



**CITY OF EL PASO, TEXAS
CITY REVIEW COMMITTEE MINUTES**

The City Review Commission held its public meeting in the Planning & Economic Development Department, Planning Division, 5th Floor, City Hall, 2 Civic Center Plaza, Americas Conference Room, November 10, 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

Ms. Esther Guerrero, Planning and Economic Development, Planner

Mr. Andres Estala, Building Permits & Inspections, Building Plans Examiner

Staff Members Present:

Ms. Geena Maskey, Planning and Economic Development, Planner

Ms. Providencia Velázquez, Planning and Economic Development, Historic Preservation Officer

Ms. Kimberly Forsyth, Planning and Economic Development, Lead Planner

Mr. Robert Almonte, City Attorney's Office, Assistant City Attorney

Mr. David Coronado, Planning and Economic Development, Lead Planner

Member of the Public:

Dr. Richard Teschner, Rim Area Neighborhood Association

Mr. Edgar Zamarippa, representing the homeowner, 609 Blacker

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

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

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2. **PLRG11-00030** The West 61 feet of Lots 1 through 6, Block 131, Alexander Addition, an Addition to the City of El Paso, El Paso County, Texas

LOCATION: 609 Blacker Ave
ZONE: R-3/NCO (Residential/Neighborhood Conservancy Overlay)
REQUEST: Conversion of an existing garage into an Accessory Dwelling Unit.

Ms. Maskey gave a PowerPoint presentation and explained the applicant is requesting that the City Review Committee review and authorize the release of permit(s) to convert an existing garage into an Accessory Dwelling Unit. The site plan shows an accessory structure within 10 feet of the rear yard setback and located within a clear space of 6 feet from the main structure. However, the site plan does not meet Zoning Code requirements due to an encroachment into the rear yard setback; additionally, the existing garage is located 6.8' from the principal home. The windows and doors will be of a similar color and style to existing. All work will need to be done in accordance with the Rim/University Neighborhood Plan.

Chair Etiwe asked if Committee Members had any comments and/or questions for Staff or the Representative.

Per Title 20 Zoning requirements, Ms. Guerrero noted the proposed Accessory Dwelling Unit exterior construction material and window color must match the principal home.

Mr. Zamarippa responded the principal home is brick with a little wood siding at the top. The existing garage, the proposed Accessory Dwelling Unit, is currently all wood siding.

Ms. Forsyth noted the proposed Accessory Dwelling Unit should meet code requirements as long as it contains the same color scheme and that at least one

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of the construction materials matches the principal home. However, the issue regarding the encroachment into the rear yard and overhangs between the principal home and Accessory Dwelling Unit must be addressed.

Mr. Zamarippa responded he will reduce the size of the Accessory Dwelling Unit, three feet, and reduce the overhangs, as necessary, to meet code.

To meet code, Ms. Guerrero suggested Mr. Zamarippa reduce the overhangs at least five feet, if not more. Furthermore, Ms. Guerrero clarified that the Committee Members were approving the authorization to issue the permit(s); Committee Members were not approving the site plan.

It was Dr. Teschner's understanding that the Committee Members have rejected the submitted site plans and that revised plans would be submitted at another meeting.

Chair Etiwe responded no, Committee Members have not made that determination.

Ms. Forsyth explained the site plan, as shown, meets code; however, what is in the field does not match what is on the site plan.

Mr. Zamarippa clarified he has not submitted the site plans for permit(s). To Dr. Teschner, Mr. Zamarippa explained, no drawings or permits have been rejected.

Revised Staff Report Recommendation

Chair Etiwe read into the record the following amendments to the Staff Report Recommendation:

However, the structure ~~should~~ shall also meet all applicable criteria of Accessory Dwelling Unit 20.10.035 of Title 20, El Paso Zoning Ordinance for the ~~release~~ issuance of the permit.

Staff distributed a copy of the Staff Report Recommendation to Mr. Zamarippa.

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Chair Etiwe stated the site plan, as submitted, does not show the scale measurement.

Mr. Zamarippa responded he had brought a revised site plan with him, 1" = 20 feet.

Site Plan questions

Mr. Zamarippa explained and/or responded to questions regarding the site plan drawing relating to the existing structure, storage area, what will be converted, parking area for vehicles, painting the proposed Accessory Dwelling Unit doors to match the primary home, driveway access to the Accessory Dwelling Unit. He noted the proposed Accessory Dwelling Unit will have one bedroom.

Ms. Guerrero explained the Committee Members are postponing the request one week to allow the Representative to provide a revised site plan with scale measurement and to clarify painting and siding, adjustments to the setbacks and overhangs, etc.

MOTION:

Motion made by Ms. Guerrero, seconded by Mr. Estala **AND UNANIMOUSLY CARRIED TO POSTPONE ONE WEEK.**

Staff will meet with the Representative to go over the site plan revisions.

3. Approve the Minutes for the past CRC Meeting(s):
October 27, 2011

Chair Etiwe asked if Committee Members had any additions/corrections/revisions. There being none.

MOTION:

Motion made by Ms. Guerrero, seconded by Mr. Estala **AND UNANIMOUSLY CARRIED TO APPROVE THE OCTOBER 27, 2011 MINUTES.**



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ABSTAIN: Mr. Estala

Staff will provide a copy of the minutes to Dr. Teschner.

4. ADJOURNMENT

Chair Etiwe adjourned the meeting at 11:20 a.m.

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