



**Isela Reyes**  
Mayor

**Leticia Miranda**  
Alderman Place 1

**David Cantu**  
Alderman Place 2

**Lorenzo E. Leyva Sr.**  
Alderman Place 3

**Antonio Flores**  
Alderman Place 4

**Thomas Black**  
Alderman Place 5

### **ORDINANCE NO. 2215.10**

**AN ORDINANCE OF THE CITY OF SAN ELIZARIO, TEXAS REPEALING AND REPLACING ORDINANCE NO. 1915.10.2 TO PROVIDE FOR THE LIMITED DELEGATION OF ADMINISTRATIVE REVIEW AND APPROVAL OF CERTAIN TYPES OF CERTIFICATES OF APPROPRIATENESS IN A HISTORIC DISTRICT; AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT, ENACTMENT, REPEALER, SEVERABILITY; EFFECTIVE DATE AND PROPER NOTICE AND MEETING**

#### **RECITALS**

**WHEREAS,** the City Council of the City of San Elizario adopted Ordinance No. 1615.10 (the Historic Preservation Ordinance) on April 12, 2016;

**WHEREAS,** the City Council of the City of San Elizario adopted Ordinance No. 1915.10.01 on May 5, 2019, to amend the Historic Preservation Ordinance to revise the provisions relating to the composition and duties of the Historic Preservation Board;

**WHEREAS,** the City Council of the City of San Elizario adopted Ordinance No. 1915.10.02 on July 15, 2019, to amend the Historic Preservation Ordinance to provide for the administrative review and approval of certain types certificates of appropriateness within the San Elizario Historic District

**WHEREAS,** the City wishes to streamline its processes and procedures relating to the issuance of permits and certificates of appropriateness for development within the San Elizario Historic District and to clarify the standards to be used by the City Official conducting the administrative review and granting certificates of appropriateness

**WHEREAS,** the San Elizario Historic Preservation Board has reviewed and approved a color palette for structures located within the San Elizario Historic District and recommended that the San Elizario City Council adopt the palette specified on Attachment “A” to this Ordinance;

**WHEREAS,** the City Council agrees with the recommendation from the San Elizario Historic Preservation Board and desires to approve the palette;

**WHEREAS,** El Paso County adopted design guidelines as part of the El Paso Mission Trail Comprehensive Plan on September 23, 2019;

**WHEREAS,** the City Council finds that adopting the design guidelines adopted by the County of El Paso as part of the El Paso Mission Trail Comprehensive Plan on September 23, 2019, is appropriate for the San Elizario Historic District;

**WHEREAS,** the City of San Elizario has adopted a list of approved plants for landscaping within the San Elizario Historic District which is contained in Attachment “B” to this Ordinance;

**WHEREAS,** the City Council desires to delegate the limited authority to approve the issuance of certain types of Certificates of Appropriateness to either the Historic Preservation Officer, the City Administrator or other person designated by the Mayor;

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of San Elizario:

**ARTICLE I. FINDINGS OF FACT**

The foregoing recitals are adopted as facts and are incorporated fully herein.

**ARTICLE II. ADOPTION AND ENACTMENT**

The City Council of the City of San Elizario hereby adopts and enacts this third amendment to the Historic Preservation Ordinance, repealing and replacing Ordinance No. 1915.20.02 with the provisions contained in *Attachment A* amending Section 3.5 C by adding a new subsection 8, as attached hereto and incorporated fully herein. Except as herein amended, all other provisions of Ordinance No. 1615.10, and Ordinance No. 1915.10.01 also amending Ordinance No. 1615.10, shall remain in full force and effect.

**ARTICLE III. REPEALER AND SEVERABILITY**

**REPEALER:** Ordinance No. 1915.10.02 is hereby repealed and replaced in its entirety and all ordinances, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein; and further that to the extent that the provisions in this Ordinance, as amended.

SEVERABILITY: Should any of the clauses, sentences, paragraphs, sections or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

**ARTICLE IV. EFFECTIVE DATE**

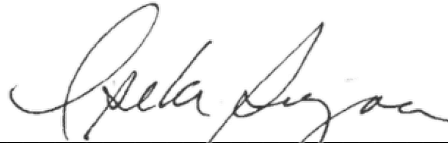
This Ordinance shall be effective immediately upon passage.

