

**CITY OF EL PASO, TEXAS
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM**

DEPARTMENT: Planning and Inspections Department, Planning Division

AGENDA DATE: Introduction: January 23, 2018
Public Hearing: February 20, 2018

CONTACT PERSON/PHONE: Victor Morrison-Vega, (915) 212-1553, Morrison-VegaVX@elpasotexas.gov
Adriana Martinez, (915) 212-1611, MartinezAD@elpasotexas.gov

DISTRICT(S) AFFECTED: 7

SUBJECT:

An Ordinance granting Special Permit No. PZST17-00026, to allow for a Lubricant and Fuel Storage & Distribution Facility, classified as Storage & dispensing of Liquefied petroleum gas on the property described as A Portion of Lot 4, Block 300, Vista del Sol Unit 62 Replat A, 11535 Cedar Oak Dr., City of El Paso, El Paso County, Texas, Pursuant to Section 20.10.240 of the El Paso City Code. The penalty being as provided for in chapter 20.24 of the El Paso City Code. Subject Property: 11535 Cedar Oak Dr. Property Owner: El Paso Bulk Plant Property, LLC. PZST17-00026 (District 7).

BACKGROUND / DISCUSSION:

On September 21, 2017, The City Plan Commission recommended Approval 6-0.

PRIOR COUNCIL ACTION:

There is no prior City Council action on this special permit application.

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

City Plan Commission (CPC) – Recommended Approval on a 6-0 vote.

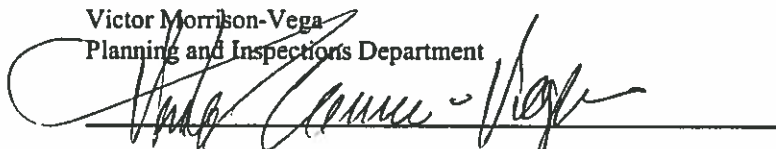
*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD:

Victor Morrison-Vega
Planning and Inspections Department



APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

MEMORANDUM

DATE: January 9, 2018

TO: The Honorable Mayor and City Council
Tommy Gonzalez, City Manager

FROM: Adriana Martinez, Planner

SUBJECT: PZST17-00026

The City Plan Commission (CPC), on September 21, 2017 voted 6-0 to recommend **Approval** of the special permit application to allow for a Lubricant and Fuel Storage & Distribution Facility, classified as Storage & dispensing of Liquefied petroleum gas on the property described as A Portion of Lot 4, Block 300, Vista del Sol Unit 62 Replat A, 11535 Cedar Oak Dr., City of El Paso, El Paso County, Texas, Pursuant to Section 20.10.240 of the El Paso City Code. The penalty being as provided for in chapter 20.24 of the El Paso City Code. Subject Property: 11535 Cedar Oak Dr. Property Owner: El Paso Bulk Plant Property, LLC. PZST17-00026 (District 7).

The CPC found that the special permit is in conformance with Plan El Paso. The CPC also determined that the special permit protects the best interest, health, safety and welfare of the public in general; that the proposed use is compatible with adjacent land uses; and the special permit will have no negative effects on the natural environment, social economic conditions, property values in the vicinity, and the city as a whole.

The Planning Division received two emails in opposition of the special permit request.

Property Owner: El Paso Bulk Plant Property, LLC
Applicant: El Paso Bulk Plant Property, LLC
Representative: Conde, Inc.

Attachments:
Staff Report
Opposition Email

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST17-00026, TO ALLOW FOR A LUBRICANT AND FUEL STORAGE & DISTRIBUTION FACILITY, CLASSIFIED AS STORAGE & DISPENSING OF LIQUEFIED PETROLEUM GAS ON THE PROPERTY DESCRIBED AS A PORTION OF LOT 4, BLOCK 300, VISTA DEL SOL UNIT 62 REPLAT A, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.10.240 OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, the El Paso Bulk Plant Property, LLC, has applied for a Special Permit under Section 20.10.240 of the El Paso City Code to allow for a Lubricant and fuel storage & distribution facility, classified as storage & dispensing of liquefied petroleum gas; and,

WHEREAS, a report was made by the City Plan Commission and a public hearing was held regarding such application; and,

WHEREAS, the City Plan Commission has recommended approval of the subject Special Permit; and

WHEREAS, the subject Special Permit has been submitted to the City Council of the City of El Paso for review and approval; and

