

**ORDINANCE NO. 019494**

**AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST22-00014, TO ALLOW FOR AN INFILL DEVELOPMENT WITH REDUCTIONS TO AVERAGE LOT WIDTH, FRONT AND SIDE YARD SETBACKS, AND A 75% PARKING REDUCTION ON THE PROPERTY DESCRIBED AS LOT 17, BLOCK 36, MAGOFFIN, 916 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**, Norma Judith Arrunada, has applied for a Special Permit under Section 20.10.280 of the El Paso City Code to allow for an 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 17, Block 36, Magoffin, 916 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. PZST22-00014, shall be subject to termination; construction

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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 9<sup>th</sup> day of May, 2023.



ATTEST:

Laura D. Prine

Laura D. Prine  
City Clerk

THE CITY OF EL PASO

Oscar Leeser

Oscar Leeser  
Mayor

APPROVED AS TO FORM:

Joyce Garcia

Joyce Garcia  
Assistant Attorney

APPROVED AS TO CONTENT:

Kevin Smith for

Philip F. Etiwe, Director  
Planning & Inspections Department

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HQ 23-504 | Tran #488805 | Planning & Inspections Department  
916 South St. Vrain Street- General Special Use Permit

JG

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**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<sup>TH</sup> day of MARCH, 2023.

Norma Judith Arrunada

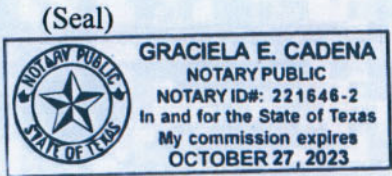
[Signature]  
(Signature)

Norma Judith Arrunada / owner  
(Name/Title)

**ACKNOWLEDGMENT**

THE STATE OF TEXAS )  
  )  
COUNTY OF EL PASO )

This instrument is acknowledged before me on this 27<sup>TH</sup> day of MARCH, 2023, by NORMA JUDITH ARRUNADA for Norma Judith Arrunada as Applicant.



[Signature]

Notary Public, State of Texas  
Signature

GRACIELA E CADENA  
Printed or Typed Name

My Commission Expires:  
10-27-2023

(Exhibit "A" on the following page)

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