

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

DEPARTMENT: Planning & Inspections, Planning Division

AGENDA DATE: March 30, 2021

PUBLIC HEARING DATE: April 27, 2021

CONTACT PERSON NAME AND PHONE NUMBER: Philip F. Etiwe, (915) 212-1553
Adriana Martinez, (915) 212-1611

DISTRICT(S) AFFECTED: 8

STRATEGIC GOAL: #3 Promote the Visual Image of El Paso

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

SUBJECT:

An Ordinance granting Special Permit No. PZST20-00010 to allow for a professional office on the property described as Lots 29 and 30, Block 91, Basset's Addition, 2525 Montana Avenue, an addition to the 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.

The proposed special permit meets the intent of the Future Land Use designation for the property and is in accordance with *Plan El Paso*, the City's Comprehensive Plan.

Subject Property: 2525 Montana Avenue
Applicants: Colt GELJ Properties, LLC
PZST20-00010

BACKGROUND / DISCUSSION:

The applicant is requesting a special permit and detailed site development plan approval to allow for a professional office in the A-2 (Apartment) zone district. City Plan Commission recommended 7-0 to approve the proposed special permit on February 11, 2021. As of March 23, 2021, the Planning Division has not received any communication in support or opposition to the special permit request.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

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

DEPARTMENT HEAD:


Philip F. Etiwe – Planning and Inspections Director

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST20-00010 TO ALLOW FOR A PROFESSIONAL OFFICE ON THE PROPERTY DESCRIBED AS LOTS 29 AND 30, BLOCK 91, BASSETT'S ADDITION, AN ADDITION TO THE 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, Colt GELJ Properties, LLC, have applied for a Special Permit under Section 20.10.280 of the El Paso City Code to allow for a Professional office; 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 an A-2 (Apartment) District: Lots 29 and 30, Block 91, Bassett's Addition, 2525 Montana Avenue; an addition to the City of El Paso, El Paso County, Texas; 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 Professional office 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 A-2 (Apartment) 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 "A"** 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. PZST20-00010, 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 _____, 2021.


THE CITY OF EL PASO

ATTEST:

Oscar Leaser
Mayor

Laura D. Prine
City Clerk

APPROVED AS TO FORM:



Russell T. Abeln
Assistant City Attorney

APPROVED AS TO CONTENT:

 for

Philip F. Etiwe, Director
Planning & Inspections Department

AGREEMENT

Colt GELJ Properties, 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 A-2 (Apartment) District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this 15 day of march, 2021.

Colt GELJ Properties, LLC

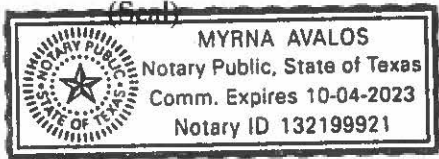
(Signature)

GILBERT ESPARZA III / PRESIDENT (Name/Title)

ACKNOWLEDGMENT

THE STATE OF TEXAS)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this 15 day of March, 2021, by Gilbert Esparza III for Colt GELJ Properties, LLC as Applicant.



