



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, November 11, 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*  
*Esther Guerrero, Planning and Economic Development, Planner*  
*Daniel Chavira, Engineering and Construction Management, Building Plans Examiner*

**Staff Members Present:**

Melissa Granado, Planning and Economic Development, Planner  
Ernesto Arriola, Planning and Economic Development, Planner  
Andrew Salloum, Planning and Economic Development, Planner  
Martha Macias, Municipal Clerk, Accessibility Specialist  
Cynthia Osborn, City Attorney's Office, Assistant City Attorney  
Esther Guerrero, Planning and Economic Development, Planner

**Members of the Public:**

Richard Teschner, Representative, Rim Area Neighborhood Association  
Gilbert Chavira, Chavira Construction  
Joe Valenzuela, Modern Exteriors of El Paso  
Lorenza Olivier  
Richard Marquez, Representative, 2419 N Stanton Street

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

Chair Etiwe called the meeting to order at 11:04 a.m.

- 2. **NCO-10039**    Lots 5 and 6, Block 114, Alexander Addition, City of El Paso, El Paso County, Texas  
Location:        1911 Stanton Street  
Zone:             R-4/NCO (Residential/Neighborhood Conservancy Overlay)  
Request:         Window replacement

**APPLICATION DESCRIPTION**

The applicant is requesting that the City Review Committee review and authorize the release of a permit for the property located at 1911 Stanton Street. The applicant is proposing to replace the existing windows with vinyl double hung windows, color white. All work is required to be done in accordance with the Rim/University Neighborhood Plan.

**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



### **STAFF RECOMMENDATION**

Staff recommends approval based on:

1. Design Standard 7. Paint and Color; and
2. Design Standard 9. Maintenance (a).

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

Mr. Arriola gave a PowerPoint presentation and noted he had notified the representative of today's meeting; however, the representative was not present

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

### **MOTION:**

Motion made by Ms. Guerrero, seconded by Mr. Chavira and **UNANIMOUSLY CARRIED TO APPROVE.**

3. **NCO-10040** Lot 10 and the north 20 ft of Lot 9, Block 192, Alexander Addition, City of El Paso, El Paso County, Texas
- Location: 2419 Stanton Street
- Zone: C-1/NCO (Residential/Neighborhood Conservancy Overlay)
- Request: Addition to an existing structure

### **APPLICATION DESCRIPTION**

The applicant is requesting that the City Review Committee review and authorize the release of permits for property located at 2419 Stanton Street. The applicant is proposing a new 578 square foot addition in the rear of an existing building. There are four (4) parking spaces proposed onsite in the rear of the property and accessible from the alley. Stucco finish on the existing building is proposed to be repainted. Stucco finish on the proposed addition will match existing. Two new doors are proposed on the left side elevation of the structure; three new storefronts including doors, windows, and canopies along with three 8 ft wide walkways are proposed on the right side elevation which faces Boston Street. A total of four (4) 2" caliper 8 ft high trees will be provided to meet landscape requirements for the new addition. All work will be done in accordance with the Rim-University Neighborhood Plan.

### **STAFF RECOMMENDATION**

Staff recommends approval.

Ms. Granado gave a PowerPoint presentation.

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

Mr. Marquez, Representative, explained the building will be painted the same or very close to the existing color.



Ms. Guerrero asked if Committee Members could recommend approval pending Council approval of the parking reduction.

Ms. Osborn explained Committee Members may approve the NCO requirements pending Council approval.

**MOTION:**

Motion made by Ms. Guerrero, seconded by Mr. Chavira and **UNANIMOUSLY CARRIED TO APPROVE SUBJECT TO CITY COUNCIL APPROVAL OF THE PARKING REDUCTION.**

4. **NCO-10041**      Lots 7 and 8, Block 152, Alexander Addition, City of El Paso, El Paso County, Texas  
Location:            2115 Stanton Street  
Zone:                R-4/NCO (Residential/Neighborhood Conservancy Overlay)  
Request:            Window replacement

**APPLICATION DESCRIPTION**

The applicant is requesting that the City Review Committee review and authorize the release of permits for property located at 2115 Stanton Street. The applicant is proposing to remove and replace 15 windows on the first floor of the residence. The windows will be double-hung white premium vinyl. All work will be done in accordance with the Rim/University Neighborhood Plan.

**STAFF RECOMMENDATION**

Staff recommends approval based on Design Standard 9. Maintenance (a). All residences and other structures on a property shall be maintained in good condition and repair at all times.

Ms. Granado gave a PowerPoint presentation.

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

Mr. Teschner had no objection regarding the proposed windows.

**MOTION:**

Motion made by Mr. Chavira, seconded by Ms. Guerrero and **UNANIMOUSLY CARRIED TO APPROVE.**

5. **NCO-10042**      West ½ of Lot 16 to 20, Block 146, Alexander Addition, City of El Paso, El Paso County, Texas  
Location:            801 Blanchard Avenue  
Zone:                R-3/NCO (Residential/Neighborhood Conservancy Overlay)  
Request:            Window and door replacement



### **APPLICATION DESCRIPTION**

The applicant is requesting that the City Review Committee review and authorize the release of a permit for the property located at 801 Blanchard Avenue. The applicant is proposing to replace the existing windows and doors with casement windows, color honeysuckle, and patio doors, color honeysuckle. All work is required to be done in accordance with the Rim/University Neighborhood Plan.

### **STAFF RECOMMENDATION**

Staff recommends approval based on:

Design Standard 7, Paint and Color; and

Design Standard 9, Maintenance (a),

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

Mr. Arriola gave a PowerPoint presentation and noted the replacements doors are located in the rear.

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

### **MOTION:**

Motion made by Ms. Guerrero, seconded by Mr. Chavira and **UNANIMOUSLY CARRIED TO APPROVE.**

### 6. **ADJOURNMENT**

Chair Etiwe adjourned the meeting at 11:18 a.m.

