

ORDINANCE NO. 019410

AN ORDINANCE CHANGING THE ZONING OF LOTS 25 THROUGH 32, BLOCK 15, HIGHLAND PARK SUBDIVISION, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-5 (RESIDENTIAL) TO A-O (APARTMENT/OFFICE). 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 **Lots 25 through 32, Block 15, Highland Park Subdivision**, located in the City of El Paso, El Paso County, Texas, be changed from **R-5 (Residential)** to **A-O (Apartment/Office)**, more particularly described herein as Exhibit "A" 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 6th day of December 2022.

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:

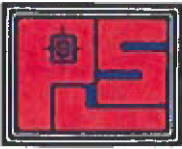


Philip F. Etiwe, Director
Planning & Inspections Department

(Exhibit "A" on the following page)

ORDINANCE NO. 019410
22-1007-2982 | 1206733_2
Detroit and Michigan
JG

Zoning Case No: PZRZ22-00028



PRECISION LAND SURVEYORS

10441 VALLE DE ORO DR.
El Paso, Texas 79927
Ph# (915) 222-5227

Being Lots 25 through 32,
Block 15, Highland Park Subdivision,
City Of El Paso, El Paso County, Texas
August 5, 2022

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being Lots 25 through 32, Block 15, Highland Park Subdivision, 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 at the monument line intersection of Detroit Street with the monument line of Cotton Street, (said monument line being 10 foot north of the centerline of Detroit Street and 10 foot west of the centerline of Cotton Street), from which a found city monument at the monument line intersection of Grand View Avenue with the monument line of Cotton Street, (said monument line being 10 foot north of the centerline of Grand View Avenue and 10 foot west of the centerline of Cotton Street) bears South 00°00'00" East a distance of 1,650.20 feet (record 1,650.00 feet), thence along the monument line of Detroit Street, North 90°00'00" West a distance of 695 feet to a point, thence leaving said monument line, South 00°00'00" West a distance of 45.00 feet to a found 5/8" rebar at the south right of way of Detroit Street and the "TRUE POINT OF BEGINNING".

Thence leaving said right of way, South 00°00'00" East a distance of 120.00 feet to a found 5/8" rebar with with cap "5372";

Thence, North 90°00'00" West a distance of 200.00 feet to a found 5/8" rebar with with cap "4869";

Thence, North 00°00'00" East a distance of 120.00 feet to a point at the south right of way of Detroit Street, from which a found 5/8" rebar (bent) bears South 88°16'20" East a distance of 0.19 feet;

Thence along said right of way, North 90°00'00" East a distance of 200.00 feet to "TRUE POINT OF BEGINNING" and containing in all 24,000 square feet or 0.5510 acres of land more or less.

