

ORDINANCE NO. 019510

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF BLOCK 3, WEINER SUNSET TRACTS UNIT 2, LOT 2 & THE ENTIRETY OF J M JETT SURVEY 155 ABSTRACT 48 TRACTS 14-B AND 8, A F MILLER SURVEY 210 ABSTRACT 3594 TRACTS 11 AND 12-B, 201 E. SUNSET ROAD, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM FROM R-4 (RESIDENTIAL) TO C-4 (COMMERCIAL), 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 a portion of Block 3, Weiner Sunset Tracts Unit 2, Lot 2 & the entirety of J M Jett Survey 155 Abstract 48 Tracts 14-B and 8, A F Miller Survey 210 Abstract 3594 Tracts 11 and 12-B, 201 E. Sunset Road, located in the City of El Paso, El Paso County, Texas, and more particularly described in Exhibit "A" attached hereto, be changed from **R-4 (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.

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:

- 1. Prior to issuance of any certificates of occupancy, a sidewalk along Sunset Road abutting the subject property must be provided in accordance with the El Paso Municipal Code.

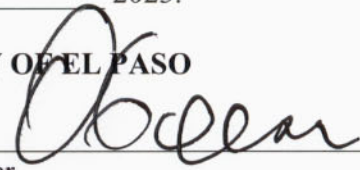
The penalties for violating the standards imposed through this rezoning ordinance are found in Section 20.24 of the El Paso City Code.

(Signatures on the following page)

019510

ADOPTED this 6 day of June 2023.

THE CITY OF EL PASO



Oscar Leeser  
Mayor

ATTEST:



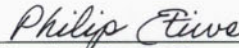
Laura D. Prine  
City Clerk

APPROVED AS TO FORM:



Joyce Garcia  
Assistant City Attorney

APPROVED AS TO CONTENT:



Philip F. Etiwe, Director  
Planning & Inspections Department

(Exhibit "A" on the following page)

019510

ORDINANCE NO. \_\_\_\_\_

HQ 23-551 | 490163 | P&I  
201 E. Sunset -Rezoning Ordinance Partial Lot w/Condition  
JG

PZRZ22-00037

# EXHIBIT A

County: El Paso  
Project: Westside Community Church Rezoning  
Parcel No: 1 of 1  
Highway: East Sunset Road  
Limits: Existing Residential Zoning Site (R-4) at 201 E Sunset Rd for Commercial (C-4) Rezoning

October 4, 2022

## PARCEL DESCRIPTION

A PARCEL OF LAND CONTAINING 5.14 ACRES, MORE OR LESS, CONTAINING A PORTION OF BLOCK 3, WEINER SUNSET TRACTS UNIT 2, LOT 2 & THE ENTIRETY OF J M JETT SURVEY 155 ABSTRACT 48 TRACTS 14-B AND 8, A F MILLER SURVEY 210 ABSTRACT 3594 TRACTS 11 AND 12-B LOCATED IN CITY OF EL PASO, EL PASO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** AT A CITY MONUMENT AT THE INTERSECTION OF RIPLEY DRIVE, A 60 FEET RIGHT-OF-WAY, AND TERAMAR WAY, A 60 FEET RIGHT-OF-WAY, **THENCE** TRAVELING NORTH 33° 59' 00" WEST ALONG SAID INTERSECTION CENTERLINE FOR A DISTANCE OF 979.83 FEET TO THE CENTERLINE INTERSECTION OF RIPLEY DRIVE AND EAST SUNSET ROAD, A 50 FEET RIGHT-OF-WAY, **THENCE**, LEAVING SAID STREETS INTERSECTION CENTERLINE TRAVELING NORTH 33° 59' 00" WEST FOR A DISTANCE OF 25 FEET, **THENCE** TRAVELING NORTH 59° 18' 37" EAST FOR A DISTANCE OF 24.68 FEET ALONG LEFT OF EAST SUNSET ROAD, TO A SET ½" REBAR BEING THE SOUTHWEST CORNER OF THE RESIDENTIAL ZONING AREA AND THE **TRUE POINT OF BEGINNING** OF THIS DESCRIPTION,

