

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

DEPARTMENT: Planning and Inspections Department, Planning Division

AGENDA DATE: Introduction: August 8, 2017
Public Hearing: September 5, 2017

CONTACT PERSON/PHONE: Larry Nichols, (915) 212-1550, nicholslf@elpasotexas.gov
Andrew Salloum, (915) 212-1603, salloumam@elpasotexas.gov

DISTRICT(S) AFFECTED: 2

SUBJECT:

An Ordinance granting Special Permit No. PZST17-00015, to allow for Infill Development with rear, side, and cumulative front & rear yard setback reductions on the property described as being Lot 19 and a portion of Lot 20, Block 100, Austin Terrace Third Supplementary Map as amended of Government Hill Addition, 1700 Radford Street, City of El Paso, El Paso County, Texas, Pursuant to Section 20.10.280 Infill Development of the El Paso City Code. The penalty being as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 1700 Radford Street. Property Owner: Scott B. and Jennifer W. Crawford. PZST17-00015 (**District 2**)

BACKGROUND / DISCUSSION:

On July 13, 2017, 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:

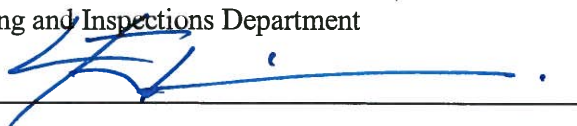
City Plan Commission (CPC) – Approval Recommendation (8-0).

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Larry F. Nichols
Director, Planning and Inspections Department



APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST17-00015, TO ALLOW FOR INFILL DEVELOPMENT WITH REAR, SIDE, AND CUMULATIVE FRONT & REAR YARD SETBACK REDUCTIONS ON THE PROPERTY DESCRIBED AS BEING LOT 19 AND A PORTION OF LOT 20, BLOCK 100, AUSTIN TERRACE THIRD SUPPLEMENTARY MAP AS AMENDED OF GOVERNMENT HILL ADDITION, 1700 RADFORD STREET, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.10.280 INFILL DEVELOPMENT OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, Scott B. and Jennifer W. Crawford, have applied for a Special Permit for infill development under Section 20.10.280 of the El Paso City for rear, side, and cumulative front & rear yard setback reductions; and,

WHEREAS, a report was made to 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 Sections 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 R-4/H (Residential/Historic) Zone District:

Being Lot 19 and a portion of Lot 20, Block 100, Austin Terrace Third Supplementary Map as Amended of Government Hill Addition, 1700 Radford Street, *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 Sections 20.04.320 of the El Paso City Code, to allow an infill development for rear, side, and cumulative front & rear yard setback reductions; and,
3. That this Special Permit is issued subject to the development standards in the R-4/H (Residential/Historic) District regulations and is subject to the approved

ORDINANCE NO. _____

PZST17-00015

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 incorporated herein by reference for all purposes; and,

4. That if at any time the Owners fail to comply with any of the requirements of this Ordinance, Special Permit No. PZST17-00015 shall automatically terminate, and construction shall stop or occupancy shall be discontinued, until any such violation ceases; and,
5. That the Owners 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 of the City Plan Commission before building permits are issued.

ADOPTED this _____ day of _____, 2017.

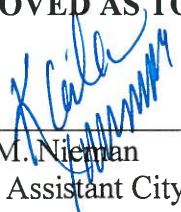
THE CITY OF EL PASO

ATTEST:

Dee Margo
Mayor

Laura Prine
Interim City Clerk

APPROVED AS TO FORM:



Karla M. Nieman
Senior Assistant City Attorney

APPROVED AS TO CONTENT:



Larry F. Nichols, Director
Planning and Inspections Department

ORDINANCE NO. _____

17-1007-1996 | 700941
1700 Radford Street- Special Permit
KMN

PZST17-00015

AGREEMENT

Scott B. and Jennifer W. Crawford, referred to in the above Ordinance, hereby agree 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 R-4/H (Residential/Historic) District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this _____ day of _____, 2017.

Scott B. Crawford:

By: Scott B. Crawford/owner
(name/title)

[Signature]
(signature)

Jennifer W. Crawford:

By: Jennifer W. Crawford
(name/title)

[Signature]
(signature)

ACKNOWLEDGMENT

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this 26th day of July, 2017, by Scott B. and Jennifer W. Crawford as Owners.

