

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

DEPARTMENT: Planning and Inspections Department, Planning Division

AGENDA DATE: Introduction: May 15, 2018
Public Hearing: June 12, 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. PZST17-00038, to allow for a funeral home & crematorium on the property described as Lot 1, Carolina Estates, and a Portion of Tract 2B3A, Block 18, Ysleta Grant, 750 N. Carolina 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 in chapter 20.24 of the El Paso City Code. Subject Property: 750 N. Carolina Dr. Property Owner: Ramos & Robles, Inc. PZST17-00038 (related to PZRZ15-00034). (District 7).

BACKGROUND / DISCUSSION:

On May 22, 2018, the CPC reviewed and recommended approval of the special permit request.

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) – Approval Recommendation (7-0).

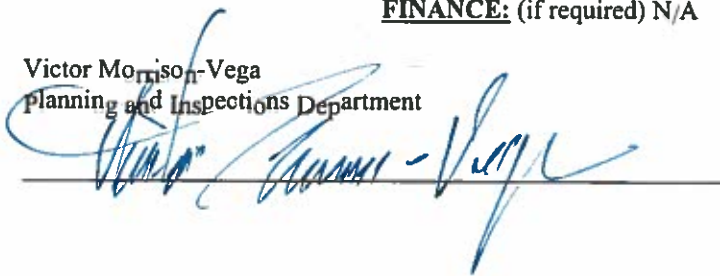
*****REQUIRED AUTHORIZATION*****

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: _____

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST17-00038, TO ALLOW FOR A FUNERAL HOME & CREMATORIUM ON THE PROPERTY DESCRIBED AS LOT 1, CAROLINA ESTATES, AND A PORTION OF TRACT 2B3A, BLOCK 18, YSLETA GRANT, 750 N. CAROLINA 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 IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, the Ramos & Robles, Inc. d/b/a Sunset Funeral Home, has applied for a Special Permit under Section 20.10.240 of the El Paso City Code to allow for a funeral home & crematorium; 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 C-2 (Commercial) District:

Lot 1, Carolina Estates, and a Portion of Tract 2B3A, Block 18, Ysleta Grant, 750 N. Carolina Dr., City of El Paso, El Paso County, Texas; more particularly described in the metes and bounds attached hereto as **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 funeral home & crematorium 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 C-2 (Commerical) 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. PZST17-00038, shall be subject to termination; construction

ORDINANCE NO. _____

PZST17-00038 (RELATED TO PZRZ15-00034)

18-1007-2164 | 775791

750 North Carolina Dr.-Special Permit

KMN

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
City Clerk

APPROVED AS TO FORM:



Karla M. Nieman
Senior Assistant Attorney

APPROVED AS TO CONTENT:



Victor Morrison-Vega
Planning & Inspections Department

EXHIBIT "A"

Prepared For: Ramos and Robles, Inc. d/b/a Sunset Funeral Home
Date: 01-09-2018
Being all of Lot 1, Block 1, Carolina Estates as filed in Volume 63, Page 50,
File No. 045942, dated November 4th, 1988, plat records and a portion of
Tract 2B3A, Block 18, Ysleta Grant,
City of El Paso, El Paso County, Texas
W.O. # 030317-3
Prepared By: LAJ.

METES AND BOUNDS DESCRIPTION 750 CAROLINA DRIVE

Description of a 1.338-acre parcel of land Being all of Lot 1, Block 1, Carolina Estates as filed in Volume 63, Page 50, File No. 045942, dated November 4th, 1988, plat records and a portion of Tract 2B3A, Block 18, Ysleta Grant, City of El Paso, El Paso County, Texas, containing in all 58,278 Square Feet or 1.338 Acres of land more or less and being more particularly described by metes and bounds as follows:

Commencing at an existing city monument located at the Intersection of Carolina Drive and Giles Road, Thence South 05°55'05" West (South 02°18'00" West Record) along the centerline of said Giles Road a distance of 195.13 feet to a point, Thence North 89°04'55" West (North 87°42'00" West Record) a distance of 25.00 feet to point, said point lying along the westerly right-of-way of Giles Road, Thence North 82°32'55" West (North 85°46'00" West Record) a distance of 125.90 feet to a found 5/8" Ø rebar with cap, said rebar being the "True Point of Beginning":

Thence North 82°33'24" West a distance of 30.98 feet to a set 1/2" Ø rebar with yellow plastic cap stamped 5572;

Thence South 04°13'03" West a distance of 80.42 feet to set 5/8" Ø rebar with yellow plastic cap stamped with Texas Registration Number (TX. 2449);

Thence North 87°30'19" West (North 89°17'00" East Record) a distance of 170.03 feet to a set 5/8" Ø rebar with yellow plastic cap stamped with Texas registration number (TX. 2449), said point lying along the common Tract line of Tracts 2B3A and 2C, Block 18, Ysleta Grant;

Thence continuing along the common Tract Line North 04°19'33" East (North 02°18'00" West Record) a distance of 127.90 feet to found PK nail on asphalt, said point lying along the northerly line of Tract 2C, Block 18, Ysleta Grant;

Thence continuing along the Northerly Tract Line North 81°55'24" West a distance of 60.06 feet to a set 1/2" Ø rebar with yellow plastic cap stamped 5572, said point lying on the easterly tract line of Tract 2A, Block 18, Ysleta Grant;

Thence continuing along the Easterly Tract Line North 0°54'34" East a distance of 113.19 feet to a set 1/2" Ø rebar with yellow plastic cap stamped 5572;

Thence continuing along the Easterly Tract Line North 60°54'29" East a distance of 24.25 feet to a set 1/2" Ø rebar with yellow plastic cap stamped 5572;

Thence continuing along the Easterly Tract Line North 11°10'23" East a distance of 24.85 feet to a set 1/2" Ø rebar with yellow plastic cap stamped 5572, said point lying along the southerly right-of-way line of Carolina Drive;

Thence continuing along said right-of-way, along the arc of a curve to the left a distance of 59.17 feet, whose radius is 2134.60 feet, whose central angle is $1^{\circ}35'17''$ and whose chord bears South $78^{\circ}11'10''$ East a distance of 59.17 feet to a set $1/2''$ \emptyset rebar with yellow plastic cap stamped 5572;

Thence continuing along said right-of-way line South $78^{\circ}58'49''$ East a distance of 176.57 feet to a set $1/2''$ \emptyset rebar with yellow plastic cap stamped 5572;