**THENCE**, traveling North 31° 05' 50" West, for a distance of 79.36 feet to a set point;

**THENCE**, traveling along a curve to the right with an arc length of 459.11 feet, having a radius of 443.80 feet through a central angle of 59° 16' 18", and a chord which bears North 00° 30' 14" East, and chord distance of 438.91 feet to a point, being the Northwest corner of this zoning area;

**THENCE**, traveling North 73° 37' 55" East, for a distance of 395.86 feet to a set point;

**THENCE**, traveling South 16° 23' 02" East for a distance of 426.33 feet to a set point, being the Southeast corner of this zoning area;

**THENCE**, traveling South 73° 27' 12" West for a distance of 227.98 feet to a set point;

**THENCE**, traveling South 59° 25' 40" West for a distance of 249.93 feet to a set point;

**THENCE**, traveling South 59° 18' 37" West for a distance of 33.97 feet to a set point, and being the **TRUE POINT OF BEGINNING**, containing 5.14 acres (224,082 Square Feet) of land.

This parcel description is accompanied by a plat of even date.

County: El Paso  
Project: Westside Community Church Rezoning  
Parcel No: 1 of 1  
Highway: East Sunset Road  
Limits: Existing Residential Zoning Site (R-4) at 201 E Sunset Rd for Commercial (C-4) Rezoning

October 4, 2022

**Bearing Basis:**

All bearings shown are based on NAD 83 (1996) Texas State Plane Coordinate System, Central Zone. All distances shown are surface and may be converted to grid by dividing by a surface adjustment factor of 1.00023100. All distances are in U.S. Survey feet.

THE STATE OF TEXAS

COUNTY OF EL PASO

KNOW ALL MEN BY THESE PRESENTS:

That I, Jose L. Rodarte, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision

WITNESS MY HAND AND SEAL at El Paso, El Paso County, Texas on the date shown below.



GRV Integrated Engineering Solutions, LLC  
11385 James Watt Dr., Suite B-13  
El Paso, TX 79936  
TX Firm No. 10194278