**SECTION V. PROPER NOTICE & MEETING**

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

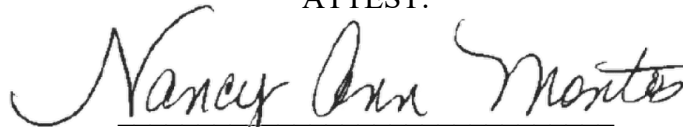
**PASSED AND APPROVED** this, the 29th day of August, 2022, by a vote of 5 (ayes) to 0 (nays) to 0 (abstentions) of the City Council of San Elizario, Texas.

**CITY OF SAN ELIZARIO, TEXAS**



Isela Reyes, Mayor

ATTEST:



Nancy Montes, City Clerk

### Section 3.5 Certificate of Appropriateness Criteria

#### C. Administrative Review Process. *(amending to add subsection 8)*

8. As an alternative to the above process, an application shall be eligible for administrative review by the HPO, or in the absence of an HPO, the City Administrator, other designee of the Mayor or through a review process established by the City Administrator, for the following:

- a. Landscape materials including vegetation, irrigation, and xeriscaping, in the front, rear, side yards and parkways;
- b. New fencing on the front, rear and side yards; Chain-link fence is not an acceptable material for approval under administrative review;
- c. Location of proposed security bars or grills over structure openings;
- d. Exterior accessibility ramps when placed in non-character-defining facades;
- e. Replacement of garage or household exterior doors that match the original doors or original-style doors;
- f. Walkways, driveways, and aprons;
- g. Painting of previously painted surfaces other than brick or any type of stone with colors compatible with the historic district;
- h. Installation of outdoor lighting fixtures and security fixtures when such elements complement the design context of the building or structure; or
- i. Minor alterations not requiring a building permit in a non-character-defining facade and not visible from the street.

In making the review of the application, the HPO or other authorized person(s) shall apply the applicable guidelines in the same manner as required of the Board of Review.

For painting the HPO or other authorized person must use the Color Palette contained in Attachment A.

For landscaping HPO or other authorized person must use the list of plants contained in Attachment A.































For all other matters listed in Paragraph C (8), the HPO or other authorized person must use the design guidelines outlined in Section B of the County of El Paso's Mission Trail Comprehensive Masterplan, passed at Commissioner's Court on September 23, 2019:

[https://www.epcounty.com/economic/documents/EPMT\\_September2019.pdf](https://www.epcounty.com/economic/documents/EPMT_September2019.pdf)

3. After reviewing the application and considering the submitted evidence, the HPO or other authorized person(s) may take one of the types of actions as authorized in the Ordinance for the Board of Review and notify the applicant of the decision and issue a Certificate of Appropriation for any approved application. If the application is denied, the HPO or other authorized person(s) shall notify and advise the applicant, who may request a hearing and review of the application by the Board of Review within 30 days of receipt of notice.

# SAN ELIZARIO HISTORIC DISTRICT APPROVED COLOR PALETTE

HLC RECOMMENDED COLOR PALETTE

<b>BLUE/TURQUIOSE</b>		<b>RGB</b>	<b>DARK EARTH</b>		<b>RGB</b>	<b>LIGHT EARTH</b>		<b>RGB</b>	<b>WHITE</b>	<b>RGB</b>
BT1		188,217, 224	DE1		120, 77, 64	LE1		215, 206, 196	WE1	255, 255, 255
BT2		166, 204, 214	DE2		150, 69, 59	LE2		237, 209, 172	WE2	254, 255, 255
BT3		0, 160, 198	DE3		112, 78, 64	LE3		251, 241, 223	WE3	253, 255, 255
BT4		0, 117, 151	DE4		87, 71, 69	LE4		224, 199, 170	WE4	252, 255, 255
BT5		39, 183, 181	DE5		67, 63, 61	LE5		184, 168, 153	WE5	251, 255, 255
BT6		0, 134, 123	DE6		75, 71, 67	LE6		238, 179, 119	WE6	250, 255, 255
BT7		0, 135, 168	DE7		148, 73, 68	LE7		185, 165, 137	WE7	249, 255, 255
BT8		37, 109, 115	DE8		174, 60, 61	LE8		236, 220, 202	WE8	248, 255, 255
BT9		36, 91, 97	DE9		139, 76, 61	LE9		181, 154, 141	WE9	247, 255, 255
BT10		77, 181, 215	DE10		174, 88, 72	LE10		246, 199, 157	WE10	246, 255, 255

