

ORDINANCE NO. 019419

AN ORDINANCE CHANGING THE ZONING OF THE SOUTH 60 FEET OF TRACT 187 AND THE SOUTH 60 FEET OF THE EAST 90 FEET OF TRACT 188, MAP OF SUNRISE ACRES, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-4 (RESIDENTIAL) AND C-2 (COMMERCIAL) TO C-3 (COMMERCIAL), AND IMPOSING CONDITIONS. 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, that the zoning of *the south 60 feet of tract 187 and the south 60 feet of the east 90 feet of tract 188, map of Sunrise Acres, 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-4 (Residential) and C-2 (Commercial)** to **C-3 (Commercial)**, as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly.

Further, that the property described above be subject to the following conditions which are necessitated by and attributable to the health and safety of the community generated by the change of zoning in order to protect the health, safety and welfare of the adjacent property owners and the residents of this City:

1. That a ten-foot (10') landscaped buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at twenty feet (20') on center along the property lines adjacent to residential zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy or certificates of completion.
2. Prior to issuance of any certificates of occupancy or certificates of completion, property owner must install an eight-foot (8') rock wall along the westerly property line if abutting residential uses or districts.
3. No storage of any motor vehicles shall be located within fifty feet (50') from the rear property line if abutting residential uses or districts.
4. Within twenty feet (20') from the front property line abutting Gateway South Boulevard, no parking or vehicular storage or display shall be allowed.
5. No repair of any type of motor vehicle shall be allowed on the property.

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

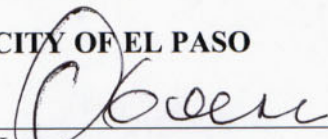
(Signatures on the following page)

ORDINANCE NO. 019419

Zoning Case No: PZRZ22-00019

ADOPTED this 13th day of December 2022.

THE CITY OF EL PASO



Oscar Leeser
Mayor

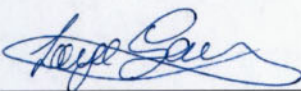
ATTEST:



Laura D. Prine
City Clerk

Laura D. Prine
City Clerk

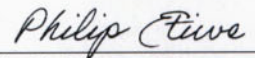
APPROVED AS TO FORM:



Joyce Garcia
Assistant City Attorney

Joyce Garcia
Assistant City Attorney

APPROVED AS TO CONTENT:



Philip F. Etiwe, Director
Planning & Inspections Department

Philip F. Etiwe, Director
Planning & Inspections Department

(Exhibits on the following pages)

ORDINANCE NO. 019419
22-1007-2998 | 1213293_2
8641 Gateway South | Rezoning Ordinance Partial Lot w/Condition
JG

Zoning Case No: PZRZ22-00019

METES AND BOUNDS DESCRIPTION

8641 SOUTH GATEWAY BOULEVARD
EXHIBIT "A"

A PARCEL OF LAND CONTAINING 0.3994 ACRE MORE OR LESS, BEING THE SOUTH 60 FEET OF TRACT 187 AND THE SOUTH 60 FEET OF THE EAST 90 FEET OF TRACT 188, MAP OF SUNRISE ACRES, ACCORDING TO THE PLAT OR MAP RECORDED IN VOLUME 16, PAGE 19, PLAT RECORDS OF EL PASO COUNTY, TEXAS AND BEING THAT PARCEL RECORDED IN DOC. NO. 20180041641, DEED RECORDS, EL PASO COUNTY, AND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF BEGINNING BEING A SET 1/2" REBAR MARKING THE NORTHEAST CORNER OF THIS PARCEL, SAID SET 1/2" REBAR LYING ON THE WEST RIGHT OF WAY LINE OF SOUTH GATEWAY BOULEVARD;

THENCE, ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 01°09' 00" EAST A DISTANCE OF 60.00 FEET TO A SET 1/2" REBAR MARKING THE SOUTHEAST CORNER OF THIS PARCEL;

THENCE, LEAVING SAID WEST RIGHT OF WAY LINE, SOUTH 88°51' 00" WEST A DISTANCE OF 290.00 FEET TO A SET NAIL MARKING THE SOUTHWEST CORNER OF THIS PARCEL;

THENCE, NORTH 01°09' 00" WEST, A DISTANCE OF 60.00 FEET TO A FOUND 5/8" REBAR MARKING THE NORTHWEST CORNER OF THIS PARCEL;

THENCE, NORTH 88° 51' 00" EAST, 290.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED AND CONTAINING 17,400.00 SQUARE FEET OR 0.3994 ACRE OF LAND MORE OR LESS.

