

ORDINANCE NO. 019527

AN ORDINANCE CHANGING THE ZONING OF TRACT 40, O.A. DANIELSON SURVEY NO. 310, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-3 (RESIDENTIAL) TO C-4 (COMMERCIAL). 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 **Tract 40, O.A. Danielson Survey No. 310**, 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-3 (Residential)** to **C-4 (Commercial)**, as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly.

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 18th day of July, 2023



ATTEST:

Laura D. Prine

Laura D. Prine, City Clerk

THE CITY OF EL PASO

Oscar Leeser

Oscar Leeser, Mayor

APPROVED AS TO FORM:

Russell Abeln

Russell T. Abeln
Assistant City Attorney

APPROVED AS TO CONTENT:

Philip F. Etiwe

Philip F. Etiwe, Director
Planning & Inspections Department

ORDINANCE NO. 019527

11-1007-071 | 168980
Template Rezoning Ordinance Partial Lot No Conditions
RTA

Zoning Case No: PZRZ23-00010

Being All of Tract 40,
O. A. Danielson Survey No. 310
City of El Paso, El Paso County, Texas
March 8, 2023

METES AND BOUNDS DESCRIPTION
Exhibit "A"

FIELD NOTE DESCRIPTION of Tract 40, O.A. Danielson Survey No. 310, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a set $\frac{1}{2}$ rebar at the common boundary corner of Lot 3, Block 1, Las Terrazas Subdivision and Tract 40, O.A. Danielson Survey No. 310 and the westerly right-of-way line of Zaragoza Road (100' R.O.W), same being the **POINT OF BEGINNING** of the herein described parcel;

THENCE, along said westerly right-of-way line, South $32^{\circ}19'00''$ West, a distance of 160.01 feet to a found $\frac{1}{2}$ inch rebar for corner along the westerly right-of-way line;

THENCE, leaving said westerly right-of-way line and along said common boundary line of Tract 40, Lot 1, Block 341, Vista del Sol Unit 69 and Lot 1, Block 23, Vista Granada Unit 3, North $57^{\circ}41'00''$ West, a distance of 1,237.59 feet to a set $\frac{1}{2}$ inch rebar for corner along the common boundary corner of Tract 40 and Lot 1, Block 23 and the easterly right-of-way line of George Dieter Drive (120' R.O.W.);

THENCE, leaving said common boundary corner and long said easterly right-of-way line of George Dieter Drive, 38.29 feet along the arc of a curve to the left whose radius is 1,380.00 feet, whose interior angle is $01^{\circ}35'23''$, whose chord bears North $01^{\circ}14'31''$ East, a distance of 38.29 feet to a point for corner;

THENCE, continuing along said easterly right-of-way line, North $00^{\circ}33'11''$ West, a distance of 151.88 feet to a set $\frac{1}{2}$ inch rebar for corner along the easterly right-of-way line and the common boundary corner of Tract 40 and Lot 1, Block 1;

THENCE, leaving said easterly right-of-way line and along Tract 40 and Lots 1 and 2, South $57^{\circ}41'00''$ East, a distance of 1,340.35 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 206,204.14 square feet or 4.7338 acres of land more or less.

CAD Consulting Co.
1790 Lee Trevino Drive. Suite 309
El Paso, Texas 79936
(915) 633-6422
I:\M&B\2023\23-0369_George Dieter & Zaragoza.wpd



EXHIBIT "A"

TOPOGRAPHIC, BOUNDARY AND IMPROVEMENTS SURVEY

TRACT 40,
O. A. DANIELSON SURVEY No. 310
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING: 206,204.14 SQ. FT. OR 4.7338 ACRES ±



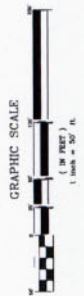
UNIT	SCALE	MEASUREMENT
1/4 INCH	100 FEET	1:2520
1/8 INCH	50 FEET	1:5040
1/16 INCH	25 FEET	1:10080

LEGEND

CON	CONCRETE
CR	CORNER
CS	CURB
DR	DRIVE
EM	EMPALEMENT
EW	EDGE OF WALKWAY
FL	FLAG
FM	FOUNDATION
FR	FRONT
GA	GARAGE
GR	GRASS
IR	IRON
LS	LAND SURFACE
MS	MAINTENANCE
NL	NATURAL
OR	OPEN
PR	POST
RS	ROAD SURFACE
SF	SLURRY FILL
ST	STEEL
TR	TRAIL
UB	UTILITY BOX
UR	UTILITY RACE
WC	WATER CURB
WM	WATER MAIN
WO	WOOD
Z	ZONING

TITLE COMMITMENT INFORMATION
THIS SURVEY IS SUBJECT TO THE EXISTING RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF EL PASO, TEXAS, AND TO THE RECORDS OF THE CITY OF EL PASO, TEXAS, AND TO THE RECORDS OF THE COUNTY OF EL PASO, TEXAS.

REVISIONS:
NO. 1 - SURVEY AND RECORDS & THIS SURVEY APPROVED BY THE CITY ENGINEER OF EL PASO, TEXAS, CITY ENGINEER OFFICE, CITY ENGINEER'S OFFICE, 500 WEST BROADWAY, EL PASO, TEXAS 79901.



GRAPHIC SCALE
1 INCH = 50' FT.

CONSULTING COMPANY
1799 W. EL PASO, TEXAS 79908
TEL: 691-6152 FAX: 691-6155

NOTES:
1. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED.



STATE OF TEXAS
SURVEYOR GENERAL
NO. 12345
STATE OF TEXAS