



**CITY DEVELOPMENT DEPARTMENT
CITY REVIEW COMMITTEE MINUTES
CORRECTED**

The City Review Committee held its public meeting in the City Development Department, Planning Division, Americas Conference Room, 1st Floor Tillman Building, 222 South Campbell Street, November 11, 2013 at 10:30 a.m.

The following City Review Committee members were present:

Chairman Elizabeth Gibson, City Development Department, ~~Lead Senior~~ Planner

Ms. Laura Kissack, City Development Department, Architect

Mr. Mike Neligh, One Stop Shop, Case Manager – Plan Review

Mr. David Coronado, City Development Department, Development Program Manager

The following City staff were present:

Ms. Karla Nieman, Legal, Assistant City Attorney

The following members of the public were present:

Dr. Richard Teschner, Representative, Rim Area Neighborhood Association

1. Call to Order/Public Comment.

None.

2. **PLRG13-00012** West ½ of Lots 11 TO 14 & W ½ of N ½ of 15, Block 94, Alexander Addition, City of El Paso, El Paso County, Texas.

LOCATION: 400 East Hague Road

ZONE: R-4/NCO (Residential/Neighborhood Conservancy Overlay)

REQUEST: New construction affecting façade.

Ms. Kissack gave a PowerPoint presentation and explained that the applicant is requesting that the City Review Committee review and authorize the release of permits for property located at 400 East Hague Road. The project's scope of work entails alterations that will affect the façade and west elevation. All work will be done in accordance with the Rim/University Neighborhood Plan.

Alteration:

- Addition of new interior closet that will affect front façade and Kansas Street elevation; demolition of existing door opening and creating of new door opening on façade; installation of new door assembly.

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Oscar Leeser

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District 2
Larry Romero

District 3
Emma Acosta

District 4
Carl L. Robinson

District 5
Dr. Michiel R. Noe

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Eddie Holguin Jr.

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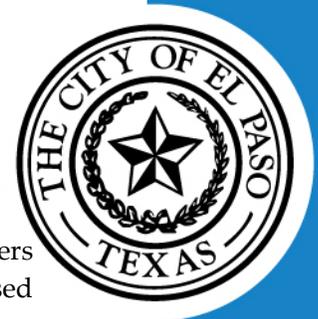
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City Development Department – Long Range Planning Division
222 S. Campbell | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 541-4027

EL PASO.IT'SALLGOOD.



Staff recommends **APPROVAL ON CONDITION** that decorative half timbers demolished during unpermitted construction are replaced. Approval of proposed work based on Design Standard 2. Architectural Styles and Materials (a) Additions to existing residences shall be constructed in the same architectural style as the existing residence.

The following **Rim-University Neighborhood Plan Design Standards** apply:
DESIGN STANDARDS (page 27) **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

(a) Additions to existing residences shall be constructed in the same architectural style as the existing residence.

(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.

The following City staff commented:

1. Ms. Kissack
2. Mr. Neligh
3. Ms. Gibson
4. Ms. Nieman

The following member of the public commented:

1. Dr. Teschner

MOTION:

Motion made by Chairman Gibson, seconded by Ms. Kissack AND UNANIMOUSLY CARRIED TO RECOMMEND APPROVAL OF THE PROJECT SCOPE OF WORK WHICH ENTAILS ALTERATIONS THAT WILL AFFECT THE FAÇADE AND WEST ELEVATION WITH THE CONDITION THAT THE DECORATIVE HALF TIMBERS DEMOLISHED DURING UNPERMITTED CONSTRUCTION ARE REPLACED.

3. Approve the Minutes for the past CRC Meeting(s):
September 23, 2013

Chairman Gibson asked if Committee Members had any additions/corrections/revisions. *There were none.*

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MOTION:

Motion made by Mr. Neligh, seconded by Chairman Gibson AND UNANIMOUSLY CARRIED TO APPROVE THE SEPTEMBER 23, 2013 CRC MINUTES AS PRESENTED.

Prior to adjournment, Dr. Teschner asked questions regarding the unpermitted construction throughout the City.

The following City staff commented:

1. Ms. Kissack
2. Mr. Neligh
3. Ms. Nieman
4. Ms. Gibson
5. Mr. Coronado

4. Adjournment

MOTION:

Motion made by Mr. Neligh, seconded by Ms. Kissack AND UNANIMOUSLY CARRIED TO ADJOURN THE MEETING.

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