

ORDINANCE NO. 019418

**AN ORDINANCE CHANGING THE ZONING OF TRACTS 1, 7A, 19A, AND PORTIONS OF TRACTS 11, 12, 13, 14, 15, 16, AND 17, BLOCK 53, YSLETA GRANT AND PORTIONS OF TRACTS 12A, 13A, 14B, AND 15A, SOCORRO GRANT BLOCK 24, 10001 SOUTHSIDE ROAD, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO M-2 (HEAVY MANUFACTURING). THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.**

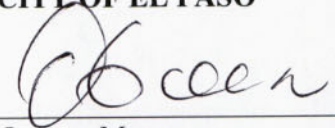
**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:**

Pursuant to Section 20.04.360 of the El Paso City Code, the zoning of Tracts 1, 7A, 19A, and portions of Tracts 11, 12, 13, 14, 15, 16, and 17, Block 53, Ysleta Grant and portions of Tracts 12A, 13A, 14B, and 15A, Socorro Grant Block 24, 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 **R-F (Ranch and Farm)** to **M-2 (Heavy Manufacturing)**, as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly, and that special permit 87-03 adopted May 5, 1987 is hereby rescinded.

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

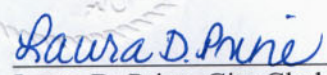
ADOPTED this 13<sup>th</sup> day of December, 2022.

THE CITY OF EL PASO



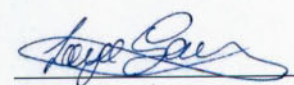
Oscar Leeser, Mayor

ATTEST:



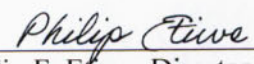
Laura D. Prine, City Clerk

APPROVED AS TO FORM:



Joyce Garcia  
Assistant City Attorney

APPROVED AS TO CONTENT:



Philip F. Ertwe, Director  
Planning & Inspections Department

ORDINANCE NO. 019418

22-1007-2994 | 1212715  
Template Rezoning Ordinance Full Lot No Conditions  
JG

PZRZ22-00031

EXHIBIT "A"

Prepared For: CEA Group  
July 6, 2022

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being Tracts 1, 7A, 19A, and portions of Tracts 11, 12, 13, 14, 15, 16, and 17, Block 53, Ysleta Grant and portions of Tracts 12A, 13A, 14B and 15A, Socorro Grant Block 24, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

**THE TRUE POINT OF BEGINNING** being a set 1/2" rebar with cap marked TX 5152 for northwesterly corner of Tract 7A, Block 53, Ysleta Grant as described in special warranty deed from El Paso County Water Improvement District No. 1 to The City of El Paso in Volume 3409, Page 874, Real Property Records of El Paso County, Texas with coordinate values of Y=10,619,446.18, X= 432,345.82 in the Texas State Plane Coordinate System, Central Zone 4203, NAD 83, U.S. Survey feet, from which an existing City Monument at the centerline intersection of Pan American Drive and Oro Verde Drive in Pan American Center for Industry Unit One as recorded in Volume 42, Page 2, Plat Records El Paso County, Texas bears North 28°16'17" East (N25°18'30"E, Vol. 3409, Pg. 874) a distance of 5328.69 feet; and a found bridge nail on the centerline of the U.S. levee IBC sta. 24+676.96 bears, South 57°48'30" West a distance of 138.38 feet;

Thence along the southerly right of way line of the Riverside Canal as described in Volume 3409, page 874, Real Property Records of El Paso County, Texas the following 5 courses:

1. South 86°22'59" East (S89°30'47"E, Vol. 3409, Pg. 874) a distance of 1004.60 feet to a set 1/2" rebar with cap marked TX 5152;
2. South 73°41'42" East (S78°49'30"E, Vol. 3409, Pg 874) a distance of 259.44 feet to a set 1/2" rebar with cap marked TX 5152;
3. South 68°30'11" East (S71°37'59"E, Vol. 3409, Pg 874) a distance of 281.77 feet to a set 1/2" rebar with cap marked TX 5152;
4. South 63°12'51" East (S68°20'39"E, Vol. 3409, Pg 874) a distance of 214.67 feet to a set 1/2" rebar with cap marked TX 5152;
5. South 55°14'53" East a distance of 445.67 feet to a set 1/2" rebar with cap marked TX 5152 on the westerly right of way line of the Riverside canal;

Thence along said right of way line, South 51°56'34" East a distance of 563.38 feet to a set 1/2" rebar with cap marked TX 5152;

Thence along said right of way line, South 45°34'38" East a distance of 876.65 feet to a set 1/2" rebar with cap marked TX 5152;

Thence along said right of way line, South 39°37'16" East a distance of 2807.06 feet to a set 1/2" rebar with cap marked TX 5152 on the northerly right of way line of the Riverside Intercepting Drain;

Thence along said right of way line, South 85°52'38" West a distance of 1312.84 feet to a set 1/2" rebar with cap marked TX 5152;

Thence along said right of way line, South 85°42'38" West a distance of 881.58 feet to a set 1/2" rebar with cap marked TX 5152;

Thence along said right of way line, North 66°57'37" West a distance of 431.02 feet to a set 1/2" rebar with cap marked TX 5152;

Thence along said right of way line, North 48°38'56" West a distance of 1035.17 feet to a set 1/2" rebar with cap marked TX 5152;

Thence along said right of way line, North 38°52'41" West a distance of 423.36 feet to a set 1/2" rebar with cap marked TX 5152 on the westerly line of Tract 15, Block 53, Ysleta Grant;

Thence along said line, North 31°31'36" West a distance of 286.09 feet to a set 1/2" rebar with cap marked TX 5152;

Thence along the westerly line of Tracts 11,12,13,14 and 15, Block 53, Ysleta Grant, North 25°01'06" West a distance of 2178.50 feet to a set 1/2" rebar with cap marked TX 5152 on the westerly line of Tract 7, Block 53, Ysleta Grant as described in Volume 3409, page 874, Real Property Records of El Paso County, Texas;


Thence along said line, North 25°13'08" West (N28°20'56"W, Vol. 3049, Pg. 874) a distance of 235.01 feet to a set 1/2" rebar with cap marked TX 5152;

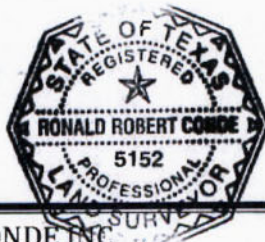
Thence along said line, North 26°53'16" West (N30°01'03"W, Vol. 3049, Pg. 874) a distance of 292.60 feet to the "TRUE POINT OF BEGINNING" and containing 8,799,630 Square feet or 202.01 Acres of land more or less.

Note:

A drawing of even date accompanies this description.

Bearings referenced to the State Plane Coordinate System, Central Zone (4203) North American Datum of 1983, Unit of measure is U.S. Survey foot adjusted to surface with a scale factor of 1.0002276371.

  
Ron R. Conde  
R.P.L.S. No 5152



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