

**ORDINANCE NO. 019495**

**AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST23-00001, TO ALLOW FOR INFILL DEVELOPMENT WITH A REDUCTION IN LOT AREA, AVERAGE LOT WIDTH, REAR YARD SETBACK, AND CUMULATIVE FRONT AND REAR YARD SETBACK ON THE PROPERTY DESCRIBED AS LOT 33, HOWELL SUBDIVISION, 5833 MACIAS 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**, Enrique Ayala, has applied for a Special Permit for infill development under Section 20.10.280 of the El Paso City for a reduction in lot area, average lot width, rear yard setback, and cumulative front and rear yard setback; 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-5 (Residential) Zone District:

Lot 33, Howell Subdivision, 5833 Macias Street, City of El Paso, El Paso County, Texas; 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 a reduction in lot area, average lot width, rear yard setback, and cumulative front and rear yard setback; and
- 3. That this Special Permit is issued subject to the development standards in the R-5 (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 "A" and incorporated herein by reference for all purposes; and

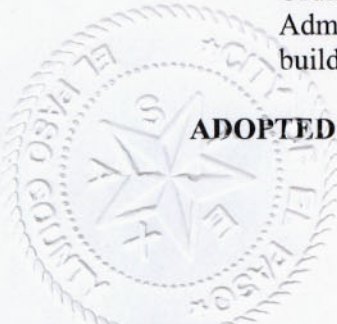
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4. That if at any time the Owners fail to comply with any of the requirements of this Ordinance, Special Permit No. PZST23-00001 shall automatically terminate, and construction shall stop or occupancy shall be discontinued, until any such violation 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 9th day of May, 2023.



**ATTEST:**

*Laura D. Prine*

Laura D. Prine  
City Clerk

**THE CITY OF EL PASO**

*Oscar Deeser*  
Oscar Deeser  
Mayor

**APPROVED AS TO FORM:**

*Joyce Garcia*

Joyce Garcia  
Assistant City Attorney

**APPROVED AS TO CONTENT:**

*Kevin Smith* for

Philip F. Etiwe, Director  
Planning & Inspections Department

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**AGREEMENT**

Enrique Ayala, 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 the same Ordinance, and in accordance with the standards identified in the R-5 (Residential) District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this 30 day of MARCH, 2023.

Enrique Ayala:

By: ENRIQUE AYALA, OWNER  
(name/title)

[Signature]  
(signature)

**ACKNOWLEDGMENT**

THE STATE OF TEXAS )  
  )  
COUNTY OF EL PASO )

EXHIBIT "A"

This instrument is acknowledged before me on this 30<sup>th</sup> day of March, 2023, by Danielle M. Carbajal for [Enrique Ayala], as Owner.

My Commission Expires: 12/09/2026

[Signature]  
Notary Public, State of Texas cas



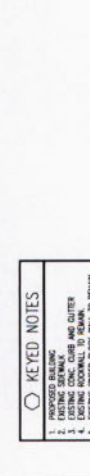
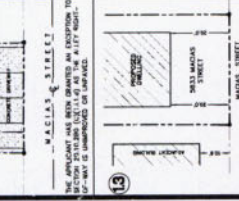
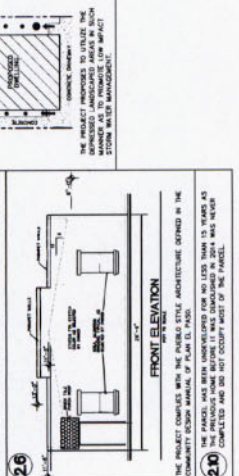
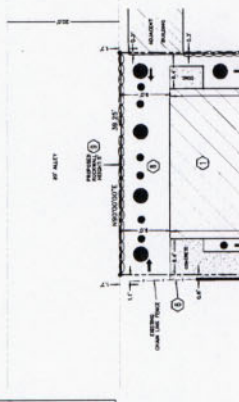
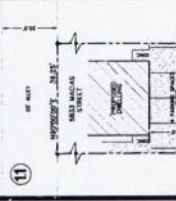
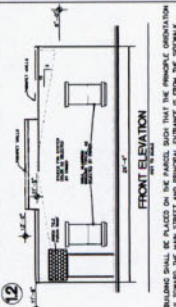
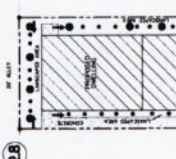
Notary's Printed or Typed Name:  
Danielle M. Carbajal

