

## PLANNING & INSPECTIONS DEPARTMENT CITY REVIEW COMMITTEE STAFF REPORT

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**Case No:** PLRG24-00009  
**CRC Hearing Date:** July 17, 2024  
**Case Manager:** Jose Beltran, 915-212-1607, BeltranJV@elpasotexas.gov  
**Location:** 808 Blacker Ave.  
**Legal Description:** A Portion of Lot 10 and a Portion of Lot 11, Block 4, Rim Road Addition, City of El Paso, El Paso County, Texas  
**Acreage:** 0.18 acres  
**Zoning District:** R-3/NCO (Residential/Neighborhood Conservancy Overlay)  
**Existing Use:** Single-family residence  
**Project Description:** A reroof of the main residence.  
**Property Owner:** Carl Ryan  
**Representative:** Michael A. Saenz and Maria G. Christopher d/b/a Astro-Tex Roofing

### **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 reroof of the existing residence on the property. The applicant is proposing to reroof the home using shingles in a brown-red 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. Roofs
  - (a) Mechanical equipment and utility hardware on new construction shall be screened from public view.  
*There is no mechanical equipment or hardware proposed on the roof of the structure.*
  - (b) The following roof forms may not be used on new construction: Mansard, Gambrel and Dome.  
*The applicant is not proposing new construction. The roof form will remain unchanged.*

2. Paint and Color

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

*The applicant is proposing to use shingles in a brown-red hue.*

- (b) If murals or objects are painted on an exterior wall, they shall be located in the rear yard or screened from public view.

*The applicant is not proposing to paint any exterior walls.*

**Attachment 1:** *Location Map*

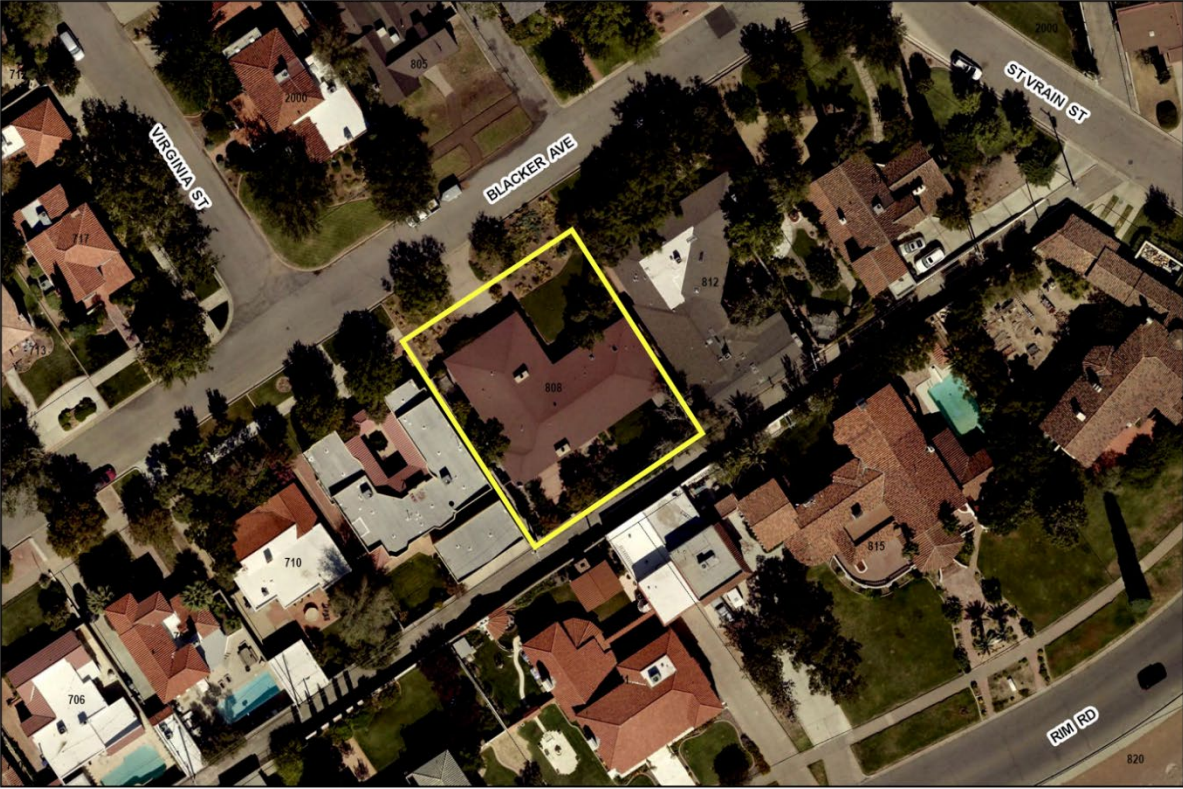
**Attachment 2:** *Proposed Work*

**Attachment 3:** *Proposed Materials*

**Attachment 4:** *Subject Property*

Attachment 1

PLRG24-00009 - 808 Blacker Ave.



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

0 12.5 25 50 75 100 Feet



Location Map

Attachment 2



**Attachment 3**

Here is the PDF and the sample.  
Please review.



*Proposed Work (Proposed materials)*

**Attachment 4**



*Subject Property*