*Jose L. Rodarte* 10/19/22

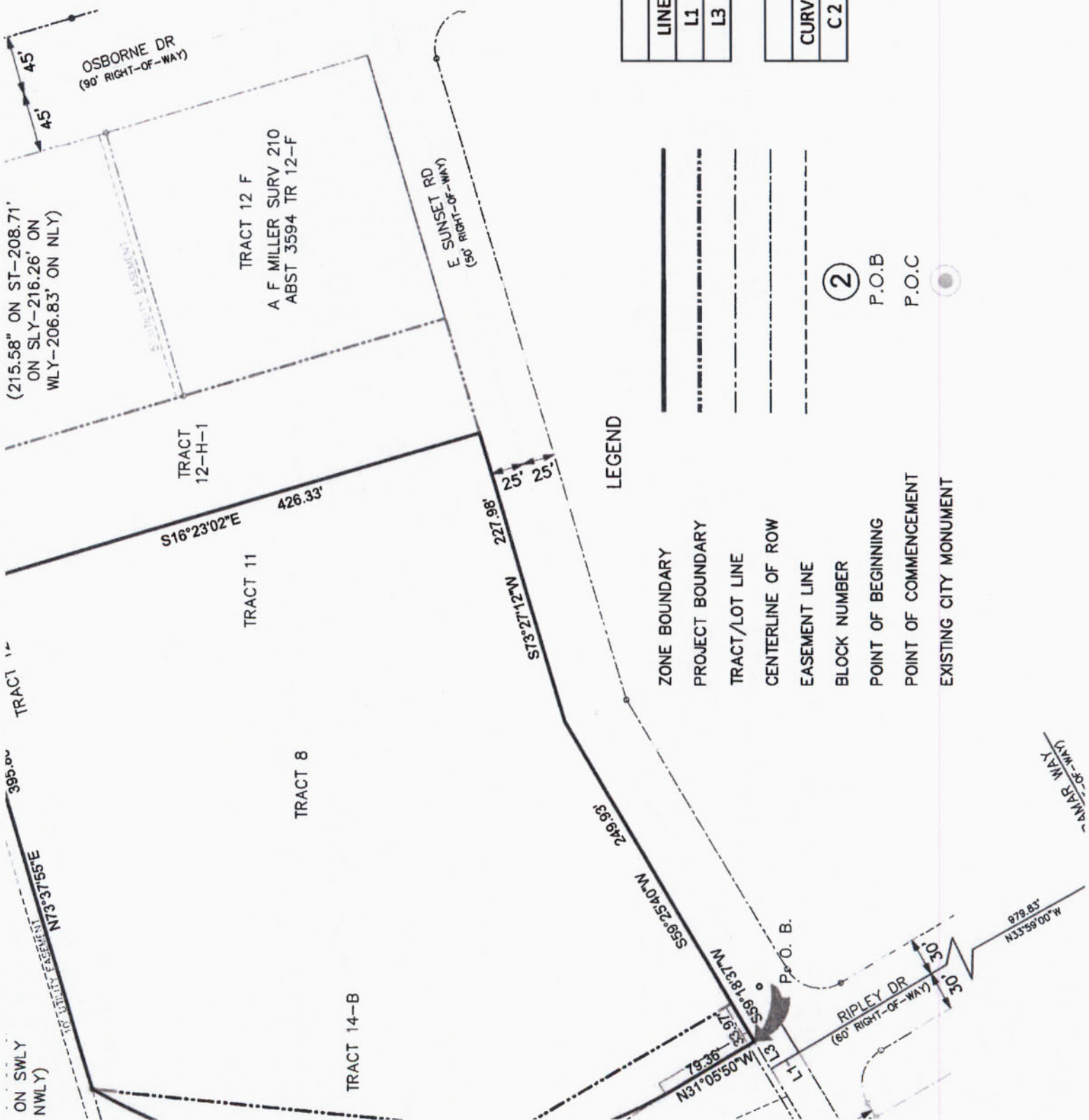
Jose L. Rodarte                      Date  
Registered Professional Land Surveyor  
No. 3513 -State of Texas

# R4 TO C4

BEING ALL OF J M JETT S  
TRACT 14-B AND 8 & A F  
ABSTRACT 3594 TRACT 11,  
OF BLOCK 3, WEINER SUNS  
EL PASO C  
ACRES: 5.14 ± CONT



GRAPHIC SCALE

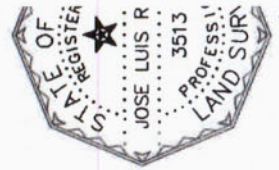


LINE TABLE		
LINE	BEARING	LENGTH
L1	N33°59'00"W	25.00'
L3	N59°18'37"E	24.68'

CURVETA			
CURVE	LENGTH	RADIUS	TANGEN
C2	459.11'	443.80'	252.48

## LEGEND

- ZONE BOUNDARY
- PROJECT BOUNDARY
- TRACT/LOT LINE
- CENTERLINE OF ROW
- EASEMENT LINE
- BLOCK NUMBER
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- EXISTING CITY MONUMENT



AMAR WAY  
60' RIGHT-OF-WAY

979.83'  
N33°59'00"W

30'  
30'  
RIPLEY DR  
(60' RIGHT-OF-WAY)

P.O.B.  
L1 L3  
S59°18'37"W  
S39°25'40"W

249.93'  
S73°21'12"W

227.98'  
25'  
25'

S16°23'02"E  
426.33'

TRACT 14-C

395.00'

N73°31'55"E

ON SWLY  
NWL Y

(215.58" ON ST-208.71'  
ON SLY-216.26' ON  
WLY-206.83' ON NLY)

OSBORNE DR  
(90' RIGHT-OF-WAY)

TRACT  
12-H-1

TRACT 12 F  
A F MILLER SURV 210  
ABST 3594 TR 12-F

TRACT 11

TRACT 8

TRACT 14-B

E SUNSET RD  
(50' RIGHT-OF-WAY)