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Filed & Recorded in
Official Records of
El Paso County
Delia Briones
County Clerk
Fees \$34.00

eRecorded

I hereby certify that this instrument was filed on the date and time stamped
heron by me and was duly recorded by document number in the Official
Public Records of real Property in El Paso County.



EL PASO COUNTY, TEXAS

Delia Briones

ORDINANCE NO. 019523

AN ORDINANCE CHANGING THE ZONING OF THE SOUTH 200 FEET OF LOT 33, MAP OF SUNRISE ACRES NO. 2, 4819 TITANIC AVENUE, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-4 (RESIDENTIAL) TO A-2 (APARTMENT), AND IMPOSING A CONDITION. 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 200 feet of Lot 33, Map of Sunrise Acres No. 2, 4819 Titanic Avenue, 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)** to **A-2 (Apartment)**, 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 condition which is necessitated by and attributable to the increased intensity of use 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:

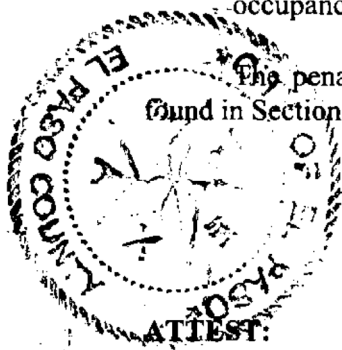
A ten-foot (10') landscaped buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at twenty feet (20') on center along the rear property line adjacent to residential zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy.

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 5th day of July, 2023.

THE CITY OF EL PASO


Oscar Leeser
Mayor





Laura D. Prine
City Clerk

APPROVED AS TO FORM:



Joyce Garcia
Assistant City Attorney

APPROVED AS TO CONTENT:



Philip F. Etiwe, Director
Planning & Inspections Department

ORDINANCE NO. 019523

HQ 23-712 | Tran #491386 | P&I
4819 Titanic Avenue Rezoning Ordinance Partial Lot w/Condition
JG

Zoning Case No: PZRZ22-00027

Being the South 200 feet of Lot 33,
Map of Sunrise Acres No. 2,
City of El Paso, El Paso County, Texas

June 21, 2021

METES AND BOUNDS DESCRIPTION
4819 Titanic Drive
Exhibit "A"

FIELD NOTE DESCRIPTION of the South 200 feet of Lot 33, Map of Sunrise Acres No. 2, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at the common boundary corner of Lots 30 and 33, same being the northerly right-of-way line of Titanic Drive and the **POINT OF BEGINNING** of the herein described parcel;

THENCE, leaving said northerly right-of-way line of Titanic Drive and along the common boundary line of Lots 30 and 33, North $01^{\circ}11'00''$ West, a distance of 200.00 feet to a point for corner;