CARLOS M. JIMENEZ
R.P.L.S. #3950

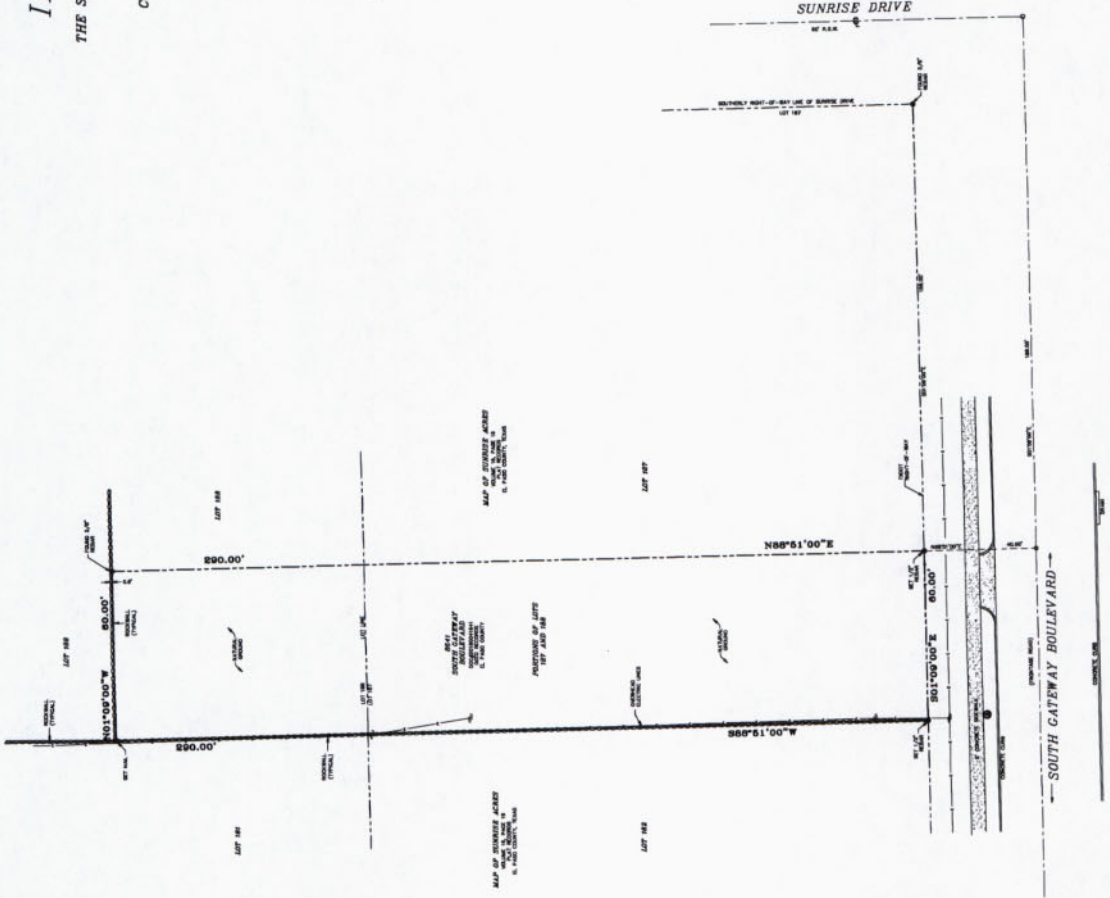
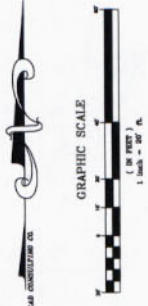
CAD CONSULTING CO.
1790 N. LEE TREVINO DR., STE. 309
EL PASO TX 79936