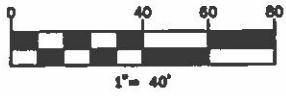
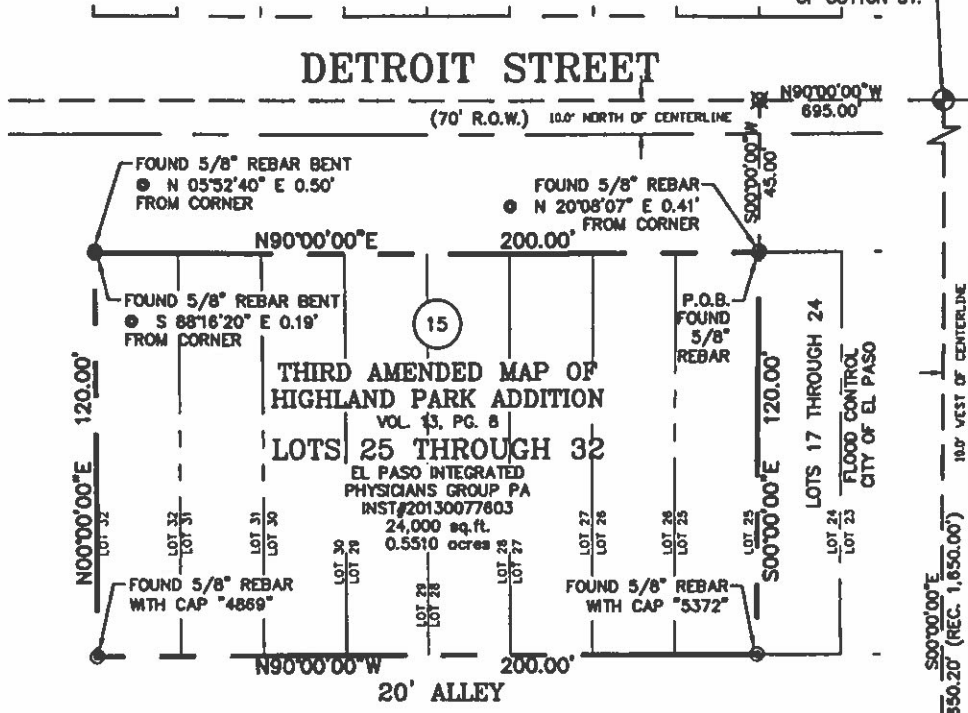
Jesus D. Ibarra, RPLS No. 6085
August 5, 2022



EXHIBIT

BEING LOTS 25-32, BLOCK 15, HIGHLAND PARK SUBDIVISION,
AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY,
TEXAS, ACCORDING TO THE PLAT THEREOF FILED IN VOLUME
1, PAGE 54, EL PASO COUNTY PLAT RECORDS

P.O.C.
FOUND CITY
MONUMENT DISK AT
THE MONUMENT LINE
INTERSECTION WITH
THE MONUMENT LINE
OF COTTON ST.



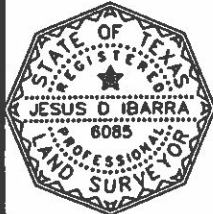
NOTES:

1. BEARING BASIS IS RECORD FOR HIGHLAND PARK SUBDIVISION, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF FILED IN VOLUME 1, PAGE 54, EL PASO COUNTY PLAT RECORDS AND REFERENCE BY FOUND CITY MONUMENTS SHOWN HEREIN.
2. THIS PROPERTY MAY BE SUBJECT TO EASEMENT WHETHER OF RECORD NOT. (NOT SHOWN).
3. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.

FOUND CITY
MONUMENT DISK AT
THE MONUMENT LINE
INTERSECTION OF
GRAND VIEW AVE.
WITH THE MONUMENT
LINE OF COTTON ST.

OWNER INFORMATION:

GEO ID: H45389901508100
EL PASO INTEGRATED
PHYSICIANS GROUP PA
4532 N MESA ST STE 2A
EL PASO TX 79912-6286



CERTIFICATION

I HEREBY CERTIFY THAT THIS MAP WAS MADE FROM AN ACTUAL ON THE GROUND SURVEY AND THAT THE MONUMENTATION SHOWN HEREIN WERE FOUND AND/OR PLACED UNDER MY PERSONAL SUPERVISION. I ALSO CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

Jesus D. Ibarra
JESUS D. IBARRA RPLS6085, FDRH012194184



PRECISION LAND SURVEYORS
804 HALL ST. DRG. CL.
EL PASO, TEXAS 79902

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019410

South of Detroit Avenue and East of Murchison Drive



City Plan Commission — October 6, 2022 **REVISED**

CASE NUMBER: PZR722-00028
CASE MANAGER: Nina Rodriguez, (915) 212-1561, RodriguezNA@elpasotexas.gov
PROPERTY OWNER: El Paso Intergraded Physicians Group, P.A.
REPRESENTATIVE: T.J. Karam
LOCATION: South of Detroit Avenue and East of Murchison Drive (District 8)
PROPERTY AREA: 0.55 acres
REQUEST: Rezone from R-5 (Residential) to A-O (Apartment/Office)
RELATED APPLICATIONS: N/A
PUBLIC INPUT: One (1) email in support as of **October 5, 2022**

SUMMARY OF REQUEST: The applicant is requesting a rezone from R-5 (Residential) to A-O (Apartment/Office) to allow for apartments.