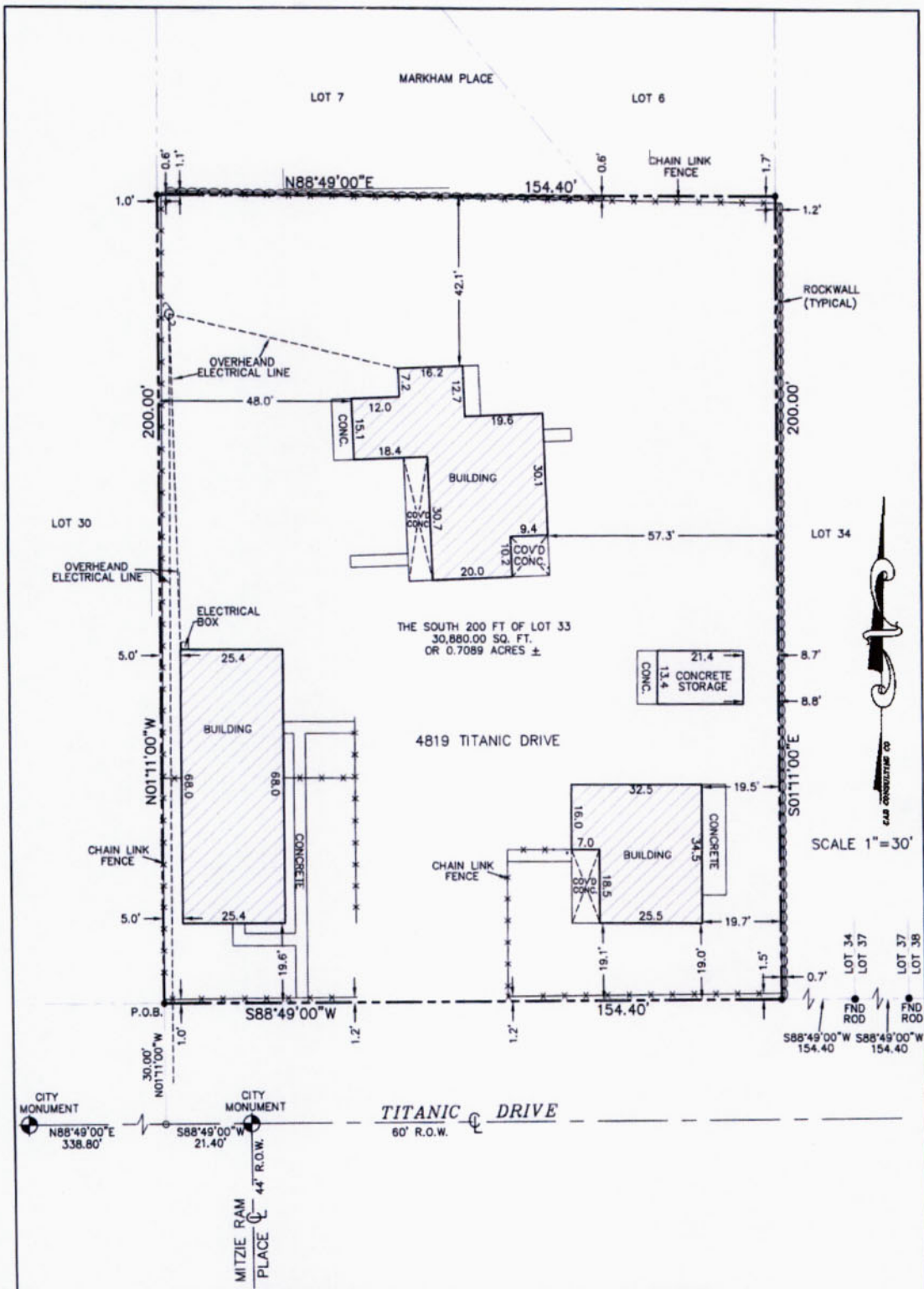
THENCE, leaving said common boundary line, North $88^{\circ}49'00''$ East, a distance of 154.40 feet to a point for corner at the common boundary line of Lots 33 and 34;

THENCE, along the common boundary line of Lots 33 and 34, South $01^{\circ}11'00''$ East, a distance of 200.00 feet to a point for corner at the common boundary corner of Lots 33 and 34, same being the northerly right-of-way line of Titanic Drive;

THENCE, leaving said common boundary corner and along the northerly right-of-way line of Titanic Drive, South $88^{\circ}49'00''$ West, a distance of 154.40 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 30,880.00 square feet or 0.7089 acres of land more or less.

Carlos M. Jimenez
R.P.L.S. # 3950
CAD Consulting Co.
1790 Lee Trevino Drive, Suite 309
El Paso, Texas 79936
(915) 633-6422
I:\M&B\2021\21- 4819 Titanic Dr.





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<p>CERTIFICATION</p> <p>I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY SURVEY WAS MADE ON THE GROUND AND UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN HEREON.</p> <p>CARLOS M. JIMENEZ</p> <p>3950</p> <p>CARLOS M. JIMENEZ R.P.L.S. No. 3950</p>	<p>JOB # 21- DATE: 06-21-21 FIELD: DG OFFICE: MR FILE: NET:\MARCO\2021\21-</p> <p>LOCATED IN ZONE C, B & A3 PANEL # 480214-0024-B DATED 06-12-18</p> <p>RECORDED IN VOLUME 2 PAGE 7 , PLAT RECORDS, EL PASO COUNTY, TX</p>
	<p>4819 TITANIC DRIVE THE SOUTH 200 FEET OF LOT 33 (SEE EXHIBIT "A") MAP OF SUNRISE ACRES NO. 2 CITY OF EL PASO, EL PASO COUNTY, TEXAS</p> <p>SCD CONSULTING COMPANY 1790 LEE TREVINO DRIVE SUITE 309 EL PASO, TEXAS 79936 (915) 633-6422</p>

FIRM# 10099300