

ORDINANCE NO. 019493

AN ORDINANCE CHANGING THE ZONING FOR THE PROPERTY DESCRIBED AS THE SOUTH 1/2 OF TRACTS 64, AND 65 AND ALL OF TRACTS 66, 67, 68, 69, 70, 71, 72, 73, 74 AND 75, FIRST SUPPLEMENTAL MAP OF PARKLAND ADDITION, 10202 DYER STREET, 10266 DYER STREET, AND 10288 DYER STREET, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM C-3 (COMMERCIAL) AND C-3/SC (COMMERCIAL/SPECIAL CONTRACT) TO C-4 (COMMERCIAL) AND C-4/SC (COMMERCIAL/SPECIAL CONTRACT), 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 1/2 of Tracts 64, and 65 and all of Tracts 66, 67, 68, 69, 70, 71, 72, 73, 74 and 75, First Supplemental Map of Parkland Addition, 10202 Dyer Street, 10266 Dyer Street, and 10288 Dyer 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-3 (Commercial) and C-3/sc (Commercial/special contract)** to **C-4 (Commercial) and C-4/sc (Commercial/special contract)**, 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 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:

1. That an eight-foot (8') high masonry wall be required to be placed along the property lines abutting Pheasant Road and that all vehicular access through Pheasant Road be restricted.
2. That parkway improvements, including the removal of any existing driveways, be required along Pheasant Road.
3. 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 inside the subject property along Pheasant Road. 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.
4. That prior to the issuance of building permits, a Detailed Site Development Plan shall be submitted and approved per City Plan Commission.
5. First party will, as part of the development of the property, develop and maintain a twenty feet (25") wide landscaped setback along the property line abutting Dyer Street.
6. That the following uses be prohibited:
 - Recycling collection facility.
 - Motor carrier/freight terminal.
 - Composting facility.
 - Truck stop.

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HQ 23-493 | 488571 | Planning & Inspections Dept.
10202 Dyer Street - Rezoning Ordinance Partial Lot w/Condition
JG

PZRZ22-00038

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 9th 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 City Attorney

APPROVED AS TO CONTENT:

Kevin Smith for
Philip F. Etiwe, Director
Planning & Inspections Department

(Exhibit "A" on the following page)

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EXHIBIT "A"

METES AND BOUNDS DESCRIPTION

10202, 10266 AND 10288 DYER STREET
EXHIBIT "A"

FIELD NOTE DESCRIPTION THE SOUTH 1/2 OF TRACTS 64, AND 65 AND ALL OF TRACTS 66, 67, 68, 69, 70, 71, 72, 73, 74 AND 75, FIRST SUPPLEMENTAL MAP OF PARKLAND ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND "V" ON THE WEST RIGHT-OF-WAY LINE OF PHEASANT ROAD (60' ROW) AND AT THE NORTH RIGHT-OF-WAY LINE OF DEER AVENUE (60' ROW), MARKING THE SOUTHEAST CORNER OF TRACT 75, FIRST SUPPLEMENTAL MAP OF PARKLAND ADDITION, AND ALSO BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL;

THENCE, ALONG SAID NORTH RIGHT-OF-WAY LINE OF DEER AVENUE, SOUTH 90°00'00" WEST, A DISTANCE OF 310.20 FEET TO A POINT FOR CORNER ON SAID RIGHT-OF-WAY LINE;

THENCE, LEAVING SAID NORTH RIGHT-OF-WAY LINE OF DEER AVENUE, 41.69 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS IS 20.00 FEET, WHOSE INTERIOR ANGLE IS 119°25'45", WHOSE CHORD BEARS NORTH 30°17'08" WEST, A DISTANCE OF 34.54 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF DYER STREET (100' ROW);

THENCE, ALONG SAID EAST RIGHT-OF-WAY LINE OF DYER STREET, NORTH 29°25'45" EAST, A DISTANCE OF 1,112.13 FEET TO A FOUND PIPE FOR THE NORTHWEST CORNER OF THIS PARCEL;

THENCE, LEAVING SAID EAST RIGHT-OF-WAY LINE OF DYER STREET, SOUTH 60°34'15" EAST, A DISTANCE OF 300.00 FEET TO A FOUND "X", LYING ON SAID WEST RIGHT-OF-WAY LINE OF PHEASANT ROAD;

THENCE, ALONG SAID WEST RIGHT-OF-WAY LINE OF PHEASANT ROAD, SOUTH 29°25' 45" WEST, A DISTANCE OF 977.13 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL AND CONTAINING 318,257.94 SQUARE FEET OR 7.3062 ACRES OF LAND MORE OR LESS.

CARLOS M. JIMENEZ
R.P.L.S No. 3950
FIRM# 10099300
CAD CONSULTING CO.
1790 N. LEE TREVINO DR., STE. 309
EL PASO, TX 79936



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Official Records of
El Paso County
Delia Briones
County Clerk
Fees \$38.00

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