ORDINANCE NO. 019496

AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST22-00013, TO ALLOW FOR INFILL DEVELOPMENT WITH REDUCTIONS TO AVERAGE LOT WIDTH, FRONT AND SIDE YARD SETBACKS, AND A 75% PARKING REDUCTION ON THE PROPERTY DESCRIBED AS LOT 14, BLOCK 47, MAGOFFIN, 708 SOUTH ST. VRAIN 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, the Norma Judith Arrunada, has applied for a Special Permit under Section 20.10.280 of the El Paso City Code to allow for infill development with reductions to average lot width, front and side yard setbacks, and a 75% parking reduction for a quadraplex; and,

WHEREAS, a report was made by 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 Section 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 an A-3 (Apartment) District:

Lot 14, Block 47, Magoffin, 708 South St. Vrain Street, City of El Paso, El Paso County, Texas; and,

- 2. That the City Council hereby grants a Special Permit under Section 20.04.320 of the El Paso City Code to allow for infill development with reductions to average lot width, front and side yard setbacks, and a 75% parking reduction for a quadraplex on the property described in Paragraph 1 of this Ordinance; and,
- 3. That this Special Permit is issued subject to the development standards in the A-3 (Apartment) 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 is incorporated herein by reference for all purposes; and,

- 4. That if at any time the Applicant fails to comply with any of the requirements of this Ordinance, Special Permit No. PZST22-00013, shall be subject to termination; construction or occupancy shall be discontinued; and the Applicant shall be subject to the penalty provisions of Chapter 20.24 and any other legal or equitable remedy; and,
- 5. That the Applicant 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 to the City Plan Commission before building permits are issued.

ADOPTED this 9th day of May, 2023.

ATTEST:

Laura D. Prine City Clerk

APPROVED AS TO FORM:

Joyce Garcia Assistant Attorney THE CITY OF EL PASO

Oscar Lees Mayor

APPROVED AS TO CONTENT:

Philip F. Etiwe, Director

Kevin Smith

Planning & Inspections Department

AGREEMENT

Norma Judith Arrunada, the Applicant 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 same Ordinance, and in accordance with the standards identified in the A-3 (Apartment) District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this 27 day of MARCH 2023.

Norma Judith Arrunada

Norma Judith Arrunada/ Quner

ACKNOWLEDGMENT

THE	STATE	OF	TEXAS)
)

COUNTY OF EL PASO

nt is acknowledged before me on this the day of 2023, by Norma Judath Annuvarian for Norma instrument is

Judith Arrunada as Applicant.

RACIELA E. CADENA NOTARY PUBLIC NOTARY ID#: 221646-2 and for the State of Texas My commission expires OCTOBER 27, 2023

Notary Public, State of Texas

GRHEZEZA K CASENA
Inted or Typed Name

My Commission Expires:

10-27-2023

(Exhibit "A" on the following page)

019496

ORDINANCE NO.

HQ 23-438 | Tran # 487914 | Planning & Inspections Dept. 708 South St. Vrain St.

PZST22-00013

