

019513

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF THE NORTH 1/2 OF TRACT 23 AND THE SOUTH 25 FEET OF TRACT 24, CROSSROADS SUBDIVISION, 5037 CROSSROADS DRIVE, 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 the North 1/2 of Tract 23 and the South 25 feet of Tract 24, Crossroads Subdivision, 5037 Crossroads Drive, located in the City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, be changed from R-5 (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.

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 6 day of June, 2023.

THE CITY OF EL PASO

Oscar Leeser
Oscar Leeser, Mayor

ATTEST:



Laura D. Prine
Laura D. Prine, City Clerk

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

019513

ORDINANCE NO. _____

Zoning Case No: PZRZ23-00007

EXHIBIT "A"

Prepared for: Aaron Barraza
March 28, 2023

METES AND BOUNDS DESCRIPTION

Description of a parcel of land, being the North ½ of Tract 23 and the South 25 feet of Tract 24, Crossroads Subdivision as recorded in Volume 8, Page 44, Plat Records, City of El Paso, El Paso County, Texas and being more particularly described by Metes and Bounds as follows:

Commencing for reference at an existing City of El Paso brass disk monument located at the centerline intersection of Crossroads Drive and Pansy Road, from which an existing City of El Paso brass disk monument at the centerline intersection of Pansy Road and Conley Road bears, South 90°00'00" West a distance of 459.95 feet; Thence along the centerline of Crossroads Drive, North 00°00'00" East a distance of 255.04 feet to a point; Thence leaving said centerline, South 90°00'00" West a distance of 30.00 feet to a found chiseled x on concrete for the intersection of the westerly right of way line of Crossroads Drive with the common line of those parcels of land described in clerks file no. 20220061317 and file no. 20220098109, Real Property Records of El Paso County, Texas for the **"TRUE POINT OF BEGINNING"**


Thence along said westerly right of way line of Crossroads Drive, South 00°00'00" West a distance of 75.00 feet to a found chiseled x on concrete on the common line of those parcels of land described in clerks file no. 20130086147 and file no. 20220098109, Real Property records of El Paso County, Texas;

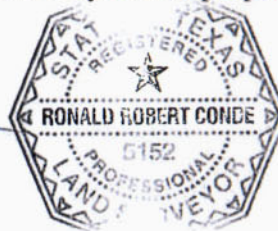
Thence leaving said right of way line, North 90°00'00" West a distance of 200.00 feet to a point on the common line of those parcels of land described in clerks file no. file no. 20220098109 and Volume 840, Page 1515, Real Property records of El Paso County, Texas;

Thence along said line, North 00°00'00" East a distance of 75.00 feet to a point on the common line of those parcels of land described in clerks file no. 20220061317 and file no. 20220098109, Real Property records of El Paso County, Texas;

Thence along said line, South 90°00'00" East a distance of 200.00 feet to the **TRUE POINT OF BEGINNING** and containing 15,000 Sq. Ft. or 0.3444 acres of land more or less.

Note: Above description prepared from a survey of this property performed on November 21, 2022.


Ron R. Conde
R.P.L.S. No. 5152



CONDE INC
ENGINEERING / LAND SURVEYING / PLANNING
6080 SURETY DRIVE / SUITE 100 / EL PASO, TEXAS 79905
(915) 592-0283 FAX (915) 592-0286 FIRM# 10078100

5037 Crossroads Drive

City Plan Commission — April 6, 2023

REZONING



| | |
|------------------------------|---|
| CASE NUMBER: | PZR23-00007 Revised |
| CASE MANAGER: | Saul Pina, (915) 212-1612, PinaSJ@elpasotexas.gov |
| PROPERTY OWNER: | Paar Partners LLC |
| REPRESENTATIVE: | Ricardo Aaron Barraza & Paulina Huerta Tolentino |
| LOCATION: | 5037 Crossroads Dr. (District 1) |
| PROPERTY AREA: | 0.34 acres |
| REQUEST: | Rezone from R-5 (Residential) to A-O (Apartment/Office) |
| RELATED APPLICATIONS: | None |
| PUBLIC INPUT: | Two (2) emails in support as of March 30, 2023 |

SUMMARY OF REQUEST: The applicant is requesting to rezone the subject property from R-5 (Residential) to A-O (Apartment/Office) to allow for the use of apartments (5 or more units).

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the rezoning request. This recommendation is based on the consistency of the request with *Plan El Paso*, the City's adopted Comprehensive Plan, for the G-3, Post-War future land use designation.

PZR23-00007



This map is designed for illustrative purposes only. The reader is cautioned that this map is not a legal document and should not be used as a basis for any legal action. The City of El Paso is not responsible for any errors or omissions on this map. The City of El Paso is not responsible for any damages or losses resulting from the use of this map.



Subject Property

0 45 90 180 270 360 Feet



Figure A. Subject Property & Immediate Surroundings