019419

BOUNDARY AND IMPROVEMENT SURVEY

8641 SOUTH GATEWAY BOULEVARD
THE SOUTH 60 FEET OF LOT 187 AND THE SOUTH 60 FEET
OF THE EAST 90 FEET OF LOT 188
MAP OF SUNRISE ACRES
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING: 17,400.00 SQ. FT. OR 0.3994 ACRES ±



| LEGEND | |
|--------|------------------|
| 1 | 1. BOUNDARY |
| 2 | 2. DRIVE |
| 3 | 3. CURB |
| 4 | 4. SIDE OF DRIVE |
| 5 | 5. SIDE OF DRIVE |
| 6 | 6. DRIVE |
| 7 | 7. DRIVE |
| 8 | 8. DRIVE |
| 9 | 9. DRIVE |
| 10 | 10. DRIVE |
| 11 | 11. DRIVE |
| 12 | 12. DRIVE |
| 13 | 13. DRIVE |
| 14 | 14. DRIVE |
| 15 | 15. DRIVE |
| 16 | 16. DRIVE |
| 17 | 17. DRIVE |
| 18 | 18. DRIVE |
| 19 | 19. DRIVE |
| 20 | 20. DRIVE |

NOTES:
1. THE BOUNDS AND BOUNDS ARE SHOWN BY THE METERS AND BOUNDS OF THE SURVEY.
2. THE BOUNDS AND BOUNDS ARE SHOWN BY THE METERS AND BOUNDS OF THE SURVEY.
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METERS AND BOUNDS DESCRIPTION

8641 SOUTH GATEWAY BOULEVARD
EMPHASIS 'A'

A PARCEL OF LAND CONTAINING 0.3994 ACRES MORE OR LESS, BEING THE SOUTH 60 FEET OF LOT 187 AND THE SOUTH 60 FEET OF LOT 188, MAP OF SUNRISE ACRES, ACCORDING TO THE PLAT ON MAP OF SUNRISE ACRES, RECORDED IN BOOK NO. 20880-A-141, DEED RECORDS OF EL PASO COUNTY, TEXAS, AND BEING THAT PARCEL RECORDED IN BOOK NO. 20880-A-141, DEED RECORDS OF EL PASO COUNTY, TEXAS, IS MORE PARTICULARLY DESCRIBED BY METERS AND BOUNDS AS FOLLOWS:

THE POINT OF BEGINNING BEING A SET 1/2" REBAR MARKING THE NORTHEAST CORNER OF THIS PARCEL, SAID SET 1/2" REBAR L'ING ON THE WEST RIGHT OF WAY LINE OF SOUTH GATEWAY BOULEVARD;

THENCE, ALONG SAID WEST RIGHT OF WAY LINE, NORTH, 01°00' 00" EAST, 10.00 FEET TO A SET 1/2" REBAR MARKING THE SOUTHWEST CORNER OF THIS PARCEL;

THENCE, NORTH, 01°00' 00" WEST, A DISTANCE OF 46.00 FEET TO A FOUND 5/8" REBAR MARKING THE NORTHWEST CORNER OF THIS PARCEL;

THENCE, NORTH 89° 59' 00" EAST, 280.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF SAID MAP, BEING 17,400.00 SQ. FT. OR 0.3994 ACRES ±.

LOCATION MAP
SCALE: 1" = 600'



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SURVEYOR:
CAD CONSULTING CO.
1780 N. LEE TRAVLING
EL PASO, TEXAS 79908
PHONE: (815) 833-6428

CONSULTING COMPANY
1780 N. LEE TRAVLING DRIVE SUITE 200
EL PASO, TEXAS 79908
PHONE: (815) 833-6428 FAX: (815) 833-6428

ENGINEER/SUPERVISOR:
B. ANTONIO, L.L.C.
1479 VIA APPIA
EL PASO, TEXAS 79918
PHONE: (815) 833-6428



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