



## **AGENDA FOR THE CITY REVIEW COMMITTEE PUBLIC HEARING**

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**August 27, 2025  
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: 432 766 857#**

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**

PLRG25-00007      A portion of lots 11 and 13 and all of lot 12, Block 1  
Kern Place Addition, City of El Paso, El Paso County,  
Texas  
ADDRESS:      1507 Rim Rd.  
APPLICANT:      Randy Bowling  
REPRESENTATIVE:      Tomas Delgado, Vision Consultants  
REQUEST:      Construction of an accessory structure  
ZONING:      R-3/NCO (Residential/Neighborhood Conservancy)

**[BC-1083](#)**

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

Discussion and action on Regular meeting minutes for May 14, 2025.

[BC-1084](#)

### **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 \_\_\_\_\_



Legislation Text

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**File #:** BC-1083, **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.*

*Populate the table to maintain proper formatting. Copy and paste the agenda language in the designated area below. You may include more language after the table. Just make sure all posting language is populated between "TITLE" and "END".*

**PLRG25-00007**                      A portion of lots 11 and 13 and all of lot 12,  
Block 1  
   Kern Place Addition, City of El  
Paso, El Paso County,  
   Texas  
ADDRESS:                              1507 Rim Rd.  
APPLICANT:                            Randy Bowling  
REPRESENTATIVE:                    Tomas Delgado, Vision Consultants  
REQUEST:                               Construction of an accessory structure  
ZONING:                                 R-3/NCO (Residential/Neighborhood  
   Conservancy  
   Overlay)  
STAFF CONTACT:                      Alejandra González, 915-212-1506,  
   GonzalezAG@elpasotexas.gov

## PLANNING & INSPECTIONS DEPARTMENT CITY REVIEW COMMITTEE STAFF REPORT

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**Case No:** PLRG25-00007  
**CRC Hearing Date:** August 27, 2025  
**Case Manager:** Alejandra González, 915-212-1506, [GonzalezAG@elpasotexas.gov](mailto:GonzalezAG@elpasotexas.gov)  
**Location:** 1507 Rim Rd.  
**Legal Description:** A portion of lots 11 and 13 and all of lot 12, Block 1, Kern Place Addition, City of El Paso, El Paso County, Texas  
**Acreage:** 0.81 acres  
**Zoning District:** R-3/NCO (Residential/Neighborhood Conservancy Overlay)  
**Existing Use:** Single-family residence  
**Project Description:** Construction of an accessory structure  
**Property Owner:** Randy Bowling  
**Representative:** Tomas Delgado  
Vision Consultants

### **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 the construction of a 1280-square foot accessory structure. The structure will be in the character with the existing single-family dwelling which will include Delicate White-colored stucco for the exterior finish, Slate Stone Mountain Dark roof tiles for the roof, and Tundra Black tile around windows to match existing dwelling.

### **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.  
*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 accessory structure 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 accessory structure will match the scale, materials and color of the existing residence.*

- (b) 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.*

- (c) 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.

*Trash containers, mechanical equipment and utility hardware will be screened from public view.*

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 gable for the accessory structure and will not follow the previously mentioned forms.*

4. Fences

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

*There will be no proposed fencing added.*

- (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.*

5. Lighting

- (a) Exterior lighting fixtures shall be consistent with the architectural style of the residence on which they are affixed. *There will be only one (1) exterior lighting fixture on the back of the proposed structure. This fixture will not affect neighbors.*

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

*Any exterior light fixtures to be installed shall adhere to RIM Neighborhood Design Standards.*

6. Paint and Color

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

*None of the proposed materials will have metallic or fluorescent finishes. Exterior will be colored Delicate White and the border and door border will be colored Black Magic.*