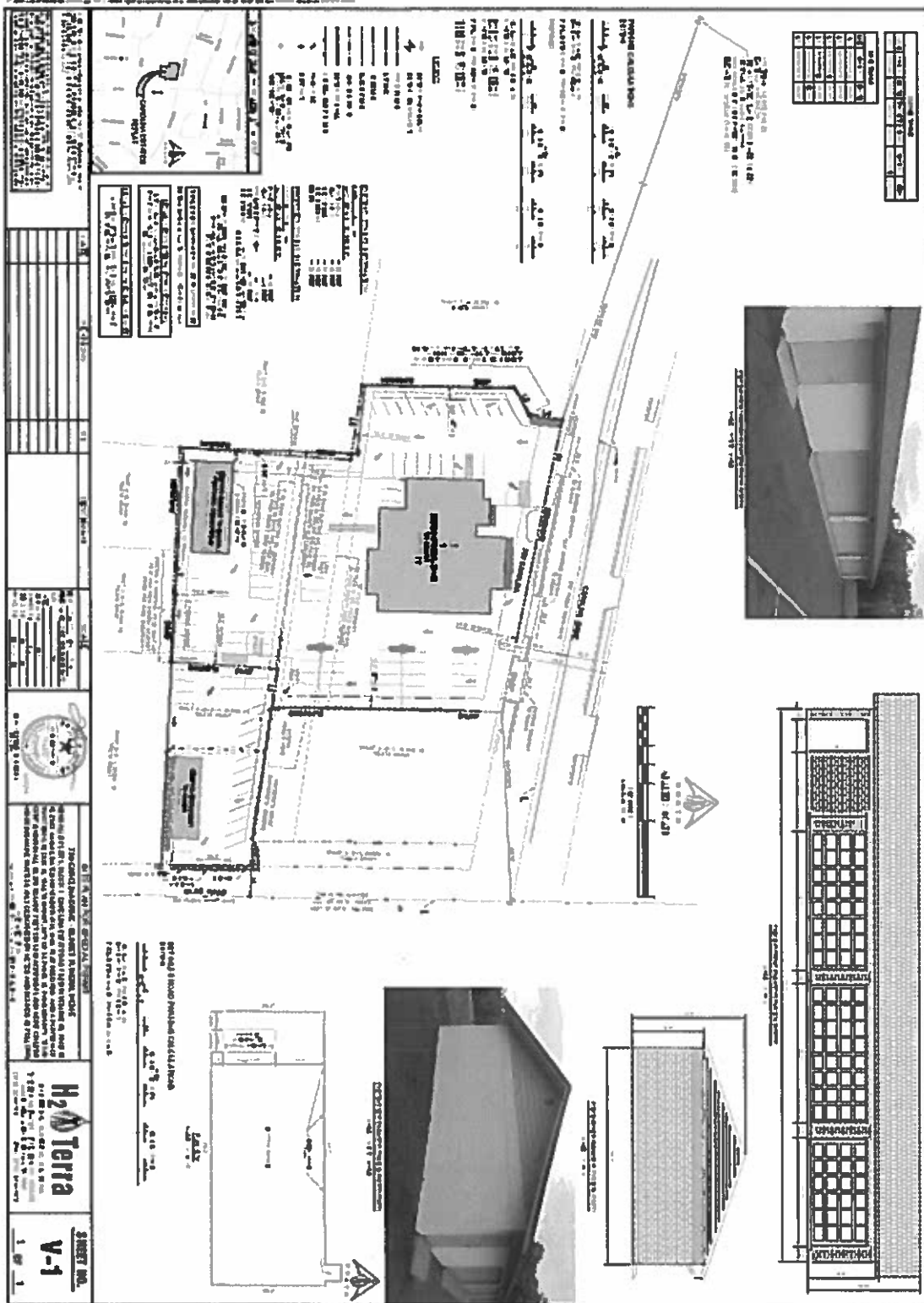
Thence South $0^{\circ}54'34''$ West a distance of 170.69 feet back to the " True Point of Beginning" and containing in all 58,278 Square Feet or 1.338 acres of land more or less.

01/11/2018 *Charles H. Gutierrez*
Charles H. Gutierrez R.P.L.S. 5572
H2O-Terra



NOTE: A SURVEY PLAT OF EVEN DATE HEREWITH ACCOMPANIES THIS METES AND BOUNDS DESCRIPTION.

EXHIBIT "B"



MEMORANDUM

DATE: May 4, 2018
TO: The Honorable Mayor and City Council
Tommy Gonzalez, City Manager
FROM: Adriana Martinez, Planner
SUBJECT: PZST17-00038

The City Plan Commission (CPC), on May 22, 2018 voted 7-0 to recommend **Approval** of the special permit application to allow for a , to allow for a funeral home & crematorium on the property described as Lot 1, Carolina Estates, and a Portion of Tract 2B3A, Block 18, Ysleta Grant, 750 N. Carolina Dr., City of El Paso, El Paso County, Texas.

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 has not received any communication in support or opposition to the special permit request.

Property Owner: Ramos & Robles, Inc.
Representative: H2O Terra

Attachments:
Staff Report

750 N. Carolina Dr.

City of El Paso — Plan Commission — 03/22/18

PZST17-00038 — Special Permit **REVISED**



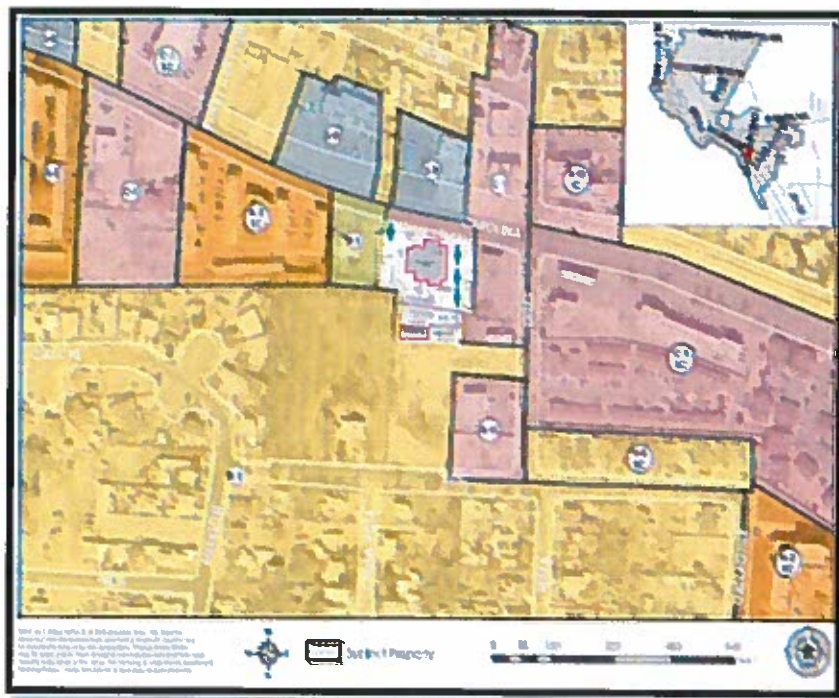
STAFF CONTACT:	Adriana Martinez, 915-212-1611, Martinezad@elpasotexas.gov	OWNER:	Ramos & Robles, Inc.
REPRESENTATIVE:	H2O Terra	LOCATION:	750 N. Carolina Dr.
LEGAL DESCRIPTION:	Lot 1, Carolina Estates, and a Portion of Tract 2B3A, Block 18, Ysleta Grant, City of El Paso, El Paso County, Texas	DISTRICT:	7
REQUEST:	To allow for a funeral home & crematorium	EXISTING ZONING:	C-1 (Commercial)
RELATED APPLICATIONS:	PZRZ15-00034		

PUBLIC INPUT Notices sent to property owners within 300 feet on March 9, 2018; Planning has not received any calls in support or opposition to the special permit request.

RECOMMENDATION: Approval (see pages 2—4 for basis for recommendation)

SUMMARY OF REQUEST: The property owner has requesting a special permit to allow for a funeral home & crematorium for the property located at 750 N. Carolina Dr. The current use of the property is parking for the funeral home.

SUMMARY OF RECOMMENDATION: The Planning Division recommends **APPROVAL** of the special permit request and detailed site development plan to allow a funeral home & crematorium. The proposed special permit request is consistent with other commercial districts in the immediate area along Carolina Dr. and meets the established character of its surrounding neighborhood. Further, the proposed development complies with Sections 20.04.260 and 20.04.320, Special Permit, 20.04.150, Detailed Site Development Plan, and the Plan El Paso land use designation of the G-3, Post-War, Mission-Planning Area land use designation of Plan El Paso, the City's Comprehensive Plan.