**SAN ELIZARIO HISTORIC DISTRICT  
APPROVED PLANT LIST FOR LANDSCAPING**

<b>Common Name</b>	<b>Bloom period</b>	<b>Type</b>	<b>Light</b>	<b>Moisture</b>	<b>Type</b>
Lechuguilla	May-July	Perennial	Sun	Dry	Cactus
Devilshead	April-September	Perennial	Sun	Dry	Cactus
TX Rainbow Cactus	March-August	Perennial	Sun	Dry	Cactus
Fishhook Barrel Cactus	June-September	Perennial	Sun	Dry	Cactus
Banana Yucca	April-July	Perennial	Sun	Dry	Cactus
Soaptree Yucca	April-June	Perennial	Sun	Dry	Cactus
Faxon Yucca	March-April	Perennial	Sun	Dry	Cactus
Desert Marigold	March-November	Annual	Part-Shade	Dry	Forb
Partridge Pea	June-October	Annual	Sun, Part-Shade	Dry/Moist	Forb
Indian Blanket	May-August	Annual	Sun	Dry	Forb
Flaxflowered Ipomopsis	March-October	Annual	Sun	Dry	Forb
Gypsum Phacelia	February-May	Annual	Part-Shade	Dry	Forb
Cowpen Daisy	April-October	Annual	Sun	Dry	Forb
Adonis Blazingstar	April-August	Bi- Annual			Forb
Columbine	April-September	Perennial	Shade, Part- Shade	Moist	Forb
Grassland Croton	March-November	Perennial			Forb
Purple Prairie Clover	June-September	Perennial	Sun	Dry	Forb
Illinois Bundleflower	May-September	Perennial	Sun	Moist	Forb
Velvet Bundleflower	April-June	Perennial	Sun	Moist	Forb
Engelmann's Daisy	August- November	Perennial	Sun	Dry	Forb
Red Dome Blanketflower	April-June	Perennial	Sun	Dry	Forb
Maximilian sunflower	July-October	Perennial	Sun	Dry/Moist	Forb
Firecracker Plant	May-August	Perennial	Sun	Dry	Forb
Desert Penstemon	March-June	Perennial	Sun	Dry	Forb
Hairyseed Bahia	March-November	Perennial	Sun	Dry	Forb
Blue Sage	September- November	Perennial	Part-Shade	Dry	Forb
Awnless bushsunflower	April-October	Perennial	Sun	Dry	Forb
Fourwing Saltbush	April-October	Perennial	Part-Shade	Dry	Shrub
Wheeler Sotol	May-July	Perennial	Sun	Dry	Shrub
Ocotillo	March-July	Perennial	Part-Shade	Dry	Shrub
Creosote	March-September	Perennial	Part-Shade	Dry	Shrub
Cenizo	January-	Perennial	Sun, Part-Shade	Dry	Shrub

City of San Elizario Ordinance

Repealing and Replacing Ordinance 1915.10.02

Administrative Authority

Page 6 of 7

	December				
Mariola	July-October	Perennial	Sun	Dry	Shrub
Rock Rose	April-November	Perennial	Sun, Part-Shade	Dry	Shrub
Little Leaf Sumac	March-May	Perennial	Part-Shade	Dry	Shrub
Narrowleaf Globemallow	February-November	Perennial	Part-Shade	Dry	Shrub
Yellow Trumpet Flower	April-November	Perennial	Sun, Part-Shade	Dry	Shrub
Torrey's Yucca	March-May	Perennial	Sun	Dry	Shrub
Spanish Dagger	January-April	Perennial	Sun	Dry	Shrub
Prairie Acacia	June-November	Perennial	Sun	Dry/Moist	Shrub
Desert Willow	April-September	Perennial	Sun	Dry/Moist	Tree
TX Mountain Laurel	February-March	Perennial	Sun	Dry/Moist	Tree
Retama	April-August	Perennial	Sun	Dry/Moist	Tree
Climbing Milkweed	April-August	Perennial	Part-Shade	Dry	Vine

\*Info provided by Brandon Carr and Maggie Gannon, USDA-NRCS