WHEREAS, the City Council of the City of El Paso finds that the application conforms to all requirements of Section 20.04.320 of the El Paso City Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. That the property described as follows, is in a M-1 (Manufacturing) District:

A Portion of Lot 4, Block 300, Vista del Sol Unit 62 Replat A, City of El Paso, El Paso County, Texas; and as more particularly described by metes and bounds on the attached Exhibit "A", and,

2. That the City Council hereby grants a Special Permit under Section 20.04.320 of the El Paso City Code to allow for a Lubricant and fuel storage & distribution facility, classified as storage & dispensing of liquefied petroleum gas on the property described in Paragraph 1 of this Ordinance; and,

3. That this Special Permit is issued subject to the development standards in the M-1 (Manufacturing) District regulations and is subject to the approved Detailed Site Development Plan signed by the Applicant, the City Manager and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as Exhibit "B" and is incorporated herein by reference for all purposes; and,

4. That if at any time the Applicant fails to comply with any of the requirements of this Ordinance, Special Permit No. PZST17-00026, shall be subject to termination; construction or occupancy shall be discontinued; and the Applicant shall be subject to the penalty provisions of Chapter 20.24 and any other legal or equitable remedy; and,

5. That the Applicant shall sign an Agreement incorporating the requirements of this Ordinance. Such Agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary to the City Plan Commission before building permits are issued.

ADOPTED this ____ day of _____, 2018.

THE CITY OF EL PASO

ATTEST:

Dee Margo
Mayor

Laura D. Prine
Interim City Clerk

APPROVED AS TO FORM:



Karla M. Wieman
Senior Assistant Attorney

APPROVED AS TO CONTENT:



Victor Morrison-Vega, Interim Director
Planning & Inspections Department

AGREEMENT

El Paso Bulk Plant Property LLC., the Applicant referred to in the above Ordinance, hereby agrees to develop the above-described property in accordance with the approved Detailed Site Development Plan attached to same Ordinance, and in accordance with the standards identified in the M-1 (Manufacturing) District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this 5th day of JANUARY, 2018.

El Paso Bulk Plant Property, LLC.

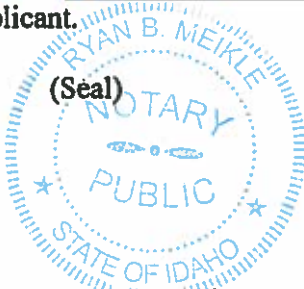
(Signature)

LOGAN HALL MANAGER
(Name/Title)

ACKNOWLEDGMENT

IDAHO
THE STATE OF ~~TEXAS~~)
BONNEVILLE)
COUNTY OF ~~EL PASO~~)

This instrument is acknowledged before me on this 5 day of JANUARY, 2018, by LOGAN HALL for El Paso Bulk Plant Property, LLC as Applicant.



Ryan Meikle
Notary Public, State of ~~Texas~~ IDAHO
Signature

RYAN MEIKLE
Printed or Typed Name

My Commission Expires:

12/21/21

EXHIBIT "A"

Prepared For: Reliant Properties, LLC
July 28, 2017
11535 CEDAR OAK (DSP)

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a Portion of Lot 4, Block 300, Vista Del Sol Unit 62 Replat A as described in Clerks File No. 20120067194, Real Property Records of El Paso County, Texas, and being more particularly described by metes and bounds as follows:

Commencing for reference at a found brass disk city monument at the point of intersection centerline Cedar Oak Dr. opposite Lot 4, Block 300, Vista Del Sol Unit Sixty Two Replat A from which a found brass disk City Monument bears, North 76°10'46" West a distance of 611.83 Feet; Thence leaving said point of intersection monument, South 46°29'09" East a distance of 91.95 feet to a point on the easterly right-of-way line of Cedar Oak Dr. said point lying on the southerly line of a 0.153 Acre parcel of land described in clerks file no. 20110048026, Real Property records of El Paso County, Texas for the "TRUE POINT OF BEGINNING".