DESCRIPTION OF REQUEST

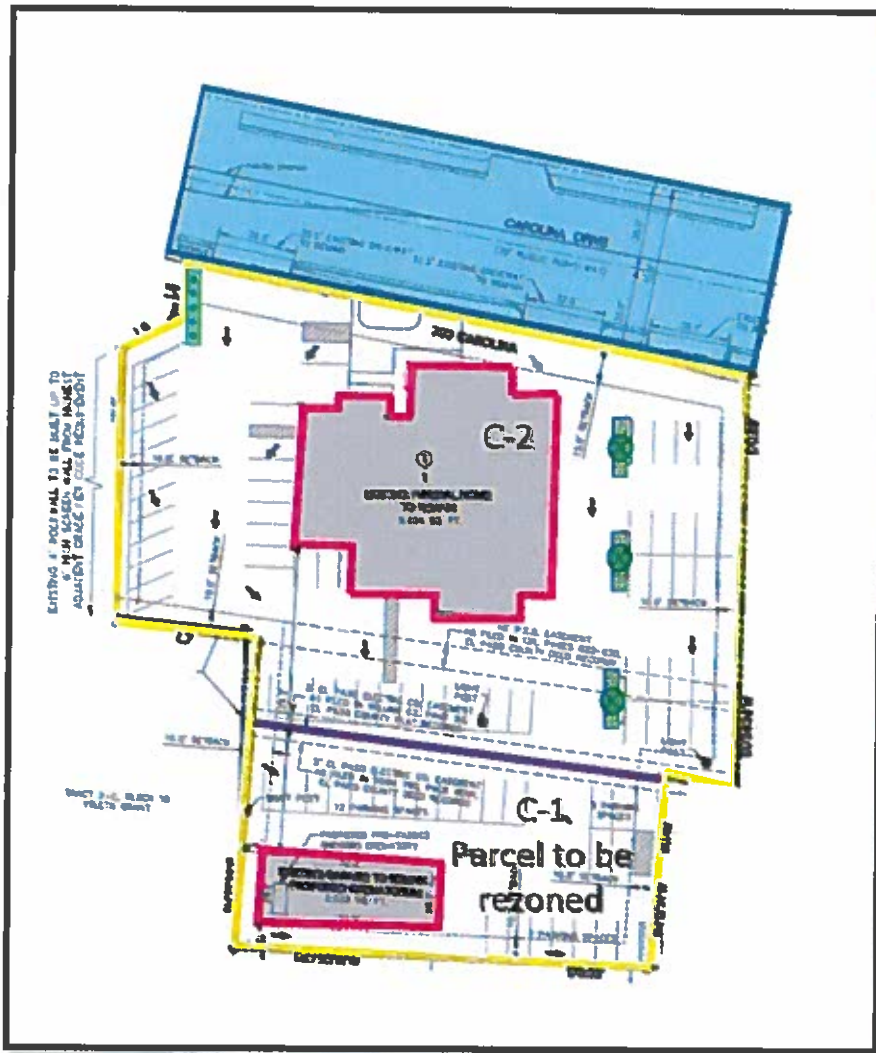
The applicant has submitted a special permit request for the property at 750 N. Carolina Dr. The owner is requesting this special permit to allow for a funeral home & crematorium. The area of the subject property is 1.338 acres in size. The applicant proposes to combine two lots and introduce a new use to the subject property. The development consists of an existing 8,904 sq. ft. building used as funeral home and an existing 2,033 sq. ft. structure to be converted into a crematorium. This is a permitted use through a rezoning application that has been submitted Case No. PZRZ15-00034 to change the zone from a C-1 (commercial) to a C-2 (commercial) district. The development requires a minimum of 66 parking spaces and one (1) bike of which the proposed development provides us with 81 to include ADA. The development is also in compliance with Title 18 requirements. Access to the subject property is from Carolina Dr.

SPECIAL PERMIT REQUIREMENTS

To grant the special permit to allow for a funeral home & crematorium, the applicant must comply with the following standards, per 20.04.260 & 20.04.320, Special Permit and 20.04.150, Detailed Site Development Plan.

20.04.260 & 20.04.0320 Special Permit	DOES IT COMPLY?
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.	Yes. Funeral Home & Crematorium are a permitted use in C-2 (Commercial) zone district with an approved Rezoning request (PZRZ15-00034) from a C-1 (commercial) to a C-2 (commercial) zone district, a Special Permit and Detailed Site Development Plan as identified by the zone district use regulations.
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:	Yes, the proposed use complies with 20.04.320 D 1-8, as further explained below.
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;	Yes, the proposed development complies with setbacks and adequate parking is provided for both the funeral home & crematorium.
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;	Yes. The subject property, and the proposed development for it, meet the intent of the G-3, Post-War Future Land Use Map designation.
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;	Yes, A TIA is not required. No negative comments from any reviewing departments were received.

4. Any impacts of the proposed development on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development;	No new construction is proposed other than interior remodeling to allow for a crematorium.
5. The design of the proposed development mitigates substantial environmental problems;	It does not apply to the existing building/use.
6. The proposed development provides adequate landscaping and/or screening where needed to reduce visibility to adjacent uses;	The development complies with the minimum landscape area requirements of Title 18.46. No additional screening is necessary between the subject property and its neighbors.
7. The proposed development is compatible with adjacent structures and uses;	The funeral home & crematorium are compatible with adjacent commercial uses, such as, restaurants, automobile service station, apartments, and daycare center.
8. The proposed development is not materially detrimental to the enjoyment or valuation of the property adjacent to the site.	The proposed use will no negative affect adjacent uses on the site.



RELATION OF PROPOSED CHANGE TO THE CITY'S COMP. PLAN

CONSISTENCY WITH PLAN EL PASO	DOES IT COMPLY?
<p>G-3 – Post-War: This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.</p>	<p>Yes, the lot sits within the El Paso mission valley boundary. The purpose of this project is to integrate different uses to the subject property, which is currently adjacent to existing commercial & residential district.</p>
ZONING DISTRICT	DOES IT COMPLY?
<p>C-2 (Commercial) Establishments providing goods or rendering services which are used in support of the community's trade and service establishments and serving multi-neighborhoods. Permit intensities designed to be compatible with each other and to provide for a wide range of types of commercial activity, including light automobile related uses.</p>	<p>Yes, a funeral home and crematorium are permitted uses in the proposed zone district and with a special permit application.</p>
POLICY	DOES IT COMPLY?
<p>1.3.1: Most neighborhoods, even new ones, would benefit from a greater variety of activities within walking and bicycling distance. For instance, a greater number of smaller parks are preferable to a few larger ones that are accessible only to those with a private vehicle. Likewise, smaller schools often become the centerpiece of their neighborhoods rather than distant facilities to which most students must be driven or bused each day. This policy is most applicable within the G-3 "Post-War" and G-4 "Suburban" growth sectors on the Future Land Use Map.</p>	<p>Yes, the applicant is proposing the redevelopment of an existing parcel, adding additional uses, and expanding opportunity for employment.</p>

SUITABILITY OF SITE FOR USES UNDER PROPOSED ZONING: The subject site is 1.338 acres in size and allows the use under the proposed C-2 (Commercial) zone district and with the submittal of a rezoning application (Case No. PZRZ15-00034) and this special permit request.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE: The intent of the Zoning Ordinance is to protect the public health, safety, and general welfare, to regulate the use of land and buildings within zoning districts to ensure compatibility, and to protect property values. The intent of the C-2 (Commercial) zone district is for establishments to provide or render services which are used in support of the community's trade and service establishments and serving multi-neighborhoods. The proposed development will keep the commercial appearance and landscaping of the property and redesign the interior of the existing structure while introducing a new permitted use.

