

ORDINANCE NO. 019400

AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST22-00008, TO ALLOW FOR PARKING SPACES (SERVING ANOTHER PROPERTY) ON THE PROPERTY DESCRIBED AS TRACT 6-B AND 18-B, BLOCK 4, UPPER VALLEY SURVEYS , 5020 COUNTRY CLUB PLACE, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.04.260 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 Country Club, has applied for a Special Permit under Section 20.04.260 of the El Paso City Code to allow for a Parking spaces (serving another property); 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 R-1 (Residential) District: *Tracts 6-B and 18-B, Block 4, Upper Valley Survey, 5020 Country Club Place, City of El Paso, El Paso County, Texas*; and as more particularly described by metes and bounds on the attached Exhibit "A".
2. That the City Council hereby grants a Special Permit under Section 20.04.320 of the El Paso City Code to allow for parking spaces (serving another property) 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 R-1 (Residential) 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. PZST22-00008, 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,

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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 8th day of November, 2022.



THE CITY OF EL PASO:

Oscar Leeser

Oscar Leeser
Mayor

ATTEST:

Laura D. Prine

Laura D. Prine
City Clerk

APPROVED AS TO FORM:

Joyce Garcia

Joyce Garcia
Assistant Attorney

APPROVED AS TO CONTENT:

Philip F. Etiwe

Philip F. Etiwe, Director
Planning & Inspections Department

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AGREEMENT

El Paso Country Club, 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 R-1 (Residential) District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this 20 day of September, 2022.

El Paso Country Club:

[Signature]
(Signature)

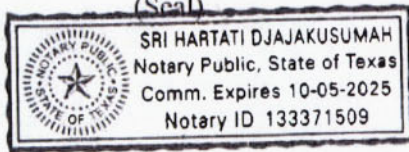
General Manager / COO
(Name/Title)

ACKNOWLEDGMENT

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this 20th day of September, 2022, by Andy Khatami for El Paso Country Club as Applicant.

(Seal)



[Signature]
Notary Public, State of Texas
Signature

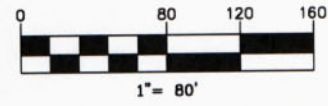
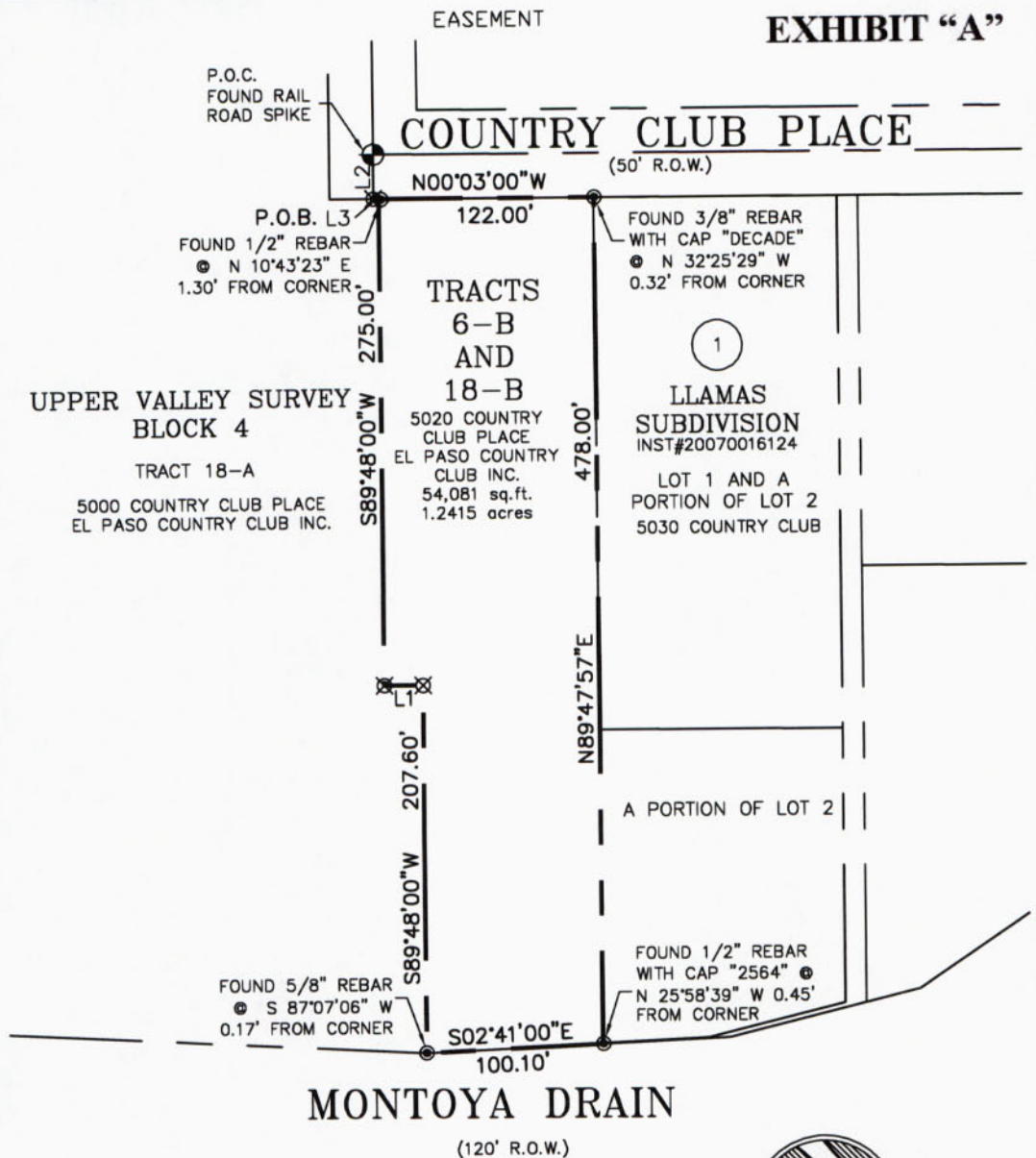
SRI HARTATI DJAJAKUSUMAH
Printed or Typed Name