Thence along the line of said 0.153 Acre parcel, South 76°47'50" East a distance of 75.28 feet to a point on the easterly line of said 0.153 Acre Parcel;

Thence along said line, North 13°30'12" East a distance of 74.74 feet to a point on the northerly line of Vista Del Sol Unit Sixty Two, Replat A;

Thence along said line, South 76°10'48" East a distance of 359.47 feet to a point on the easterly line of Lot 4, Block 300, Vista Del Sol Unit Sixty Two Replat A;

Thence along said line, South 00°20'58" East a distance of 454.83 feet to a point on the common line of Lots 3 and 4, Block 300, Vista Del Sol Unit Sixty Two Replat A;

Thence along said line, South 89°39'02" West a distance of 475.91 feet to a point on the easterly right-of-way line of Cedar Oak Drive;

Thence along said right-of-way line the following three calls:

North 00°20'58" West a distance of 430.36 feet to a point of curve;
7.82 feet along the arc of a curve to the right which has a radius of 30.00 feet a central angle of 33°07'48" a chord which bears North 26°12'56" East a distance of 26.83 feet to a point;

42.04 feet along the arc of a curve to the left which has a radius of 70.00 feet a central angle of 34°24'48" a chord which bears North 35°34'26" East a distance of 41.41 feet to the "TRUE POINT OF BEGINNING" and containing 234,709.38 Square Feet or 5.3882 acres of land more or less.

Note: A drawing of even date accompanies this description.


Ron R. Conde
R.P.L.S. No 5152



CONDE INC
ENGINEERING / LAND SURVEYING / PLANNING
6080 SURETY DRIVE / SUITE 100 / EL PASO, TEXAS 79905
(915) 592-0283 FAX (915) 592-0286 FIRM# 10078100

Y



Y

Y

MEMORANDUM

DATE: January 9, 2018

TO: The Honorable Mayor and City Council
Tommy Gonzalez, City Manager

FROM: Adriana Martinez, Planner

SUBJECT: PZST17-00026

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The CPC found that the special permit is in conformance with Plan El Paso. The CPC also determined that the special permit protects the best interest, health, safety and welfare of the public in general; that the proposed use is compatible with adjacent land uses; and the special permit will have no negative effects on the natural environment, social economic conditions, property values in the vicinity, and the city as a whole.

The Planning Division received two emails in opposition of the special permit request.

Property Owner: Reliant Properties, LLC.
Applicant: Reliant Properties, LLC.
Representative: Conde, Inc.

Attachments:
Staff Report
Opposition Email



City of El Paso – City Plan Commission Staff Report

Case No: PZST17-00026
Application Type: Special Permit and Detailed Site Plan
CPC Hearing Date: September 21, 2017
Staff Planner: Adriana Martinez, 915-212-1611, MartinezAD@elpasotexas.gov
Location: 11535 Cedar Oak Dr.
Legal Description: A Portion of Lot 4, Block 300, Vista del Sol Unit 62 Replat A, City of El Paso, El Paso County, Texas
Acreage: 5.3882
Rep District: 7
Existing Zoning: M-1 (Manufacturing)
Existing Use: Heavy equipment (storage)
C/SC/SP/ZBA/LNC: N/A
Request: Storage & dispensing of Liquefied petroleum gas
Proposed Use: Storage & dispensing of Liquefied petroleum gas
Property Owner: Reliant Properties, LLC.
Representative: Conde, Inc.

SURROUNDING ZONING AND LAND USE

North: R-3 (Residential) / Single-family Dwellings
South: M-1 (Manufacturing) / Apartment Complex
East: A-3/c (Apartment/condition) / Medical Plaza
West: M-1 (Manufacturing) / Contractor yard

PLAN EL PASO DESIGNATION: G-7, Industrial and/or Railyards (East Planning Area)

NEAREST PARK: Argal Park at Las Palmas (4,016 feet)

NEAREST SCHOOL: Myrtle Cooper Elementary School (4,899 feet)

NEIGHBORHOOD ASSOCIATIONS

Las Palmas Neighborhood Association
Eastside Civic Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on September 6, 2017. The Planning Division received one email in opposition of the rezoning request (attachment #6).

APPLICATION DESCRIPTION

The applicant is requesting a special permit and detailed site development plan review to allow the storage & dispensing of Liquefied petroleum gas. The M-1 (Manufacturing) zoning district permits this use by Special Permit, necessitating this request. The existing buildings and landscaping for the proposed development is to remain. A 10' landscaping buffer is being provided all around the property boundaries. The property will continue to use the existing two access points off Cedar Oak Dr.