- (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.*

7. 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.*

**Attachment 1: Location Map**

**Attachment 2: Site Plan/Elevations/Renders**

**Attachment 3: Proposed Materials**

**Attachment 4: Subject Property**

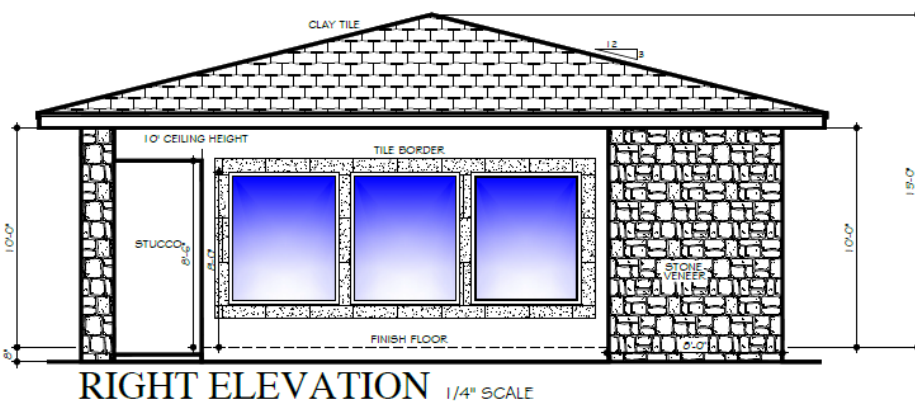
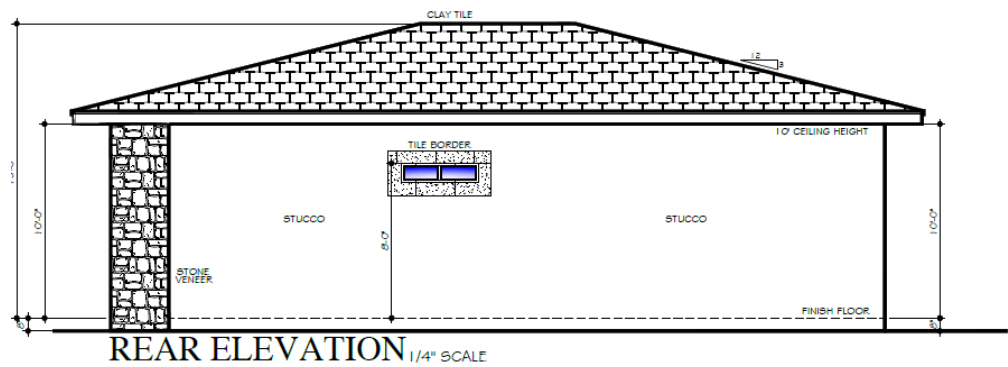
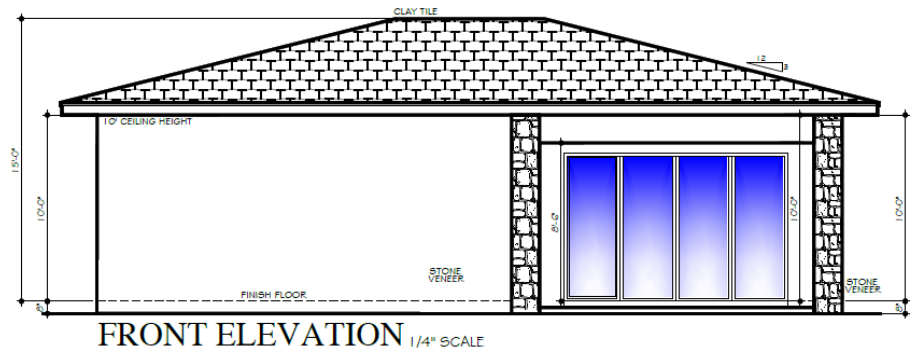
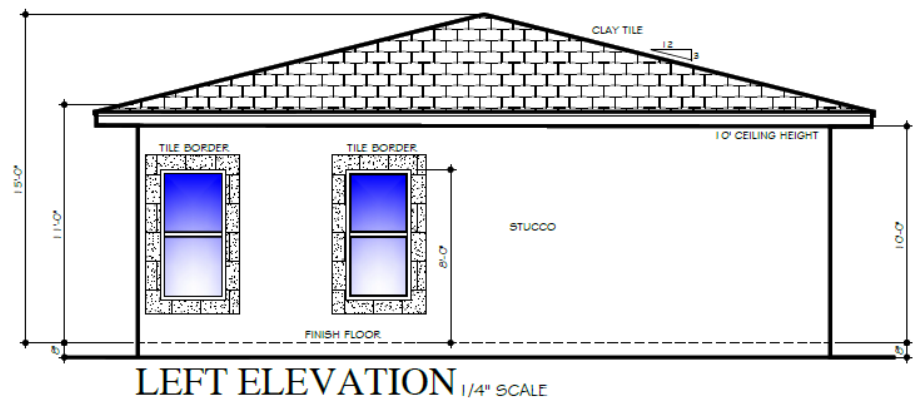
**Attachment 1**