ADEQUACY OF PUBLIC FACILITIES AND SERVICES:

There is an existing 6-inch diameter water main that extends along the north side of Carolina Dr., approximately 15-feet north of and parallel to the northern curb and gutter line of Carolina Dr. which are available for service. The applicant will need to coordinate with EPWater to continue providing services to the property.

EFFECT UPON THE NATURAL ENVIRONMENT: Subject property does not involve greenfield/ environmentally sensitive land or arroyo disturbance.

COMMENT FROM THE PUBLIC: The subject property falls within the boundary of the Santa Lucia Neighborhood Association and Mission Valley Civic Association and have been notified as required by 20.04.520. Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on March 9, 2018. Planning has not received support or opposition to the rezoning request.

STAFF COMMENTS: No objections to proposed special. No reviewing departments had any negative comments. Applicant is responsible for obtaining all applicable permits and approvals prior to any construction or change in occupancy.

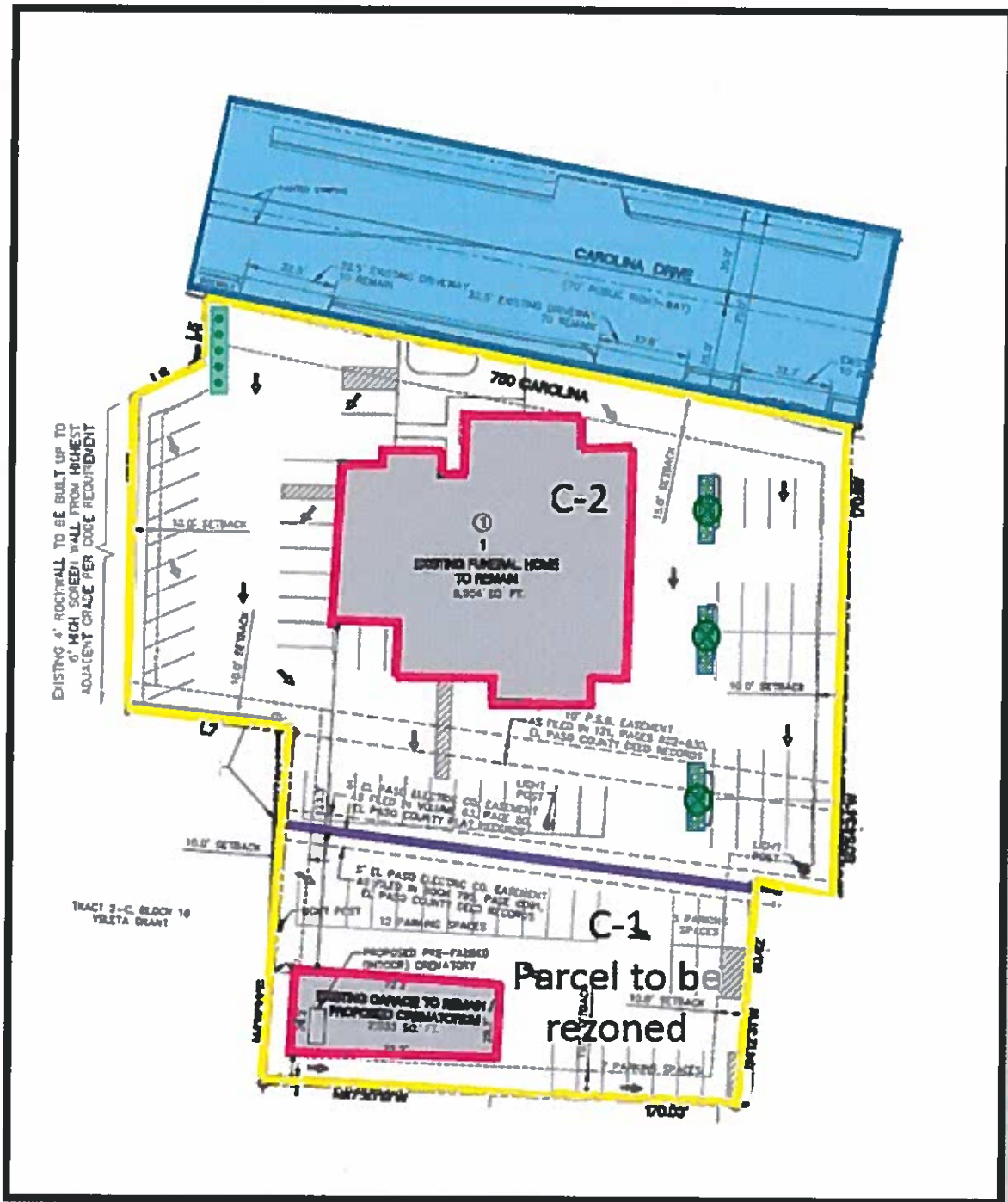
OTHER APPLICABLE FACTORS: Approval of the detailed site plan by the City Plan Commission constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

ATTACHMENTS:

1. Detailed Site Development Plan
2. Elevations
3. Zoning Map
4. Future Land Use Map
5. Department Comments
6. Public Notification Boundary Map

ATTACHMENT 1

Detailed Site Development Plan

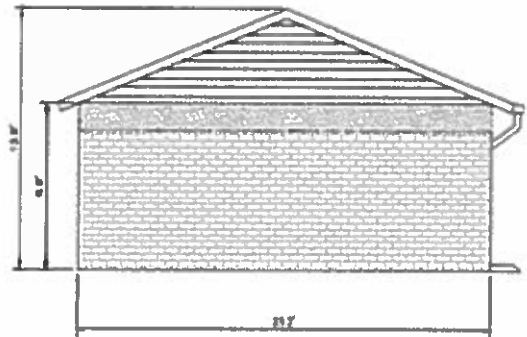


ATTACHMENT 2

Elevations



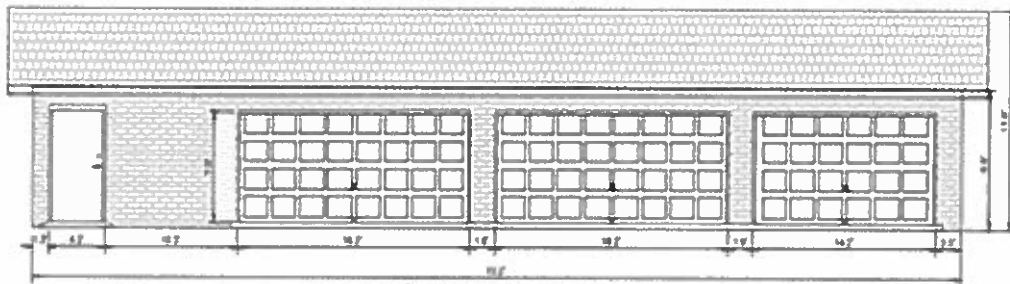
EXISTING SIDE GARAGE PHOTOGRAPH
SCALE: NOT TO SCALE



EXISTING SIDE GARAGE ELEVATION EAST
SCALE: 1" = 3'



