



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, 5<sup>th</sup> Floor, Americas Conference Room, City Hall, Two Civic Center Plaza, October 7, 2010 at 11:00 a.m. The following were present:

**City Review Committee Members Present:**

*Chair Philip Etiwe, Planning and Economic Development, Development Review Manager*  
*Kimberly Forsyth, Planning and Economic Development, Lead Planner*  
*Ryan Harding, Engineering and Construction Management, Building Plans Examiner*

**Staff Members Present:**

Cynthia Osborn, City Attorney's Office, Assistant City Attorney  
Ernesto Arriola, Planning and Economic Development, Planner  
Melissa Granado, Planning and Economic Development, Planner

**Members of the Public:**

Heather Ronconi, Property Owner  
Richard Teschner, Representative, Rim Area Neighborhood Association

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

Chair Etiwe called the meeting to order at 11:01 a.m.

- 2. NCO-10036** East ½ of Lots 1 to 5, Block 150, Alexander Addition, City of El Paso, El Paso County, Texas
- Location: 411 Blanchard Street  
Zone: R-4/NCO (Residential/Neighborhood Conservancy Overlay)  
Request: Addition to the existing residence, window replacement, and air conditioner replacement  
Staff Contact: Ernesto Arriola, 915-541-4723, arriolaea@elpasotexas.gov

**APPLICATION DESCRIPTION**

The applicant is requesting that the City Review Committee review and authorize the release of permits for property located at 411 Blanchard Avenue. The applicant is proposing the following:

- I. An addition to the west and north side of the home
  - a. Brick Veneer
    - i. East side and South side
    - ii. To be taken from existing brick veneer that will be replaced with siding at the north side of addition

**Mayor**  
John F. Cook

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District 1  
Ann Morgan Lilly

District 2  
Susannah M. Byrd

District 3  
Emma Acosta

District 4  
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District 5  
Rachel Quintana

District 6  
Eddie Holguin Jr.

District 7  
Steve Ortega

District 8  
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**City Manager**  
Joyce A. Wilson



- b. Siding
  - i. North and West side addition
  - ii. White Lap siding
- II. Windows
  - a. Desert King Windows
  - b. Series 1000
  - c. White, TIAC-23 coating
- III. Air Conditioner
  - a. Refrigerated air to be placed on pad in west side of house
  - b. Kings Aire installer- Trane unit
- IV. Roof
  - a. Gray, asphalt shingles
- V. Front Deck
  - a. White, Composite decking material
  - b. White, Beam construction for open roof
- VI. Landscaping
  - a. West Lawn-white crape-myrtle tree
  - b. East lawn- cottonwood tree

**STAFF RECOMMENDATION**

**I. An addition to the west and north side of the home**

Open discussion. The following apply:

1. Design Standard 2. Architectural Styles and Materials.
  - i. (a) Additions to existing residences shall be constructed in the same architectural style as the existing residence.
  - ii. (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.

**II. Windows**

Recommend approval based on:

1. Design Standard 9, Maintenance
  - i. (a) All residences and other structures on a property shall be maintained in good condition and repair at all times.

**III. Air Conditioner**

Recommend approval based on:

1. Design Standard 3, Roofs
  - i. (a) Mechanical equipment and utility hardware on new construction shall be screened from public view.
2. Design Standard 9, Maintenance
  - i. (a) All residences and other structures on a property shall be maintained in good condition and repair at all times.

**IV. Roof**

Recommend approval based on:

1. Design Standard 3, Roofs
2. Design Standard 9, Maintenance



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

#### V. Front Deck

Open discussion. The following apply:

1. Design Standard 2. Architectural Styles and Materials.
  - i. (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.

#### VI. Landscaping

Recommend approval based on:

1. Design Standard 10. Landscaping, Screening, and Open Space.

Design Standard 7. Paint and Color. All proposed colors are non-metallic and similar to those found in the neighborhood and existing home.