Planning and Inspections Department – Planning Division Recommendation

The Planning Division recommends **approval** of the request, and acceptance of the detailed site development plan, as the proposed development is consistent with the surrounding manufacturing and residential development. The application is compliant with the G-7, Industrial and/or Railyards and use designation in the Plan El Paso East Planning Area. Furthermore, the property meets the requirements of Sections 20.04.260, 20.04.320 Special Permit Approvals, and 20.04.150 Detailed Site Development Plan.

Plan El Paso-Future Land Use Map Designation

All applications for rezoning shall demonstrate compliance with the following criteria:

G-7 Industrial and/or Railyards, This sector applies to industrial parks, large free-standing industrial uses, refineries, non-military airfields, trucking terminals, and mines, all on large tracts in areas dominated by vehicles. This sector is essential to El Paso's economy; however, when an industrial use becomes obsolete, there can be potential for mixed-use redevelopment of the site. This sector also includes the existing rail yards, which could be redeveloped as mixed-use communities if the rail yards were moved out of town.

The purpose of the **M-1 (Manufacturing)**: Commercial uses intended to serve the entire City to permit heavy commercial uses characterized by automotive and light warehousing. Provide a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities. Within the Central Business District, more intensive commercial uses are allowed, the predominant of which are retail trade and service uses, providing less restrictive height and area regulations.

The proposal includes redevelopment of an existing truck storage and introduces a new use, which utilizes the current configuration of the existing lot.

Plan El Paso - Goals & Policies

Goal 2.2: The City of El Paso should change its growth pattern away from homogeneous land uses and return to a pattern of compact well-connected mixed-use neighborhoods.

This application addresses policy 2.2.5. "The design of new neighborhoods and additions to existing neighborhoods should strive for a balance of housing, jobs, shopping, recreation, and civic uses to avoid unnecessary travel and reduce infrastructure and public services costs.

The proposal includes redevelopment of an existing truck storage and introduces a new use, which utilizes the current configuration of the existing lot.

ANALYSIS

To grant the special permit to allow the storage & dispensing of Liquefied petroleum gas, the applicant must comply with the following standards, per Sections 20.04.260, 20.04.320 Special Permit Approvals, and 20.04.150 Detailed Site Development Plan:

20.04.260 Special permits generally

A. The City Council may by special permit after hearing and report by the city plan commission authorize the location of the uses subject to special permits identified in the district regulations.

20.04.320 Special permit approvals.

- A. Building and occupancy permits shall not be issued to any building or use identified in this title as requiring a special permit until after approval of such special permit by the city council.
- B. Building and occupancy permits shall not be issued for any building or use identified in this title as requiring an approved detailed site development plan as required by Article III, until such approval has been granted.
- C. No building or occupancy permit may be granted for the erection, rehabilitation, enlargement or demolition of any building in a designated historic area or for any building that is a designated historic landmark until prior approval has been granted by the historic landmark commission.
- D. The city council, after hearing and report by the city plan commission, may approve a special permit upon a finding that the proposed development meets the following minimum requirements necessary to protect the public health, safety and general welfare of the community:
 1. The proposed development complies, except to the extent waived, varied or modified pursuant to the provisions of this title, with all of the standards and conditions applicable in the zoning

district in which it is proposed to be located; complies with any special standards applicable to the particular type of development being proposed, or to the particular area in which the development is proposed; complies with any special approvals required in connection with such development or area;

2. The proposed development is in accordance with and in furtherance of the plan for El Paso, any special neighborhood plans or policies adopted by the city regarding the development area, or any approved concept plan;
 3. The proposed development is adequately served by and will not impose an undue burden upon the public improvements and rights-of-way by which it will be served or benefited, or which exist or are planned for installation within its boundaries or their immediate vicinity. A traffic impact study may be required to determine the effects of the proposed development on the public rights-of-way;
 4. Any impacts of the proposed development on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development;
 5. The design of the proposed development mitigates substantial environmental problems;
 6. The proposed development provides adequate landscaping and/or screening where needed to reduce visibility to adjacent uses;
 7. The proposed development is compatible with adjacent structures and uses;
 8. The proposed development is not materially detrimental to the enjoyment or valuation of the property adjacent to the site.
- E. The applicant may request that the city plan commission waive one or more of the criteria based on its no applicability to the proposed development. The city plan commission, upon a recommendation of the planning official, shall make a determination on the no applicability of the criteria and shall render a finding based on such determination, and shall forward their recommendation to city council for final review and approval.