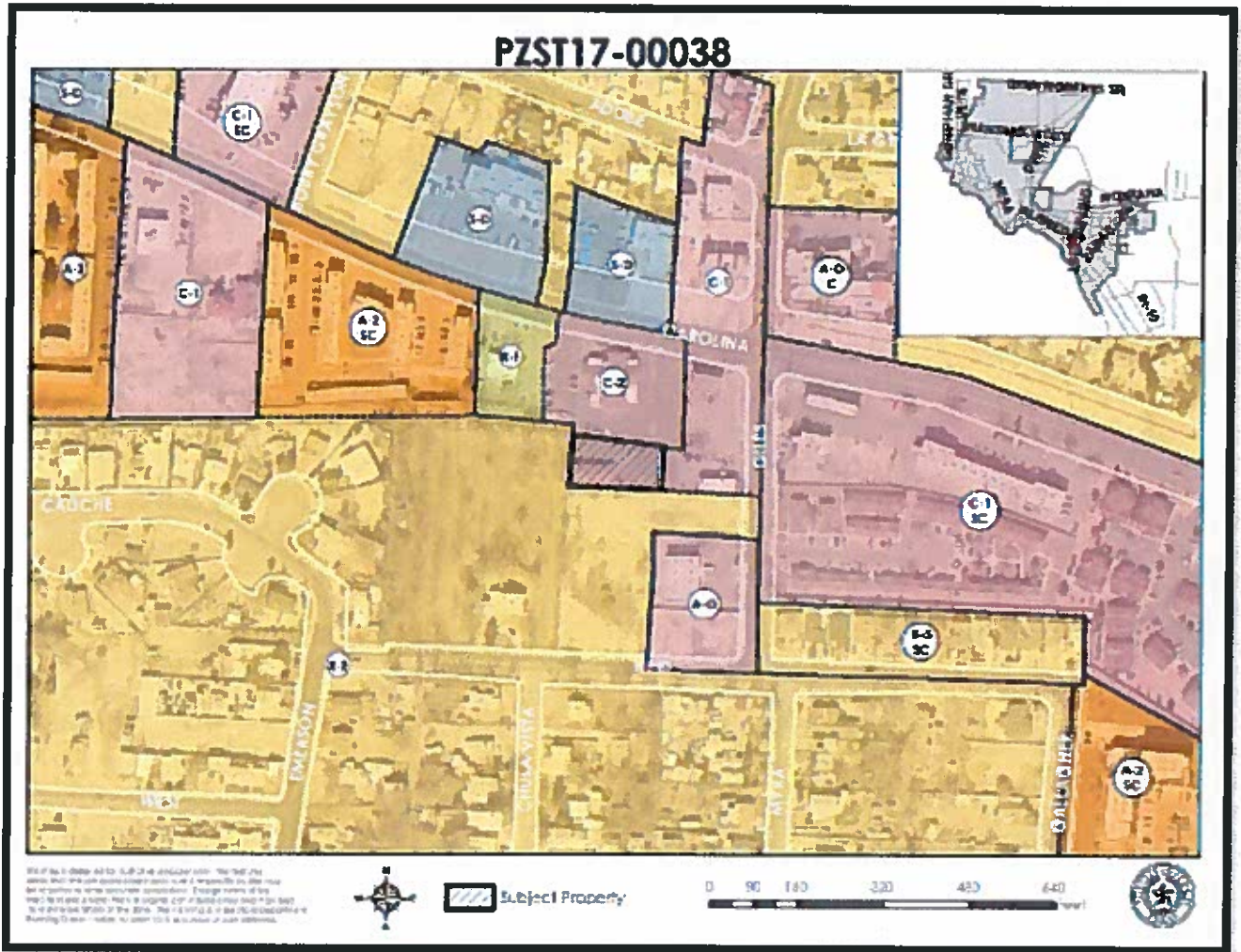
EXISTING FRONT GARAGE ELEVATION PHOTOGRAPH
SCALE: NOT TO SCALE



EXISTING FRONT GARAGE ELEVATION NORTH
SCALE: 1" = 3'

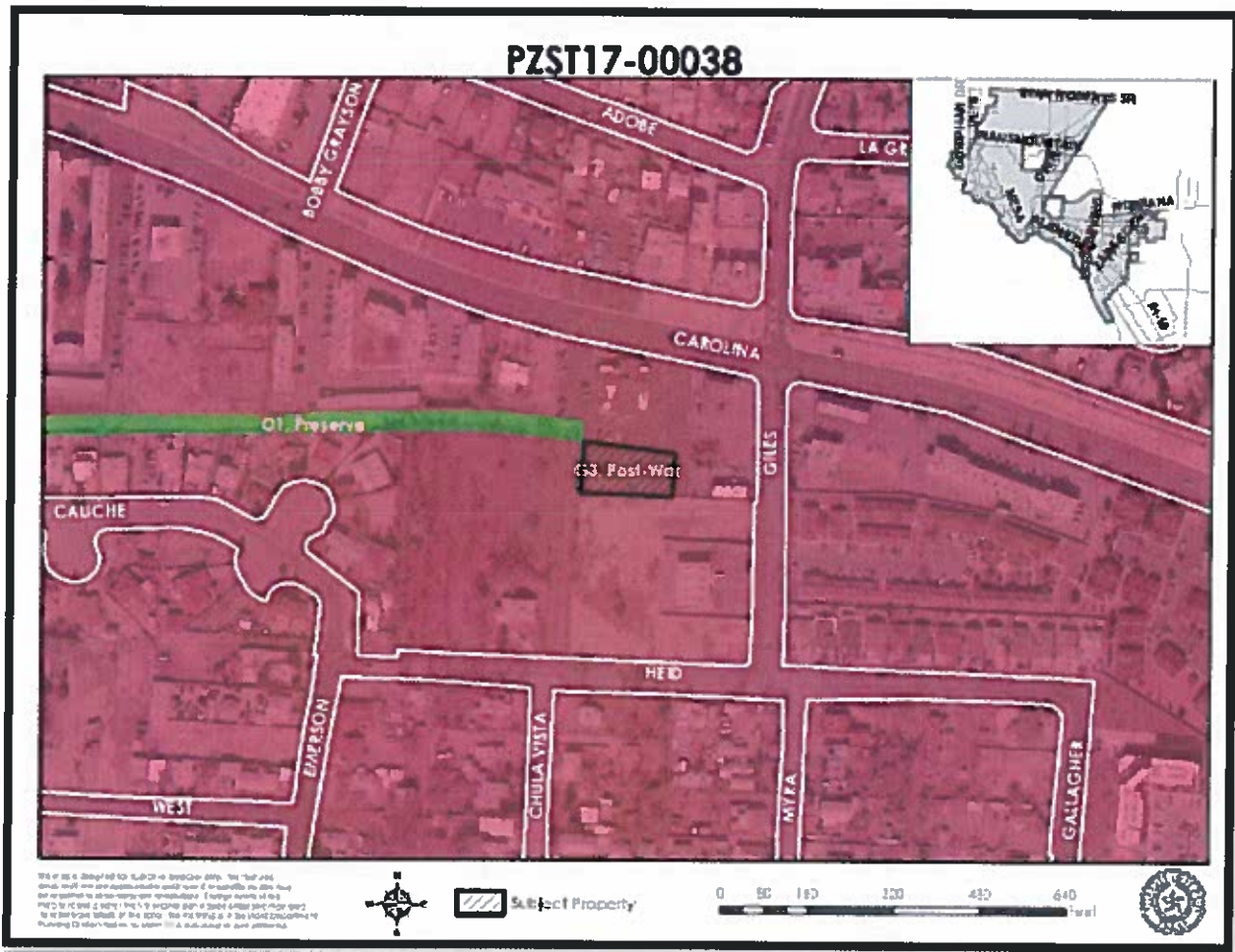
ATTACHMENT 3

Zoning Map



ATTACHMENT 4

Future Land Use Map



ATTACHMENT 5

Department Comments

Planning and Inspections Department- Planning Division

No objections to rezoning.

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 - City Development & Permitting- Landscape

No objections to the special permit.

Planning and Inspections Department - Land Development

No objections to proposed site plan.

