

ORDINANCE NO. 019442

AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST21-00014, TO ALLOW FOR INFILL DEVELOPMENT WITH REDUCED AVERAGE LOT WIDTH FOR A DUPLEX ON THE PROPERTY DESCRIBED AS BEING ALL OF LOT 4, BLOCK 1, SUNRISE ACRES NO. 2 REPLAT D, 7833 MOUNT LATONA DRIVE, 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 FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, Pedro and Francisca Morales, have applied for a Special Permit for infill development under Section 20.10.280 of the El Paso City for a duplex with a reduced average lot width; 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-4 (Residential) Zone District:

Being all of Lot 4, Block 1 Sunrise Acres No. 2 Replat D, 7833 Mount Latona Drive, 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 Sections 20.04.320 of the El Paso City Code, to allow an infill development for a duplex with a reduced average lot width; and,
3. That this Special Permit is issued subject to the development standards in the R-4 (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 incorporated herein by reference for all purposes; and,

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PZST21-00014

4. That if at any time the Owners fail to comply with any of the requirements of this Ordinance, Special Permit No. PZST21-00014 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 28th day of February, 2023.



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 City Attorney

APPROVED AS TO CONTENT:

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

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22-1007-3009 | 1219702
7833 Mount Latona | Special Permit Infill Dev w/Infill reduced setbacks JG

PZST21-00014

AGREEMENT

Pedro and Francisca Morales, referred to in the above Ordinance, hereby agree 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-4 (Residential) District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this 10 day of Jan, 2023.

Pedro and Francisca Morales:

By: Pedro Morales Francisca Morales
(name/title)

Pedro Morales Francisca Morales
(signature)

ACKNOWLEDGMENT

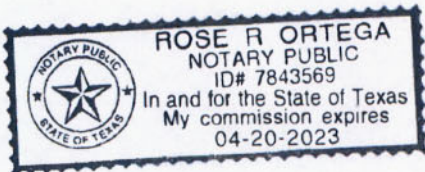
THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this 10 day of Jan, 2023, by _____, for Pedro and Francisca Morales, as Owner.

My Commission Expires: 04/20/2023 [Signature]

Notary Public, State of Texas

Notary's Printed or Typed Name:
Rose R Ortega



(Exhibits on the following pages)

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PZST21-00014



Exhibit "A"
PRECISION LAND SURVEYORS

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

Being all of Lot 4, Block 1,
Sunrise Acres No.2 Replat D,
City of El Paso, El Paso County, Texas
August 5, 2021;

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being all of Lot 4, Block 1, Sunrise acres of land more or less. No.2 Replat D, 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 iron rod at the centerline intersection of Atlas Avenue (60' right of way) and Mount Latona Drive (60' right of way), from which a found iron rod at the centerline intersection of Atlas Avenue and Howard Drive (60' right of way) bears North 88°01'28" West a distance of 986.40 feet, thence along Atlas Avenue centerline, North 88°01'28" West a distance of 50.00 feet to a point, thence leaving said centerline, South 01°58'32" West a distance of 30.00 feet to a found "X" at the southerly right of way and the **"TRUE POINT OF BEGINNING"**.

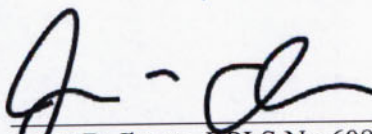
Thence, 31.42 feet along the arc of a curve to the right which has a **radius of 20.00 feet**, a **central angle of 90°00'00"**, a tangent of 20.00 feet, and a **chord** which bears **South 43°01'28" East** a distance of **28.28 feet** to a found "X" at the westerly right of way of Mount Latona Drive;

Thence along said right of way, **South 01°58'32" West** a distance of **45.12 feet** to a found nail on rock wall;

Thence leaving said right of way, **North 88°01'28" West** a distance of **157.80 feet** to a found 1/2" rebar with cap "6085";

Thence, **North 01°58'32" East** a distance of **65.12 feet** to a found "x" at the westerly right of way of Atlas Avenue;

Thence along said right of way, **South 88°01'28" East** a distance of **137.80 feet** to **"TRUE POINT OF BEGINNING"** and containing in all **10,191 square feet** or **0.23 acres** of land more or less.