The application meets the requirements for special permit.

20.04.140. When required.

Except as stated herein, a detailed site development plan is required prior to development in a special purpose district or with a special permit application and may be required if a zoning condition exists on a particular piece of property. Detailed site development plans are not required for any projects for development in the Mixed Use District (RMU, GMU and IMU) or for any other projects other than those located in special purpose districts or as otherwise required herein.

Detailed Site Development Plan review is required as part of the special permit application.

20.04.150 Detailed Site Development / Procedure.

- D. City plan commission approval. Pursuant to this Code, the city plan commission, in addition to the powers and duties identified in this chapter, shall have final authority on approval of all other detailed site development plans, unless a zoning condition, contract provision, other city code provision or state law require the detailed site development plan to be approved by city council.
1. The planning division shall make its recommendations to the city plan commission within thirty days after a complete application is submitted.
 2. The city plan commission shall hold a public hearing at its regular meeting that is within thirty days from receipt of department recommendations.
 3. The commission shall consider the following information when approving a proposed detailed site development plan: the boundaries of the tract proposed for development; location and arrangement of structures; determine if the use conforms to applicable zoning regulations, determine if historic landmark commission approval has been granted for architectural design of all structures if located in a historic district and the design conforms to such approval; location of utility rights-of-way and easements and storm water drainage; vehicular and pedestrian ways; on-site parking areas; location of open spaces and landscape planted areas.

4. In no instance shall the city plan commission have authority to vary the yard standards applicable to the district.
5. The city plan commission shall approve the plan if it complies with all applicable code provisions.

Planning Staff has reviewed the detailed site development plan, and it meets all requirements of Sections 20.04.320, Special Permit, and 20.04.150 Detailed Site Development Plan.

COMMENTS:

Planning and Inspections Department – Planning Division

No objections to the special permit and detailed site development plan.

Note:

All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

Planning and Inspections Department – Land Development

Revisions

We have reviewed subject plans and recommend that the applicant addresses the following comments.

Add note to detailed site plan: The retention of the difference between historic and developed storm-water runoff discharge volumes is required within this subdivision's limits in compliance with all provisions of (DSC, Municipal Code Chapter 19.19.010A and DDM, 11.1).

Approval of the site plans by CPC constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that storm-water is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

Planning and Inspections Department – BPI

No Objections to proposed Special permit or DSP

Note:

At the time of submittal for building permits the project will need to comply with all applicable provisions of the IBC, TAS, and local municipal code.

Texas Department of Transportation (TxDOT)

Not on a state ROW.

Sun Metro

No objections.

El Paso Fire Department

No objections.

El Paso Police Department

No objections.

El Paso Water Utilities

1. EPWater does not object to this request.

Water:

2. There is an existing 8-inch diameter water main that extends along Cedar Oak Dr. located approximately 10 feet east of right-of-way centerline. This main is available for service.
3. Previous water pressure from fire hydrant #5091 located on Cedar Oak Dr. near the southwest corner of the property, has yielded a static pressure of 78 psi, a residual pressure of 74 psi, and a discharge of 1,163 gallons per minute.
4. EPWU records indicate an active 3/4-inch yard meter and an active 6-inch fire line serving the subject property. Records also indicate a vacant 3-inch domestic water service. The service address for these meters is 11535 Cedar Oak Dr.

Sanitary Sewer:

5. There is an existing 8-inch diameter sanitary sewer

General:

6. EPWater requires a new service application to provide additional services to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