Sun Metro

No objections to the special permit.

Fire Department

No objections to the special permit.

Police Department

No objections to the special permit.

TxDot

Property is not abutting TxDOT Right of Way.

El Paso Water Utilities

We have reviewed the property described above and provide the following comments:

Note: EPWater does not object to this request

Water

1. There is an existing 6-inch diameter water main that extends along the north side of Carolina Dr., approximately 15-feet north of and parallel to the northern curb and gutter line of Carolina Dr. This water main is available for service.
2. EPWater records indicate there is an active 1-inch water meter serving the subject property. The service address for this meter is 740 N. Carolina Dr. Backflow preventer will be required after the water service meter.
3. Previous water pressure from fire hydrant #3117 located at the northwest corner of Giles Rd. and Carolina Dr. has yield a static pressure of 90 psi, a residual pressure of 78 psi, and a discharge flow of 750 gallons per minute.
4. The owner should, for his own protection and at his own expense, install a pressure regulator, strainer and relief valve at the discharge side of each water meter to be set at a pressure desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer:

5. There is an existing 8-inch diameter sanitary sewer main that extends along the north side of Carolina Dr., approximately 5-feet north of and parallel to the northern curb and gutter line of Carolina Dr. This sanitary sewer main is available for service.
6. There is an existing 12-inch diameter sanitary sewer main that extends along the 10-foot PSB Easement, North of Bowman Lateral. This sanitary sewer main is available for service.

General:

7. No building, reservoir, structure, parking stalls or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced EPWU-PSB easement without the written consent of EPWU-PSB. The Developer shall refrain from constructing rock walls, signs, buildings, curbs or any structure that will interfere with the access to the PSB easements. There shall be at least 5-foot setback from the easement line to any building, sign or structure. All easements dedicated for public water and sanitary sewer facilities shall comply with the EPWU-PSB Easement Policy. The PSB easements shall be improved to allow the operation of EPWU maintenance vehicles. EPWU-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.
8. EPWater requires a new service application for additional services to the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat with street names and addresses; (2) finalized set of improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWater – PSB Rules and Regulations. The owner 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.

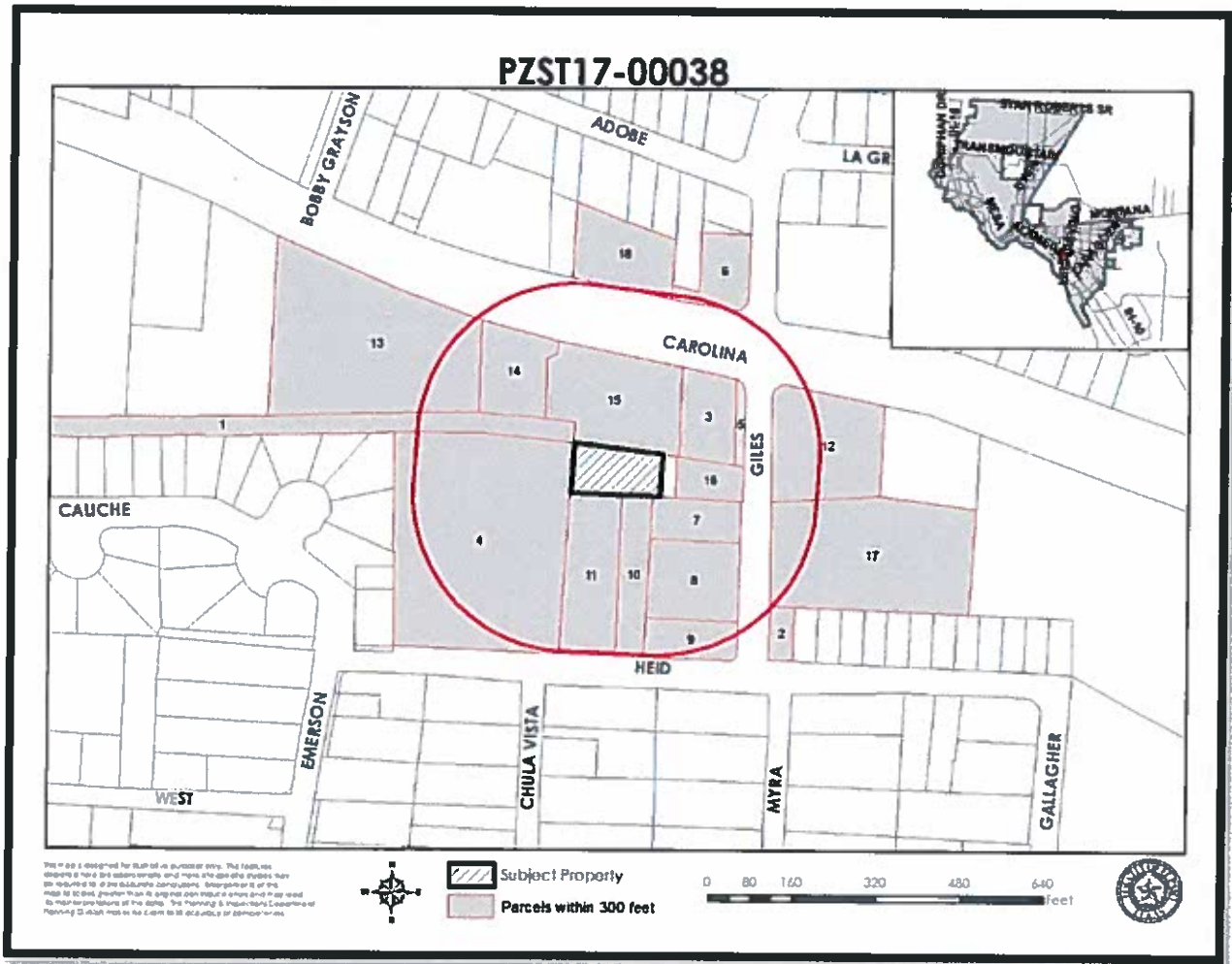
Stormwater:

EPW-Stormwater Engineering has reviewed the property described above and provide the following comments:

9. As per Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable in order to reduce flooding, and encourage the use of nonstructural stormwater management such as the preservation of greenspace and other conservation areas, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, Subparagraph A-2 & A-5.
10. If there is any reconstruction, the property is required to retain its developed runoff.