(Exhibit "A" on the following page)

# DETAILED SITE DEVELOPMENT PLAN

5833 MACIAS STREET  
 LOT 33, HOWELL SUBDIVISION  
 CITY OF EL PASO, EL PASO COUNTY, TEXAS  
 CONTAINING:  
 3,964.25 SQ. FT.  
 OR 0.0910 ACRES ±

PLANNING & INSPECTIONS DEPARTMENT  
 PLANNING DIVISION  
 DETAILED SITE DEVELOPMENT PLAN  
 APPROVED BY CITY COUNCIL  
 DATE: 7-28-21  
 PREPARED BY: [Signature]  
 PROJECT NO.: [Number]  
 CITY OF EL PASO, TEXAS



**KEYED NOTES**

- PROPOSED BUILDING
- EXISTING DRIVEWAY
- EXISTING SIDEWALK
- EXISTING SIDEWALK TO REMAIN
- EXISTING DRIVEWAY TO REMAIN
- PROPOSED DRIVEWAY TO REMAIN
- CITY AND STATE STANDARDS
- PROPOSED SIDEWALK
- PROPOSED SIDEWALK

**\*SPECIAL PERMITS REQUESTING\***  
**EXISTING ZONING, SETBACKS AND**  
**DIMENSIONAL STANDARDS**

**R-5 RESIDENTIAL DISTRICT - ZONING INFORMATION**

**YARD AND LOT AREA STANDARDS**

MINIMUM FRONT YARD SETBACK: 25 FEET, REAR YARD OF TEN FEET, SIDE YARD OF FIVE FEET

MINIMUM LOT AREA: 5,000 SQUARE FEET

MINIMUM LOT WIDTH: 30 FEET

MINIMUM LOT DEPTH: 100 FEET

MINIMUM LOT AREA: 5,000 SQUARE FEET

MINIMUM LOT WIDTH: 30 FEET

MINIMUM LOT DEPTH: 100 FEET

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MINIMUM LOT WIDTH: 30 FEET

MINIMUM LOT DEPTH: 100 FEET

**PARKING CALCULATIONS**

TABLE 201.02 - MINIMUM REQUIRED PARKING SPACES

TYPE OF USE: RESIDENTIAL

NUMBER OF UNITS: 2

MINIMUM REQUIRED PARKING SPACES: 4

PROPOSED PARKING SPACES: 4

REMARKS: 2 SPACES

**US PROFESSIONAL SERVICES**  
 Prepared by and under the supervision of  
 the Professional Engineer  
 Registration No. 13151  
 [Signature]  
 AS, ARCHITECT, P.E.

**LEGEND**

1	PROPOSED BUILDING
2	EXISTING DRIVEWAY
3	EXISTING SIDEWALK
4	EXISTING SIDEWALK TO REMAIN
5	EXISTING DRIVEWAY TO REMAIN
6	PROPOSED DRIVEWAY TO REMAIN
7	CITY AND STATE STANDARDS
8	PROPOSED SIDEWALK
9	PROPOSED SIDEWALK

**LOCATION MAP**  
 SCALE: 1"=600'

**PROPOSED SITE PLAN**  
 SCALE: 1"=20'

**FRONT ELEVATION**  
 NOT TO SCALE

**REAR ELEVATION**  
 NOT TO SCALE

**RIGHT SIDE ELEVATION**  
 NOT TO SCALE

**LEFT SIDE ELEVATION**  
 NOT TO SCALE

**FRONT ELEVATION**  
 NOT TO SCALE

**REAR ELEVATION**  
 NOT TO SCALE

**FRONT ELEVATION**  
 NOT TO SCALE

**REAR ELEVATION**  
 NOT TO SCALE

**FRONT ELEVATION**  
 NOT TO SCALE

**REAR ELEVATION**  
 NOT TO SCALE