

ORDINANCE NO. 019520

AN ORDINANCE CHANGING THE ZONING OF ALL OF LOTS 8 THRU 10, THE NORTHERN 20.73 FEET OF LOT 7, THE EASTERN 8.15 FEET OF LOTS 11 THRU 13, THE EAST 8.15 FEET OF THE NORTHERN 20.73 FEET OF LOT 14 AND NORTHERN 98.73 OF THE ALLEY, BLOCK 199, CAMPBELL'S ADDITION, 222 S. CAMPBELL STREET, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM C-4 (COMMERCIAL) TO C-5 (COMMERCIAL). THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

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

Pursuant to Section 20.04.360 of the El Paso City Code, the zoning of all of Lots 8 thru 10, the Northern 20.73 feet of Lot 7, the Eastern 8.15 feet of Lots 11 thru 13, the East 8.15 feet of the Northern 20.73 feet of Lot 14 and Northern 98.73 of the Alley, Block 199, Campbell's Addition, 222 S. Campbell Street, located in the City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, be changed from **C-4 (Commercial)** to **C-5 (Commercial)**, as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly.

The penalties for violating the standards imposed through this rezoning ordinance are found in Section 20.24 of the El Paso City Code.

ADOPTED this 20th day of June, 2023.



ATTEST:

Laura D. Prine

Laura D. Prine, City Clerk

THE CITY OF EL PASO
Oscar Leeser

Oscar Leeser, Mayor

APPROVED AS TO FORM:

J. S. Diaz

Juan S. Gonzalez
Senior Assistant City Attorney

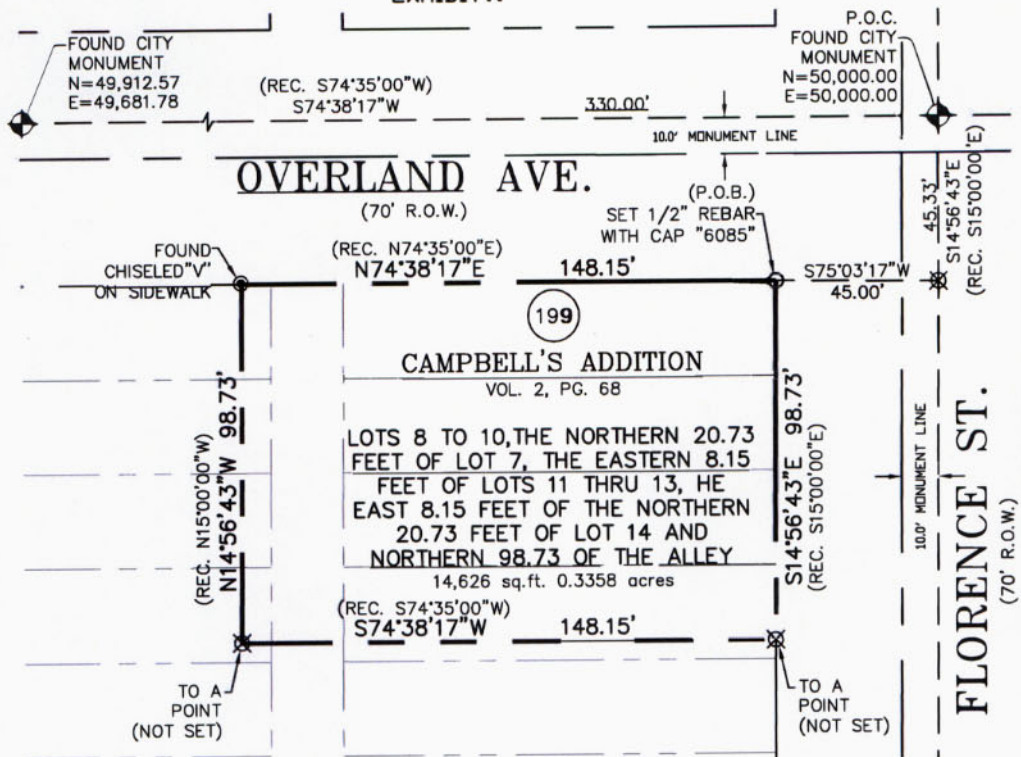
APPROVED AS TO CONTENT:

Kevin Smith for

Philip F. Etiwe, Director
Planning & Inspections Department

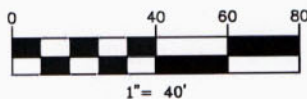
(Exhibit on the following page)

EXHIBIT A



NOTES:

- BEARING BASIS IS TRUE NORTH FOR A TRANSVERSE MERCATOR SURFACE PROJECTION AS DETERMINED BY GPS METHODS BASED AT FOUND CITY MONUMENT SHOWN HEREIN WITH COORDINATES:
NORTHING: 50,000.00
EASTING: 50,000.00
LATITUDE: 31°45'30.21156"N
LONGITUDE: 106°28'57.10362"W
HEIGHT: 3631.72SFT



METES AND BOUNDS DESCRIPTION

DESCRIPTION OF A PARCEL OF LAND BEING ALL OF LOTS 8 THRU 10, THE NORTHERN 20.73 FEET OF LOT 7, THE EASTERN 8.15 FEET OF LOTS 11 THRU 13, THE EAST 8.15 FEET OF THE NORTHERN 20.73 FEET OF LOT 14 AND NORTHERN 98.73 OF THE ALLEY, BLOCK 199, CAMPBELL'S ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

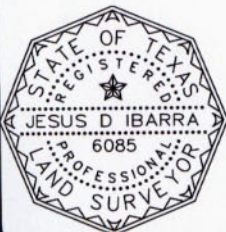
COMMENCING FOR REFERENCE AT A FOUND CITY OF EL PASO MONUMENT AT THE MONUMENT LINE INTERSECTION OF OVERLAND AVENUE AND FLORENCE STREET, WHENCE A FOUND CITY OF EL PASO MONUMENT AT THE INTERSECTION OF OVERLAND AVENUE AND CAMPBELL STREET BEARS SOUTH 74°38'17" WEST (REC. SOUTH 74°35'00" WEST) A DISTANCE OF 330.00 FEET, THENCE, SOUTH 14°56'43" EAST (REC. SOUTH 15°00'00" EAST) A DISTANCE OF 45.33 FEET TO A POINT, THENCE, SOUTH 75°03'17" WEST (REC. SOUTH 75°00'00" WEST) A DISTANCE OF 45.00 FEET TO A SET 1/2" REBAR WITH CAP "TX 6085" AT THE NORTHEAST CORNER OF LOT 10, BLOCK 199, CAMPBELL'S ADDITION, SAID POINT BEING THE "TRUE POINT OF BEGINNING".

THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF FLORENCE STREET, SOUTH 14°56'43" EAST (REC. SOUTH 15°00'00" EAST) A DISTANCE OF 98.73 FEET TO A POINT;

THENCE LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 74°38'17" WEST (REC. SOUTH 74°35'00" WEST) A DISTANCE OF 148.15 FEET TO A POINT;

THENCE, NORTH 14°56'43" WEST (REC. NORTH 15°00'00" WEST) A DISTANCE OF 98.73 FEET TO A FOUND CHISELED "V" AT THE SOUTH RIGHT-OF-WAY LINE OF OVERLAND AVENUE;

THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 74°38'17" EAST (REC. NORTH 74°35'00" EAST) A DISTANCE OF 148.15 FEET TO A POINT FEET TO "TRUE POINT OF BEGINNING" AND CONTAINING IN ALL 14,626 SQ.FT. 0.3358 ACRES OF LAND MORE OR LESS.



CERTIFICATION

I HEREBY CERTIFY THAT THIS MAP WAS MADE FROM AN ACTUAL ON THE GROUND SURVEY AND THAT THE MONUMENTATION SHOWN HEREON WERE FOUND AND/OR PLACED UNDER MY PERSONAL SUPERVISION, A ALSO CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY IA, CONDITION II SURVEY.

J. Ibarra

3-30-2023

JESUS D. IBARRA RPLS#6085, FIRMH10194184



PRECISION LAND SURVEYORS
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