ATTACHMENT 6

Notification Map





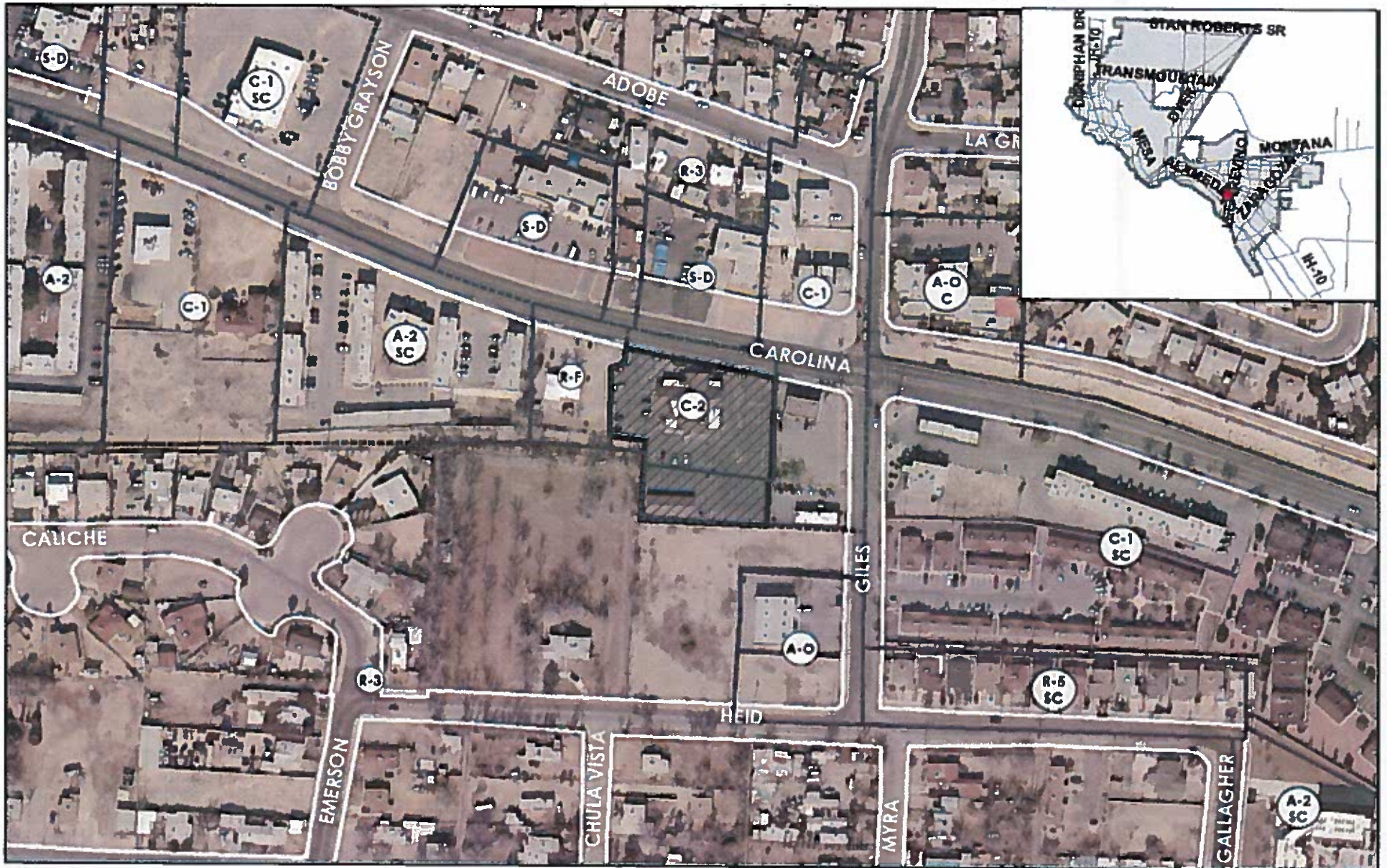
Recommendation/Public Input

- **Planning Division recommendation:** Approval
- **CPC Vote:** Approval Recommendation (7-0)
- **Public Input:** The Planning Division has not received any communication in support or opposition to the rezoning or 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

PZST17-00038 & PZRZ15-00034



This map is designed for illustrative purposes only. The features depicted here are approximate and more specific details may be required to draw accurate conclusions. Enlargements of this map to scales greater than 1:10,000 can include errors and may lead to misinterpretations of the data. The Planning & Zoning Department Planning Division makes no claim to its accuracy or completeness.

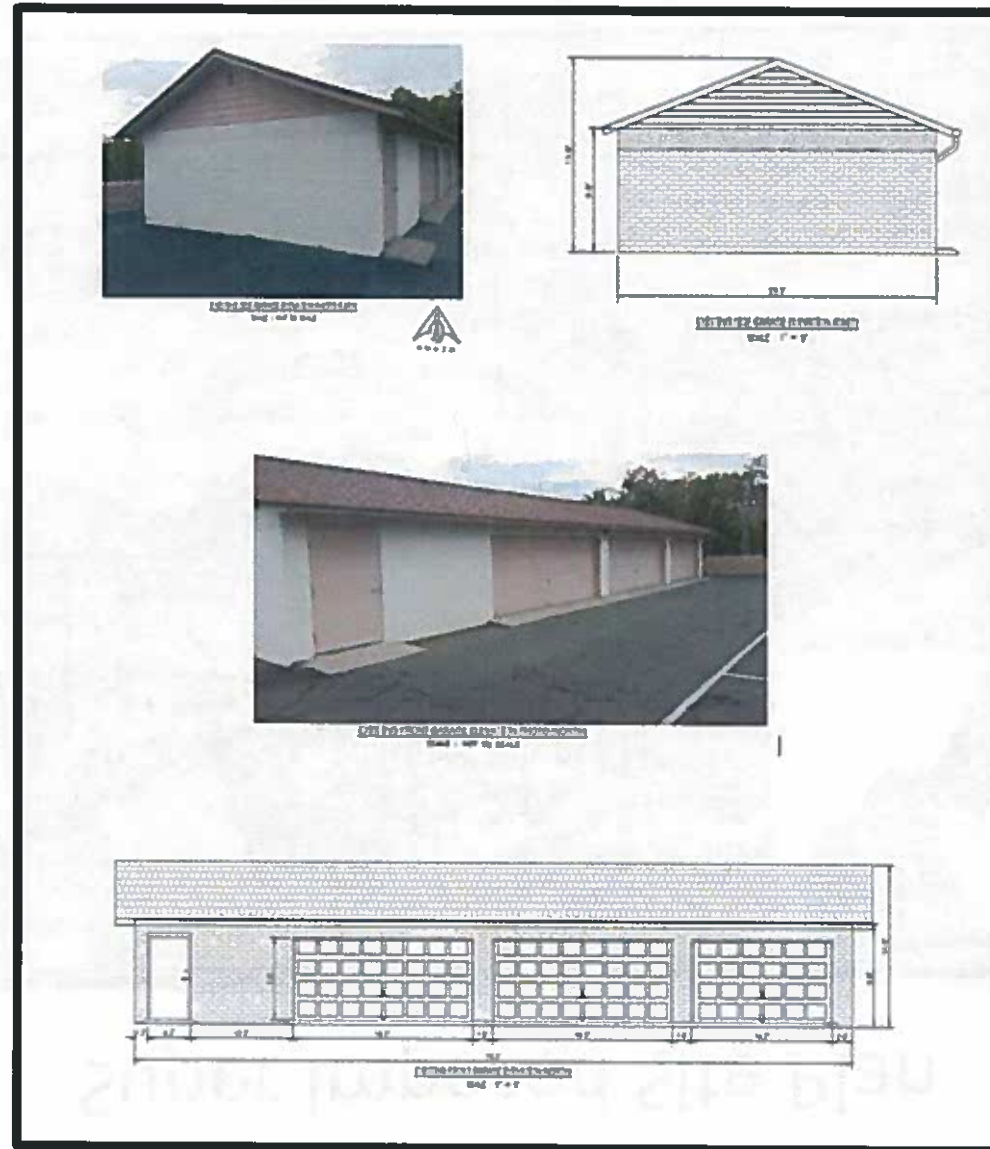


Subject Property





Elevations



"Delivering Outstanding Services"

