

**ORDINANCE NO. 019496**

**AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST22-00013, TO ALLOW FOR INFILL DEVELOPMENT WITH REDUCTIONS TO AVERAGE LOT WIDTH, FRONT AND SIDE YARD SETBACKS, AND A 75% PARKING REDUCTION ON THE PROPERTY DESCRIBED AS LOT 14, BLOCK 47, MAGOFFIN, 708 SOUTH ST. VRAIN 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 IN CHAPTER 20.24 OF THE EL PASO CITY CODE.**

**WHEREAS**, the Norma Judith Arrunada, has applied for a Special Permit under Section 20.10.280 of the El Paso City Code to allow for infill development with reductions to average lot width, front and side yard setbacks, and a 75% parking reduction for a quadraplex; 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-3 (Apartment) District:

Lot 14, Block 47, Magoffin, 708 South St. Vrain Street, 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 infill development with reductions to average lot width, front and side yard setbacks, and a 75% parking reduction for a quadraplex 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-3 (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,

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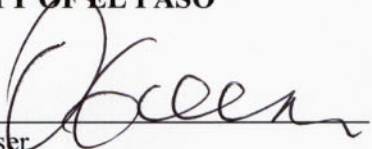
**PZST22-00013**

4. That if at any time the Applicant fails to comply with any of the requirements of this Ordinance, Special Permit No. PZST22-00013, 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 9th day of May, 2023.

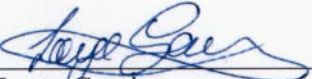
**THE CITY OF EL PASO**

  
\_\_\_\_\_  
Oscar Leeser  
Mayor


**ATTEST:**

  
  
\_\_\_\_\_  
Laura D. Prine  
City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Joyce Garcia  
Assistant Attorney

**APPROVED AS TO CONTENT:**

  
\_\_\_\_\_  
Philip F. Etiwe, Director  
Planning & Inspections Department

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HQ 23-438 | Tran # 487914 | Planning & Inspections Dept.  
708 South St. Vrain St.  
JG

**PZST22-00013**







