

**CITY OF EL PASO, TEXAS**  
**AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM**

**DEPARTMENT:** Planning, Research & Development

**AGENDA DATE:** Introduction: April 18, 2006  
Public Hearing: May 9, 2006

**CONTACT PERSON/PHONE:** Christina Valles, 541-4930

**DISTRICT(S) AFFECTED:** 2

**SUBJECT:**

An Ordinance repealing Ordinance Number 16290, which changed the zoning of a portion of Tracts 181 and 183, Sunrise Acres, El Paso, El Paso County, Texas from R-4 (Residential) to C-2/c (Commercial/condition) and imposing certain conditions, due to an incorrect legal description. The penalty is as provided for in Chapter 20.68 of the El Paso City Code. Subject Property: 8625 Gateway South. (District 2)

**BACKGROUND / DISCUSSION:**

See attached report.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

Development Coordinating Committee (DCC) – Approval Recommendation  
City Plan Commission (CPC) – Approval Recommendation

\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**LEGAL:** (if required) N/A

**FINANCE:** (if required) N/A

**DEPARTMENT HEAD:** George Sarmiento, AICP

**APPROVED FOR AGENDA:**

**CITY MANAGER:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

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

AN ORDINANCE REPEALING ORDINANCE NUMBER 16290, WHICH CHANGED THE ZONING OF A PORTION OF TRACTS 181 AND 183, SUNRISE ACRES, EL PASO, EL PASO COUNTY, TEXAS FROM R-4 (RESIDENTIAL) TO C-2/C (COMMERCIAL/CONDITION) AND IMPOSING CERTAIN CONDITIONS, DUE TO AN INCORRECT LEGAL DESCRIPTION. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.68 OF THE EL PASO CITY CODE.

WHEREAS, Ordinance Number 16290 was approved by City Council on February 21, 2006, changing the zoning of a portion of Tracts 181 and 183, Sunrise Acres, El Paso, El Paso County, Texas From R-4 (Residential) to C-2/Condition (Commercial/Condition), and imposing certain conditions; and,

WHEREAS, the legal description of the property in the ordinance was incorrect.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO, TEXAS:

Section 1. That Ordinance Number 16290 be repealed in its entirety.

Section 2. That the zoning map of the City of El Paso be revised accordingly.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

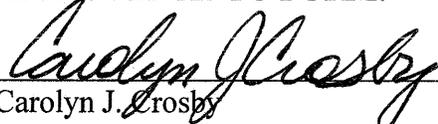
THE CITY OF EL PASO

ATTEST:

\_\_\_\_\_  
John F. Cook  
Mayor

\_\_\_\_\_  
Richarda Duffy Momsen  
City Clerk

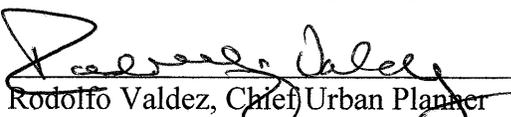
APPROVED AS TO FORM:

  
\_\_\_\_\_  
Carolyn J. Crosby  
Assistant City Attorney

APPROVED AS TO CONTENT:

  
\_\_\_\_\_  
Christina Valles, Planner II  
Development Services Department

APPROVED AS TO CONTENT:

  
\_\_\_\_\_  
Rodolfo Valdez, Chief Urban Planner  
Development Services Department

**JOHN COOK**  
MAYOR

**JOYCE WILSON**  
CITY MANAGER

**GEORGE G. SARMIENTO, AICP**  
DEPUTY DIRECTOR



**CITY COUNCIL**  
ANN MORGAN LILLY, DISTRICT 1  
SUSANNAH M. BYRD, DISTRICT 2  
J. ALEXANDRO LOZANO, DISTRICT 3  
MELINA CASTRO, DISTRICT 4  
PRESI ORTEGA, JR., DISTRICT 5  
EDDIE HOLGUIN JR., DISTRICT 6  
STEVE ORTEGA, DISTRICT 7  
BETO O'ROURKE, DISTRICT 8

**DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION**

April 10, 2006

**TO:** The Honorable Mayor and City Council  
Joyce A. Wilson, City Manager

**FROM:** Christina Valles, Urban Planner

**SUBJECT: Ordinance Number 16290**

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The City Plan Commission (CPC), on April 6, 2006, voted **4-0** to recommend **Approval** of repealing Ordinance Number 16290 due to an incorrect legal description.

There was **NO OPPOSITION** to this request.

**Attachment:** Ordinance Number 16290, Location Map, Site Plan.

14E

16290

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

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF TRACTS 181 AND 183, SUNRISE ACRES, EL PASO, EL PASO COUNTY, TEXAS FROM R-4 (RESIDENTIAL) TO C-2/C (COMMERCIAL/CONDITION) AND IMPOSING CERTAIN CONDITIONS. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.68 OF THE EL PASO CITY CODE.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of a portion of Tracts 181 and 183, Sunrise Acres, El Paso, El Paso County, Texas, and more particularly described by metes and bounds in the attached Exhibit 'A', be changed from R-4 (Residential) to C-2/c (Commercial/condition), within the meaning of the zoning ordinance, 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:

*A ten-foot (10') wide landscaped buffer to include, but not limited to, evergreen trees placed at fifteen (15) feet on center shall be required along the property line parallel to Neptune Street where abutting residential or apartment zoning districts. This shall be in addition to the landscaping requirements of the Chapter 20.65 of the El Paso City Code and shall be required prior to the issuance of any building permits.*

PASSED AND APPROVED this 21st day of February 2006.