My Commission Expires: January 21, 2019

Maria D Acosta
Notary Public, State of Texas



Notary's Printed or Typed Name:

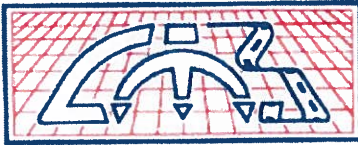
MARIA D ACOSTA

ORDINANCE NO. _____

17-1007-1996 | 700941
1700 Radford Street- Special Permit
KMN

PZST17-00015

EXHIBIT "A"
METES & BOUNDS



Land - Mark Professional Surveying Inc.

"Serving Texas, New Mexico and Arizona"

METES AND BOUNDS DESCRIPTION

1700 Radford Street

BEING LOT 19 AND A PORTION OF LOT 20, BLOCK 100, AUSTIN TERRACE THIRD SUPPLEMENTARY MAP AS AMENDED OF THE GOVERNMENT HILL ADDITION, AS RECORDED IN VOLUME 4, PAGE 50, PLAT RECORDS OF EL PASO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at the westerly common corner of Lots 18 and 19, Block 100, said point being the **POINT OF BEGINNING** for this parcel description;

THENCE, North 78°08'29" East, with the common boundary line of said Lots 18 and 19, Block 100, a distance of 120.39 feet to a point in the westerly boundary line of a 20 foot wide alley;

THENCE, Southeasterly with the arc of a curve to the left and westerly boundary line of a 20 foot wide alley, a distance of 57.22 feet to a point lying in the northerly boundary line of a parcel of land conveyed to David Matthew Pagliasotti and Sarai Eliza Pagliasotti recorded in Document No. 20150015672, Official Records of El Paso County, Texas; Said curve having a radius of 290.00 feet, a central angle of 11°18'18", and a chord which bears South 17°30'40" East a distance of 57.13 feet;

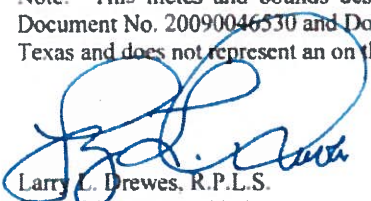
THENCE, South 67°13'26" West, with said northerly boundary line, a distance of 140.00 feet to a point lying in the easterly right-of-way line of Cumberland Circle (70 feet wide);

THENCE, Northwesterly with the arc of a curve to the right and with said easterly right-of-way line, a distance of 14.39 feet to a point lying in the easterly right-of-way line of Radford Street (70 feet wide); Said curve having a radius of 430.00 feet, a central angle of 01°55'03", and a chord which bears North 22°04'45" West, a distance of 14.39 feet;

THENCE, North 00°25'00" West, with said easterly right-of-way line, a distance of 70.61 feet to the **POINT OF BEGINNING**;

Said parcel contains 0.2097 Acres (9,135 Square Feet) more or less.

Note: This metes and bounds description was compiled from record information contained in Document No. 20090046530 and Document No. 20150015672, Official Records of El Paso County, Texas and does not represent an on the ground survey.


Larry L. Drewes, R.P.L.S.
Texas License No. 4869
Job No. 30357
Date: June 23, 2017



1420 Bessemer • El Paso, Texas 79936

Tel. (915) 598-1300 • Fax (915) 598-1221 • E-mail address: Larry@Land-Marksurvey.com

ORDINANCE NO. _____

17-1007-1996 | 700941

1700 Radford Street- Special Permit

KMN

PZST17-00015

MEMORANDUM

DATE: July 27, 2017

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

FROM: Andrew Salloum, Senior Planner

SUBJECT: PZST17-00015

The City Plan Commission (CPC), on July 13, 2017, voted 7-0 to recommend **approval** of the special permit for infill development and detailed site development plan review to reduce rear yard setback, side yard setback and cumulative front & rear yard setbacks for a new addition to the existing single-family dwelling.

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 effect on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

The Planning Division has received a phone call and one letter via an e-mail in support of the special permit request.