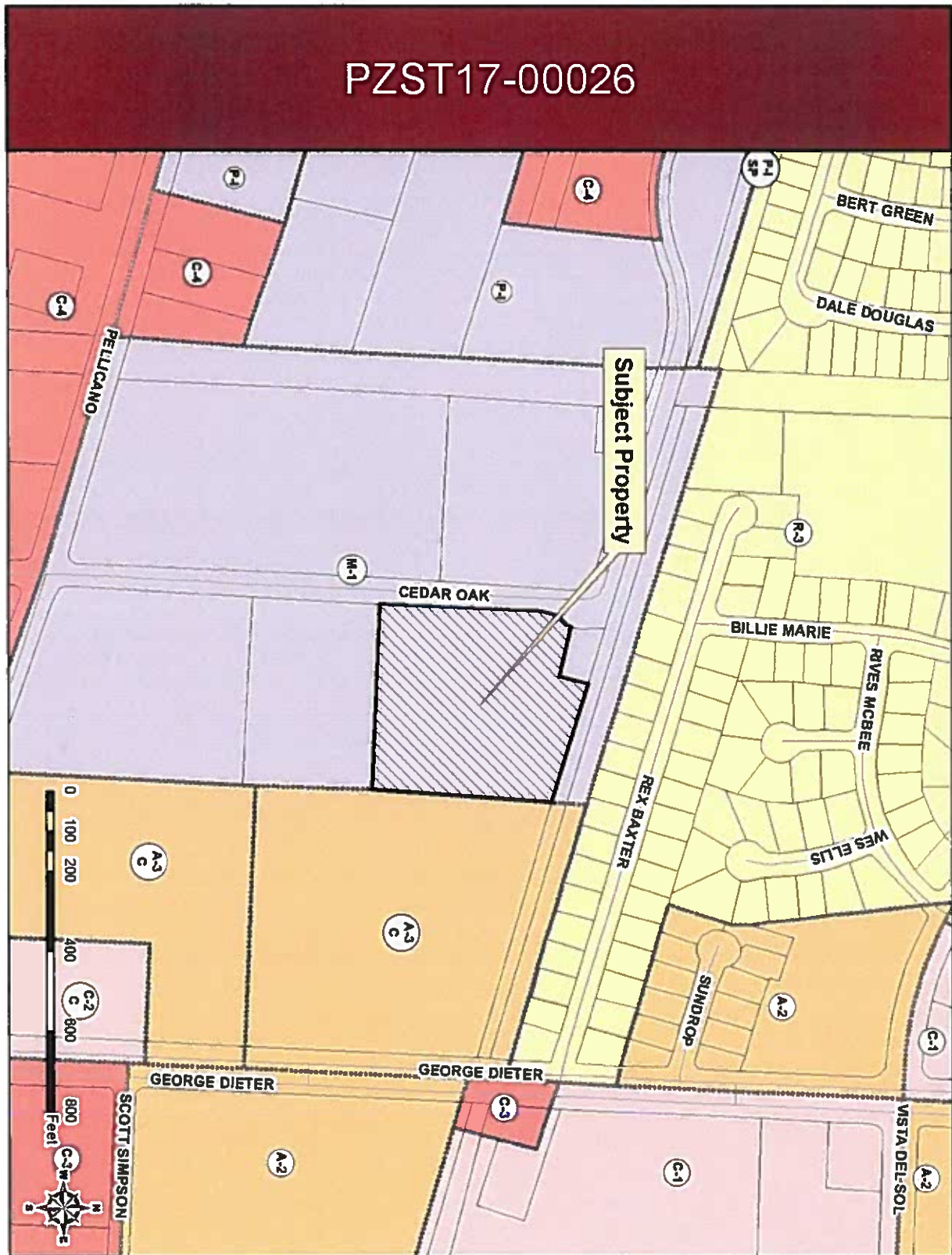
Stormwater Division

EPW-Stormwater Engineering reviewed the property described above and has no objections to the request

