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RESOLUTION

A RESOLUTION APPROVING A DETAILED SITE DEVELOPMENT PLAN FOR THE PROPERTY DESCRIBED AS BEING THE SOUTH 83 FEET OF THE WEST ½ OF TRACT 153, SUNRISE ACRES NO. 2, 7838 MOUNT LATONA DRIVE, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.04.150. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, GOAL DEVELOPMENT GROUP INC, (the "Owner") has applied for approval of a detailed site development plan which requires City Plan Commission and City Council approval as per section 20.04.150. The detailed site development plan is subject to the development standards in the A-2/SC (APARTMENT/SPECIAL CONTRACT) District regulations and 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,

WHEREAS, a report was made by the staff to the City Plan Commission and a public hearing was held regarding such application;

WHEREAS, the City Plan Commission has approved and herein recommends Council approval of the subject detailed site development plan; and

WHEREAS, the City Council finds that the detailed site development plan meets all applicable requirements of the El Paso City Code:

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. Pursuant to requirements, the City Council hereby approves the detailed site development plan submitted by the Applicant, to **permit a duplex** as required under the **A-2/sc (Apartment/special contract)** District as per Section **20.04.150**, on the following described property which is located in a **A-2/sc (Apartment/special contract)** District:

Being the South 83 feet of the West ½ of Tract 153 Sunrise Acres No. 2, 7838 Mount Latona Drive, City of El Paso, El Paso County, Texas.

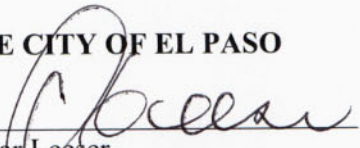
2. A copy of the approved detailed site development plan, signed by the Applicant, the City Manager and the Secretary of the City Plan Commission, is attached hereto, as **Exhibit "B"** and incorporated herein by reference.
3. All construction and development on the property shall be done in accordance with the approved detailed site development plan and the development standards applicable in the **A-2/sc (Apartment/special contract)** District regulations.
4. The Applicant shall sign an agreement to develop the property and to perform all construction thereon in accordance with the approved detailed site development plan and the standards

applicable in the **A-2/sc (Apartment/special contract)** District. 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.



5. This approval shall be void if construction on the property is not started in accordance with the approved detailed site development plan within four (4) years from the date hereof.

APPROVED this 28th day of MARCH, 2023.

THE CITY OF EL PASO



Oscar Leeser
Mayor

ATTEST:

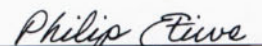
Laura D. Prine
City Clerk

APPROVED AS TO FORM:



Joyce Garcia
Assistant City Attorney

APPROVED AS TO CONTENT:



Philip F. Eliwe, Director
Planning & Inspections Department

(Agreement on following page)

DEVELOPMENT AGREEMENT

By execution hereof, GOAL DEVELOPMENT GROUP INC, ("Owner"), identified in the Resolution to which this Development Agreement is attached, hereby covenant and agree, to develop the above-described property in accordance with the approved Detailed Site Development Plan, and in accordance with the standards applicable to the A-2/sc (Apartment/special contract) District located within the City of El Paso.

EXECUTED this 2 day of March, 2023.

GOAL DEVELOPMENT GROUP INC,

By: Francisco Viniegra
[Signature]

ACKNOWLEDGMENT

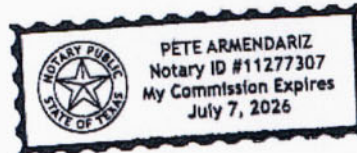
THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this 2 day of MARCH, 2023, by FRANCISCO VINIEGRA, in his legal capacity on behalf of Goal Development Group Inc.

