

ORDINANCE NO. 019459

AN ORDINANCE CHANGING THE ZONING OF LOT 135, SUNRISE ACRES #2, 4645 VULCAN AVENUE, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-4 (RESIDENTIAL) TO A-O (APARTMENT/OFFICE), 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 **Lot 135, Sunrise Acres #2, 4645 Vulcan Avenue**, located in the City of El Paso, El Paso County, Texas, be changed from **R-4 (Residential)** to **A-O (Apartment/Office)**, 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 density of use generated by the change of zoning in order to protect the health, safety and welfare of the residents of the City:

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 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.

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 11th day of April, 2022.



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:

Philip F. Etiwe

Philip F. Etiwe, Director
Planning & Inspections Department

ORDINANCE NO. 019459

22-1007-2997 | 1213095_2
4645 Vulcan Ave.-Template Rezoning Ordinance Full Lot with Conditions
JG

Zoning Case No: PZRZ22-00023



PRECISION LAND SURVEYORS

10441 VALLE DE ORO DR.

El Paso, Texas 79927

Ph# (915) 222-5227

Being all of Lot 135,
Sunrise Acres 2,
City of El Paso, El Paso County, Texas
February 21, 2022;

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being all of Lot 135, Sunrise Acres #2, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

Commencing for reference at a found city monument nail at the centerline intersection of Vulcan Avenue (60 foot right of way) and Howard Street (60 foot right of way), from which a found nail at centerline intersection of Howard Street and Vesta Loop Court (60 foot right of way) bears North $01^{\circ}56'38''$ East a distance of 305.95 feet, thence along Vulcan Avenue centerline, North $88^{\circ}03'15''$ West a distance of 345.59 feet to a point, thence leaving said right of way, North $01^{\circ}56'40''$ East a distance of 30.00 feet to a point, from which a found 1" iron rod bears North $40^{\circ}35'32''$ East a distance of 0.92 feet and the "TRUE POINT OF BEGINNING".

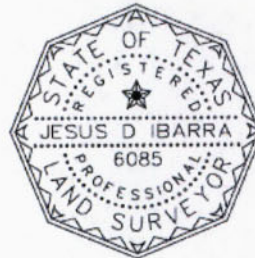
Thence, **North $88^{\circ}03'20''$ West** (rec. South $88^{\circ}49'00''$ West) a distance of **157.80 feet** to a found 1/2" rebar with cap "B&A";

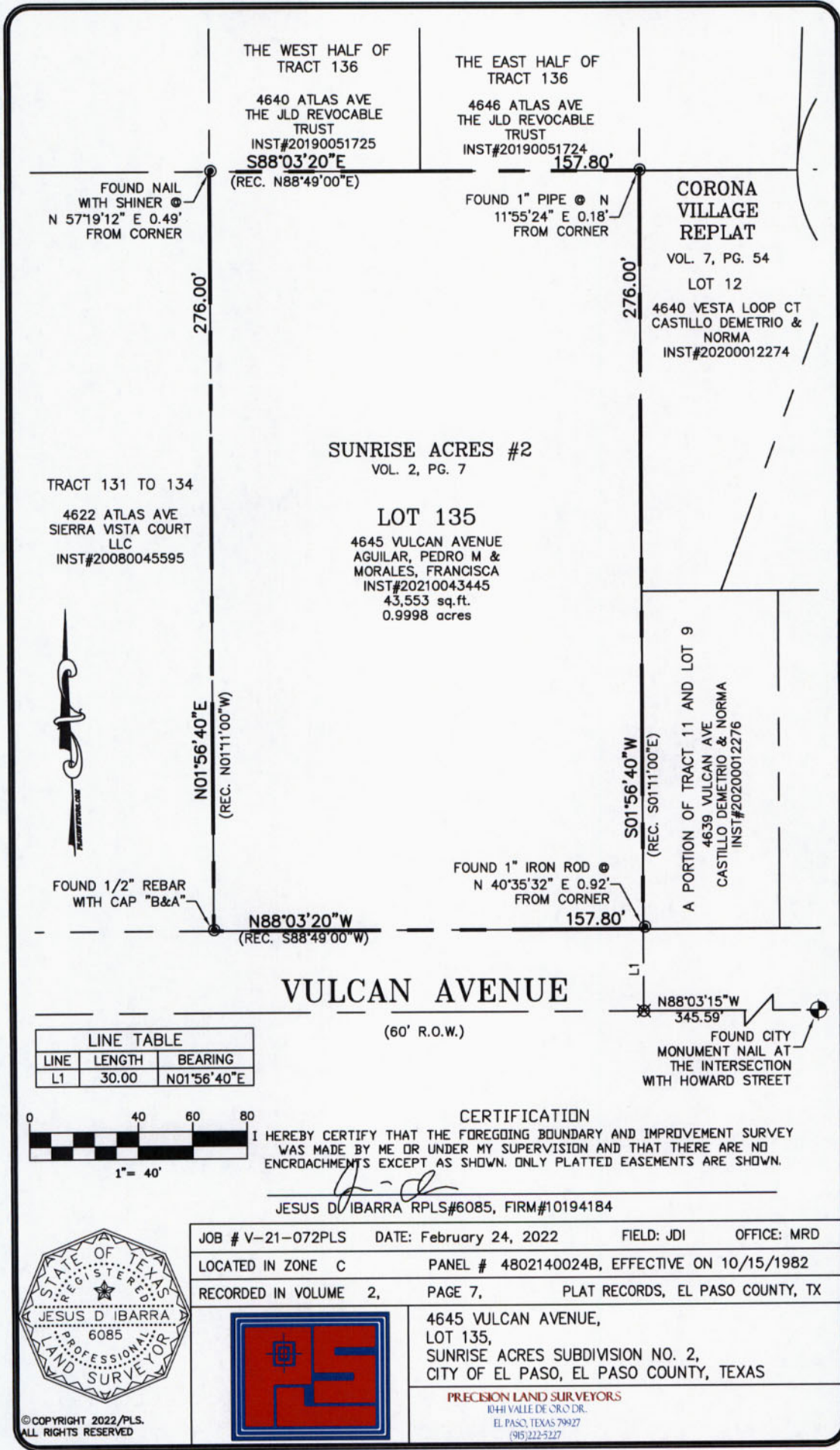
Thence, **North $01^{\circ}56'40''$ East** (rec. North $01^{\circ}11'00''$ West) a distance of **276.00 feet** to a point, from which a found nail with shiner bears North $57^{\circ}19'12''$ East a distance of 0.49 feet;

