



**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, Paisano Conference Room, November 17, 2011 at 10:00 a.m.

The following were present:

City Review Committee Members Present:

Chair Philip Etiwe, Planning and Economic Development, Development Review Manager

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

Mr. Daniel Chavira, Building Permits & Inspections, Building Plans Examiner

Staff Members Present:

Ms. Geena Maskey, Planning and Economic Development, Planner

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

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

Member of the Public:

Dr. Richard Teschner, Rim Area Neighborhood Association

Mr. Adrian Zamarippa, representing the homeowner, 609 Blacker Avenue

Mr. Ernesto Arriola, property owner, 700 Blanchard Avenue

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

Chair Etiwe called the meeting to order at 10:01 a.m.

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.



Two Civic Center Plaza
El Paso, TX 79901
(915) 541-0000

Mayor

John F. Cook

City Council

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Susie Byrd

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Emma Acosta

District 4

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District 5

Dr. Michiel R. Noe

District 6

Eddie Holguin Jr.

District 7

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City Manager

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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) for property located at 609 Blacker Avenue. The applicant is proposing to convert an existing garage into an Accessory Dwelling Unit. The site plan shows an accessory structure with 10 feet of rear setback and located with a clear space of 6 feet from the main structure. The applicant is proposing to install doors and windows to match the existing garage and the paint to match the existing siding. All work will need to be done in accordance with the Rim/University Neighborhood Plan and all applicant city codes. ~~STAFF RECOMMENDATION PENDING SUBJECT TO SUBMITTAL OF THE REVISED SITE PLAN AND REVISED ELEVATIONS.~~ REVISED SITE PLAN AND ELEVATIONS WERE SUBMITTED BY THE APPLICANT. STAFF RECOMMENDS APPROVAL OF THE REQUEST.

Ms. Maskey explained the revised site plan shows the clearance of 5 feet between the overhang of the main building and the proposed accessory dwelling unit and shows the 10 foot setback from the rear of the property line to the proposed accessory dwelling unit. The applicant has agreed to demolish the portion of the proposed accessory dwelling unit that encroaches into the 10 foot setback.

Chair Etiwe asked Commissioners if there were any

Chair Etiwe asked if Committee Members had any comments and/or questions.

Ms. Forsyth clarified that, per the revised site plan, the applicant would be in compliance with the Accessory Dwelling Unit requirements.

Chair Etiwe revised the Staff Report to remove the following language ~~STAFF RECOMMENDATION PENDING SUBJECT TO SUBMITTAL OF THE REVISED SITE PLAN AND REVISED ELEVATIONS.~~

Mr. Zamarippa assured Committee Members he would submit a Flow Plan.

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No further comments from Committee Members.

MOTION:

Motion made by Ms. Forsyth, seconded by Mr. Chavira **AND UNANIMOUSLY CARRIED TO APPROVE.**

3. **PLRG11-00027** The west ½ of Lots 11 to 15, Block 134, Alexander Addition, City of El Paso, El Paso County, Texas

LOCATION: 700 Blanchard Avenue

ZONE: R-3/NCO (Residential/Neighborhood Conservancy Overlay)

REQUEST: Window replacement

Ms. Maskey gave a PowerPoint presentation and explained the applicant is requesting that the City Review Committee review and authorize the release of permits for property located at 700 Blanchard Avenue. The applicant is proposing to install double pane vinyl Lowes Series 5800 insulated windows in white, Colonial grid patten. The windows will be of a similar color and style to existing windows approved by the CRC, CASE NC-04009. All work will be done in accordance with the Rim/University Neighborhood Plan. **STAFF RECOMMENDS APPROVAL OF THE REQUEST AS IT COMPLIES WITH THE NCO DESIGN GUIDELINE STANDARDS FOR RESIDENTIAL BUILDINGS.**

Chair Etiwe asked if Committee Members had any comments and/or questions. There being none.

MOTION:

Motion made by Ms. Forsyth, seconded by Mr. Chavira **AND UNANIMOUSLY CARRIED TO APPROVE.**

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4. Approve the Minutes for the past CRC Meeting(s):
November 10, 2011

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

MOTION:

Motion made by Ms. Forsyth, seconded by Chair Etiwe **AND UNANIMOUSLY CARRIED TO APPROVE THE NOVEMBER 10, 2011 MINUTES.**

ABSTAIN: Mr. Chavira

5. **ADJOURNMENT**

Chair Etiwe adjourned the meeting at 10:08 a.m.

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