

ORDINANCE NO. 019416

AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST21-00013, TO ALLOW FOR PARKING SPACES SERVING ANOTHER PROPERTY AND REDUCTION OF LOT SIZE ON THE PROPERTY DESCRIBED AS A PORTION OF TRACT 1-B-3-A-2, AND A PORTION OF TRACT 1-U-1, BLOCK 5, ASCARATE GRANT, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.04.320 OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, the SNAP Partners L.P., has applied for a Special Permit under Section 20.10.280 of the El Paso City Code to allow for parking spaces serving another property and reduction of lot size; 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-3 (Residential) District:
A portion of Tract 1-B-3-A-2, and a portion of Tract 1-U-1, Block 5, Ascarate Grant, 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 Section 20.04.320 of the El Paso City Code to allow for parking spaces serving another property and reduction of lot size 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-3 (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. PZST21-00013, shall be subject to termination; construction

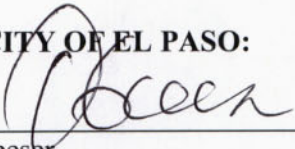
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or occupancy shall be discontinued; and the Applicant shall be subject to the penalty provisions of Chapter 20.24 and any other legal or equitable remedy; and,

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 13th day of December, 2022.

THE CITY OF EL PASO:



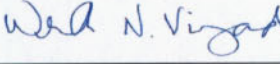
Oscar Leeser
Mayor

ATTEST:

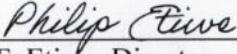
Laura D. Prine
City Clerk

APPROVED AS TO FORM:



Wendi N. Vineyard
Assistant City Attorney

APPROVED AS TO CONTENT:



Philip F. Etiwe, Director
Planning & Inspections Department

ORDINANCE NO. 019416

22-1007-2914|1178455

Planning & Zoning|General Special Use Permit| PZST21-00013 7750 Gateway | Ordinance Package
WNV

Field Note Description for a Parking Lot Easement containing 0.2796 Acres of land, being a Portion of Tract 1-B- 3-A-2, and a Portion of Tract 1-U-1, Block 5, Ascarate Grant, El Paso County, Texas

A field note description of 0.2796 acre or 12,183 square feet parcel or tract of land, being 0.2784 acre or 12,129 square feet portion of Tract 1-B-3-A-2 and a 0.00124 acre or 54 square feet portion of Tract 1-U-1, Block 5, Ascarate Grant and lying within the corporate limits of El Paso County, Texas. The said parcels of land are part of the City of El Paso Storm Drainage System, El Paso County, Texas.

The Basis of Bearings are based on those bearing depicted on the plat of Ranchland Commercial District Unit 2, recorded in volume 20, page 18 found in the El Paso County Plat Records located in the City of El Paso, Texas. The parcel or tract of land is being more particularly described by metes and bounds as follows:

Beginning at a half-Inch reinforcement bar with a cap stamped TX 5679 G-3NG set on the most easterly of the 0.2796 acre being described, from which a found rebar bears the following course;

Thence, South 54°07'00" East, a distance of 400.41 feet to a found half-inch rebar with a cap stamped TX 6085 for a corner on the westerly Right-of-Way of Giles Road (90' Right-of-Way);

Thence from the beginning, South 36°52'37" West, a distance of 81.85 feet to a half-Inch reinforcement bar with a cap stamped TX 5679 G-3NG set for a corner;

Thence, North 89°34'00" West, a distance of 75.15 feet to a half-Inch reinforcement bar with a cap stamped TX 5679 G-3NG set for a corner;

Thence, North 00°26'00" West, a distance of 155.66 feet to a found half-inch rebar with no cap found on the most northerly corner of a said City of El Paso Ponding Area.

Thence, South 54°07'00" East, a distance of 154.83 feet to the Beginning and containing 0.2796 acres or 12,183 square feet of land more or less.



EXHIBIT "A"


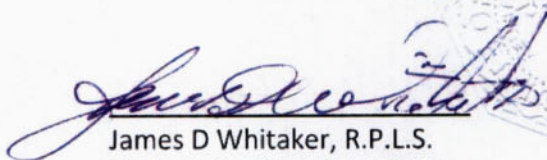
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Field Note Description for a Parking Lot Easement containing 0.2796 Acres of land, being a Portion of Tract 1-B- 3-A-2, and a Portion of Tract 1-U-1, Block 5, Ascarate Grant, El Paso County, Texas

This field note description follows a plat of survey of equal date.

I, James D. Whitaker, a Registered Professional Land Surveyor, certify this field note description and accompanying survey plat is a representation of the facts found at the time of a ground survey performed by me or under my supervision on the date shown herein.