Attachments

1. Zoning Map
2. Aerial Map
3. Future Land Use Map
4. Detailed Site Development Plan
5. Elevations
6. Opposition

ATTACHMENT 1: ZONING MAP



ATTACHMENT 2: AERIAL MAP

PZST17-00026

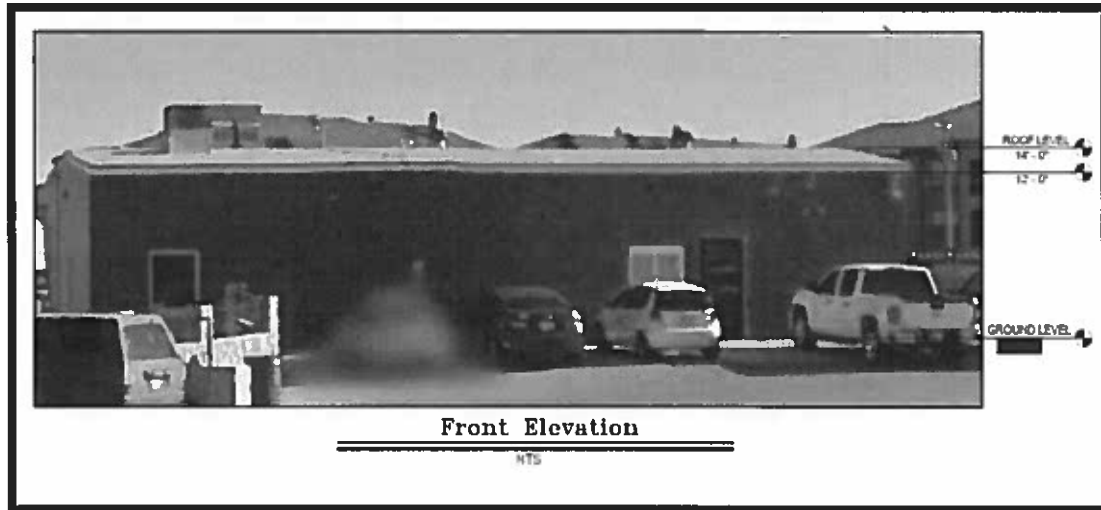


ATTACHMENT 3: FUTURE LAND USE MAP



September 21, 2017

ATTACHMENT 5: ELEVATIONS



ATTACHMENT 6: OPPOSITION

Martinez, Adriana

From: Michael Manchaca <michael.manchaca@fredloya.com>
Sent: Monday, September 11, 2017 1:20 PM
To: Martinez, Adriana
Subject: Case No. PZST17-00026
Attachments: NR.112.pdf

Dear Ms. Martinez,

I am writing this email in response to the notification we received with regard to above mentioned case number and the request for a special permit by Reliant Properties, LLC to allow storage and dispensing of liquefied petroleum gas at property located at 11535 Cedar Oak Dr.

We would like to express our concern with the approval of this special permit based on the number of employees that will soon be occupying our new Fred Loya Claims Center on the corner of 11520 Pellicano and Cedar Oak and the ability to assure us of their safety. At full capacity, we will have 600-700 employees working there with little room for evacuation if needed as Cedar Oak is the only thoroughfare from which our employees can exit onto Pellicano from our parking lot located on Cedar Oak. This would be in addition to the residents of the apartment complex that reside directly behind this proposed location.

There are also other questions that were not clear in the letter such who is actually applying for this permit as the company stated on the letter appears to be a property management company and not potentially the company that will be conducting business at this location. We would also like to make sure all rules and regulations regarding permits are being followed as specified by the Texas Railroad Commission (see attached). Lastly, what is the basis for how much Liquefied petroleum gas will be stored or maintained there.

Regards,

Michael Manchaca
Corporate Purchasing & Facilities Manager
michael.manchaca@fredloya.com
915-629-5121

Martinez, Adriana

From: Martin Dominguez <dominguez2622@sbcglobal.net>
Sent: Tuesday, September 26, 2017 9:55 AM
To: Martinez, Adriana
Cc: Yolanda Dominguez
Subject: Special permit request case number PZST17-00026

Ms. Adriana Martinez,

Apologies for the late attempt at contacting you. My name is Martin Dominguez. My wife Yolanda Dominguez and I are property owners of a house located at 11441 Rex Baxter by the corner of Vista Del Sol and George Dieter. I am writing to voice my wife's and my opposition to the proposed permit for the storage and disposal of liquefied gas by Reliant Properties LLC.

We feel we've been neglected for far too long by those whose decisions impact our neighborhood negatively. For example, the children cross a dangerous intersection every morning on their way to the middle school close by due to a dangerous curve that obstructs the view of oncoming drivers from east to west. We asked for a stop sign but not remedy was given to us. Some of our neighbors used to have privacy in their back yards until a monstrosity of an apartment complex took that away a few years ago. Now, a disaster waiting to happen is petitioning to build its ticking time bomb right next to our homes.

Please feel free to forward our opposition to this permit to all of those individuals who will consider and take action on this permit request.

Thank you.

Martin Dominguez

P.s. I again apologize for the lateness of this email. I've been in long-term recovery following a surgical procedure.



