

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,

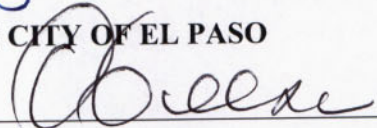
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PZST21-00014

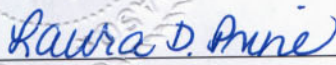
4. That if at any time the Owners fail to comply with any of the requirements of this Ordinance, Special Permit No. PZST21-00014 shall automatically terminate, and construction shall stop or occupancy shall be discontinued, until any such violation ceases; and,
5. That the Owners shall sign an Agreement 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.

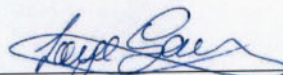
THE CITY OF EL PASO


Oscar Leeser
Mayor

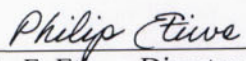

ATTEST:


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

ORDINANCE NO. **019442**

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.

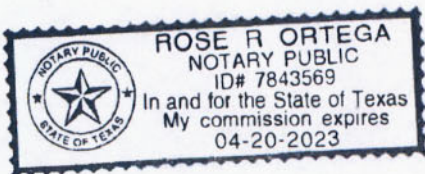
My Commission Expires:

04/20/2023

Notary Public, State of Texas

Notary's Printed or Typed Name:

Rose R Ortega



(Exhibits on the following pages)

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JG

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"**.

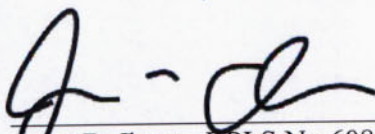
Thence, 31.42 feet along the arc of a curve to the right which has a **radius of 20.00 feet**, a **central angle of 90°00'00"**, a tangent of 20.00 feet, and a **chord** which bears **South 43°01'28" East** a distance of **28.28 feet** to a found "X" at the westerly right of way of Mount Latona Drive;

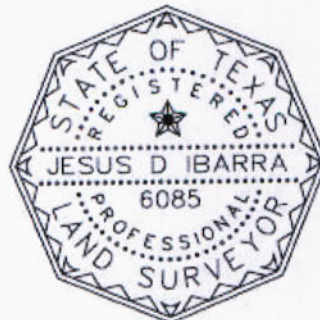
Thence along said right of way, **South 01°58'32" West** a distance of **45.12 feet** to a found nail on rock wall;

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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