



City of El Paso  
City Review Committee

**Case No:** PLRG16-00002  
**CRC Hearing Date:** January 25, 2016, 10:00 a.m.  
**Staff Planner:** Laura Foster, 915-238-3514, [fosterla@elpasotexas.gov](mailto:fosterla@elpasotexas.gov)

**Location:** 2320 St. Vrain  
**Legal Description:** Lots 11 to 17, Block 177, Alexander Addition, City of El Paso, El Paso County, Texas

**Rep District:** 1  
**Present Use:** Residential  
**Present Zoning:** R-3/NCO (Residential/Neighborhood Conservancy Overlay)

**Applicant:** Paradise Pools of El Paso  
**Project description:** New swimming pool, hardscape and landscape

**Estimated Project cost:** \$80,500.00

**APPLICATION DESCRIPTION:** The applicant requests that the City Review Committee authorize the release of permits for property located at 2320 St. Vrain. The project's scope of work entails the construction of a new 680 sq.ft. swimming pool, hardscape and landscape on a portion of the subject property. All work will be done in accordance with the Rim/University Neighborhood Plan.

**Staff Recommendation:** **Approval** of proposed work based on the following **Rim-University Neighborhood Plan Design Standards, Residential Uses:**

- 1. Building Setback and Site Development (b):** Site layout, scale and mass of new construction shall be generally compatible with existing development in the same block.
- 2. Architectural Styles and Materials (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.
- 10. Landscaping, Screening and Open Space (a):** Yard areas in public view shall be landscaped.

**DESIGN STANDARDS** are mandatory requirements, which must be met by persons who are proposing new construction, reconstruction, or renovation of the exterior of existing buildings, or structures within the Neighborhood that have a Neighborhood Conservancy Overlay (NCO) designation approved by the El Paso City Council. 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 (p. 14).

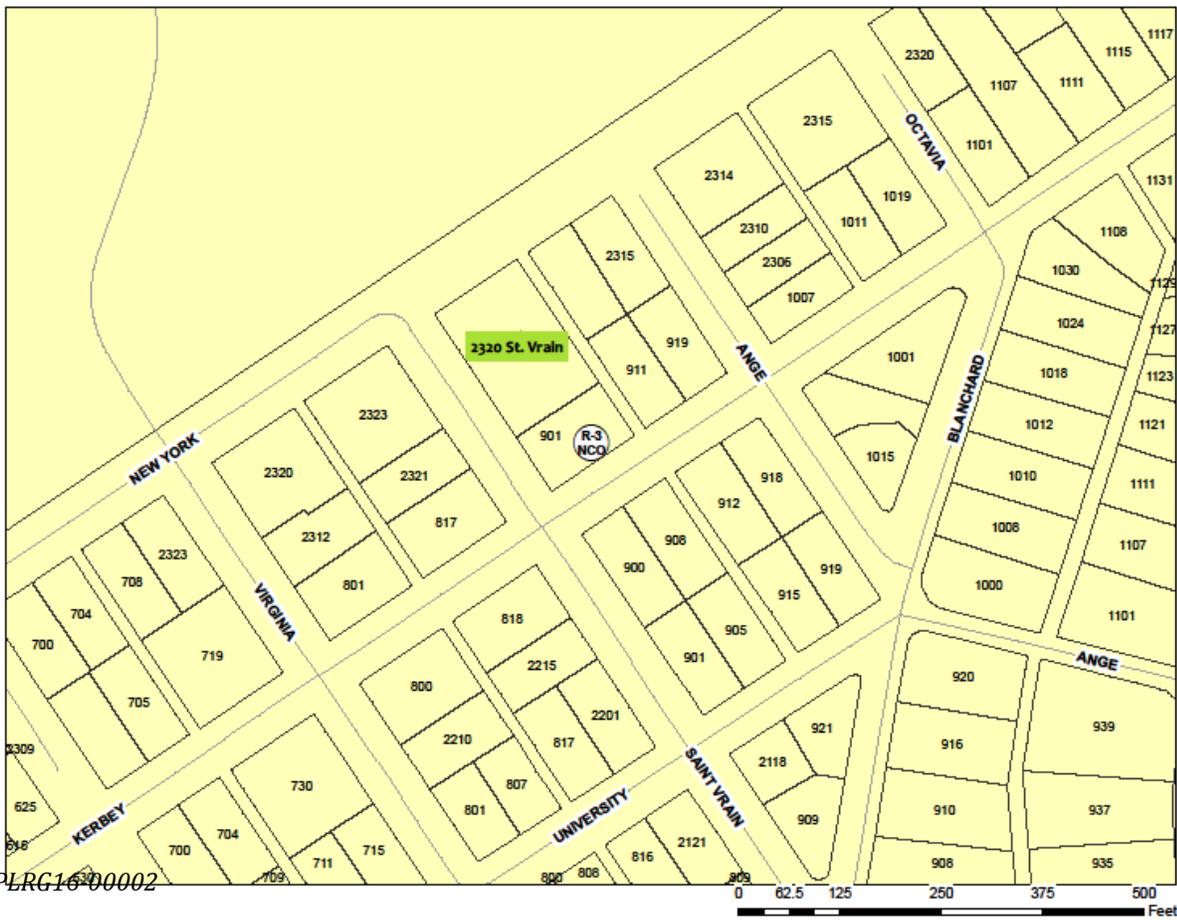
*Comment: The proposed construction is at the ground level and does not present a change of architectural character at the street frontage.*

