

PLANNING & INSPECTIONS DEPARTMENT CITY REVIEW COMMITTEE STAFF REPORT

Case No: PLRG26-00007
CRC Hearing Date: August 19, 2026
Case Manager: Jose Beltran, 915-212-1607, BeltranJV@elpasotexas.gov
Location: 811 Rim Road
Legal Description: A portion of Lots 3 and 4, Block 4, of Rim Road Addition, City of El Paso, El Paso County, Texas
Acreage: 0.35 acres
Zoning District: R-3/NCO (Residential/Neighborhood Conservancy Overlay)
Existing Use: Single-family residence
Project Description: Rear addition to the existing single-family residence
Property Owner: Zarina Lyle and James A. Lyle
Representative: Joe Gomez

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 a rear addition to the single-family residence. The scope of work will include the following:

1. Enclose the rear porch to extend the existing kitchen area.
2. Utilize existing roof structure and clay terracotta roof tiles.
3. Paint fascia, soffit, and stucco in a light cream color.
4. Install windows and one (1) exterior door.
5. Affix exterior lighting fixtures.

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 addition to the home will match the architectural features of the existing home including the exterior paint, stucco/fascia/soffit finish, and roof tiles.

- (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.

Proposed walls will match the existing exterior of the home including stucco finish and paint color.

- (c) Pop-out stucco surrounds shall be prohibited.

There are no pop-out stucco surrounds proposed for the addition.

- (d) Stucco construction shall present a smooth unbroken surface free from expansion joints except where necessary to prevent excessive cracking.

Proposed stucco will match the finish and color of the existing home and include no expansion joints except where necessary.

- (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.

Trash containers, mechanical equipment and utility hardware are currently screened from public view and will remain unchanged.

2. Roofs

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

Mechanical equipment and utility hardware are currently screened from public view and will remain unchanged.

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

Not applicable. The proposed addition will not modify the existing roof form configuration.

3. Lighting

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

Proposed exterior lighting fixtures shall be consistent with the existing architectural style and lighting fixtures of the home.

- (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 the 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 a metallic or fluorescent finish. The applicant is proposing to use roof shingles in a terracotta hue, and paint exterior stucco, fascia, soffit, and exterior walls in a light cream color to match the existing.

Other Considerations:

The subject property is currently registered as Legal Nonconforming for the encroachment of the residence into the side and rear yard setbacks. Any future additions or structures will be required to conform to all zoning regulations and standards of the R-3/NCO (Residential/Neighborhood Conservancy Overlay).

