



CITY OF EL PASO, TEXAS
CITY REVIEW COMMITTEE MINUTES

The City Review Commission held its public meeting in the Planning and Economic Development Department, Planning Division, 5th Floor, Americas Conference Room, City Hall, 2 Civic Center Plaza, June 16, 2011 at 11:00 a.m. The following were present:

City Review Committee Members Present:

Chair Philip Etiwe, Planning and Economic Development, Development Review Manager
David Coronado, Planning and Economic Development, Lead Planner
Daniel Chavira, Engineering and Construction Management, Building Plans Examiner

Staff Members Present:

Ernie Arriola, Planning and Economic Development, Planner
Geena Maskey, Planning and Economic Development, Planner
Robert Almonte, City Attorney's Office, Assistant City Attorney

Members of the Public:

Richard Teschner, Rim Area Neighborhood Association
E. R. Lilly, resident and treasurer of the Executive Committee of the Board of Directors of the Rim Area Neighborhood Association

1. CALL TO ORDER/Chair's Comments/Public Comment

Chair Etiwe called the meeting to order at 11:08 a.m.

FOR THE RECORD

Chair Etiwe stated for the record that this is the third time that the City Review Committee has heard this case. The applicant was not present for the two previous meetings.

FOR THE RECORD

Chair Etiwe stated for the record that the applicant is not present for today's meeting.

**2. PLRG11-00013 Lot 1 and 2, Block 92, ALEXANDER, City of El Paso, El Paso County, Texas
(Reconsideration)**

Location: 1801 N. Stanton
Zone: A-O/NCO (Apartment Office/Neighborhood Conservancy Overlay)
Request: Reconsideration request for the installation of a wall and monument sign

Mayor
John F. Cook

City Council

District 1
Ann Morgan Lilly

District 2
Susannah M. Byrd

District 3
Emma Acosta

District 4
Carl L. Robinson

District 5
Rachel Quintana

District 6
Eddie Holguin Jr.

District 7
Steve Ortega

District 8
Beto O'Rourke

City Manager
Joyce A. Wilson



Mr. Arriola gave a PowerPoint presentation and explained this is a reconsideration for the property located at 1801 N. Stanton Street. Dynamic Signs & Lighting, on behalf of the owner, requested that the City Review Committee (CRC) review and authorize the release of permit(s) for the property located at 1801 N. Stanton Street. The applicant proposed to install one non-illuminated wall and one non-illuminated monument sign on the property. The wall sign is to be located on the south wall and is proposed to be approximately 32 square feet in sign area. The monument sign is to be located on the southeast corner of the property and is proposed to be approximately 6.5' high and 15 square feet of sign area.

The applicant is requesting reconsideration of his NCO application for the installation of the wall and monument sign on the property, stating that the adjacent property is exceeding the 2 square foot requirement per the Rim-University Neighborhood Plan. In researching past permits, Staff discovered that the adjacent property signage was placed prior to the adoption of the Rim-University Neighborhood Plan.

The property is zoned A-O/NCO (Apartment/Office/Neighborhood Conservancy Overlay). An NCO designation for the entire Rim-University Neighborhood, including this property, was adopted by City Council on August 7, 2001 per recommendation of the Rim-University Neighborhood Plan.

On Thursday, May 12, 2011, the City Review Committee held a meeting to discuss the proposed signage; neither the applicant nor the representative was present. The CRC postponed the item for one week to allow representation for the item.

On Thursday, May 19, 2011, the CRC heard the item to discuss the proposed signage; neither the applicant nor the representative was present. The CRC voted to deny the request.

PRIOR STAFF RECOMMENDATION

STAFF RECOMMENDED DENIAL OF THE INSTALLATION OF A NON-ILLUMINATED WALL AND MONUMENT SIGN, AS DESCRIBED IN THE SIGN APPLICATION, AS PER THE NON-RESIDENTIAL DESIGN STANDARD 2. SIGNAGE. THE PROPOSED SIGNS EXCEED THE ALLOWABLE SIGN AREA. ONLY A WALL SIGN WOULD BE ALLOWED, NOT TO EXCEED 2 SQUARE FEET.

DESIGN STANDARDS

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. (page 14)



The following **Rim-University Neighborhood Plan Design Standards** apply:

DESIGN STANDARDS (page 31)

Non-Residential uses

2. Signage

- (a) Signs shall not obscure significant architectural features of a structure. The material shape, color, design and lettering of all signs shall be compatible with the style and period of the construction and Neighborhood as a whole.
- (b) Signs shall be used only to identify the property's address and business name.
- (c) Only one (1) on-premise business sign shall be permitted. It shall be no larger than two (2) square feet and the width shall not exceed the length by fifty (50) percent. All signs shall be wall mounted, nameplate style, and shall not project more than two (2) inches from the surface of the building. Signs shall be mounted on the first floor.
- (d) The following sign types are prohibited: rooftop; banners; flashing, flickering, or moving signs; temporary signs; display window signs, including those painted on the glass; awning signs; and illuminated signs.

Chair Etiwe asked if there were any questions, comments or concerns.

Mr. Teschner asked if the owner intended to remove the bull and calf statutes prior to erecting the monument sign.

Due to the absence of the applicant, Chair Etiwe responded, no one could answer Mr. Teschner's question.

Chair Etiwe asked if anyone present had any questions and/or comments.

Mr. Coronado asked Staff if there was any new information presented today than was presented at the two previous meetings.

Mr. Arriola responded no. The applicant requested his application be reconsidered as it was the applicant's observation that the adjacent property's signage was not in compliance with the Rim-University Neighborhood Plan.

POINT OF INFORMATION

Mr. Teschner took it upon himself to walk to the Surgical Center of El Paso. He spoke with the manager, Ms. Laura Laird, she explained the Surgical Center of El Paso was built in 1977 and moved into in 1978. Ms. Laird was unsure when the large sign, facing Stanton Street, had been erected.

There being no other concerns, comments and/or questions.



MOTION:

Motion made by Mr. Chavira, seconded by Ms. Guerrero **AND UNANIMOUSLY CARRIED TO DENY BASED ON STAFF RECOMMENDED DENIAL OF THE INSTALLATION OF A NON-ILLUMINATED WALL AND MONUMENT SIGN, AS DESCRIBED IN THE SIGN APPLICATION, AS PER THE NON-RESIDENTIAL DESIGN STANDARD 2. SIGNAGE. THE PROPOSED SIGNS EXCEED THE ALLOWABLE SIGN AREA. ONLY A WALL SIGN WOULD BE ALLOWED, NOT TO EXCEED 2 SQUARE FEET.**

The Motion passed. The request has been denied.

FOR THE RECORD

Following the vote, Chair Etiwe stated for the record, that the applicant has the opportunity to appeal the City Review Committee's decision to the City Plan Commission within 15 days. Additionally, Staff will notify the applicant of the process.

3. Approve the Minutes for the past CRC Meeting(s):
June 02, 2011

Chair Etiwe asked if there were any additions/corrections/questions/revisions. There being none.

MOTION:

Motion made by Mr. Chavira, seconded by Chair Etiwe and **UNANIMOUSLY CARRIED TO APPROVE.**

ABSTAIN: Mr. Coronado

4. **ADJOURNMENT**

Chair Etiwe adjourned the meeting at 11:17 a.m.