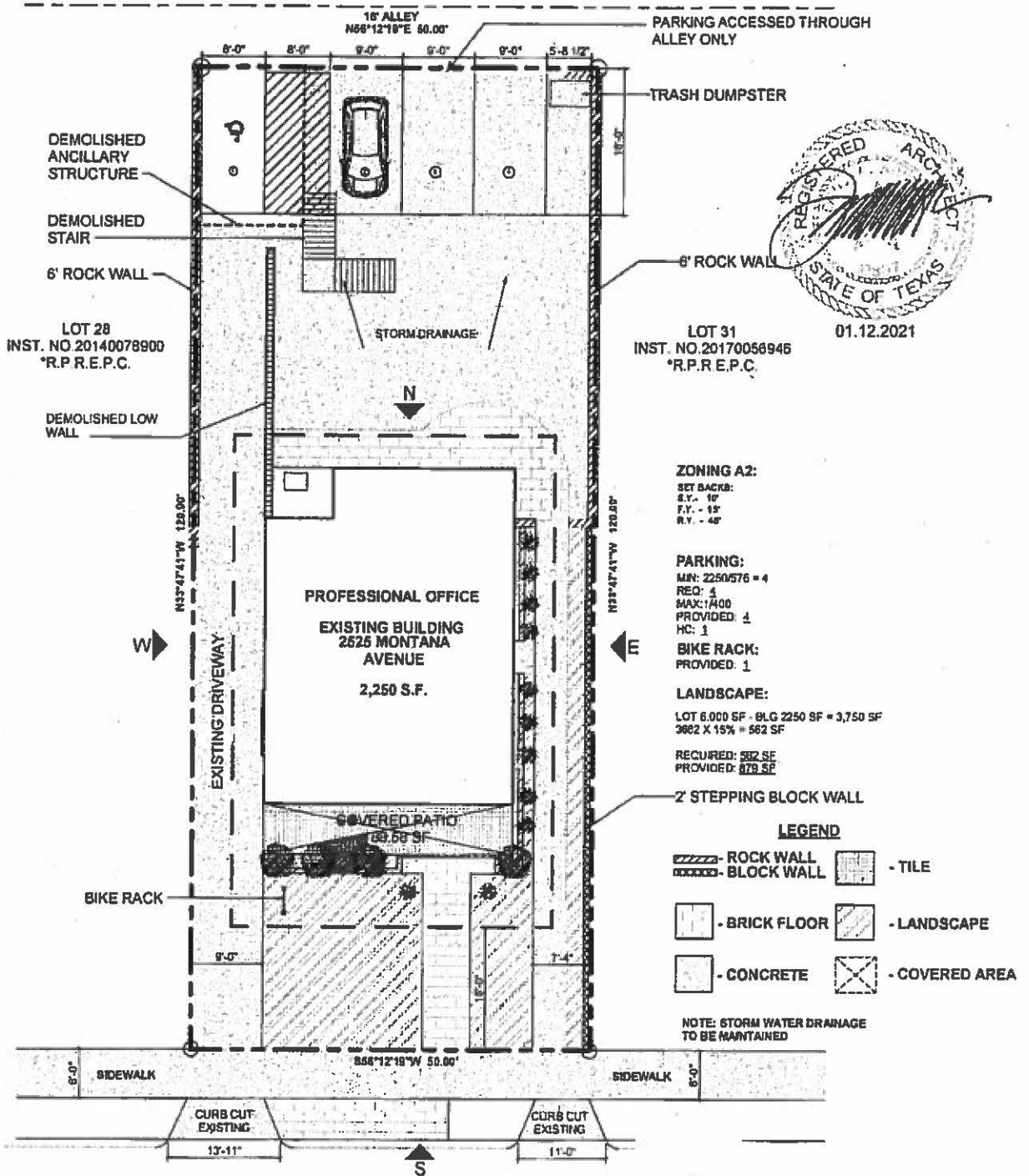
(Signature) Notary Public, State of Texas Signature

Myrna Avalos Printed or Typed Name

My Commission Expires: 10-4-2023

(Exhibit "A" on the following page)

EXHIBIT 1



LEGAL DESCRIPTION

LOTS 29 AND 30, BLOCK 91, BASSET'S ADDITION, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS.

CITY DEVELOPMENT DEPARTMENT
 PLANNING DIVISION
 DETAILED SITE DEVELOPMENT PLAN
 APPROVED BY THE CITY COUNCIL
 3-22-2021
 [Signature]
 [Signature]
 EXECUTIVE SECRETARY CITY PLANNING COMMISSION
 CITY MANAGER

21-1007-2686 | 1055377
 2525 Montana/PZST20-00010
 RTA

2525 MONTANA
 EXISTING BUILDING

OLBERT ESPARZA
 915.263.2634

ALVIDREZ