



Planning & Inspections

MAYOR

Oscar Leeser

CITY REVIEW COMMITTEE MEETING MINUTES

WEDNESDAY, MAY 25, 2022

10:00 A.M.

VIRTUAL THROUGH MICROSOFT TEAMS

CITY COUNCIL

District 1

Peter Svarzbein

Notice is hereby given that the City Review Committee virtual meeting will be conducted on Wednesday, May 25, 2022 at 10:00 AM.

District 2

Alexsandra Anello

If you wish to sign up to speak, please contact Luis Zamora at 915-212-1552 or ZamoraLF@elpasotexas.gov before 8:00 a.m. May 25th.

District 3

Cassandra Hernandez

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**

District 4

Joe Molinar

District 5

Isabel Salcido

At the prompt please enter the following Conference ID: **988 591 20#**

District 6

Claudia L. Rodriguez

**A quorum of the Committee must participate in the meeting.
Recording of the meeting will begin prior to roll call**

District 7

Henry Rivera

The following members of the City Review Committee will be present via video conference:

District 8

Cissy Lizarraga

Luis Zamora, Secretary of City Review Committee, Planning & Inspections
David Samaniego, Planner, Planning & Inspections
Venessa Rangel, Building Plans Examiner, Planning & Inspections

CITY MANAGER

Tommy Gonzalez

Other City Staff present:

Nina Rodriguez, Planner, Planning & Inspections

Meeting Called to Order

The meeting was called to order at 10:10 am.

Call to the Public (items not posted on the Agenda)

No speakers.

Philip F. Etiwe, Director

Planning and Inspections Department | 801 Texas Ave. | El Paso, TX 79901
Office: (915) 212-0104 | FAX: (915) 212-0084





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CITY COUNCIL**District 1**

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Discussion and Action:

- PLRG22-00004:** Lots 6, 7, and a portion of 8, Block 170, Alexander, City of El Paso, El Paso County, Texas
 Location: 2215 St. Vrain St.
 Zone: R-3/NCO (Residential/Neighborhood Conservancy Overlay)
 Request: New additions to current structure

Recommended Action:

Recommend Approval. The recommendation is based on compliance with the relevant Rim-University Neighborhood Plan Design Standards, as described in the analysis of this report.

Application Description:

The applicant is proposing home additions to the rear and front portion of the existing residence. The proposed colors and materials of the additions will be off-white stucco, and red Spanish clay tile roofing to match the current structure.

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

- Site layout, scale and mass of new construction shall be generally compatible with existing development in the same block.

The proposed construction matches the layout and scale of other existing developments in the same block.

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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 be constructed in the same architectural style as the existing structure.

- 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 additions will be consistent in shape, materials and design features with the current structure and neighborhood. The structure's exterior is composed of off white-stucco and red Spanish clay tile roofing. The applicant is proposing to use the same materials in the same colors to match the structure's current exterior design.

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

Applicant is aware that pop-out stucco surrounds are prohibited and will abide by condition.

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

The stucco finish will match that of the existing residence as close as possible. There will only be expansion joints where needed to prevent cracking.

3. 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.

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

This is not new construction. The roof form will remain unchanged.

7. Paint and Color

- a) Metallic and fluorescent colors are not permitted.

The proposed shingle color is a red in hue and exterior color will be off-white to match current conditions of the home.

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Nina Rodriguez, Planning and Inspections, gave a presentation.

Luis Zamora made remarks.

CITY COUNCIL

District 1

Peter Svarzbein

MOTION:

Motion made by Mr. Samaniego, seconded by Mr. Zamora AND UNANIMOUSLY CARRIED TO APPROVE.

District 2

Alexandra Anello

(Voice vote, all Ayes) (Motion passed 3-0)

District 3

Cassandra Hernandez

2. **PLRG22-00005:** Portion of Lots 16 to 20, Block 146, Alexander, City of El Paso, El Paso County, Texas

Location: 801 Blanchard Avenue

District 4

Joe Molinar

Zone: R-3/NCO (Residential/Neighborhood Conservancy Overlay)

District 5

Isabel Salcido

Request: Reroof of property

Recommended Action:

Recommend Approval. The recommendation is based on compliance with the relevant Rim-University Neighborhood Plan Design Standards, as described in the analysis of this report.

District 6

Claudia L. Rodriguez

Application Description:

The applicant is proposing reroof of the existing property. The proposed color of the reroof is a compilation of colors known as "storm cloud", consisting gray, blues, and brown color hues.

District 7

Henry Rivera

District 8

Cissy Lizarraga

CITY MANAGER

Tommy Gonzalez

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:

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3. Roofs

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

This is not a new construction. There is no mechanical equipment or hardware proposed on the roof.

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

This is not new construction. The roof form will remain unchanged.

7. Paint and Color

- b) Metallic and fluorescent colors are not permitted.

The proposed shingle colors are compilation of colors known as "storm cloud", consisting of gray, blues, and brown color hues.

Nina Rodriguez, Planning and Inspections, gave a presentation.

There were no comments or questions from Staff or the representative.

MOTION:

Motion made by Mr. Samaniego, seconded by Ms. Rangel AND UNANIMOUSLY CARRIED TO APPROVE.

(Voice vote, all Ayes) (Motion passed 3-0)

3. Adjournment

MOTION:

Motion made by Mr. Samaniego, seconded by Ms. Rangel AND UNANIMOUSLY CARRIED TO ADJOURN.

(Voice vote, all Ayes) (Motion passed 3-0)

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