



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

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**July 17, 2024  
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: 544 657 794#**

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**

- |                        |   |
|------------------------|---|
| <b>1. PLRG24-00002</b> | The South 3 feet of Lot 16, all of Lot 17, North 24 feet of Lot 18, Block 150, Alexander Addition, City of El Paso, El Paso County, Texas<br>ADDRESS: 2110 N. Kansas St.<br>APPLICANT: Manuel Moreno and Diane Moreno<br>REPRESENTATIVE: Gerardo Banuelos<br>REQUEST: An interior remodeling and adding 900 square feet to the existing single-family dwelling unit on the rear side of the |
|------------------------|---|

**[BC-40](#)**

property  
ZONING: R-4/NCO (Residential/Neighborhood Conservancy Overlay)  
STAFF CONTACT: Juan C. Naranjo, 915-212- 1604,  
NaranjoJC@elpasotexas.gov

**2. PLRG24-00008** Lot 7, 8, 9 & 10, Block 114, Alexander Addition, City of El Paso, El Paso County, Texas  
ADDRESS: 220 Blacker Ave.  
APPLICANT: Laura Alcantar  
REPRESENTATIVE: Laura Alcantar  
REQUEST: Office Space Addition, Surface Parking, and Accessory Dwelling Unit (ADU)  
ZONING: R-4/NCO/sp (Residential/Neighborhood Conservancy Overlay/special permit)  
STAFF CONTACT: Juan C. Naranjo, 915-212- 1604,  
NaranjoJC@elpasotexas.gov

[BC-42](#)

**3. PLRG24-00009** A portion of Lot 10 and a Portion of Lot 11, Block 4, Rim Road Addition, City of El Paso, El Paso County, Texas  
ADDRESS: 808 Blacker Ave.  
APPLICANT: Carl Ryan  
REPRESENTATIVE: Michael A. Saenz and Maria G. Christopher  
REQUEST: Reroof of main home  
ZONING: R-3/NCO (Residential /Neighborhood Conservancy Overlay)  
STAFF CONTACT: Jose Beltran, (915) 212-1607,  
BeltranJV@elpasotexas.gov

[BC-41](#)

## **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 9th of July by Luis Zamora.



Legislation Text

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**File #: BC-40, 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".*

**PLRG24-00002**      The South 3 feet of Lot 16, all of Lot 17, North 24 feet of Lot  
18, Block 150, Alexander Addition, City of El Paso, El Paso  
County, Texas  
**ADDRESS:**            2110 N. Kansas St.  
**APPLICANT:**        Manuel Moreno and Diane Moreno  
**REPRESENTATIVE:** Gerardo Banuelos  
**REQUEST:**           An interior remodeling and adding 900 square feet to the  
existing single-family dwelling unit on the rear side of the  
property  
**ZONING:**             R-4/NCO (Residential/Neighborhood Conservancy Overlay)  
**STAFF CONTACT:**   Juan C. Naranjo, 915-212- 1604,  
NaranjoJC@elpasotexas.gov

## PLANNING & INSPECTIONS DEPARTMENT CITY REVIEW COMMITTEE STAFF REPORT

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**Case No:** PLRG24-00002  
**CRC Hearing Date:** July 17, 2024  
**Case Manager:** Juan C. Naranjo, 915-212-1604, NaranjoJC@elpasotexas.gov  
**Location:** 2110 N Kansas St.  
**Legal Description:** The South 3 feet of Lot 16, all of Lot 17, North 24 feet of Lot 18, Block 150, 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:** An interior remodeling and adding 900 square feet to the existing single-family dwelling unit on the rear side of the property.  
**Property Owner:** Manuel Moreno and Diane Moreno  
**Representative:** Gerardo Banuelos

### **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 proposes an interior remodeling and adding 900 square feet to the existing single-family dwelling unit on the rear side of the property, consisting of a bedroom, a master bedroom, and an open porch. An upgrade of the mechanical system is also within the scope of work.

### **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, with an emphasis on promoting visual harmony and maintaining the neighborhood's unique character.

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 development 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 addition is compatible with the site layout, scale, materials, color design criteria, and volumetric mass of the existing buildings in the neighborhood.*

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

*The proposed development does not include pop-out stucco surrounds.*

- (c) 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.*

- (d) 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 to be screened from public view, as they will be located inside behind a five-foot (5') high rock wall.*

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.*

4. Fences

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

*All existing fences are to remain.*

5. Lighting

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

*The applicant is proposing to use lighting fixtures that are consistent with the architectural style of the residence to which they will be affixed.*

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

*Outdoor lighting fixtures will shield the light sources to prevent unreasonable light spills on adjoining properties.*

- (c) Only one (1) freestanding light fixture shall be permitted. It shall be residential in character and a maximum of seven (7) feet in height with a single globe.

*The applicant is not proposing to install any free-standing light fixtures on the property.*

6. Paint and Color

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

*None of the proposed materials will have metallic or fluorescent finishes.*

7. Maintenance

- (a) All residences and other structures on a property shall be maintained in good condition and repaired at all times.

*Maintenance will be given according to the manufacturer's specifications to keep the building in good condition.*

**Attachment 1:** *Location Map*

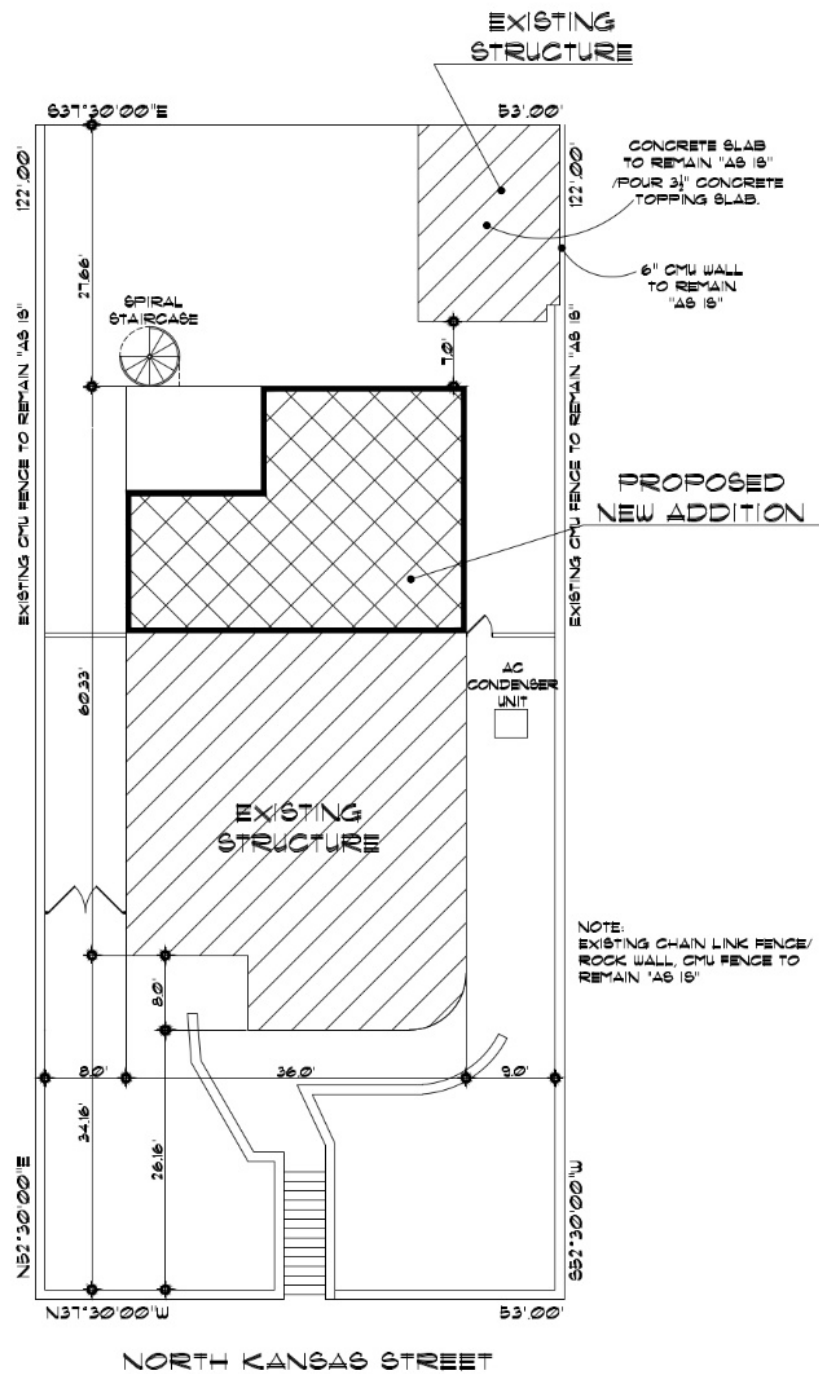
**Attachment 2:** *Proposed Work*

**Attachment 3:** *Proposed Materials*

**Attachment 4:** *Subject Property*




Attachment 2



Proposed work




Attachment 3



DECADES OF COLOR  
**Merlex Stucco**  
KEEPING IT PREMIUM SINCE 1963

Phone: 714-637-1700 | [service@merlex.com](mailto:service@merlex.com)



















## COLOR CHART

STANDARD COLORS

Please order a stucco sample prior to placing your order.

*Proposed Stucco Finish CWS PLRG24-00002  
2110 N. KANSAS*

 <p>P-1213 MOROCCAN SAND (B Base)</p>	 <p>P-852 LAGUNA (A Base)</p>	 <p>P-1658 MINT CHIP (B Base)</p>	 <p>P-6 EL DORADO (A Base)</p>
 <p>P-174 DESERT BEIGE (B Base)</p>	 <p>P-505 AGATE (B Base)</p>	 <p>P-1963 SWEET PEA (B Base)</p>	 <p>P-450 CAFÉ MOCHA (B Base)</p>
 <p>P-40 ALABASTER (B Base)</p>	 <p>P-706 COTTONSEED (A Base)</p>	 <p>P-1527 IRON MOUNTAIN (B Base)</p>	 <p>P-124 IVORY POWDER (A Base)</p>
 <p>P-810 IRONSTONE (B Base)</p>	 <p>P-192 CAMELO (B Base)</p>	 <p>P-872 MYSTIC PINE (B Base)</p>	 <p>P-171 FLINTRIDGE (B Base)</p>

Building Supplies / Siding & Stone Veneer / Wood Siding & Accessories

TruWood Primed 0.4375-in x 12-in x 192-in Engineered Lap Siding

Item #184476 | Model #30193

Shop TruWood ★★★★★ 1



Rich, sophisticated classic hues | Tonos clásicos, sofisticados e intensos



Brownwood<sup>1</sup>



Driftwood<sup>1</sup>



Estate Gray<sup>1</sup>



Onyx Black<sup>1</sup>



Teak<sup>1</sup>

Vibrant, dimensional color combinations | Combinaciones de colores vibrantes y dimensionales



Black Sable<sup>1/4</sup>



Sand Dune<sup>1</sup>



Storm Cloud<sup>1</sup>



Summer Harvest<sup>1</sup>





**ENGINEERED TO PERFORM**

- 5-1/2" frame depth
- Optimized weep system to control water infiltration
- Low rolling force design for smooth operation
- Anodized aluminum threshold with durable roller track for easier access
- Multiple installation configurations
  - 1-3/8" mounting fin setback, 1" mounting fin setback, flange, finless
- Insulated dual-pane glass unit featuring a warm-edge spacer results in energy-efficient performance
- Interior glazed for optimal weather performance
- Backed with the Milgard Lifetime Limited Warranty. See complete details at [MILGARD.COM/WARRANTY](http://MILGARD.COM/WARRANTY)

**CONVENIENCE & STYLE**

- The V450 sliding door features the following design details:
- Aluminum self latching screen is low maintenance, easy to operate, and is available in colors that match the door frame
  - Exterior jamb cover creates a polished look

**SIZING**

- 2 Panel: Min 59-1/2"w x 79-1/2"h    Max 119-1/2"w x 95-1/2"h  
3 Panel: Min 89-1/2"w x 79-1/2"h    Max 179-1/2"w x 95-1/2"h  
4 Panel: Min 119-3/4"w x 79-1/2"h    Max 198-3/4"w x 95-1/2"h

*Proposed Patio Door  
Case PLRG24-00002  
2110 N. KANSAS*

*Proposed materials*

**Attachment 4**



*Subject Property*



Legislation Text

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**File #: BC-42, Version: 1**

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

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<b>PLRG24-00008</b>	Lot 7, 8, 9 & 10, Block 114, Alexander Addition, City of El Paso, El Paso County, Texas
ADDRESS:	220 Blacker Ave.
APPLICANT:	Laura Alcantar
REPRESENTATIVE:	Laura Alcantar
REQUEST:	Office Space Addition, Surface Parking, and Accessory Dwelling Unit (ADU)
ZONING:	R-4/NCO/sp (Residential/Neighborhood Conservancy Overlay/special permit)
STAFF CONTACT:	Juan C. Naranjo, 915-212- 1604, NaranjoJC@elpasotexas.gov

## PLANNING & INSPECTIONS DEPARTMENT CITY REVIEW COMMITTEE STAFF REPORT

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**Case No:** PLRG24-00008  
**CRC Hearing Date:** July 17, 2024  
**Case Manager:** Juan C. Naranjo, 915-212-1604, NaranjoJC@elpasotexas.gov  
**Location:** 220 Blacker Ave.  
**Legal Description:** Lot 7, 8, 9 & 10, Block 114, Alexander Addition, City of El Paso, El Paso County, Texas  
**Acreage:** 0.29 acres  
**Zoning District:** R-4/NCO/sp (Residential/Neighborhood Conservancy Overlay/special permit)  
**Existing Use:** Single-family residence  
**Project Description:** Office Space Addition, Surface Parking, and Accessory Dwelling Unit (ADU)  
**Property Owner:** Laura Alcantar  
**Representative:** Laura Alcantar

### **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 proposes an addition to the existing home adding 814 square feet of office space, as well as surface parking area for seven (7) vehicles at the rear of the property. In addition, a proposed accessory dwelling unit of approximately 804 square feet is proposed at the rear of the property.

### **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, with an emphasis on promoting visual harmony and maintaining the neighborhood's unique character.

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 development 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 addition is compatible with the site layout, scale, materials, color design criteria, and volumetric mass of the existing buildings in the neighborhood.*
- (b) Pop-out stucco surrounds shall be prohibited.  
*The proposed development shall not include pop-out stucco surrounds.*
- (c) 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.*

### 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 Flat for the addition and Gable for the ADU.*

### 4. Fences

- (a) Fencing shall be complementary to the character and style of the residence.  
*All existing fences are to remain.*

### 5. Lighting

- (a) Exterior lighting fixtures shall be consistent with the architectural style of the residence on which they are affixed.  
*The applicant is proposing to use lighting fixtures that are consistent with the architectural style of the residence to which they will be affixed.*
- (b) Exterior lighting fixtures shall be located, aimed, and shielded to prevent unreasonable light spill on adjoining properties.  
*Outdoor lighting fixtures will shield the light sources to prevent unreasonable light spills on adjoining properties.*
- (c) Only one (1) freestanding light fixture shall be permitted. It shall be residential in character and a maximum of seven (7) feet in height with a single globe.  
*The applicant is not proposing to install any free-standing light fixtures on the property.*

### 6. Paint and Color

- (a) Metallic and fluorescent colors are not permitted.  
*None of the proposed materials will have metallic or fluorescent finishes.*

**Attachment 1:** *Location Map*

**Attachment 2:** *Proposed Work*

**Attachment 3:** *Proposed Materials*

**Attachment 4:** *Subject Property*

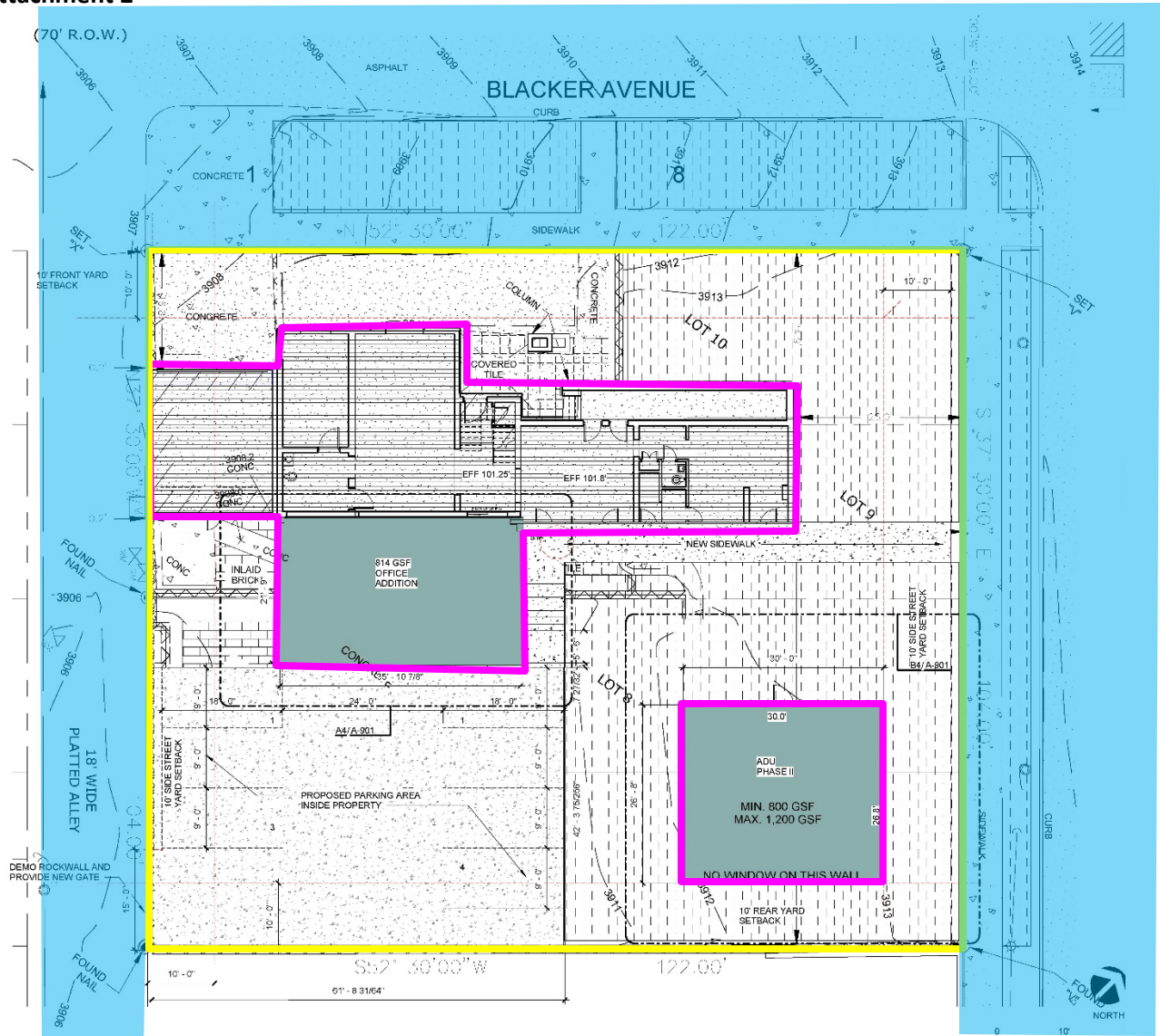


Attachment 1



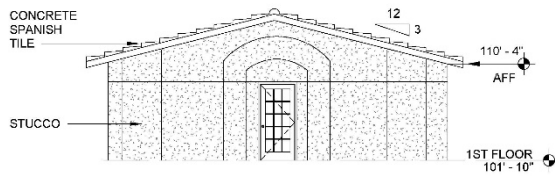
Location Map

Attachment 2

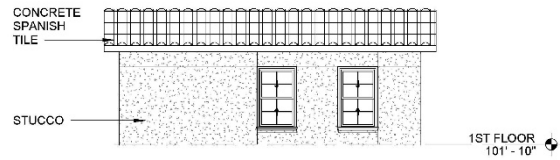


A1 ARCHITECTURAL SITE PLAN - CITY REVIEW COMMITTEE HEARING  
1" = 10'-0"

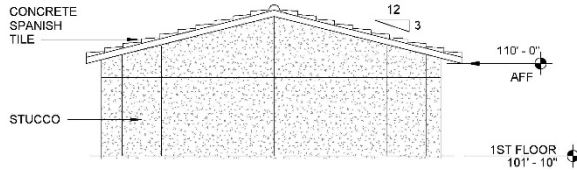
Site Plan



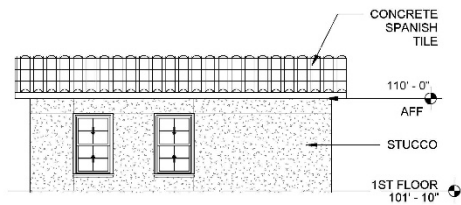
**D1** EXTERIOR ELEVATION - ADU  
1/8" = 1'-0"