Jesus D. Ibarra, RPLS No.6085
August 5, 2021



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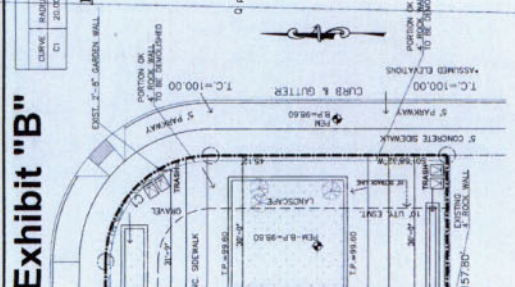
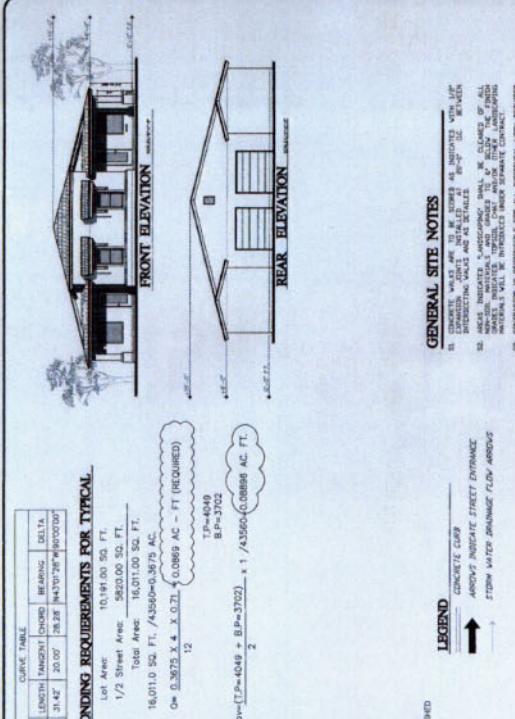
AREA FOOTAGE
 TOTAL AREA: 10,181.00 SQ. FT.
 COVERED AREA: 2,311.57 SQ. FT.
 UNCOVERED AREA: 7,869.43 SQ. FT.
 TOTAL: 10,181.00 SQ. FT.
 COVERED AREA: 2,311.57 SQ. FT.
 UNCOVERED AREA: 7,869.43 SQ. FT.

INCENTIVE PLAN

7833 MOUNT LATONA
 DISPLAY TO BE BUILT ON



PLAN NO.
 DTS I
 REVISED: 11-21-2011
 BY: [Signature]
 CHECKED: [Signature]
 DATE: [Signature]



GENERAL SITE NOTES

- CONCRETE SHALL BE 4000 PSI WITH 4% STEEL FIBER REINFORCEMENT.
- ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
- ALL NEW UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- ALL EXISTING TREES SHALL BE MAINTAINED AND PROTECTED.
- ALL NEW TREES SHALL BE PLANTED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- ALL EXISTING STRUCTURES SHALL BE DEMOLISHED AND REMOVED.
- ALL NEW STRUCTURES SHALL BE BUILT IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- ALL EXISTING DRIVEWAYS SHALL BE MAINTAINED AND PROTECTED.
- ALL NEW DRIVEWAYS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- ALL EXISTING SIDEWALKS SHALL BE MAINTAINED AND PROTECTED.
- ALL NEW SIDEWALKS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- ALL EXISTING STREETS SHALL BE MAINTAINED AND PROTECTED.
- ALL NEW STREETS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
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BL PASO MUNICIPAL CODE

SCOPE OF WORK
 NEW CONSTRUCTION - (RIP, E, O)

OCCUPANCY
 RESIDENTIAL

LOT AREA (MIN) 90 FT.

CONSTRUCTION TYPE TYPE V

EXISTING ZONING: R4

SETBACKS
 FRONT: 10 EXCEPT THAT A 20' DRIVEWAY BACK SETBACK SHALL BE PROVIDED
 REAR: 10
 SIDE: 5' IF ADJUTING RESIDENTIAL & REAR YARD 45
 SIDE STREET: 10
 SIDE STREET: 10 OR APARTMENTS DISTRICT

MINIMUM CUMULATIVE FRONT & REAR YARD = 45'

LEGAL DESCRIPTION
 LOT 4, BLOCK 1, SUBDIVISION 2, PHASE 1, CITY OF EL PASO, EL PASO COUNTY, TEXAS

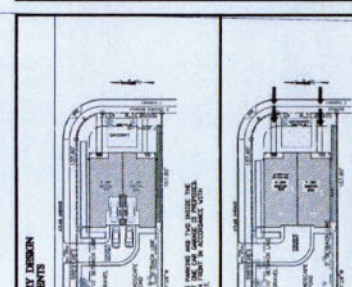
PROJECT ADDRESS
 7833 MOUNT LATONA DR, EL PASO TX 79904

PROPOSED BUILDING AREA
 UNIT A: LIVING AREA 1000 SQ. FT.
 UNIT B: LIVING AREA 1000 SQ. FT.

TOTAL LIVING AREA 2000 SQ. FT.

PARKING REQUIRED:
 4 PARKING SPACES
 UNIT A: 2 BEDROOMS + 2 PARKING SPACES
 UNIT B: 2 BEDROOMS + 2 PARKING SPACES
 TOTAL PARKING REQUIRED = 4 SPACES
 PROVIDE 4 SPACES

100% PARKING PROVIDE



MANDATORY DESIGN REQUIREMENTS

- THE PROJECT SHALL BE BUILT IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- THE PROJECT SHALL BE BUILT IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- THE PROJECT SHALL BE BUILT IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.