September 23, 2020



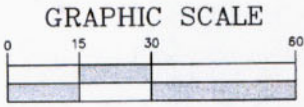
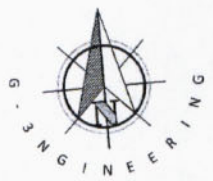
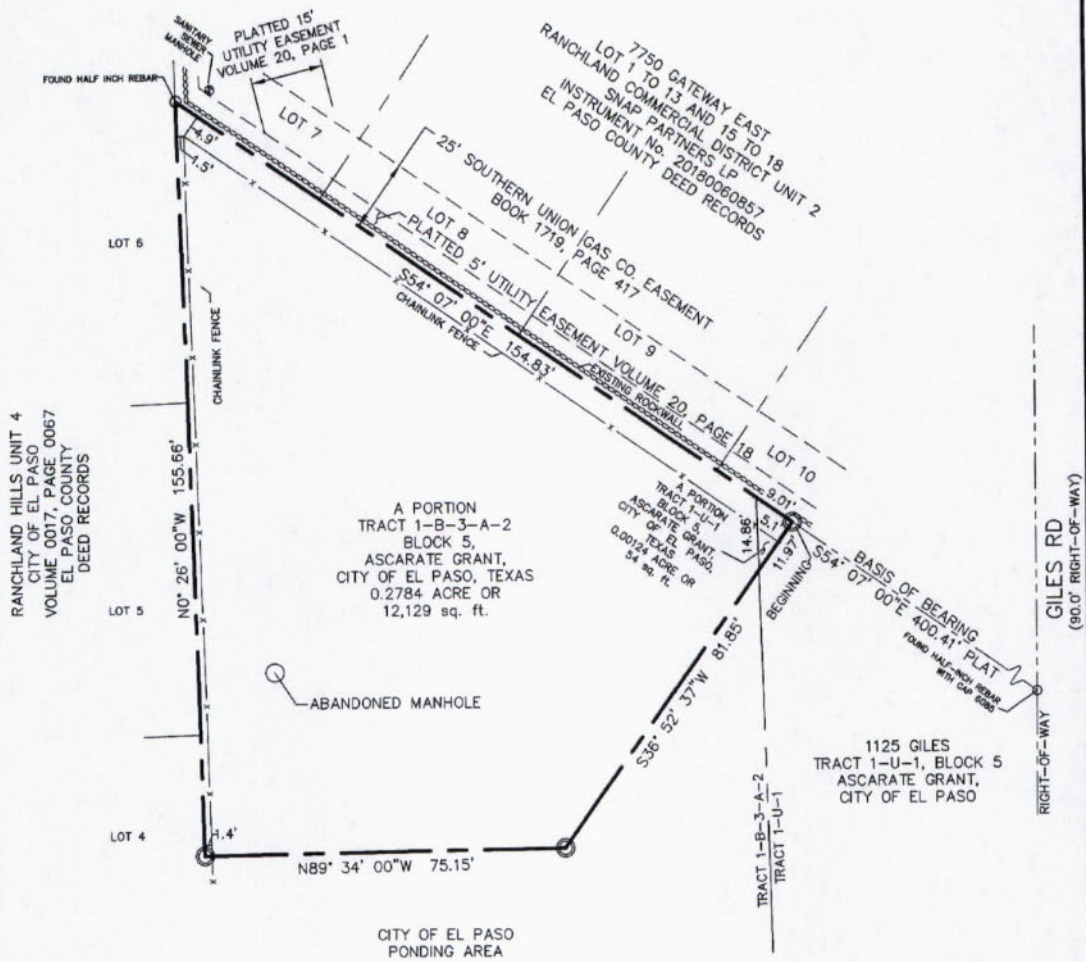
James D Whitaker, R.P.L.S.
Registration Number: 5679

This field note description was prepared
For the benefit of SNAP PARTNERS LP

This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 2, T.S.P.S. Land Title Survey.



EXHIBIT "A"



NOTES

1. THE BASIS OF BEARING CONFORM TO THOSE BEARINGS FOUND ON A PLAT FOR RANCHLAND COMMERCIAL DISTRICT UNIT 2 AS FILED IN VOLUME 20, PAGE 18 PLAT RECORDS OF EL PASO COUNTY, TEXAS.
2. THIS SURVEY WAS PERFORMED FOR THE BENEFIT OF SNAP PARTNERS LP
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
4. THIS PROPERTY LIES WITHIN FLOOD HAZARD ZONE "X", AS DESIGNATED BY THE F.I.R.M. FLOOD INSURANCE RATE MAP, CITY OF EL PASO, FEBRUARY 06, 2006, COMMUNITY No. 480214, PANEL NUMBER 0041 C.
5. VISIBLE UTILITIES WHERE LOCATED AND ARE SHOWN HEREIN WHETHER PUBLIC OR PRIVATE.
6. THIS SURVEY CONFORMS TO THE GENERAL RULES OF PROCEDURES AND PRACTICES LISTED IN SECTIONS 663.15 THROUGH 663.21 PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.
7. LAND SURVEYING IS UNDER THE JURISDICTION OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, COMPLAINTS REGARDING SURVEYING SERVICES MAY BE ADDRESSED TO: 12100 PARK 35 CIRCLE, BUILDING A, SUITE 156, MC-230, AUSTIN, TEXAS 78753, PHONE (512) 239-5263.
8. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY "1A, CONDITION 2, T.S.P.S LAND TITLE SURVEY.
9. THIS PLAT OF SURVEY FOLLOWS A FIELD NOTE DESCRIPTION OF EQUAL DATE

I, James D Whitaker, a Registered Professional Land Surveyor, certify this plat is a correct representation of the facts found at the time of a ground survey performed by me or under my supervision on the date shown herein.

<p>○ SET HALF INCH REINFORCING BAR WITH A PLASTIC CAP STAMPED G-3NG TX, RPLS 5679, LLC UNLESS OTHERWISE SHOWN</p> <p>Field 12/18/19 Book _007 Pg. _004</p>	<p>PARKING LOT EASEMENT</p> <p>A PORTION OF TRACT 1-B-3-A-2, AND A PORTION OF TRACT 1-U-1, BLOCK 5, ASCARATE GRANT, EL PASO COUNTY, TEXAS, CONTAINING 0.2796 ACRE OR 12,183 sq.ft. OF LAND MORE OR LESS. SNAP PARTNERS LP</p>	<p>James D Whitaker Texas Registration Number: 5679 09/23/20</p>
<p>G-3 ENGINEERING, LLC 1901 ARIZONA, SUITE 205 EL PASO, TX 79902 (915) 209-5141 INFO@G-3NG.COM TBPLS F-10194079</p>	<p>DATE 7/16/2020</p>	<p>Drawn by JCC COPY RIGHT© JOB NO. 20.08.87</p>