Property Owner: Scott B. and Jennifer W. Crawford
Representative: Kelsi Montgomery, AIA

Attachments:
Staff Report



City of El Paso – City Plan Commission Staff Report

Case No: PZST17-00015
Application Type: Special Permit and Detailed Site Development Plan Review
CPC Hearing Date: July 13, 2017
Staff Planner: Andrew Salloum, 915-212-1603, salloumam@elpasotexas.gov

Location: 1700 Radford Street
Legal Description: Being Lot 19 and a portion of Lot 20, Block 100, Austin Terrace Third Supplementary Map as Amended of Government Hill Addition, City of El Paso, El Paso County, Texas

Acreage: 0.2097-acre
Rep District: 2
Existing Zoning: R-4/H (Residential/Historic)
Existing Use: Single-family dwelling
C/SC/SP/ZBA/LNC: None
Request: Infill Development - to allow for rear yard setback, side yard setback, and cumulative front & rear yard setbacks
Proposed Use: New addition to the existing single-family dwelling

Property Owner: Scott B. and Jennifer W. Crawford
Representative: Kelsi Montgomery, AIA

SURROUNDING ZONING AND LAND USE

North: R-4/H (Residential/Historic) / Single-family dwelling
South: R-4/H (Residential/Historic) / Single-family dwelling
East: R-4/H (Residential/Historic) / Single-family dwelling
West: R-4/H (Residential/Historic) / Single-family dwelling

PLAN EL PASO DESIGNATION: G-2, Traditional Neighborhood (Walkable) (Central Planning Area)

NEAREST PARK: Reynolds Median Park (1,552 feet)

NEAREST SCHOOL: Hillside Elementary School (2,144 feet)

NEIGHBORHOOD ASSOCIATIONS

El Paso Central Business Association

Austin Terrace Neighborhood Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on June 28, 2017. The Planning Division has received a phone call and one letter via an e-mail in support of the special permit request.

APPLICATION DESCRIPTION

The applicant is requesting a special permit for infill development and detailed site development plan review to reduce rear yard setback, side yard setback and cumulative front & rear yard setbacks for a new addition to the existing single-family dwelling. The detailed site development plan shows new 400 sq. ft. addition to the existing 2,541 sq. ft. single-family dwelling. The applicant is requesting the following reductions: from the required 10 ft. rear yard setback to 0 ft., the required 5 ft. side yard setback to 0 ft., and from the required 45 feet cumulative front and rear yard setback to 30.5 ft. The request does not meet any of the requirements of the special exceptions to qualify for the Zoning Board of Adjustment (ZBA) and is larger than the ZBA can authorize. The owner needs a special permit to comply with the requirements

regarding encroachment into required yard setbacks. The subject property is located in a historic district; it needs to be heard before the Historical Landmark Commission (HLC) for their review. Access to the subject property is proposed from the alley via Pennsylvania Street. This application was submitted prior to the adoption of the new Infill Standards on May 30, 2017 and is being considered against the standards in effect at the time of its submittal on May 15, 2017.

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 residential zoning. Additionally, the proposed development is compliant with the G-2, Traditional Neighborhood (Walkable) land use designation in the Plan El Paso Central Area. Further, the property meets the requirements of Sections 20.04.320, Special Permit Approvals, 20.10.280, Infill Development, and 20.04.150 Detailed Site Development Plan.

ANALYSIS

20.10.280 Infill Development

The provisions of this section apply to any property designated with an overlay designation to encourage redevelopment and infill development, the specific purposes of which are to: provide a more flexible approach to design and development of infill projects, encourage infill development by simplifying procedures for plan approval, permit the conversion or adaptive reuse of buildings and properties, encourage planning and design flexibility and innovations, create a community environment that is enhanced by a mix of residential, commercial, recreational, open space, employment and institutional uses, and assure community compatibility and an efficient use of land and public services. In order to provide incentives for private investment in these targeted areas, the following standards shall apply:

- A. **Location Criteria.** An infill development may be designated for any property on which at least two of the following factors are present: the property is wholly or partially located within a designated tax increment financing district, or the property is wholly or partially located within a designated state or federal enterprise zone, or the property is wholly or partially located within an empowerment zone, or the property is wholly or partially located within a designated redevelopment area pursuant to Chapter 20.14 of this title, or the property is located within a designated historic district, or the property is within an older neighborhood of the city. An older neighborhood of the city defined as a legally recorded and developed subdivision for at least thirty years. Where an infill development is able to satisfy only one of the preceding factors, an applicant shall be allowed to make a formal request to city council to waive the two factor requirement prior to the submission of a special use permit application for the property. In all instances where a waiver is requested and authorized by city council, at least one location factor shall be met. For purposes of this section, any property with a historic designation shall be subject to the requirements and review provisions of Chapter 20.20 (Historic Designations) of this title, and shall not be waived by any provision of this section.

