

PLANNING & INSPECTIONS DEPARTMENT CONSOLIDATED REVIEW COMMITTEE STAFF REPORT

Case No: PLRG25-00009
CRC Hearing Date: December 10, 2025
Staff Planner: Alejandra González, 915-212-1506, GonzalezAG@elpasotexas.gov
Location: 511 Blanchard Ave.
Legal Description: The East 52 feet of Lots 16 through 20, Block 149, Alexander Addition
City of El Paso, El Paso County, Texas
Acreage: 0.15 acres
Zoning District: R-4/NCO (Residential/Neighborhood Conservancy Overlay)
Existing Use: Single-family residence
Project Description: Additions and exterior remodeling of the existing residence and garage
Property Owner: Alan Heatley
Representative: Jorge Eduardo Enriquez

Recommended Action:

Recommend **Approval with 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:

- *That the front porch must remain intact to maintain the design and character of the main dwelling.*

Application Description

The applicant is proposing additions and exterior remodel to the existing dwelling, which includes the garage. The scope of work to be done on the property includes the following:

1. Remove and replace all existing doors and door frames
2. Remove and replace all existing windows and window frames
3. Remove all existing shingles and replace with Onyx Black Algae Resistant Laminate Architectural Roofing Shingles
4. Restore existing wood floor
5. Restore and paint all exterior walls in a "Pure White" hue
6. Install 6'x6' fence
7. Remove all existing landscape and replace with "Chinese Palms", "Lemon Grass", and artificial turf
8. Install concrete pavers

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.
Any excess soil resulting from construction will be removed from the property.
- b. Site layout, scale and mass of new construction shall be generally compatible with existing development in the same block.
The proposed work is compatible with existing development in the block. The contemporary design maintains a mass and scale consistent with the adjacent properties.
- c. Except for Block 2, Rim Road Addition, all new construction shall maintain the traditional front yard setback within the block face. The front yard setback within Block 2 shall be the current legal setback. In areas other than Block 2, Rim Road Addition, if a discrepancy exists between the traditional front yard setback and the current legal front yard setback, the traditional front yard setback shall prevail. The traditional front yard setback is the least restrictive front yard setback on a particular block face; provided, however, the actual front yard setback on Lot 3 and the south one-half of Lot 4, Block 5, Rim Road Addition, shall not be used to determine the least restrictive setback within Block 5. The use of the historical setback is not intended to prohibit front yard additions to an existing residence that fill in and/or extend from recessed areas so long as the additions do not protrude beyond the historical setback of the block.
The proposed addition complies with both the base zoning and the traditional setbacks. The existing porch will be enclosed to create an addition that does not extend beyond the applicable setback requirement.

2. Architectural Styles and Materials

- a. Additions to existing residences shall be constructed in the same architectural style as the existing residence.
The proposed additions will maintain the same cohesive contemporary architectural style as the existing residence.
- 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.
The proposed work is consistent with the neighborhood's existing architectural styles, materials, and colors. No substantially different features are proposed.
- c. Pop-out stucco surrounds shall be prohibited.
Pop-out stucco surrounds will not be incorporated into the new façade.
- d. Stucco construction shall present a smooth unbroken surface free from expansion joints except where necessary to prevent excessive cracking.
The stucco finish will maintain a smooth, continuous surface. Expansion joints will be limited to locations necessary to prevent cracking.
- 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.

Any containers, equipment, or hardware will be located and screened at the rear of the lot.

3. Roofs

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

Proposed construction will not have the roof forms previously mentioned.

4. 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.

Proposed driveway and sidewalk comply with this requirement.

- b. A newly constructed driveway shall not abut an existing driveway. The minimum separation shall be a two (2) foot landscaped buffer.

Proposed driveway does not abut any existing driveway and is compliant with the requirement previously mentioned.

5. Fences

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

The proposed fencing will complement the style of the main residence.

- 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.

6. Lighting

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

The proposed exterior light fixtures are consistent with the architectural style of the main residence and adhere to the RIM Neighborhood Design Standards.

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

The proposed exterior light fixtures will be shielded, located, and aimed to prevent light spill onto adjoining properties.

7. Paint and Color

- a. Metallic and fluorescent colors are not permitted.

None of the proposed materials will have metallic or fluorescent finishes. Colors used will have neutral hues.

- 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.

8. 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.

9. Landscaping, Screening and Open Space

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

The design features Chinese Windmill Palm trees, Artificial Turf, and Lemon Grass, primarily in the front yard. These species will be consistently maintained to preserve the intended aesthetic appearance of the property.

Attachment 1: Location Map

Attachment 2: Site Plan/Elevations/Renders

Attachment 3: Proposed Materials

Attachment 4: Subject Property

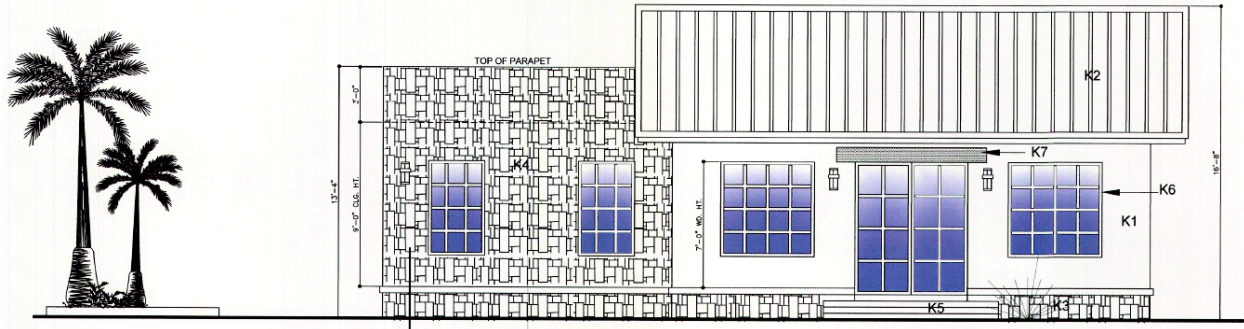
Attachment 1:



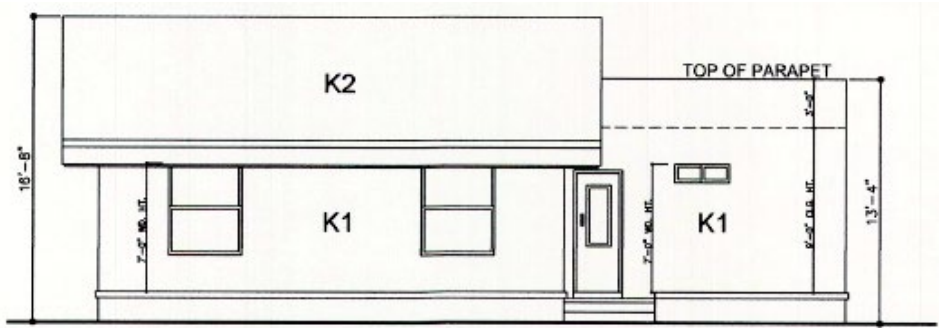
Location Map

Attachment 2:

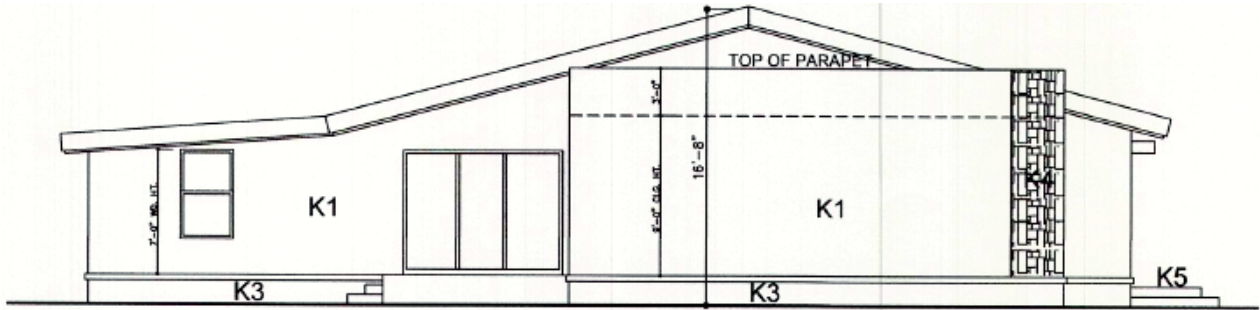




Front Elevation



Rear Elevation



Left Elevation



Architectural Renders of proposed addition and remodeling

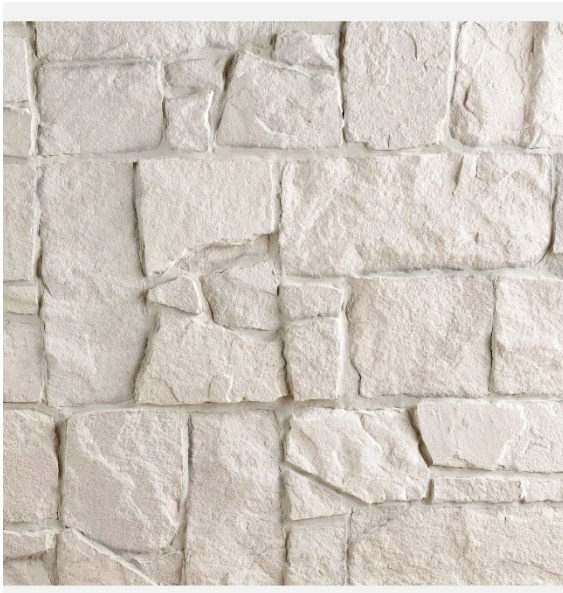
Attachment 3:



Proposed Roof – Onyx Black Algae Resistant Laminate Architectural Roofing Shingles



Proposed fence – Spotted Gum Noosa screen in natural color



Proposed wall accent – Canova Natural Marble ledger panel



Proposed window frames – Vinyl double pane-low e window w/ colonial grid in matte black



Proposed paint – Pure white for exterior, Repose gray for accents and Tricorn black for roof trim



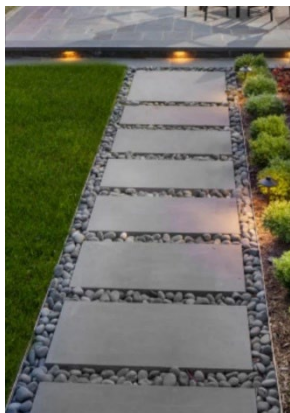
Proposed exterior lights – Industrial style outdoor wall sconce



Proposed driveway paving – Concrete paver with cobblestone appearance in color Grigio Gray



Proposed green artificial grass turf



Proposed walkway pavers – 3' x 6' rectangular concrete pavers



Proposed lemon grass

Attachment 4:

