



AGENDA FOR THE CITY REVIEW COMMITTEE PUBLIC HEARING

**May 14, 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 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

PLRG25-00005 - 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.

[BC-687](#)

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

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 day of May, 2025 by Saul J. G. Pina.



File #: BC-687, Version: 1

**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.

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.

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PLANNING & INSPECTIONS DEPARTMENT CITY REVIEW COMMITTEE STAFF REPORT

Case No: PLRG25-00005
CRC Hearing Date: May 14, 2025
Case Manager: Jose Beltran, 915-212-1607, BeltranJV@elpasotexas.gov
Location: 925 Rim Rd.
Legal Description: Lot 5 and a portion of Lot 4, Block 5, Rim Road Addition, City of El Paso, El Paso County, Texas
Acreage: 0.39 acres
Zoning District: R-3/NCO (Residential/Neighborhood Conservancy Overlay)
Existing Use: Single-family residence
Project Description: Addition to existing single-family home and construction of a detached spa
Property Owner: Nancy and Ike Monty
Representative: Frederic Dalbin

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 225-square feet addition and 576-square feet detached spa. The addition and detached spa will be in the character with the existing development which will include Vintage Gold-colored stucco for the exterior finish, Aged Copper Blend terracotta roof tiles for the roof and clay pavers to match those that exist in the front and rear yard.

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 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 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 addition and flat for the detached spa.

4. Fences

- (a) Fencing shall be complementary to the character and style of the residence.
There will be no proposed fencing that will be 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.
Any proposed exterior lighting fixtures will need to be consistent with the architectural style of the residence.
- (b) Exterior lighting fixtures shall be located, aimed and shielded as to prevent unreasonable light spill on adjoining properties.
Any proposed exterior lighting fixtures shall be located aimed and shielded as to prevent light spill.

6. Paint and Color

- (a) Metallic and fluorescent colors are not permitted.
None of the proposed materials will have metallic or fluorescent finishes.
- (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.
The property shall be maintained and 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

PLRG25-00005



This map is designed for illustrative purposes only. The features depicted here are approximate and more geospecific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can introduce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



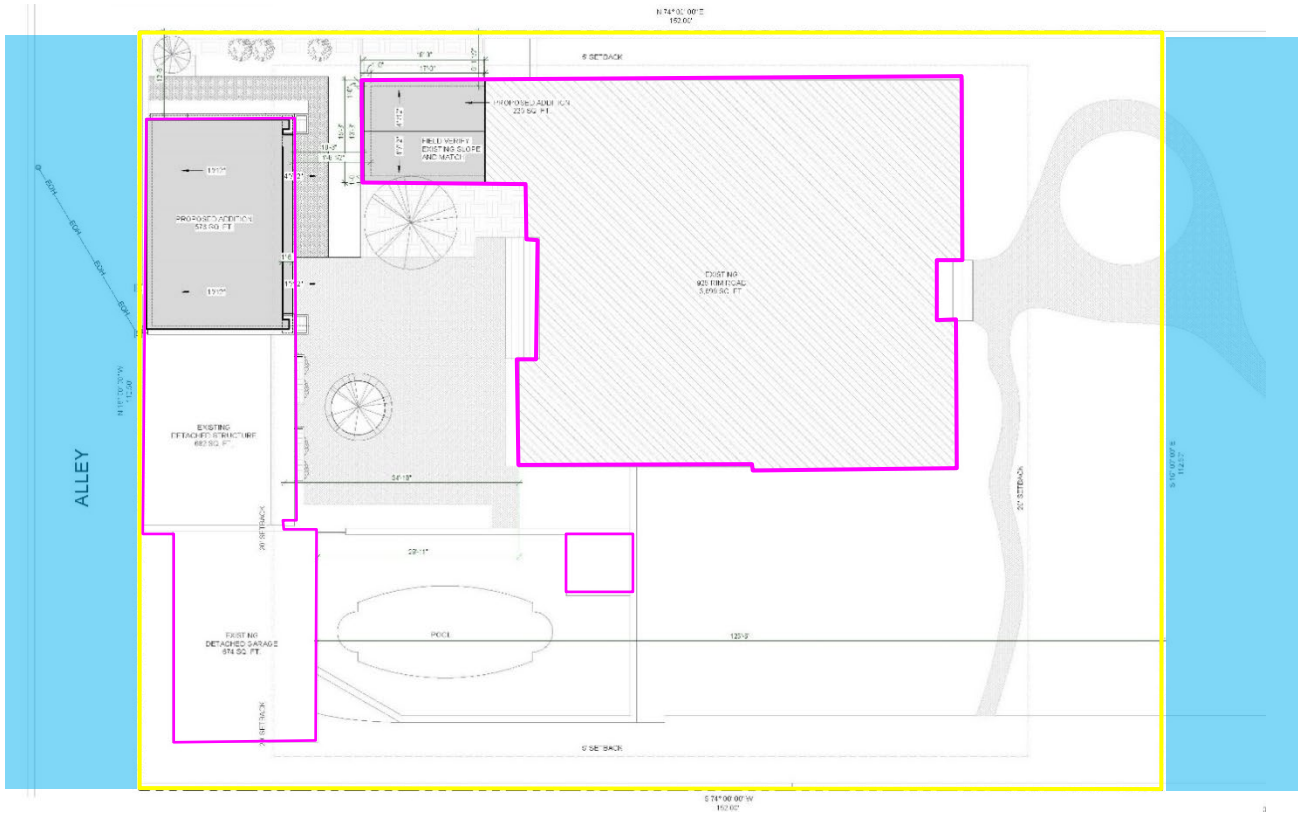
 Subject Property

0 15 30 60 90 120 Feet



Location Map

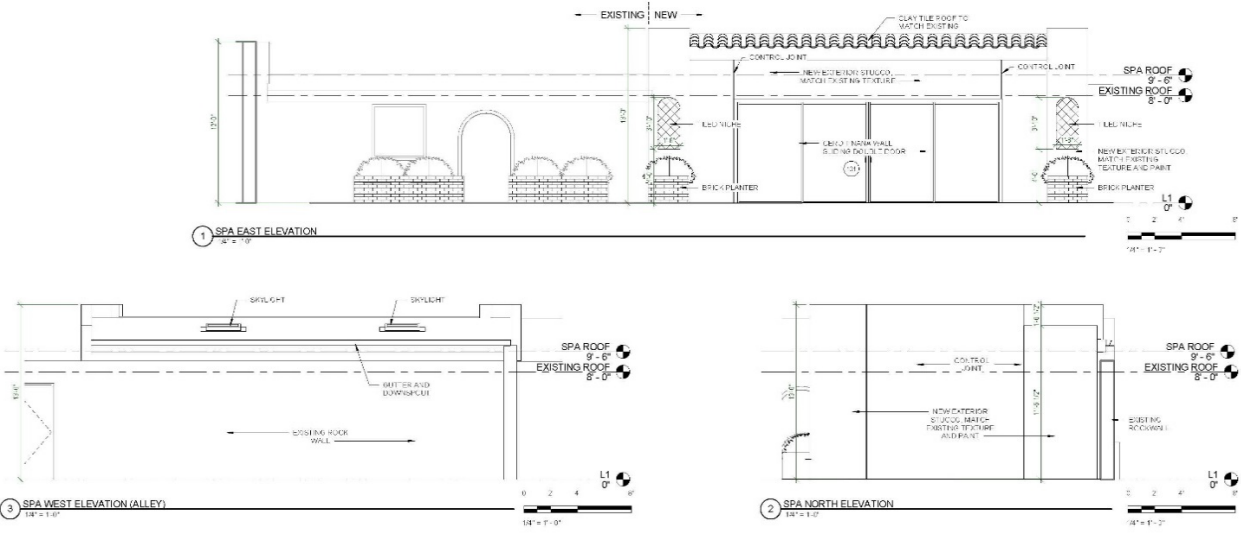
Attachment 2



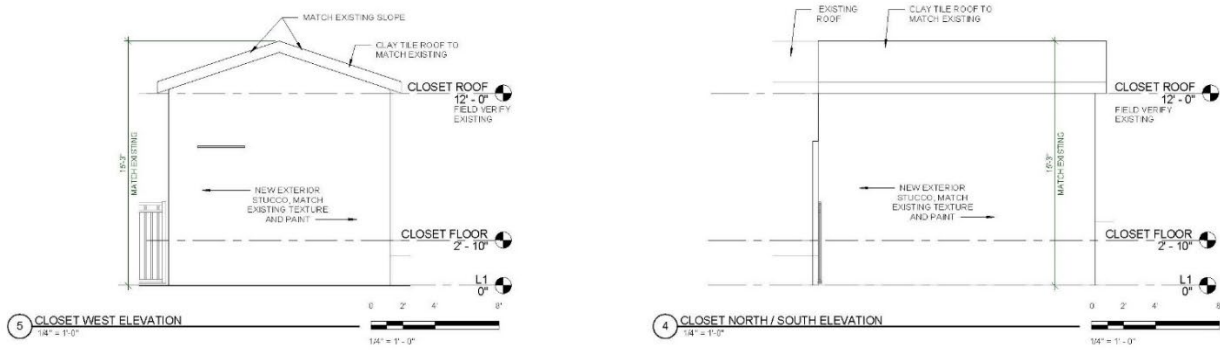
Site Plan



Renders



Elevations for the detached spa. Maximum Elevation: 9'-6"



Elevations for the addition. Maximum Elevation: 15'-3"

Attachment 3 (Proposed Materials)

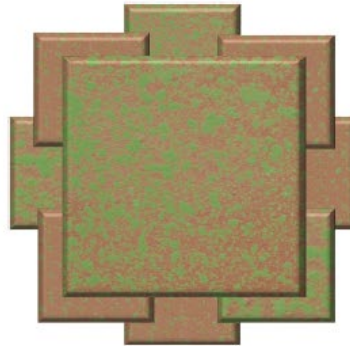
COLORS OF LUDOWICI



AGED COPPER BLEND M2

Ludowici colors are not painted on the surface, but fired in under extreme temperatures to ensure they retain their original tones and hues for many years to come. Color is included in our 75-year material warranty.

For more information on Ludowici colors, please see the *Art and Science of Ludowici Color* on the back of this card.



Proposed Roof Tiles (Addition and Detached Spa) in an aged copper blend hue.

TOTAL WALL **PRODUCT DATA**

TOTAL ONE COAT Pre-Sanded 888.702.9915
www.totalwall.com

Stucco Pre-Sanded **AMERICA'S EIFS AND STUCCO COMPANY!**

Total One Coat Pre-Sanded is a dry mix containing Portland cement, sand, chopped strand fiberglass reinforcement, special aggregates, and specialty modifiers designed to enhance workability and cure.

Total One Coat Pre-Sanded requires only water to be added at the job site.

Total One Coat Pre-Sanded is designed to be a one coat, hi-lift stucco: capable of thickness from 1/2" to 7/8" using multiple passes.

Total One Coat Pre-Sanded is available in 80-pound bags in standard gray color.

Total One Coat Pre-Sanded may be top coated with Total Wall Premium Fibred Stucco White Finish (tintable), Total Wall Lastic Elastomeric Coating, or any Total Wall Synthetic Textured Finish Coat.



Expert Pick
SW 9024
Vintage Gold

FULL DETAILS ^
LRV: 41
RGB: 203 / 165 / 118
Hex Value: #CBA576
Location Number: 140-C4

Available In: Interior/Exterior
Color Family(s): Yellow

Get this color in a:

- Color Sample
- Paint Sample
- Interior Paint
- Exterior Paint

Coverage

- Drymix-requires only water
- One coat hi-liftstucco
- Easily top coated with a Finish Coat
- Weather resistant
- Resists dirt, mildew & non-chalking

Estimated Coverage per 80-pound bag of Total One Coat Pre-Sanded:

- 30 square feet at 3/8"
- 22 square feet at 1/2"
- 15 square feet at 5/8"
- 14 square feet at 3/4"
- 11 square feet at 7/8"

Proposed Stucco (To Match Existing Home)

RS



MUTUAL MATERIALS HARDSCAPE PRODUCT DATA SHEET

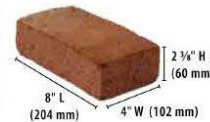
CLAY PAVERS

Pavers

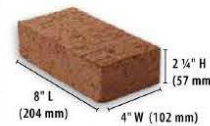


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ROMAN CLAY PAVERS



RED 2 1/4" PATIO



PRODUCT DATA

| | Coverage | Units per Pallet | Coverage per Pallet | Weight per Piece | Weight per Pallet | Use |
|--------------|------------------------|------------------|---------------------|------------------|------------------------|-----|
| 2 1/4" Paver | 4.5 / ft2 (48.44 / m2) | 576 | 128 ft2 (11.89 m2) | 5.5 lb (2.49 kg) | 3,218 lb (1,459.66 kg) | * |
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Proposed Pavers (To Match Existing)

Attachment 4



Subject Property

PLANNING & INSPECTIONS DEPARTMENT
CITY REVIEW COMMITTEE STAFF REPORT **REVISED**

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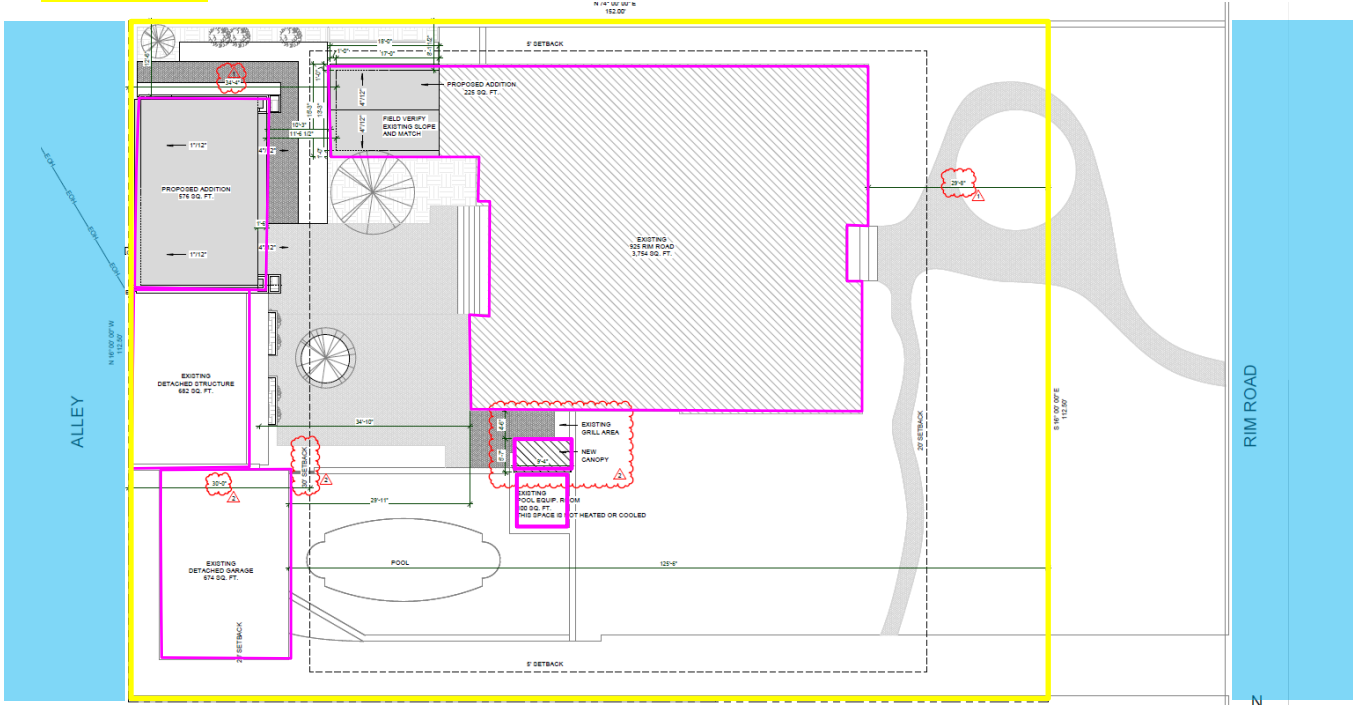
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Feet