[Signature]
Notary Public, State of Texas

My Commission Expires:

7-7-2026



(Exhibits on the following pages)

Being the South 83 Feet of the West
½ of Tract 153.
Sunrise Acres No. 2,
City of El Paso, El Paso County, Texas
December 17, 2021

METES AND BOUNDS DESCRIPTION
7838 Mount Latona Drive
Exhibit "A"

FIELD NOTE DESCRIPTION of the South 83 Feet of the West ½ of Tract 153, Sunrise Acres No. 2, City of El Paso, El Paso County, Texas, being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a found rod at the right-of-way intersection of Mount Latona Drive (60' R.O.W.) and Atlas Avenue (60' R.O.W.); **THENCE**, leaving along said Mount Latona Drive, South 01°11'00" East, a distance of 223.00 feet to a point; **THENCE**, leaving said right-of-way line of Mount Latona Drive, North 88°49'00" East, a distance of 30.00 feet to a point for corner at the easterly right-of-way line of Mount Latona Drive same being the **POINT OF BEGINNING** of the herein described parcel;

THENCE, leaving said easterly right-of-way line, North 88°49'00" East, a distance of 78.90 feet to a point for corner;

THENCE, South 01°11'00" East, a distance of 83.00 feet to a point for corner;

THENCE, South 88°49'00" West, a distance of 78.90 feet to a point for corner at the easterly right-of-way line of Mount Latona Drive;

THENCE, along said easterly right-of-way line of Mount Latona Drive, North 01°11'00" West, a distance of 83.00 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 6,548.70 square feet or 0.1503 acres of land more or less.

CAD Consulting Co.
1790 Lee Trevino Drive. Suite 309
El Paso, Texas 79936
(915) 633-6422
I:\M&B\2021\21-3000_7838 Mount Latona Exhibit "A"

3/2/23



Exhibit "B"

PLANNING & INSPECTIONS DEPARTMENT
PLANNING DIVISION
DETAILED SITE DEVELOPMENT PLAN
APPROVED BY CITY COUNCIL

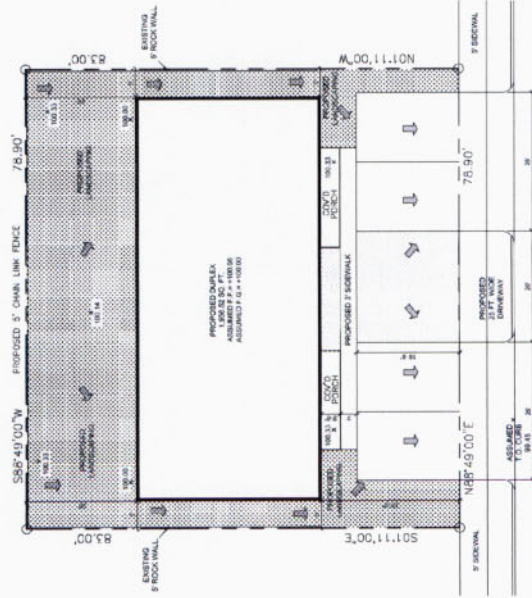


3/2/23 DATE

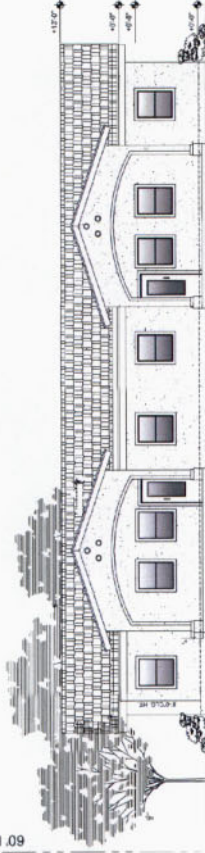
Chingiray APPLICANT

Kiana Smith EXECUTIVE SECRETARY, CITY PLAN COMMISSION

Edy Serrano CITY MANAGER



MOUNT LATONA DRIVE
60' R.O.W.



PROPOSED DUPLEX

LEGAL DESCRIPTION
SUNRISE ACRES 80.8 BY FT OF N 1/2 OF 13

ZONING CODE
PD 10170000P100

OCCUPANCY CLASSIFICATION
GROUP R - RESIDENTIAL

CONSTRUCTION TYPE
TYPE V-B

AREA FOOTAGE:
1,311 S.F. PER UNIT
2,622 S.F. TOTAL AREA

MOUNT LATONA DRIVE
60' R.O.W.



SITE PLAN
SCALE 1" = 30'0"

DATE
JULY 18 - 2022

A PROJECT FOR:
DUPLEX
7838 MOUNT LATONA
EL PASO, TX 79904

REVISIONS	DATE

DESIGNED BY
BHB DESIGNS
ARCHITECTURAL / ENGINEERING
PH: (915) 875-1220
plans@bhbdesigns.com

SHEET TITLE
ARCHITECTURAL
1
SMT. 1 OF 1