This development meets the two location criteria: (1) it is within a State Enterprise Zone (2) it is located in a legally recorded subdivision of at least 30 years, having been platted in 1935, (Attachment 5).

- B. **Use Regulations.** Unless the ordinance designating the infill development provides otherwise, a proposed infill development may be approved for any use permitted in the base-zoning district in which it is located. However, the ordinance designating an infill development overlay may provide a list of principal uses, accessory uses and prohibited uses pursuant to a specific area plan adopted by the city council.

There is no specific plan area adopted by City Council. Single-family dwelling is permitted in the R-4 (Residential) district.

- C. Setback Provisions. The side, front and rear setback requirements of the base-zoning district on which it is located may be reduced up to one hundred percent for an infill development as approved by city council. Buildings should be designed to relate to and take advantage of any existing site attributes, and shall be a consideration for reduction of the setback requirements.

DIMENSION	REQUIRED	PROPOSED
Rear Yard Setback	10 ft.	0 ft.
Side Yard Setback	5 ft.	0 ft.
Cumulative Front & Rear Yard Setback	45 ft.	30.5 ft.

The applicant is requesting rear yard, side yard, and cumulative front & rear yard setback reduction and complies with all other dimensional standards.

- E. Design. Unless otherwise approved by city council, any construction permitted pursuant to this section shall be designed to consistently relate to the massing and character of the surrounding properties. Consistency of massing and character shall be determined as shown on the site plan with typical elevations and proposed construction materials, that the proposed construction is compatible with the overall design features and building development of the neighborhood within which the proposed infill development is located. Design features include, but shall not be limited to, building height, architectural style, building materials, landscape and setbacks.

The proposed development is compatible with existing development.

- H. Lots. There shall be no minimum area requirement for lots within an infill development unless otherwise provided in the ordinance designating the infill development overlay.

The applicant is not requesting any density reduction.

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 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.

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.

Policy 2.2.2. "The design of new neighborhoods and additions to existing neighborhoods should strive for a mix of housing types to create neighborhoods that accommodate diverse ages and incomes and allow residents to trade up, downsize, or create multi-generational households without being forced to leave the neighborhood. Housing types include both small and large single-family detached homes, duplexes, townhouses, multi-family buildings, live-work units, and accessory dwelling units, and include both rental apartments and units that can be owned by their occupants."

The Planning Division recommendation is based on the proposed residential supplementing the mix of housing types in the area while providing the potential for a balance of housing and jobs.

COMMENTS:

Planning and Inspections Department - Planning Division - Transportation

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

Note:

All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

TXDOT

This development is not a State Right of Way.

Planning and Inspections Department – Plan Review and Landscaping Division

No objections to proposed special permit and detailed site development plan. Due to connection of main residence to accessory structure, the accessory structure will need to meet the required fire ratings established by the International residential code along the walls abutting property lines.

Note: At the time of submittal for building permits the project will need to comply with all applicable provisions of the IRC and local municipal code.

Planning and Inspections Department – Land Development

1. No objections to special permit and detailed site development plan.
2. 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 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.

Fire Department

Recommend approval.

Police Department

PD has no issue with this application.

Sun Metro

Sun Metro does not oppose this request.

El Paso Water Utilities

1. EPWater does not object to this request.

Water:

2. There is an existing 6-inch diameter water main that extends along the alley between Pennsylvania Circle and Cumberland Circle, located approximately 5-feet east of alley's centerline. This water main is available for service.
3. EPWater records indicate one (1) 1" service meter to the property with 1700 Radford Street, as the service address.

4. Previous water pressure from fire hydrant #672 located at northeast corner of Cumberland Circle and Pennsylvania Circle, has yielded a static pressure of 110 psi, a residual pressure of 80 psi, and a discharge of 1,061 gallons per minute.

5. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as 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:

6. There is an existing 6-inch diameter sanitary sewer main extending along the alley between Pennsylvania Circle and Cumberland Circle. This main is available for service.

7. There is an existing 8-inch diameter sanitary sewer main extending along Radford Street, approximately 25-feet west of the property's eastern property line. This main ends approximately 55-feet south of the property's northern property line.

