



**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, Two Civic Center Plaza, September 16, 2010 at 11:00 a.m. The following were present:

<i>City Review Committee Members:</i>
<i>Chair, Philip Etiwe, Planning and Economic Development, Development Review Manager</i>
<i>Fred Lopez, Planning and Economic Development, Lead Planner</i>
<i>Ryan Harding, Engineering and Construction Management, Building Plans Examiner</i>
<i>Staff:</i>
<i>Melissa Granado, Planning and Economic Development, Planner</i>
<i>Ernesto Arriola, Planning and Economic Development, Planner</i>
<i>David Coronado, Planning and Economic Development, Senior Planner</i>
<i>Members of the Public:</i>
<i>Richard Teschner, Representative, Rim Area Neighborhood Association</i>
<i>Carlos Espindola, Contractor, Texas Appliance Service</i>

1. Call to Order/Chair's Comments.

Chair Etiwe called the meeting to order at 11:00 a.m.

2. **NCO-10031** Lot 3 and the west ½ of Lot 4, Block 1, Kern Place, City of El Paso, El Paso County, Texas

LOCATION: 1415 Rim Road
ZONE: R-3/NCO (Residential/Neighborhood Conservancy Overlay)
REQUEST: Rockwall Construction

STAFF RECOMMENDATION

Recommend approval based on Design Standard 5. Fences (a)
Fencing shall be complementary to the character and style of the residence.

APPLICATION DESCRIPTION

The applicant is requesting that the City Review Committee review and authorize the release of permits for the property located at 1415 Rim Road. The applicant is proposing to construct two (2) 42 inch rock walls to be located in the front yard of the residence. The rock walls will be constructed of white brick, with the crown to match the garage detail. All work will be in accordance with the Rim/University Neighborhood Plan.

Ms. Granado gave a PowerPoint presentation.

Chair Etiwe asked if there were any questions/comments.

Mr. Espindola explained he was out of town when construction on the rock wall began. Mr. Espindola added the neighbors on each side of the property were not opposed to the proposed rock wall construction.

Mr. Harding stated the rock wall is not located on a corner lot; there would be no visual impediments. He explained the height of the rock wall cannot exceed the 42 inch limit, at the front setback line.

With the crown, Mr. Espindola responded, he is over the maximum 42 inches; however, he would drop it down a few inches. Additionally, at the edge of the corner, the applicant would like to have pillar the same size the rock wall.

Chair Etiwe interjected the pillar edge of the corner that does not meet the front setback. Chair Etiwe asked Mr. Espindola what is the height of the rock wall at the edge behind the corner.

Mr. Espindola responded it is a little bit over 42, maybe 3.5 inches over. He was thinking of chaining a portion and then dropping it to 42.5.

Mr. Lopez asked Mr. Espindola if his plans reflect what he just stated or do your plans, that were submitted, reflect what is currently built right now.

Mr. Espindola responded the plans reflect what is truly built right now. He thought he would reduce the rock wall maybe six inches, recapturing the garage detail at an alternate location.

Ms. Granado clarified what was submitted for the permit reflects a 42 inch rock wall.

Mr. Lopez asked if Mr. Espindola had received a code violation from Code Compliance Staff.

Mr. Espindola responded it was a warning. Mr. Espindola reiterated he was out of town when construction on the rock wall began.

Mr. Lopez explained he was hesitant to take any action until all issues had been resolved, unless Staff had other alternatives.

No building permits have been issued.

Mr. Harding explained the request is consistent with the plans; the existing construction, built without permit, is not consistent.

Mr. Lopez clarified there were no permits issued for the rock wall that has already been constructed. Mr. Lopez asked if this type of design exists on other properties on Rim Road.

Mr. Espindola has seen properties with similar rock wall design outside the Rim Area Neighborhood.

Per the PowerPoint presentation, Ms. Granado commented on rock wall height/style variations.

Chair Etiwe asked if there were any other questions and/or comments.

1st MOTION:

Motion made by Mr. Harding moved to approve. There was no second.

Mr. Teschner asked whether the motion was to approve and insist that the wall be dropped according to dimensions before is released or is the motion to simply assume the contractor will drop the wall.

Chair Etiwe explained the contractor must built according to the building permit plans.

Mr. Lopez had concerns regarding compatibility of the height and design of the rock wall. Two examples of similar rock wall type does not reflect the entire character of the neighborhood.

Chair Etiwe proposed postponing the request to allow Staff time to take photos of prevalent rock wall styles in the neighborhood.

Ms. Granado read into the record Design Standard 5. Fences and Design Standard 2. Architectural Styles & Materials. Chair Etiwe discussed PowerPoint presentation photos of the property and proposed rock wall.

Chair Etiwe stated the rock wall would be complimentary to the home due to the same detail and color.

Mr. Espindola felt the rock wall went with the home and was an enhancement of the property.

Chair Etiwe asked Mr. Lopez if the proposed wall complimentary to the character and style of the residence.

Mr. Lopez was unhappy that the rock wall construction began without proper permit. Other criteria other than fencing could have applied; however, in this case the applicant has made a strong case.

2ND MOTION:

Motion made by Mr. Harding, seconded by Mr. Lopez and unanimously carried **TO APPROVE AS WAS SUBMITTED.**

AYES: Messrs. Harding and Lopez

NAYS: N/A

Motion passed. (2-0)

3. Approve the Minutes for the past CRC Meeting:
August 5, 2010
August 26, 2010

August 5, 2010

Mr. Harding commented on the use of "Messrs."

Ms. Granado requested a time be noted for the "Call to Order/Chair's Comments".

Mr. Lopez stated "11:00" a.m.

MOTION:

Motion made by Mr. Lopez **TO APPROVE AUGUST 5, 2010, MEETING MINUTES, AS REVISED.**

AYES: Mr. Harding and Mr. Lopez

NAYS: N/A

Motion passed. (2 -0)

August 26, 2010

Mr. Harding requested the removal of "Messrs."

MOTION:

Motion made by Mr. Harding **TO APPROVE AUGUST 26, 2010, MEETING MINUTES, AS REVISED.**

AYES: Mr. Harding and Mr. Lopez

NAYS: N/A

Motion passed. (2 -0)

No other discussion. Chair Etiwe adjourned the meeting at 11:22 a.m.