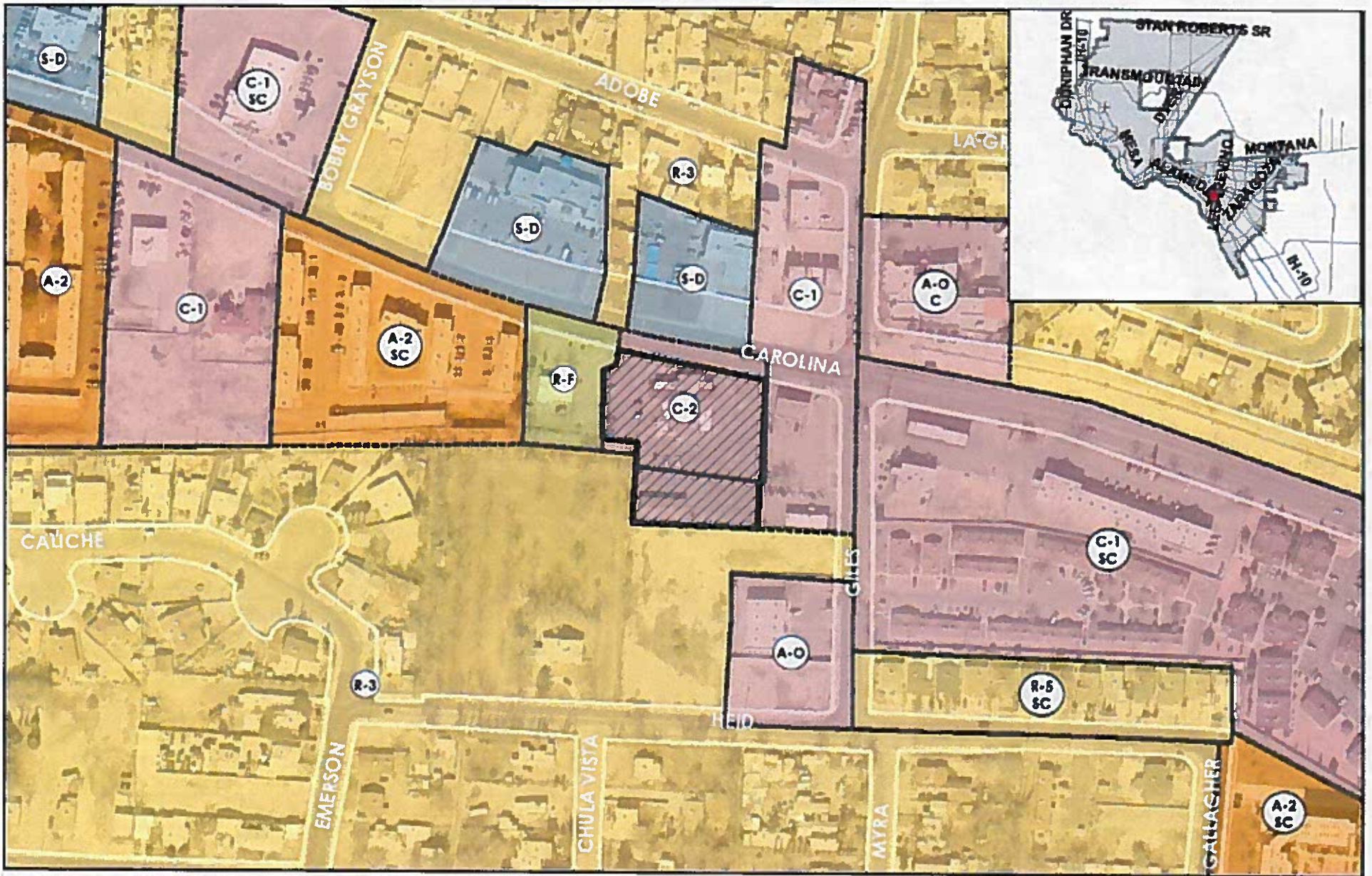


Subject Property



"Delivering Outstanding Services"

PZST17-00038 & PZRZ15-00034



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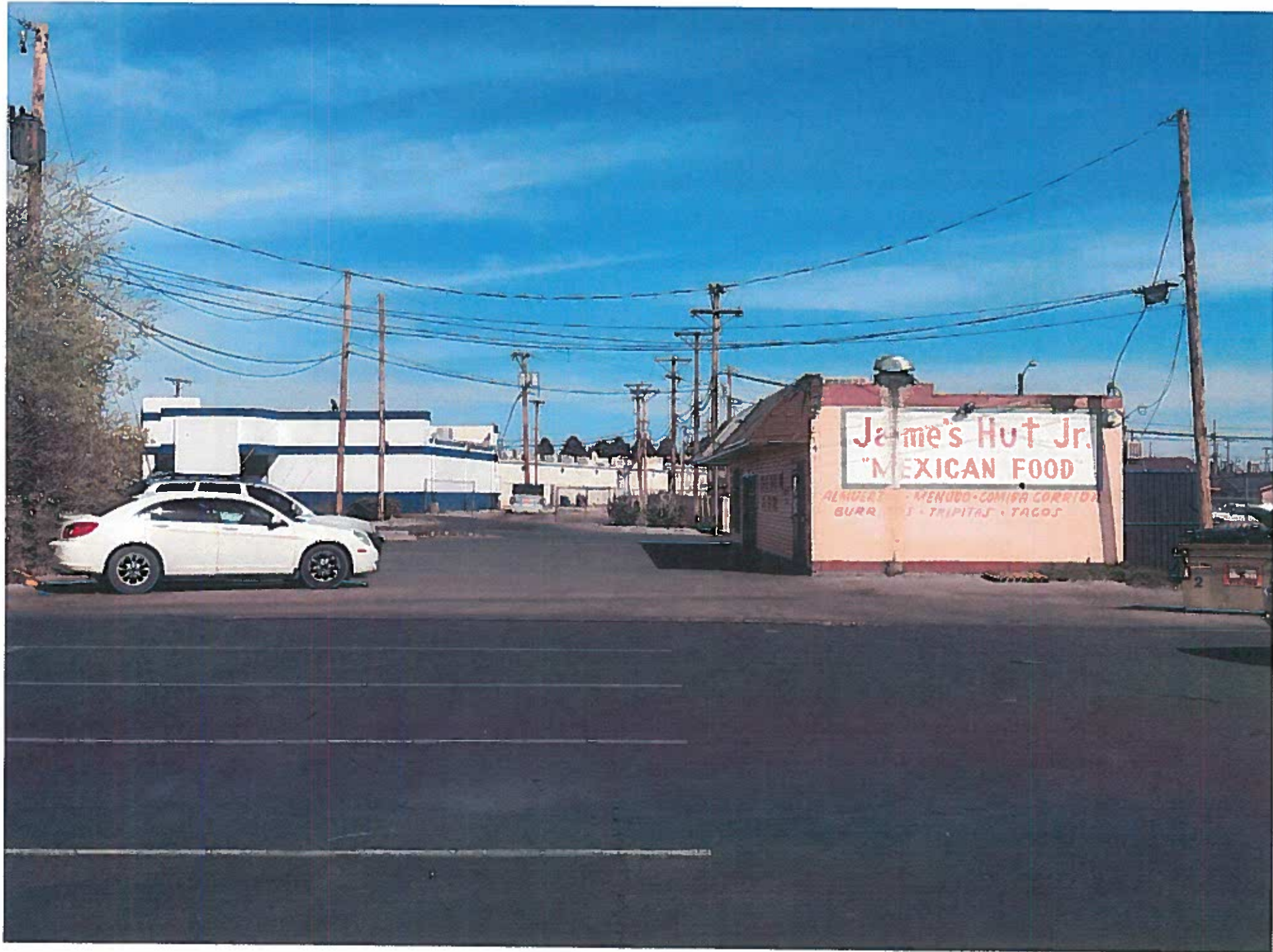
Subject Property



**PROPOSED SPECIAL PERMIT
PUBLIC HEARINGS
ARE SCHEDULED
PLEASE CALL (915)212-1569**

**PERMISO ESPECIAL
AUDIENCIAS SE HAN AGENDADO
MAS INFORMACION
LLAME AL TEL (915) 212-1569**





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"MEXICAN FOOD"

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