Thence, **South $88^{\circ}03'20''$ East** (rec. North $88^{\circ}49'00''$ East) a distance of **157.80 feet** to a point, from which a found 1" pipe bears North $11^{\circ}55'24''$ East a distance of 0.18 feet;

Thence, **South $01^{\circ}56'40''$ West** (rec. South $01^{\circ}11'00''$ East) a distance of **276.00 feet** to "TRUE POINT OF BEGINNING" and containing in all **43,553 square feet** or **0.9998 acres** of land more or less.

Jesus D. Ibarra, RPLS No.6085
February 21, 2022





THE WEST HALF OF TRACT 136

THE EAST HALF OF TRACT 136

4640 ATLAS AVE
THE JLD REVOCABLE TRUST
INST#20190051725
S88°03'20"E

4646 ATLAS AVE
THE JLD REVOCABLE TRUST
INST#20190051724
157.80'

FOUND NAIL WITH SHINER
N 57°19'12" E 0.49'
FROM CORNER

FOUND 1" PIPE N
11°55'24" E 0.18'
FROM CORNER

CORONA VILLAGE REPLAT

VOL. 7, PG. 54

LOT 12

4640 VESTA LOOP CT
CASTILLO DEMETRIO & NORMA
INST#20200012274

SUNRISE ACRES #2
VOL. 2, PG. 7

TRACT 131 TO 134

4622 ATLAS AVE
SIERRA VISTA COURT LLC
INST#20080045595

LOT 135

4645 VULCAN AVENUE
AGUILAR, PEDRO M & MORALES, FRANCISCA
INST#20210043445
43,553 sq.ft.
0.9998 acres

A PORTION OF TRACT 11 AND LOT 9
4639 VULCAN AVE
CASTILLO DEMETRIO & NORMA
INST#20200012276



FOUND 1/2" REBAR WITH CAP "B&A"

FOUND 1" IRON ROD
N 40°35'32" E 0.92'
FROM CORNER

N88°03'20"W
(REC. S88°49'00"W)

S01°56'40"W
(REC. S01°11'00"E)

157.80'

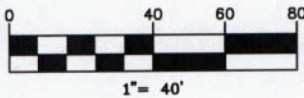
VULCAN AVENUE

(60' R.O.W.)

N88°03'15"W
345.59'

FOUND CITY MONUMENT NAIL AT THE INTERSECTION WITH HOWARD STREET

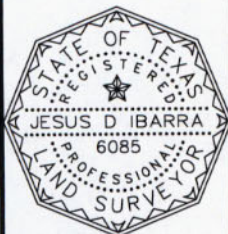
LINE TABLE		
LINE	LENGTH	BEARING
L1	30.00	N01°56'40"E



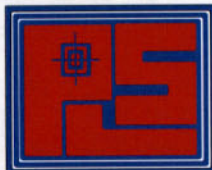
CERTIFICATION

I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY AND IMPROVEMENT SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN. ONLY PLATTED EASEMENTS ARE SHOWN.

JESUS D. IBARRA RPLS#6085, FIRM#10194184



JOB # V-21-072PLS	DATE: February 24, 2022	FIELD: JDI	OFFICE: MRD
LOCATED IN ZONE C	PANEL # 4802140024B, EFFECTIVE ON 10/15/1982		
RECORDED IN VOLUME 2,	PAGE 7,	PLAT RECORDS, EL PASO COUNTY, TX	
4645 VULCAN AVENUE, LOT 135, SUNRISE ACRES SUBDIVISION NO. 2, CITY OF EL PASO, EL PASO COUNTY, TEXAS			



PRECISION LAND SURVEYORS
1411 VALLE DE CRO DR.
EL PASO, TEXAS 79927
(915) 222-5227