Attachment 1: *Location Map*

Attachment 2: *Site Plan/Elevations*

Attachment 3: *Proposed Materials*

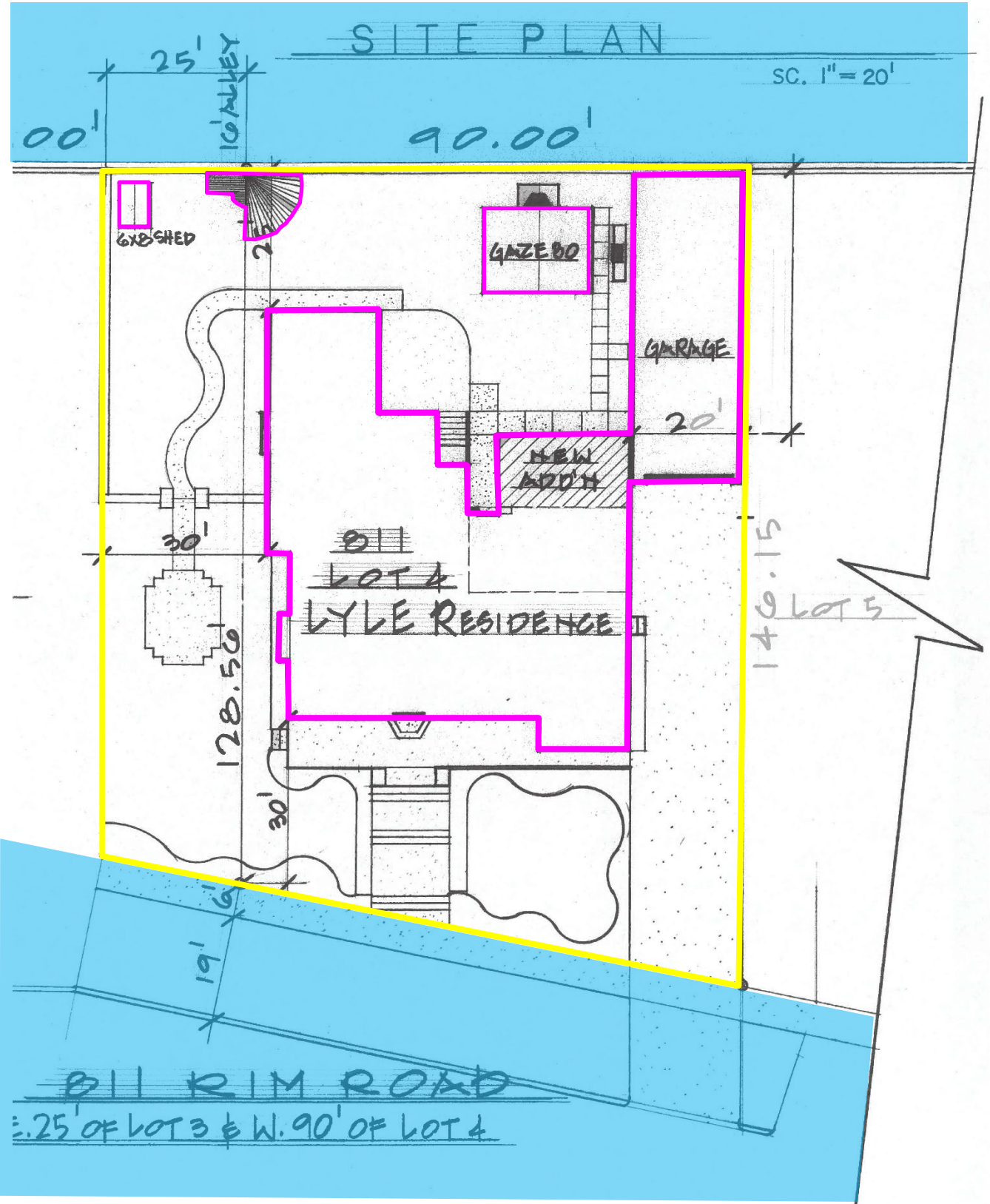
Attachment 4: *Subject Property*

Attachment 1



Location Map

Attachment 2



Site Plan – Hatched area represents the scope of work.

Attachment 3

CLAY ROOF TILES



1-Piece “S” Tile



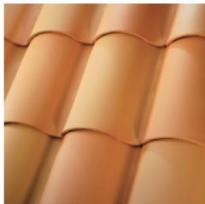
The sophisticated composition of one-piece “S” clay tile accents the curvature of the roof, creating a distinct, elegant dimensional color. The covers and pans of classic barrel tile are joined into a single, strong, efficient piece that radiates the traditional clay tile appeal.

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.



Bermuda Blend
1USDU0074



In Stock in Katy and Fort Worth
CRRC ID: 0942-0131b / Ref: A2 / Emitt: 0.84 / SPR: 45

Red
1USDU7025



In Stock in Katy and Fort Worth
CRRC ID: 0942-0224 / Ref: 31 / Emitt: .86 / SPR: 32

El Camino Blend
1USDU6073



In Stock in Katy and Fort Worth
CRRC ID: 0942-0136a / Ref: 28 / Emitt: .84 / SPR: 27

COLOR SELECTION WILL MATH EXISTING ROOF TILES

Proposed Roof Shingles in Terracotta (To Match Existing Roof)

Cream

#FDFBD4



Proposed Stucco/Fascia/Soffit Paint (or Similar; To Match Existing)

Attachment 4



Subject Property (As Seen from Rim Road Facing Northwest)



Subject Property (Existing Rear Porch to be Enclosed)