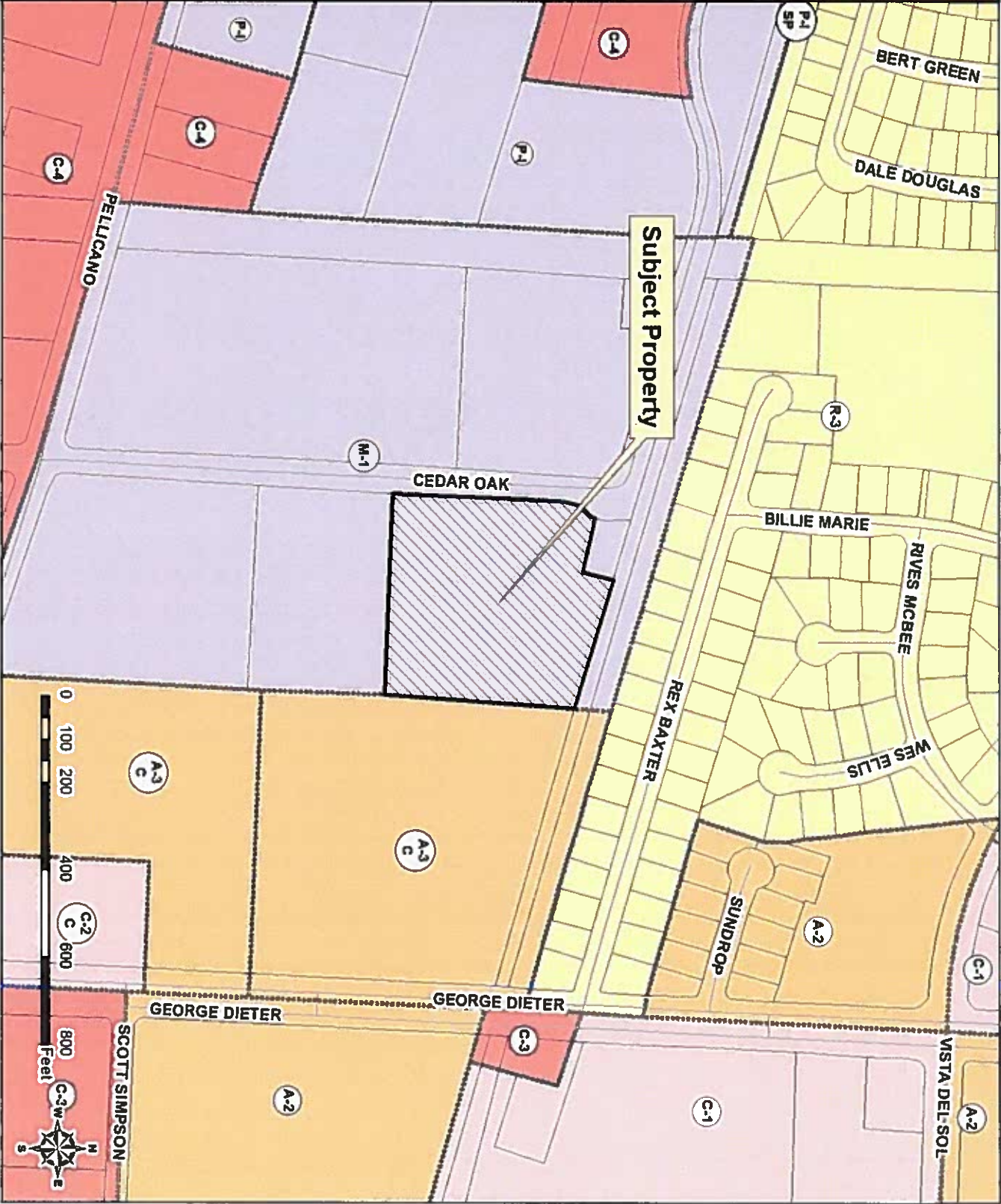
Recommendation/Public Input

- **Planning Division recommendation:** Approval
- **CPC Vote:** Approval Recommendation 6-0
- **Public Input:** The Planning Division received two emails in opposition of the special permit request.

Strategic Goal #3 Promote the Visual Image of El Paso

- 3.1 Provide business friendly permitting and inspection processes
- 3.2 Improve the visual impression of the community

PZST17-00026



PZST17-00026





Detailed Site Plan



"Delivering Outstanding Services"

PZST17-00026





Elevations



Front Elevation

NTS

ROOF LEVEL
14'-0"

12'-0"

GROUND LEVEL

"Delivering Outstanding Services"





W



N



E



S



PZST17-00026