My Commission Expires:

10-05-2025

019400

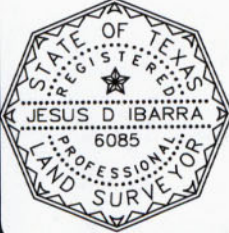
EXHIBIT "A"



NOTES:

1. BEARING BASIS IS RECORD FOR UPPER VALLEY SURVEY MAP OF BLOCK 4 APPROVED BY J.W. CARTER, DATED NOV. 1929 AND REFERENCE BY FOUND CITY MONUMENTS SHOWN HEREIN.
2. THIS PROPERTY MAY BE SUBJECT TO EASEMENT WHETHER OF RECORD OR NOT. (NOT SHOWN).
3. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.

LINE TABLE		
LINE	LENGTH	BEARING
L1	22.00	S00°03'00"E
L2	25.00	N89°57'00"E
L3	3.03	N00°03'00"W



CERTIFICATION
 I HEREBY CERTIFY THAT THIS MAP WAS MADE FROM AN ACTUAL ON THE GROUND SURVEY AND THAT THE MONUMENTATION SHOWN HEREON WERE FOUND AND/OR PLACED UNDER MY PERSONAL SUPERVISION. I ALSO CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

J. Ibarra
 5-16-2022
 JESUS D. IBARRA RPLS#6085, FIRM#10194184





PRECISION LAND SURVEYORS

10441 VALLE DE ORO DR.
El Paso, Texas 79927
Ph# (915) 222-5227

Being all of Tracts 6-B and 18-B,
Block 4,
Upper Valley Surveys,
City of El Paso, El Paso County, Texas
May 16, 2022;

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being all of Tracts 6-B and 18-B, Block 4, Upper Valley Surveys, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

Commencing for reference at a found rail road spike at the centerline intersection Camino Real Avenue (50 foot right of way) and Country Club Place (50 foot right of way), thence, North $89^{\circ}57'00''$ East a distance of 25.00 feet to a point at the easterly right of way of Country Club Place, thence along said right of way, North $00^{\circ}03'00''$ West a distance of 3.03 feet to a point, from which a found 1/2 rebar bears North $10^{\circ}43'23''$ East a distance of 1.30 feet and the "TRUE POINT OF BEGINNING".

Thence along said right of way, North $00^{\circ}03'00''$ West a distance of **122.00 feet** to a point, from which a found 3/8" rebar "DECADE" bears North $32^{\circ}25'29''$ West a distance of 0.32 feet;

Thence leaving said right of way, North $89^{\circ}47'57''$ East a distance of **478.00 feet** to a point at the westerly right of way of Montoya Drain (120 foot right of way), from which a found 1/2 rebar "2564" bears North $25^{\circ}58'39''$ West a distance of 0.45 feet;

Thence along said right of way, South $02^{\circ}41'00''$ East a distance of **100.10 feet** to a point, from which a found 5/8" rebar bears North $89^{\circ}07'06''$ West a distance of 0.17 feet;

Thence leaving said right of way, South $89^{\circ}48'00''$ West a distance of **207.60 feet** to a point;

Thence, South $00^{\circ}03'00''$ East a distance of **22.00 feet** to a point;

Thence, South $89^{\circ}48'00''$ West a distance of **275.00 feet** to a point feet to "TRUE POINT OF BEGINNING" and containing in all **54,081 square feet** or **1.2415 acres** of land more or less.

Jesus D. Ibarra, RPLS No.6085
May 18, 2022

