mix - requires only water
- One coat hi-lift stucco
- Easily top coated with a Finish Coat
- Weather resistant
- Resists dirt, mildew & non-chalking

Estimated Coverage per 80-pound bag of Total One Coat Pre-Sanded:

30 square feet at 3/8"
22 square feet at 1/2"
15 square feet at 5/8"
14 square feet at 3/4"
11 square feet at 7/8"

Proposed Stucco (To Match Existing Home)

EXTERIOR WALL PAINT

EXTERIOR PAINT COLOR WILL BE FIELD VERIFIED TO MATCH EXISTING

Expert Pick

SW 7567

Natural Tan

FULL DETAILS ^

LRV: 65 ⓘ

RGB: 220 / 210 / 195

Hex Value: #DCD2C3

Location Number: 284-C1

Available in: Interior/Exterior

Color Collections: Timeless Colors, Color ID (Naturalist), Colormix Forecast 2021 (Encounter), Living Well (Unwind)

Color Family(s): Yellow

Light and laid-back, this tan has the faintest green-gray undertone that keeps it from appearing overly warm. Bring on the peaceful vibes.

Proposed Exterior Paint (To Match Existing Home)

STONE VENEER

EXTERIOR STONE VENEER WILL BE FIELD VERIFIED TO MATCH EXISITING



NOTE: LIMESTONE EMSER - PORTO BEIGE 12X24

LIMESTONE, SAW CUT & CAST STONE FLATS
12"H X 24"L AVERAGE THICKNESS OF 1-1.25"

APPLICATION: MORTARED

PATTER: LINEAR

Proposed Stone Veneer for Columns (To Match Existing Home)

CLAY ROOF TILES



1-Piece "S" Tile



The sophisticated composition of one-piece "S" clay tile accents the curvature of the roof, creating a distinct, elegant dimensional color. The covers and pans of classic barrel tile are joined into a single, strong, efficient piece that radiates the traditional clay tile appeal.

US Tile® clay tile is crafted with meticulous care. 1-Piece "S" Tile is designed to allow custom options such as boosting for that artisan inspired installation while saving time and cost, making clay tile beauty and value available at substantial savings.

1-Piece "S" Tile has been Class 3 hail rated by Architectural Testing Roof Covering Impact Certification Program: www.archtest.com.



Red
1USDU7025 59% **1**

In Stock in Katy and Fort Worth
CRPC ID: 0942-0224 / Ref: .31 / Emt: .66 / SRI: 32

**COLOR SELECTION WILL MATCH EXISTING
ROOF TILES**

Proposed Roof Shingles (To Match Existing Roof Fixture)

Attachment 4



Subject Property



El Paso, TX

300 N. Campbell
El Paso, TX

Legislation Text

File #: BC-2009, **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
March 11, 2026
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 10:00 A.M. by Luis Zamora, Secretary and Chair of the City Review Committee.

COMMITTEE MEMBERS PRESENT:

Blanca Perez
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.

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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.

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II. REGULAR AGENDA - DISCUSSION AND ACTION:

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- 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 Ave.
- 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

Alejandra Gonzalez, Planner, made a presentation to the Committee. Notices were mailed to property owners on October 15, 2025. The Planning Division has received communication in opposition to the request by a member of the Sunrise Civic Group Neighborhood Association and one call of inquiry. Staff recommends **approval** of the request.

Jorge Enriquez, representative, was present and answered questions from the committee.

John Moye, Board Member for the Rim Area Neighborhood Association, spoke in opposition to the request.

Suzanne Dipp, Community Liaison for the Sunrise Civic Group, spoke in opposition to the request.

Luis Zamora, Secretary and Chair of the City Review Committee, read email sent in by Martina Lorey in opposition to the request

ACTION: Motion made by Committee Member Alejandre, seconded by Committee Member Perez **TO DENY ITEM** and unanimously carried.

Motion Passed to DENY.

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2. Discussion and action on previous Regular meeting minutes.

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

Motion Passed.

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Meeting adjourned at 10:44 A.M.

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Approved as to form:



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