**Location Map**







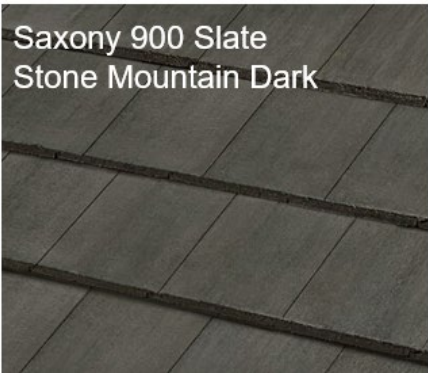
Elevations for Accessory Structure. Maximum Elevation: 15'



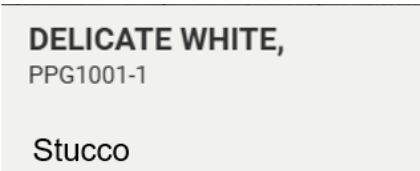


*Architectural Renders for Proposed Structure*

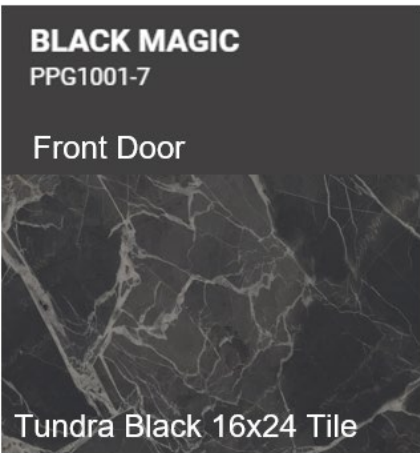
**Attachment 3 (Proposed Materials)**



*Proposed Roof Tiles in color Stone Mountain Dark*



*Proposed Stucco (To Match Existing Home)*



*Proposed tile border on windows and door (To match existing residence)*



*Proposed wall and column accent*



**Attachment 4**



*Subject Property*



El Paso, TX

300 N. Campbell  
El Paso, TX

Legislation Text

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**File #:** BC-1084, **Version:** 1

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**CITY OF EL PASO, TEXAS**  
**LEGISTAR AGENDA ITEM SUMMARY FORM**

**AGENDA LANGUAGE:**

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Discussion and action on Regular meeting minutes for May 14, 2025.



**CITY REVIEW COMMITTEE MEETING**  
**Virtual Meeting**  
**May 14, 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, Chairman and Secretary of the City Review Committee.

**COMMITTEE MEMBERS PRESENT:**

Modesto Melendez III  
Fredo Alejandre

**AGENDA**

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

**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](mailto: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. PLRG25-00005**

Lot 5 and a portion of Lot 4, Block 5, Rim Road Addition, an addition to the City of El Paso, El Paso County, Texas.

ADDRESS:

925 Rim Rd.

APPLICANT:

Ike Monty

REPRESENTATIVE: Frederic Dalbin  
REQUEST: Addition to main home and construction of a detached spa  
ZONING: R-3/NCO (Residential /Neighborhood Conservancy Overlay)  
STAFF CONTACT: Jose Beltran, (915) 212-1607, [BeltranJV@elpasotexas.gov](mailto:BeltranJV@elpasotexas.gov)

Jose Beltran, Planner, made a presentation to the Committee. Notices were mailed to property owners on May 2<sup>nd</sup>, 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 Plan Design Standards.

Alexis Calderon, Wright and Dalbin Architects, answered questions from the committee.

**ACTION:** Motion made by Chairman Zamora, seconded by Committee Member Melendez III **TO APPROVE ITEM PLRG25-00005** and unanimously carried.

Motion Passed.

**ADJOURNMENT:**

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

Motion passed.

Meeting adjourned at 10:10 A.M.

Approved as to form:

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Saul J. G. Pina, Senior Planner