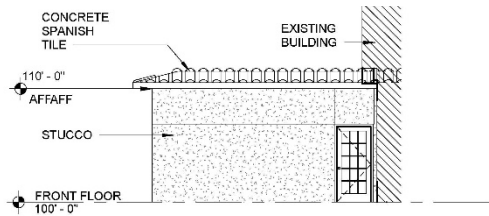
**D2** EXTERIOR ELEVATION - ADU  
1/8" = 1'-0"



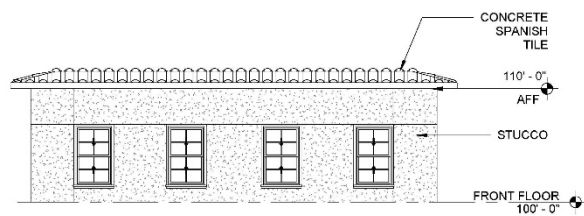
**D3** EXTERIOR ELEVATION - ADU  
1/8" = 1'-0"



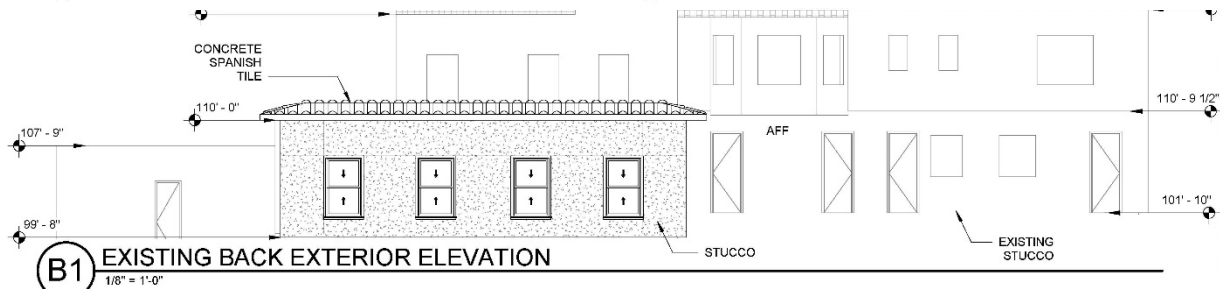
**D4** EXTERIOR ELEVATION - ADU  
1/8" = 1'-0"



**C1** EXTERIOR ELEVATION - ADDITION  
1/8" = 1'-0"



**C2** EXTERIOR ELEVATION - ADDITION  
1/8" = 1'-0"

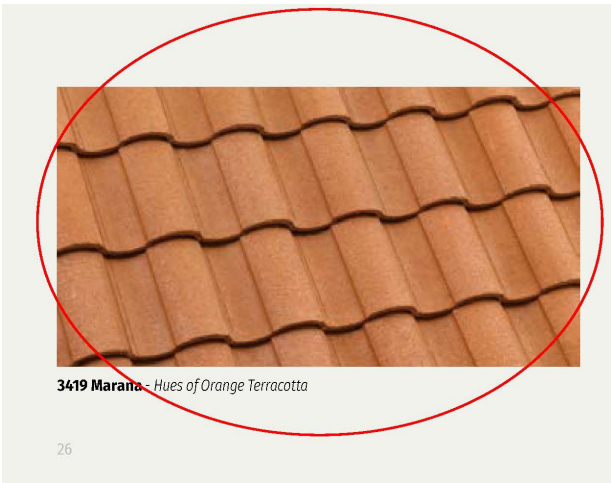


**B1** EXISTING BACK EXTERIOR ELEVATION  
1/8" = 1'-0"

Elevations



Attachment 3



Proposed Materials

**Attachment 4**



*Subject Property*



Legislation Text

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**File #: BC-41, Version: 1**

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

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**PLRG24-00009**      A portion of Lot 10 and a Portion of Lot 11, Block 4, Rim  
Road Addition, City of El Paso, El Paso County, Texas

ADDRESS:            808 Blacker Ave.

APPLICANT:        Carl Ryan

REPRESENTATIVE: Michael A. Saenz and Maria G. Christopher  
d/b/a Astro-Tex Roofing

REQUEST:          Reroof of main home

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:** 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



Location Map

Attachment 2





### Attachment 3

Here is the PDF and the sample.  
Please review.



*Proposed Work (Proposed materials)*

### Attachment 4



*Subject Property*