

ORDINANCE NO. 019519

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF TRACTS 10E AND 11D, SECTION 36, BLOCK 80, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY SURVEYS AND A PORTION OF LOT 1, BLOCK 1, PARS COMMERCIAL VILLAGE, 11248 AND 11254 MONTANA AVENUE AND 3667 GEORGE DIETER DRIVE, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANACH AND FARM) AND C-1 (COMMERCIAL) TO C-3 (COMMERCIAL) AND FROM C-4/C (COMMERCIAL/CONDITIONS) TO C-3/C (COMMERCIAL/CONDITIONS), 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 a portion of Tracts 10E and 11D, Section 36, Block 80, Township Texas and Pacific Railway Surveys and a portion of Lot 1, Block 1, Pars Commercial Village, 11248 and 11254 Montana Avenue and 3667 George Dieter Drive, 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) and C-1 (Commercial) C-3 (Commercial) and from C-4/c (Commercial/conditions) to C-3/c (Commercial/conditions)**, 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 change in intensity 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 detailed site development plan shall be reviewed and approved per the El Paso City Code prior to the issuance of building permits.
2. That a twenty-foot (20') 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.
3. That no building(s) shall be constructed closer than fifty (50) feet to the property lines adjacent to residential zone districts or uses.
4. That all access to Kachina Drive be prohibited.
5. That a minimum 500-foot distance be required between any establishments meeting both of the following criteria:
 - a. Establishment deriving 51% or more of their income from the sale of alcoholic beverages for on-premise consumption; and

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HQ 23-602 | Tran # 489835 | P&I
11248 and 11254 Montana Ave. & 3667 George Dieter Drive
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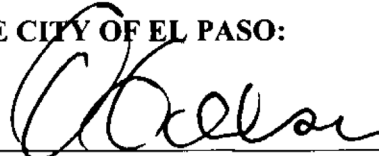
PZRZ22-00044

- b. Providing outdoor amplified sound.
- 6. That within twenty feet (20') from the front property line abutting Montana Avenue, no vehicular storage or display shall be allowed.
- 7. That a seven foot (7') high masonry wall be required to be placed along the entire property line abutting residential zone districts or uses.

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.

THE CITY OF EL PASO:



Oscar Leeser
Mayor

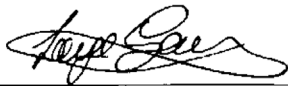


ATTEST:



Laura D. Prine
City Clerk

APPROVED AS TO FORM:



Joyce Garcia
Assistant City Attorney

APPROVED AS TO CONTENT:

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

(Exhibit "A" on the following pages)

EXHIBIT "A"

PARCEL 1 ZONING CHANGE METES AND BOUNDS

Description of a parcel of land being a portion of Tracts 10E and 11D, Section 36, Block 80, Township 2, Texas and Pacific Railway Surveys, City of El Paso, El Paso County, Texas being more particularly described by metes and bounds as follows:

Commencing at an existing City Monument on the center line intersection of Breckenridge Drive (60 feet ROW) and George Dieter Drive (120 feet ROW); Thence S00°33'00" E along the center line of George Dieter Drive, a distance of 140.58 feet to a point : Thence leaving said center line N90°00'00"W a distance of 60.00 feet to a point on the North ROW line of George Dieter Drive; Thence N90°00'00"W a distance of 475.97 feet to a point that marks the Southeast corner of this parcel of land, said point also being the point of beginning of this description;

Thence N90°00'00"W, a distance of 125.60 feet to a point that marks the Southwest corner of this parcel of land;

Thence N00°00'00"E , a distance of 758.84 feet to a point that marks the Northwest corner of this parcel of land;

Thence S90°00'00"E, a distance of 125.60 feet to a point; that marks the Northeast corner of this parcel of land;

Thence S00°00'00"W a distance of 758.84 feet to the point of beginning of this description. Said parcel of land contains 95,311 square feet or 2.188 acres of land more or less.



El Paso, Texas Thursday, January 12, 2023

.PARCEL 2
ZONING CHANGE
METES AND BOUNDS

Description of a parcel of land being a portion of Lot 1, Block 1 Pars Commercial Village, City of El Paso, El Paso County, Texas being more particularly described by metes and bounds as follows:

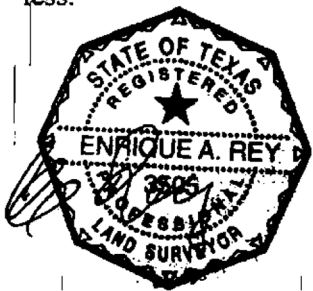
Commencing at an existing City Monument on the center line intersection of Breckenridge Drive (60 feet ROW) and George Dieter Drive (120 feet ROW); Thence $S00^{\circ}33'00''$ E along the center line of George Dieter Drive, a distance of 140.58 feet to a point; Thence leaving said center line $N90^{\circ}00'00''$ W a distance of 60.00 feet to a point on the North ROW line of George Dieter Drive; Thence $N90^{\circ}00'00''$ W a distance of 472.94 feet to a point. Thence $S00^{\circ}00'00''$ E to a point that marks the Northwest corner of this parcel of land, said point also being the point of beginning of this description;

Thence $S00^{\circ}00'00''$ E, a distance of 250.30 feet to a point on the South ROW line of Montana Ave.;

Thence $S81^{\circ}12'00''$ W, along said Southern ROW line of Montana Ave., a distance of 290.04 feet to a point.

Thence $N00^{\circ}00'00''$ W, a distance of 294.68 feet to a point;

Thence $N90^{\circ}00'00''$ E a distance of 286.63 feet to the point of beginning of this description. Said parcel of land contains 78,103 square feet or 1.793 acres of land more or less.



El Paso, Texas Thursday, January 12, 2023

Doc # 20230046078
#Pages 5 #NFPages 1
06/27/2023 11:10 AM
Filed & Recorded in
Official Records of
El Paso County
Delia Briones
County Clerk
Fees \$42.00

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