Attachment 1: Aerial and zoning maps

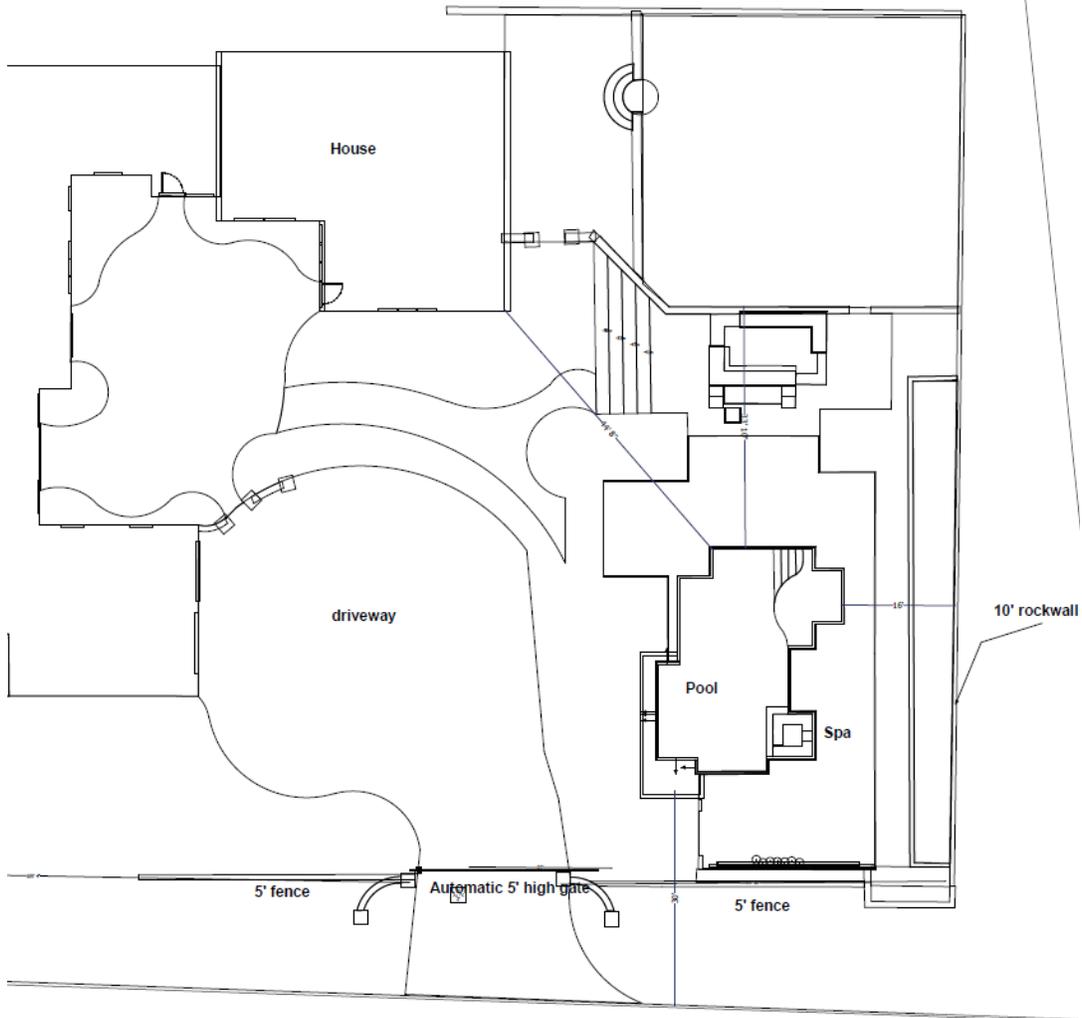
Attachment 2: Proposed Design Drawings

Attachment 3: Current Site Photos

Attachment 1



Attachment 2



Attachment 3