Location Map

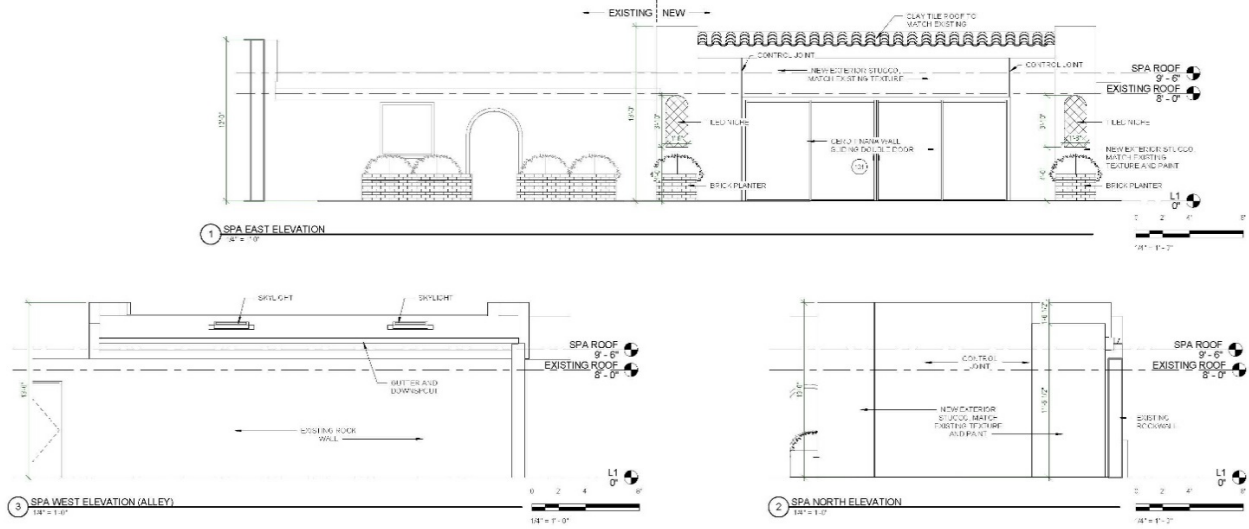
Attachment 2



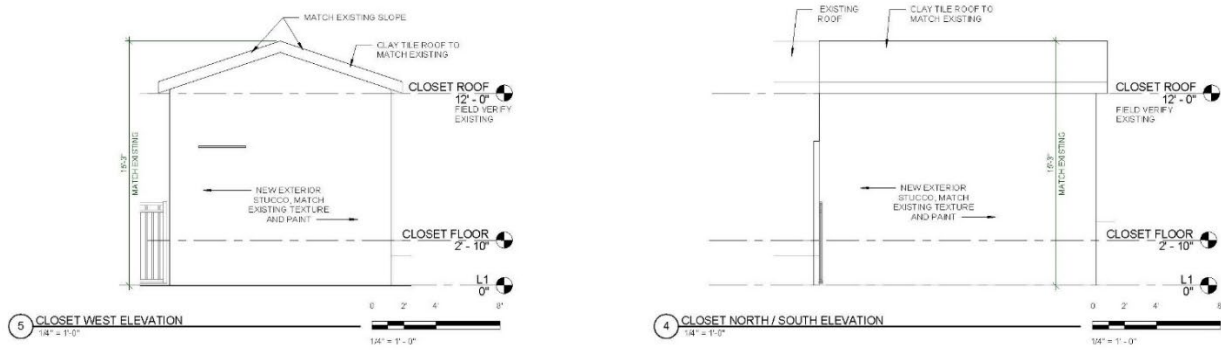
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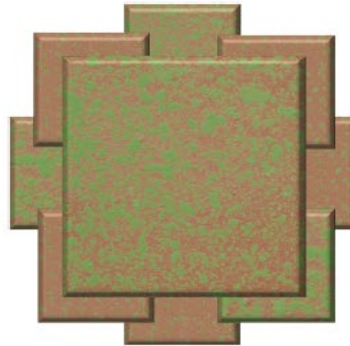
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Expert Pick
SW 9024
Vintage Gold
FULL DETAILS ^
LRV: 41
RGB: 203 / 165 / 118
Hex Value: #CBA576
Location Number: 140-C4
Available In: Interior/Exterior
Color Family(s): Yellow

Get this color in a:

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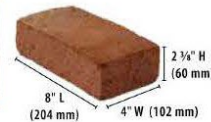
CLAY PAVERS

Pavers

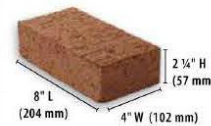


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Proposed Pavers (To Match Existing)

Attachment 4



Subject Property