## 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,

PZST21-00014

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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. 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 Mayor

ATTEST:

Laura D. Prine

Laura D. Prine City Clerk

APPROVED AS TO FORM:

Joyce Garcia

Assistant City Attorney

APPROVED AS TO CONTENT:

Philip F. Etiwe, Director

Planning & Inspections Department

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
Pedro and Francisca Morales:
By: Pedio Morales Francisca Morales  (name/title)  Rela mule Francisca Morales  (signature)
ACKNOWLEDGMENT
THE STATE OF TEXAS )
COUNTY OF EL PASO )
This instrument is acknowledged before me on this day of
, 2023, by, for Pedro and Francisca Morales,
My Commission Expires: 04(20/2023/
Notary Public, State of Texas
ROSE R ORTEGA NOTARY PUBLIC ID# 7843569 In and for the State of Texas My commission expires  Notary's Printed or Typed Name:

(Exhibits on the following pages)

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ROSE R ORTEGA NOTARY PUBLIC ID# 7843569 In and for the State of Texas My commission expires 04-20-2023

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# 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 sourtherly 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.

eus D. Ibarra, RPLS No.6085

August 5, 2021

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PZST21-000 Cish sissin DTS 1 7833 MOUNT LATONA INCENTIVE PLAN MINIMUM CUMULATIVE FRONT & REAR YARD - 4 IN COMMENT WALE ARE THE ASSESSED WITH THE PROPERTY OF THE PROP CONSTRUCTION TYPE: TYPE: PROJECT ADDRESS
7833 MUNT LATONA DR, EL PASELT EL PASO MUNICIPAL CODE SCOPE OF WORK PROPOSED BUILDING AREA LOT AREA: 00,191 SQ FT) LOT 4, BLOCK 1 DARTSE ACRES 42, REPLAT D ITY OF 61, PASO, 61, PASO CRIMTY. NUMBER CURLICATIVE FRENT REAR YARD LEGAL DESCRIPTION GENERAL SITE NOTES EXISTING ZONING INIT & LIVING AREA TOTAL LIVING AREA OCCUPANCY: O-0.08896 AC. FT. 0= 0.3675 X 4 X 0.71 4 0.0869 AC - FT (REQUIRED) PONDING REQUIEREMENTS FOR TYPICAL Lot Area: 10,191.00 SQ. FT.
1/2 Street Area: 5820.00 SQ. FT.
Total Area: 16,011.00 SQ. FT.
16,011.0 SQ. FT. /4,3560=0,3575 AC. CLIRVE RADIUS LENGTH TANGENT CHORG BEARING DELTA CALCUANTON PLANT TO COLUMN TO SELLE TO THE PROJECT SHAL EXCHIGANT COPLAN VIN DA OF THE ASSESSMENT STRAIN VIN DA OF THE PROPERTY RESIDENT WAYS. OF ILL MASS AT LARKE PROPER STRAIN WAYS. (2) SELETIVE DESIGN GUIDELNES S STATE OF THE STA 00.001-.2.T 00.001-0.1 CURB & GUTTER Exhibit "B" MAKET HTE ZINCO RM FROM SET MON- 30 Ŧ THE CHIEF SHEWEST PROCESS AND THE SHELLES, SHE CAN CHIEF THE SHELLES, SHE CAN CHIEF CONTRACT OF THE SHELLES SHELLES SHE SHELLES SHELLE CALCALATION
PRICES, DESCRIPTION IN TOWN KORF LATER
OFF, EXT VITA WARNEY WAS NOT RESERVED. PI (I) MANDATORY DESIGN REQUIREMENTS 3 9 9 FG=101.50 PLANNING & INSPECTIONS DEPARTMEN PLANNING DAVISION DETAILED SITE DEVELOPMENT PLAN APPROVED BY CITY COUNCIL BULDING UNIT B ATLAS AVENUE SITE PLAN 7631 MOUNT LATONA DR LOT 11, BLOCK 467 3 PROJECT LOCATION PROJECT THE BOOK STOREN ADMINER S' BYCE 1