General:

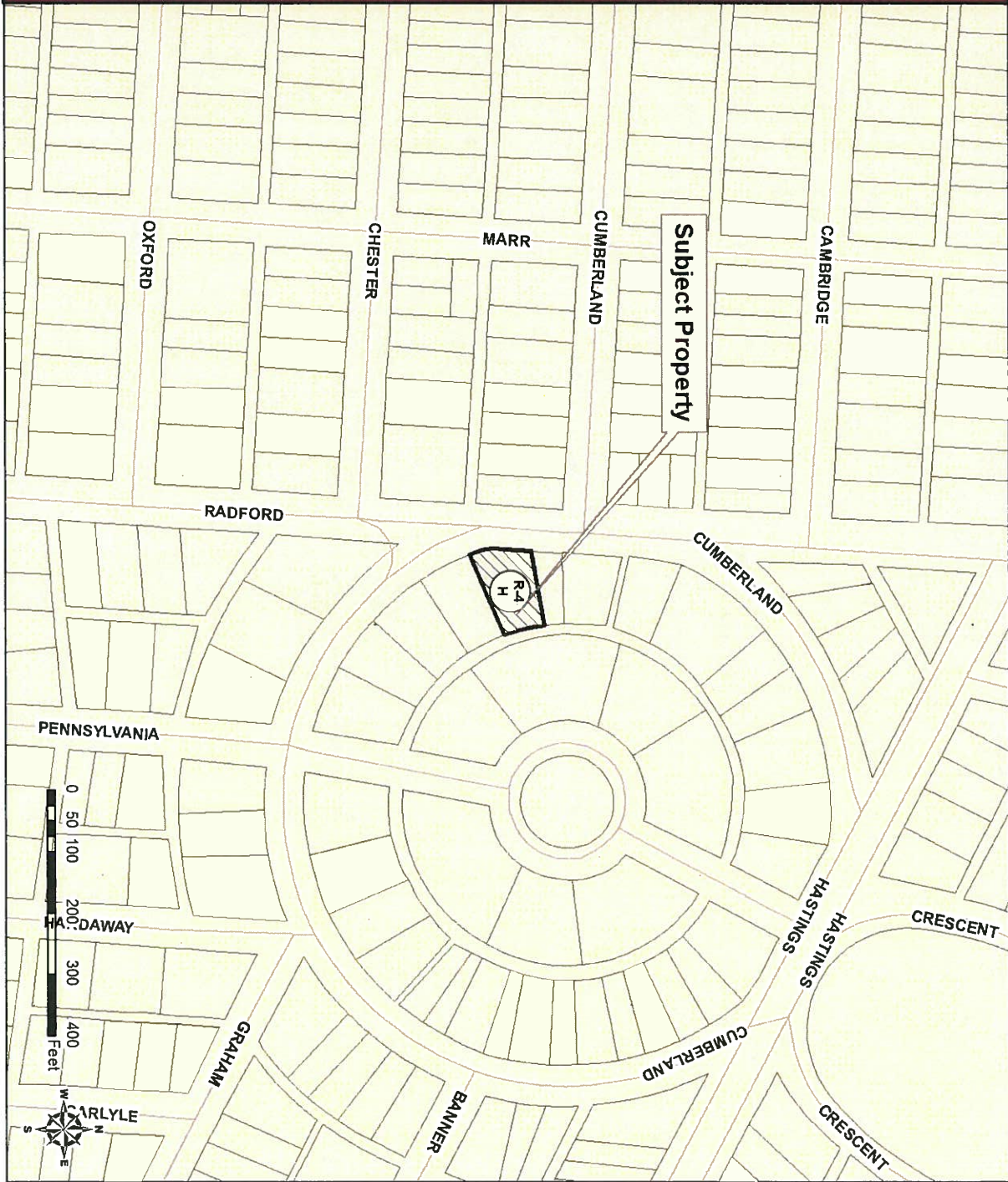
8. EPWater requires a new service application to provide additional services to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage 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.

