



**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, Paisano Conference Room, City Hall, 2 Civic Center Plaza, August 3, 2011 at 10:30 a.m. The following were present:

City Review Committee Members Present:

Chair Philip Etiwe, Planning and Economic Development, Development Review Manager

Melissa Granado, Planning and Economic Development, Senior Planner

Daniel Chavira, Engineering and Construction Management, Building Plans Examiner

Staff Members Present:

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

Members of the Public:

Eric Pearson

Betsy Behrenhausen, Rim Area Neighborhood Association

1. Call to Order/Chair's Comments/Public Comment

Chair Etiwe called the meeting to order at 10:34 a.m.

2. **PLRG11-00019** Lots 6 to 10, Block 147, Alexander Addition, City of El Paso, El Paso County, Texas

LOCATION: 714 E. University Avenue

ZONE: R-3/NCO (Apartment Office/Neighborhood Conservancy Overlay)

REQUEST: Replace existing evaporative cooler with refrigerated air unit

Mayor

John F. Cook

City Council

District 1

Ann Morgan Lilly

District 2

Susie Byrd

District 3

Emma Acosta

District 4

Carl L. Robinson

District 5

Dr. Michiel R. Noe

District 6

Eddie Holguin Jr.

District 7

Steve Ortega

District 8

Cortney Carlisle Niland

City Manager

Joyce A. Wilson



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Prior to the discussion, Mr. Arriola revised the STAFF RECOMMENDATION language:

Staff recommends approval of the proposed replacement of the existing evaporative cooler with a refrigerated air unit. The proposed unit is approximately 45.86 in. height, 44.5 in. width, and 52.03 in. length. The unit will be visible **only** from the alley *and the unit can slightly be seen from the frontage.*

Mr. Arriola gave a PowerPoint presentation and explained the applicant is requesting that the City Review Committee review and authorize the release of permit(s) for property located at 714 E. University. The applicant is proposing to replace an existing evaporative cooler with a TRANE refrigerated air unit, standard size. All work will need to be done in accordance with the Rim/University Neighborhood Plan.

STAFF RECOMMENDATION

STAFF RECOMMENDS APPROVAL OF THE PROPOSED REPLACEMENT OF THE EXISTING EVAPORATIVE COOLER WITH A REFRIGERATED AIR UNIT. The proposed unit is approximately 45.86 in. height, 44.5 in. width, and 52.03 in. length. The unit will be visible from the street and alley.

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:

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DESIGN STANDARDS (page 31)

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.

3. Roofs

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

7. Paint and Color

(a) Metallic and fluorescent colors are not permitted.

9. Maintenance

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

Chair Etiwe asked if anyone present had any questions and/or comments. There being no other concerns, comments and/or questions.

MOTION:

Motion made by Mr. Chavira, seconded by Ms. Granado **AND UNANIMOUSLY CARRIED TO APPROVE.**

The Motion passed. The request was approved.

3. Approve the Minutes for the past CRC Meeting(s):
June 16, 2011

Chair Etiwe asked if there were any additions/corrections/questions/revisions. No comment from Commissioners.

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MOTION:

Motion made by Mr. Chavira, seconded by Chair Etiwe and **UNANIMOUSLY CARRIED TO APPROVE THE JUNE 16, 2011 MINUTES.**

ABSTAIN: Ms. Granado

4. ADJOURNMENT

Chair Etiwe adjourned the meeting at 10:36 a.m.

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