THE CITY OF EL PASO

*John F. Cook*  
\_\_\_\_\_  
John F. Cook  
Mayor

ATTEST:

*Richarda Duffy Momsen*  
\_\_\_\_\_  
Richarda Duffy Momsen  
City Clerk

APPROVED AS TO FORM:

*Sylvia Borunda Firth*  
\_\_\_\_\_  
for Sylvia Borunda Firth  
Assistant City Attorney

APPROVED AS TO CONTENT:

*Christina Valles*  
\_\_\_\_\_  
Christina Valles, Planner II  
Development Services Department

APPROVED AS TO CONTENT:

*Rodolfo Valdez*  
\_\_\_\_\_  
Rodolfo Valdez, Chief Urban Planner  
Development Services Department

**DORADO ENGINEERING INC.**

2717 E Yandell El Paso, Texas 79903 (915) 562-0002 Fax (915) 562-7743

**LEGAL DESCRIPTION OF A PORTION OF TRACT 181 & TRACT 182 SUNRISE  
ACRES**

Metes and Bound description of a parcel of land out of Sunrise Acres, Tract 181 and Tract 182, City of El Paso, El Paso County, Texas and being more particularly described as follows;

From a rebar found on the West Right-of-Way line of Gateway South and the common tract line of Tract 182 and Tract 187; Thence along the West Right-of-Way line of Gateway South, a distance of one hundred twenty and eighty five hundredths (120.85) feet, a bearing of South 01° 09' 00" East to the Point of Beginning for this parcel of land;

Thence continuing along said Right-of-Way line of Gateway South 01° 09' 00" East a distance of ninety seven and fifteen hundredths (97.15) feet to a point said point also being on the common tract line of Tracts 182 and 141;

Thence South 88° 51' 00" West along common tract line of Tracts 182 and 141 a distance of two hundred twenty five and no hundredths (225.00) feet to a point, said point lying within Tract 181;

Thence North 01° 09' 00" West a distance of ninety seven and fifteen hundredths (97.15) feet to a point;

Thence North 88° 51' 00" East a distance of two hundred twenty five and no hundredths (225.00) feet to a point lying on the West Right-of-Way line of Gateway South and also being the Point of Beginning.

Said parcel contains 21,858.75 Square Feet or 0.50 acres of land more or less.



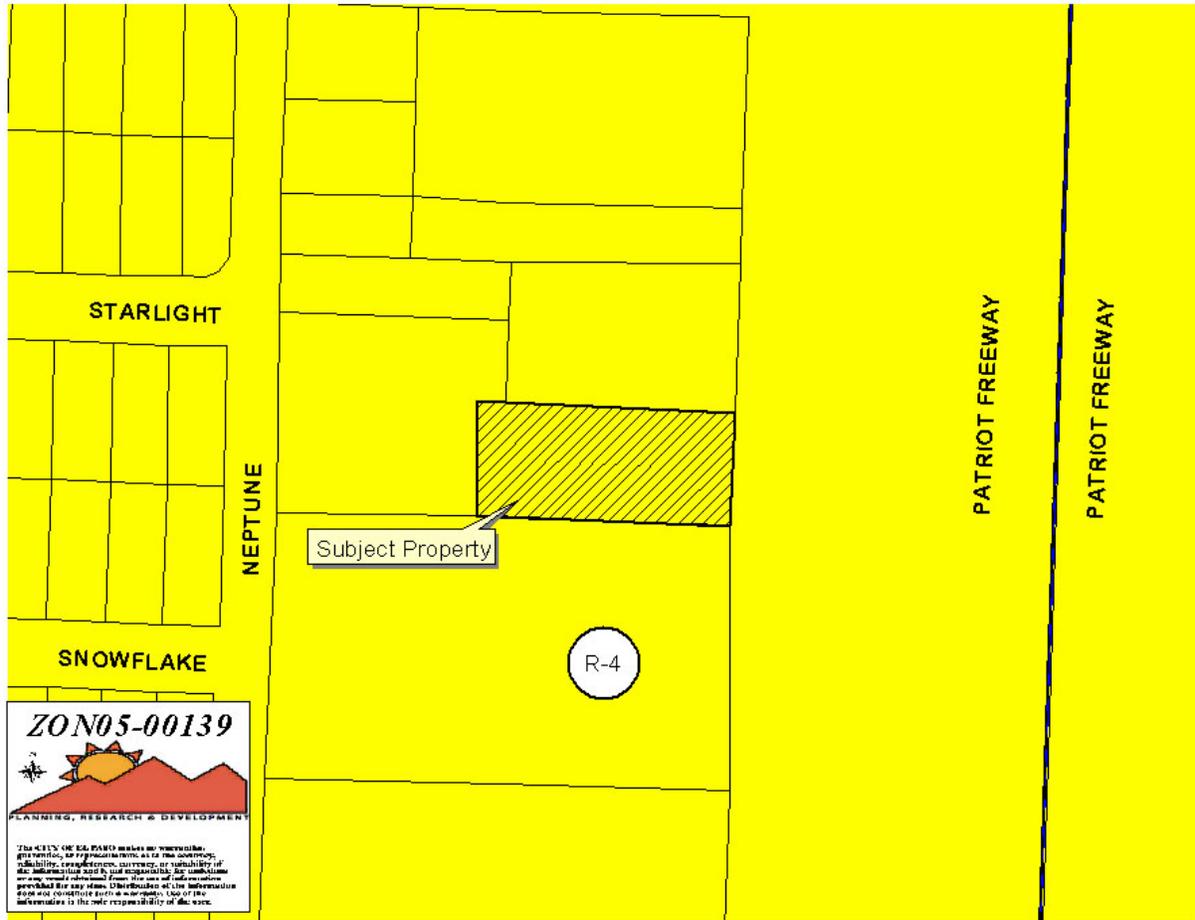
Fermin Dorado R.P.L.S.

16290



November 8, 2005

# LOCATION MAP



# AERIAL MAP