Attachments

1. Zoning Map
2. Aerial Map
3. Future Land Use Map
4. Detailed Site Development Plan
5. Elevations
6. Subdivision Plat
7. Letter in Support

ATTACHMENT 1: ZONING MAP

PZST17-00015



ATTACHMENT 2: AERIAL MAP

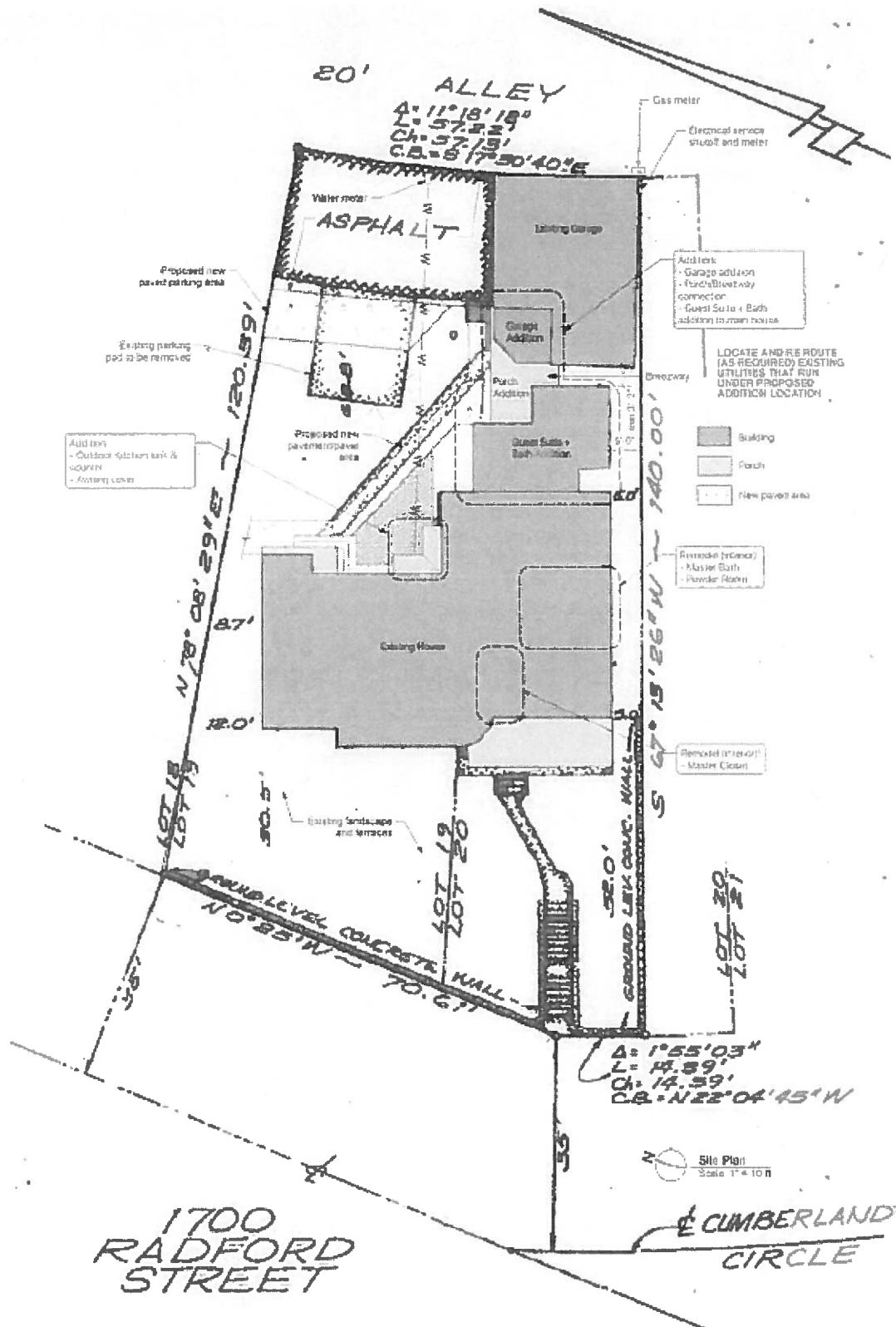
PZST17-00015



ATTACHMENT 3: FUTURE LAND USE MAP



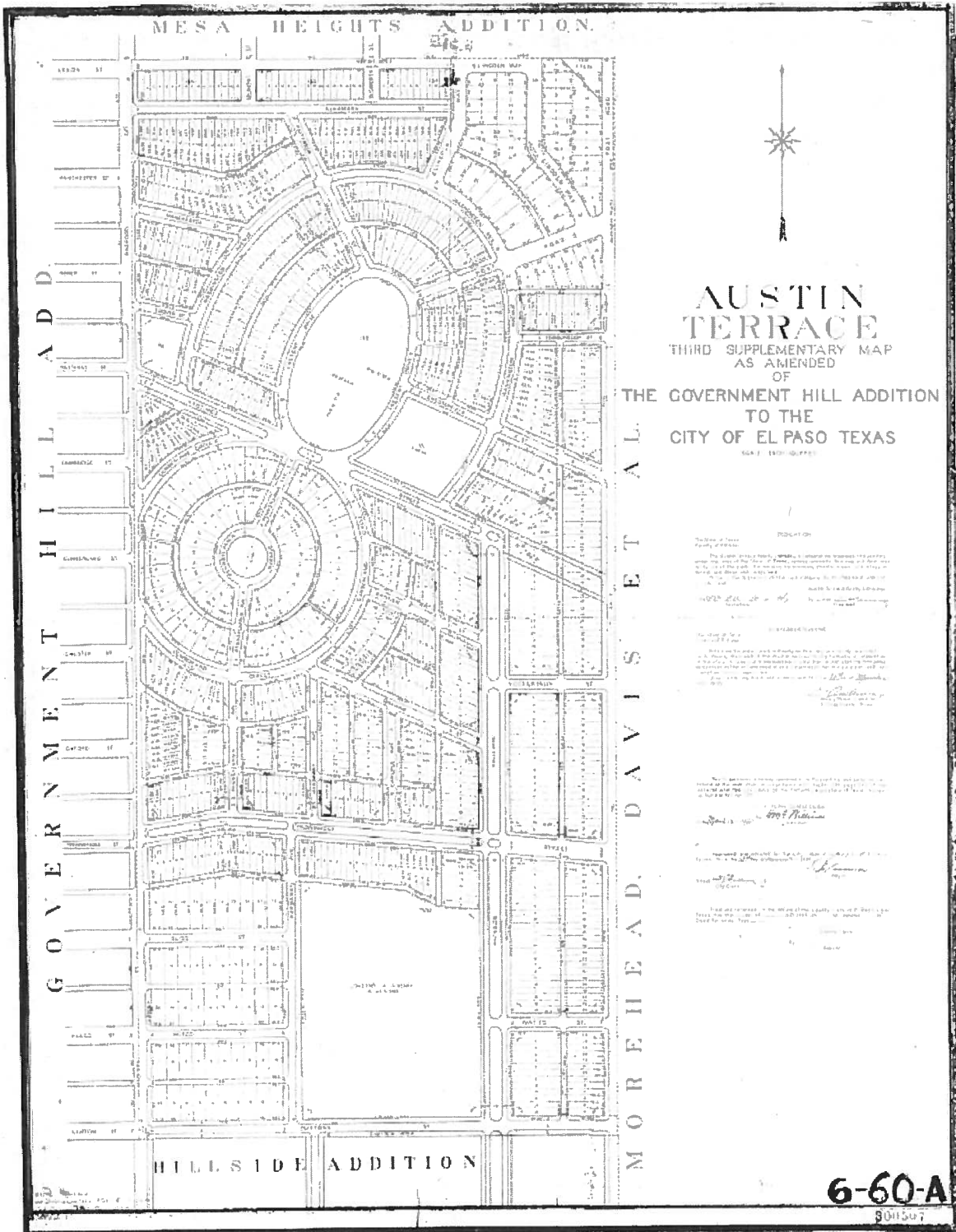
ATTACHMENT 4: DETAILED SITE DEVELOPMENT PLAN



ATTACHMENT 5: ELEVATIONS



ATTACHMENT 6: SUBDIVISION PLAT



ATTACHMENT 7: LETTER IN SUPPORT

Salloum, Andrew M.

From: Larry Franceware <franceware9@aol.com>
Sent: Tuesday, July 11, 2017 10:57 AM
To: Salloum, Andrew M.
Cc: Franceware9@aol.com
Subject: Case PZST17-00015 support

Dear Sirs,

Case Number PZST17-00015

Lorenzo Franceware, retired Geophysicist
1800 Radford St.
El Paso, Tx 79903

This is in support for a Special permit for an infill development and site development plan at 1700 Radford St.

In addition please include proper rain water drainage flow onto Cumberland Ave. .
Currently rain water from the Cumberland Circle Southern high flows onto the Cumberland Avenue low. Some of this flow gets trapped between the sidewalk and the curb and accumulates because there is no outlet. Especially in front of 1740 Radford St. It remains standing high water for days after the rain.