SUMMARY OF STAFF'S RECOMMENDATION: The Staff recommends **APPROVAL** of the rezoning request based on its consistency with *Plan El Paso*, the City's Comprehensive Plan and the G-2, Traditional Neighborhood (Walkable) future land use designation.

PZR722-00028

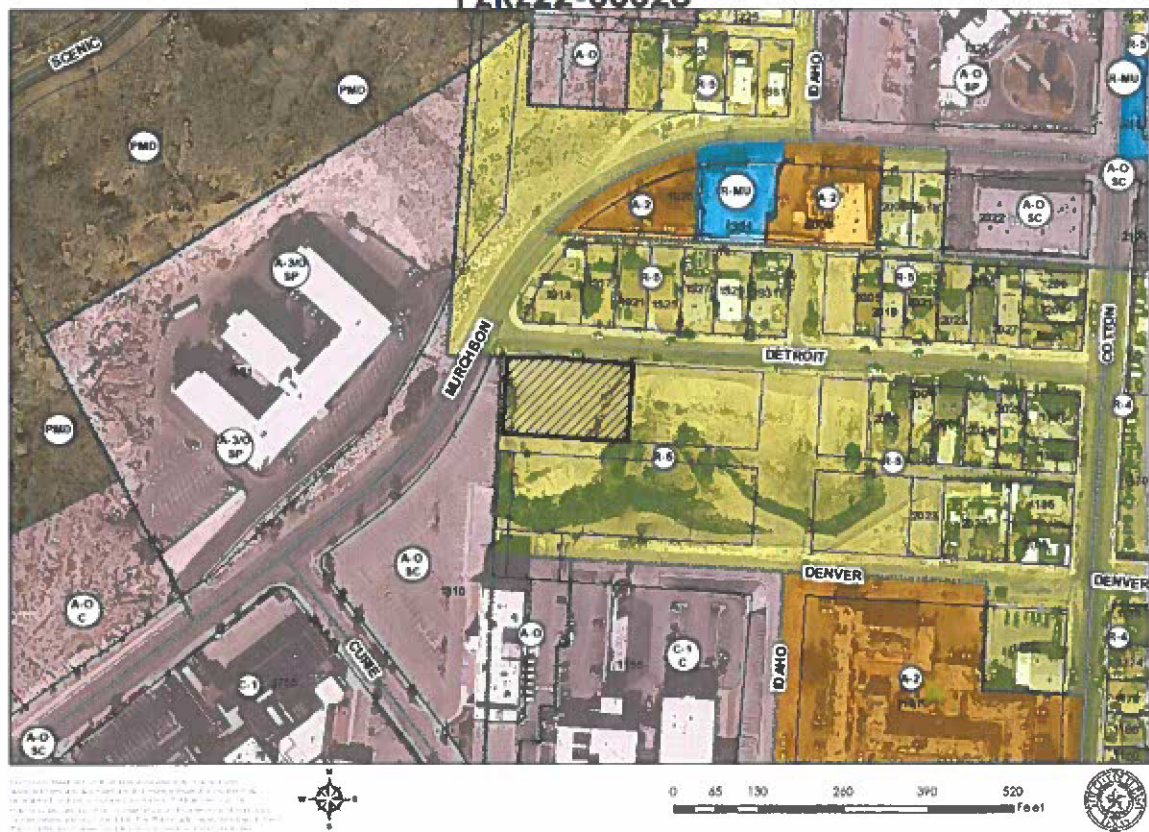


Figure A. Subject Property & Immediate Surroundings