LEGEND
 CONCRETE CURB
 ABOVE INDICATE STREET DRAINAGE
 FROM WATER MAINAGE FLOW ARROWS

FINISH GRADE
 FINISH GRADE SHALL BE INDICATED BY A DOTTED LINE.

EXISTING GRADE
 EXISTING GRADE SHALL BE INDICATED BY A SOLID LINE.

PROPOSED GRADE
 PROPOSED GRADE SHALL BE INDICATED BY A DASH-DOTTED LINE.

PROPOSED CONCRETE DRIVEWAY
 PROPOSED CONCRETE DRIVEWAY SHALL BE INDICATED BY A THICK SOLID LINE.

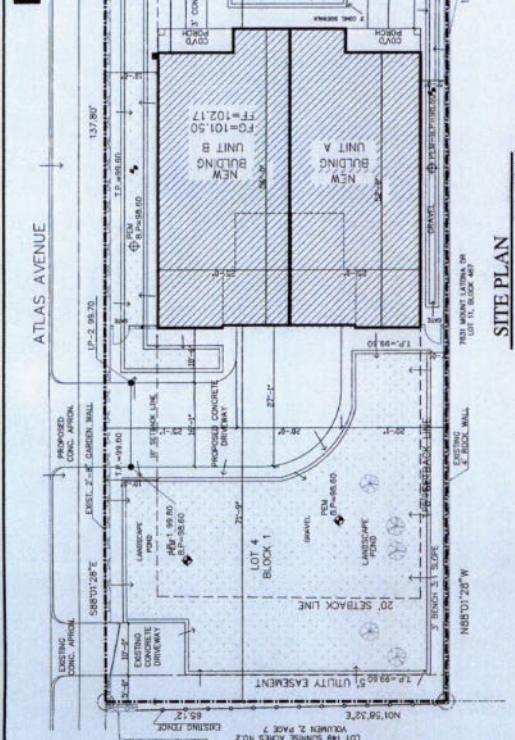
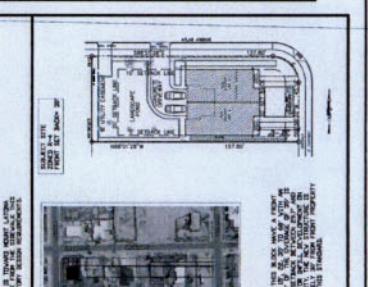
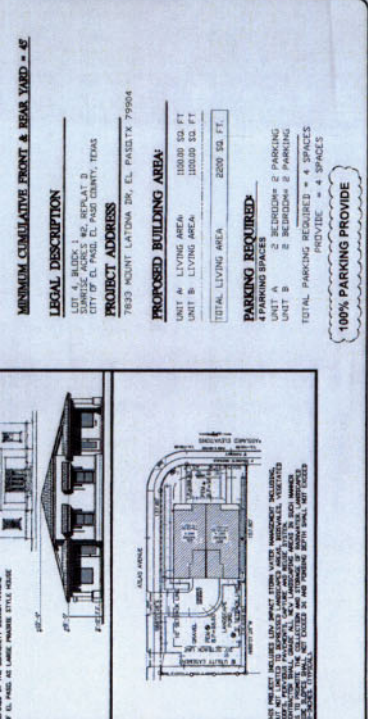
PROPOSED CONCRETE SIDEWALK
 PROPOSED CONCRETE SIDEWALK SHALL BE INDICATED BY A THICK DASH-DOTTED LINE.

PROPOSED CONCRETE STREET
 PROPOSED CONCRETE STREET SHALL BE INDICATED BY A THICK SOLID LINE WITH DOTTED CENTERLINE.

PROPOSED CONCRETE DRIVEWAY
 PROPOSED CONCRETE DRIVEWAY SHALL BE INDICATED BY A THICK SOLID LINE.

PROPOSED CONCRETE SIDEWALK
 PROPOSED CONCRETE SIDEWALK SHALL BE INDICATED BY A THICK DASH-DOTTED LINE.

PROPOSED CONCRETE STREET
 PROPOSED CONCRETE STREET SHALL BE INDICATED BY A THICK SOLID LINE WITH DOTTED CENTERLINE.



SITE PLAN

SCALE: 1/8" = 1'-0"

PLANNING & INSPECTIONS DEPARTMENT
 PLANNING DIVISION
 DEPARTMENT MANAGER
 APPROVED BY CITY COUNCIL

DATE: 1-18-2013

APPLICANT: [Signature]

CITY MANAGER: [Signature]