

ORDINANCE No. 2018-5-15-3

AN ORDINANCE GRANTING A ZONING DISTRICT CHANGE FOR A 2.180 ACRE PARCEL OF LAND FROM ALL OF 18 AND A PORTION OF TRACT 11B, ALEJO DELGADO SURVEY NO. 175, VINTON, EL PASO COUNTY, TEXAS (ALSO KNOWN AS 7810 DONIPHAN) WHICH IS CURRENTLY ZONED COMMERCIAL(C-1) TO MANUFACTURING (M-2), SUBJECT TO SPECIAL CONDITIONS

BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF VINTON, TEXAS, THAT:

WHEREAS, Owner SLined, Inc. submitted an application to change the existing zoning designation of a 2.180 acre parcel of land from all of Tract 18 and a portion of Tract 11B, Alejo Delgado Survey No. 175, Vinton, El Paso County, Texas, commonly known as 7810 Doniphan (“the property”), from C-1, Commercial District to M-2, Manufacturing District.

WHEREAS, pursuant to the provisions of the Village of Vinton Unified Development Code (UDC) and the State Zoning Statute, notice of a public hearing on the rezoning request was duly mailed to all property owners of record located within 200 feet of the property and the Planning and Zoning Commission of the Village of Vinton did hold a public hearing at the date and time designated in the notice.

WHEREAS, after notice and public hearing, the Planning and Zoning Commission did recommend to the Village Council that the application be granted and that the subject property be designated as Zone M-2, Manufacturing District, subject to special conditions.

WHEREAS, pursuant to the provisions of the Village Zoning Ordinance and the State Zoning Statute, notice of a public hearing on the rezoning request was then duly published in a newspaper of general circulation and the Village Council did hold a public hearing at the date and time designated in the notice.

WHEREAS, after notice and public hearing and after considering all information presented, the Village Council did vote unanimously to grant the application, subject to special conditions specified herein below.

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF VINTON, TEXAS THAT:

1. The zoning designation of the subject property, being more particularly described as a 2.180 acre parcel of land from all of Tract 18 and a portion of Tract 11B, Alejo Delgado Survey No. 175, Vinton, El Paso County, Texas, commonly known as 7810 Doniphan (“the property”) heretofore being zoned C-1, be and hereby is changed to zone M-2, Manufacturing District, subject to the special conditions specified below. A copy of the metes and bounds description and plat of survey of the property is attached hereto as Exhibit A and incorporated herein by reference. This change in zoning designation is to be shown on the official Zoning Map of the Village of Vinton.


2. Special Conditions:

- I. The Property Owner shall erect a six (6) foot high solid masonry wall between the subject property and any adjacent areas zoned "Residential." Should masonry walls exist at the perimeter of the property, adjacent to the residential zones, the Property Owner shall also be responsible for the repair of any, and all, deficiencies to the existing masonry walls making sure they are structurally sound and constructed to the required six (6) feet height. All costs associated with the repairs and/or adjustments, shall be borne by the Property Owner. The Property Owner shall also be required to comply with all of Vinton's applicable Codes and Ordinances. All walls shall be maintained in good repair and shall be kept vertical, uniform and structurally sound.

- II. The Property Owner shall be limited to the business use of programming automation and assembly of robotics as stated in the rezoning application and as stated in its letter dated March 6, 2018. Any other permitted use for this property within the M-2 zone and described in more detail in Section 2.02.04 of the UDC, is not authorized by this ordinance and shall be subject to review and approval by Village Council upon proper application.

3. That this Ordinance was adopted with all the requisites and formalities incident thereto for the enactment of Ordinances as evidenced by the signatures below.

SIGNED this ___15th___ day of May, 2018.



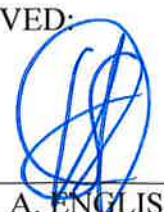
MANUEL LEOS, Mayor,
Mayor, Village of Vinton, Texas

ATTEST:



ANDREA N. CARRILLO
Village Administrator

APPROVED:



SHANE A. ENGLISH,
Village Attorney

Calderon Engineering

3031 Trawood Drive
El Paso, Texas 79936
(915) 855-7552
Fax: 855-8350

CalderonEngineering@elphizclass.com

March 2, 2018

METES & BOUNDS DESCRIPTION

Description of a parcel of land being a 2.180 acre parcel of land from all of Tract 18 and a portion of Tract 11B, Alejo Delgado Survey No. 175, El Paso County, Texas and being more particularly described by metes and bounds as follows;

Beginning at a found iron pin marking the Northwest corner of Tract 11B, the Southwest corner of Tract 10A and on the East right-of-way line of U.S. Highway #80 (Doniphan Drive); in Alejo Delgado Survey No. 175, El Paso County, Texas, Thence North 90°00'00" East, along the common tract line between Tracts 11B and 10A a distance of 233.62 feet to a set iron pin marking the "Point of Beginning";

Thence North 00°24'09" East, along the center line of a chain link fence a distance of 113.86 feet to a set iron pin;

Thence North 90°00'00" East, along the common tract line between Tracts 11B, 11B1, 9, and 20 a distance of 304.20 feet to a found iron pin;

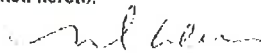
Thence South 00°00'00" East, along the common tract line between Tracts 18, 19, and 17A a distance of 331.92 feet to a found nail ("Point on Line");

Thence North 83°58'50" West, along the common tract line between Tracts 18, 11B, 11A, and 16 a distance of 242.50 feet to a found iron pin;

Thence North 43°28'50" West, Along the common tract line between Tracts 11B and 11A a distance 45.00 feet to a found iron pin;

Thence North 83°58'50" West, along the common tract line between Tracts 11B and 11A a distance of 34.19 feet to a set iron pin;

Thence North 00°24'09" East, along the center line of a chain link fence a distance of 156.40 feet to the "Point of Beginning" and containing in all, 94,950.00 square feet or 2.180 acres of land more or less. A plat of survey dated March 2, 2018, is a part of this description and is attached hereto.



Manuel Calderon
Calderon Engineering
Registered Professional Land Surveyor No. 2564
Texas Registered Engineering Firm No. F-3788
Texas Licensed Surveying Firm No. 100200-00



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