Regards,

Larry Franceware
franceware9@aol.com



Recommendation/Public Input

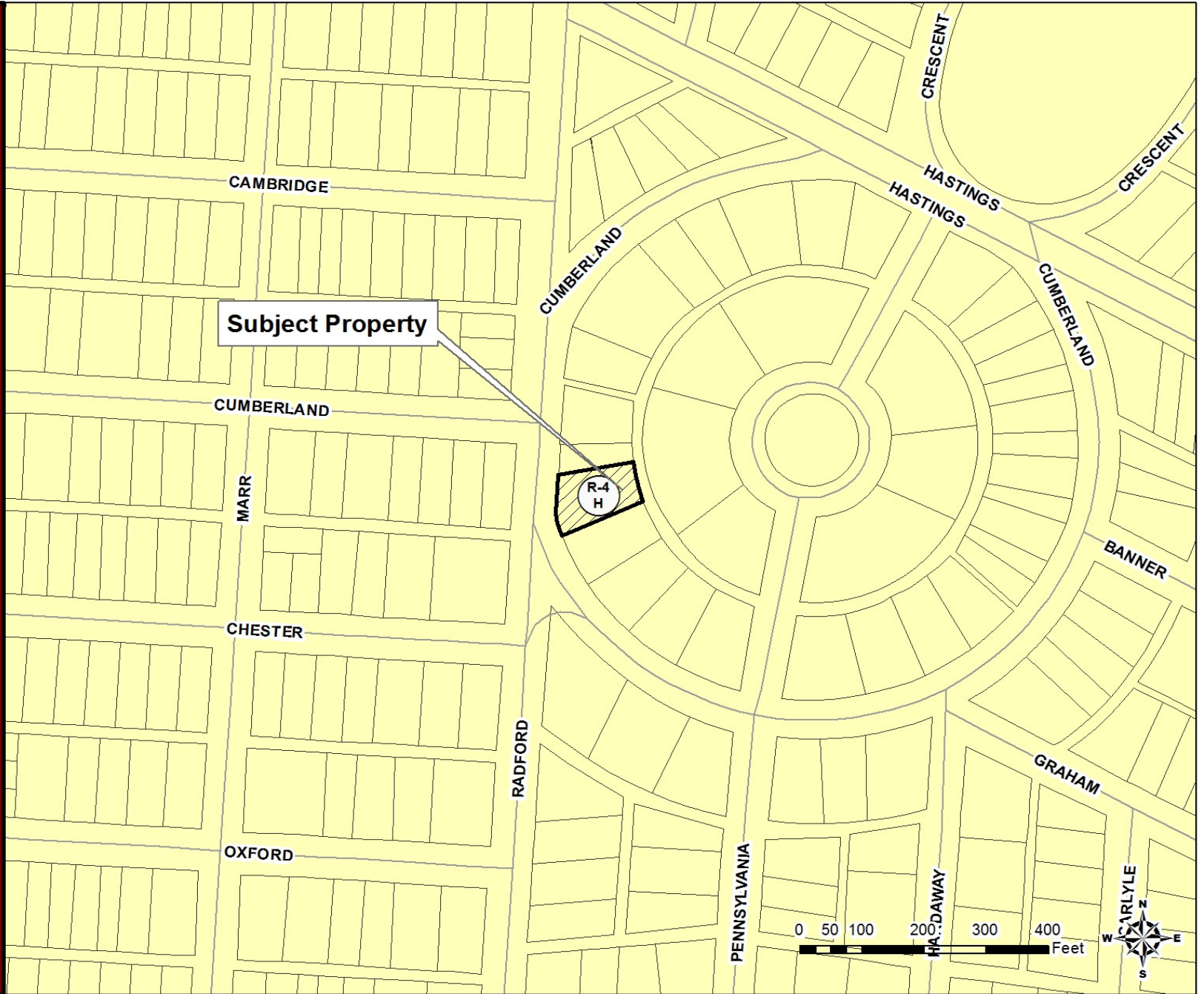
- **Planning Division recommendation:** Approval
- **CPC Vote:** Approval Recommendation (8-0)
- **Public Input:** The Planning Division has received a phone call and one letter via an e-mail in support of the special permit request.

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

PZST17-00015



PZST17-00015