All work is required to be done in accordance with the Rim/University Neighborhood Plan.

Mr. Arriola gave a PowerPoint presentation and noted Staff had not made a recommendation regarding the siding and requested discussion on same. Additionally, Mr. Arriola noted a discrepancy in the plan regarding the asphalt shingle color, the plan shows "white". Staff recommends gray asphalt shingles. Staff recommends approval regarding items 2, 3, 4 and 6. Staff has not received any phone calls or letters in favor of or opposition to the proposed request.

Ms. Ronconi responded she intended the roof shingle color to be gray, perhaps a slightly darker color.

Chair Etiwe asked if the addition was keeping with the character of the neighborhood.

Mr. Arriola responded the addition has no bearing on the character, as far as the design; however, he questioned whether the siding was appropriate. He felt the proposed siding would not be visible from the right-of-way and read Design Standard 2. Architectural Styles and Materials into the record.

Ms. Ronconi made remarks regarding the visibility of the siding on the house next door explained her intentions regarding the brick veneer and visibility regarding the proposed siding in the rear. Committee Members, Staff and members of the public discussed the following:

#### Refrigerated Air Unit

Noises emitting from the refrigerated air unit. Dr. Teschner recommended removing the dead bush and replace with vegetation that obscures the visibility of the unit.

#### Front Deck/Pergola

Ms. Ronconi explained the intention of the front deck is for a pergola on top with white colored decking on the bottom. Ms. Forsyth and Ms. Ronconi discussed a photo of the proposed pergola.



Window facing the front deck

No change regarding the size of window

Driveway Extension

Mr. Harding wondered if the driveway extension would be in the Right-of-Way. Ms. Ronconi explained the proposed driveway layout; additionally, Ms. Ronconi will verify the survey dimensions for her property. Ms. Ronconi will include a copy of the survey when applying for permits. Staff noted parking is not allowed on the Right-of-Way.

Rock Foundation for Addition

Regarding the rock foundation, Ms. Ronconi noted there will be a conventional slab with a rock façade extending along the side bottoms.

Roofline

Ms. Ronconi explained the proposed roofline for the addition and chimney.

Ms. Osborn noted Staff is aware of issues regarding the property line.

**MOTION:**

Motion made by Mr. Harding, seconded by Ms. Forsyth and **UNANIMOUSLY CARRIED TO APPROVE ALL REQUESTS WITH THE CONDITION THAT SCREENING, AS SHOWN IN THE SITE PLAN, BE PROVIDED FOR THE REFRIGERATED AIR UNIT.**

**NOTE TO THE APPLICANT:**

**THE APPLICANT WILL NEED TO ADDRESS ISSUES REGARDING THE EXTENSION OF THE DRIVEWAY INTO THE RIGHT-OF-WAY. THE APPLICANT WILL NEED TO PROVIDE VERIFICATION OF THE PROPERTY LINE FOR THE DRIVEWAY EXTENSION. COMMITTEE MEMBERS ARE NOT APPROVING THE DRIVEWAY EXTENSION.**

3. **OTHER BUSINESS**

Approve the Minutes for the past CRC Meeting:  
September 30, 2010

Chair Etiwe asked Committee Members if they had any additions/corrections/revisions. The following revisions were noted:

Page 1 – revise Senior Planner to read *Lead Planner*

Page 2 – revise Commissioners to read *Committee Members*

Page 3 – revise Commissioners to read *Committee Members* and revise Ms. Forsyth would abstain from the vote to read *Ms. Forsyth abstained from the vote.*

**MOTION:**

Motion made by Ms. Forsyth, seconded by Mr. Harding and **UNANIMOUSLY CARRIED TO APPROVE, AS REVISED.**



4. **ADJOURNMENT**

**MOTION:**

Motion made by Ms. Forsyth, seconded by Mr. Harding and **UNANIMOUSLY CARRIED TO ADJOURN THE MEETING AT 11:30 A.M.**

