

R-F

A-2

R-3

R-4

Subject Property

R-3
H

R-4

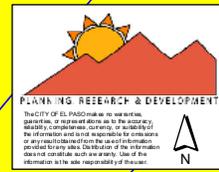
C-H

C-1
c

C-1

C-3

ZON04-00107



ALAMEDA

DAVIS

IRWIN

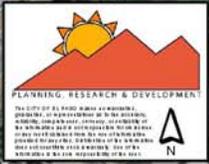
DORBANDT

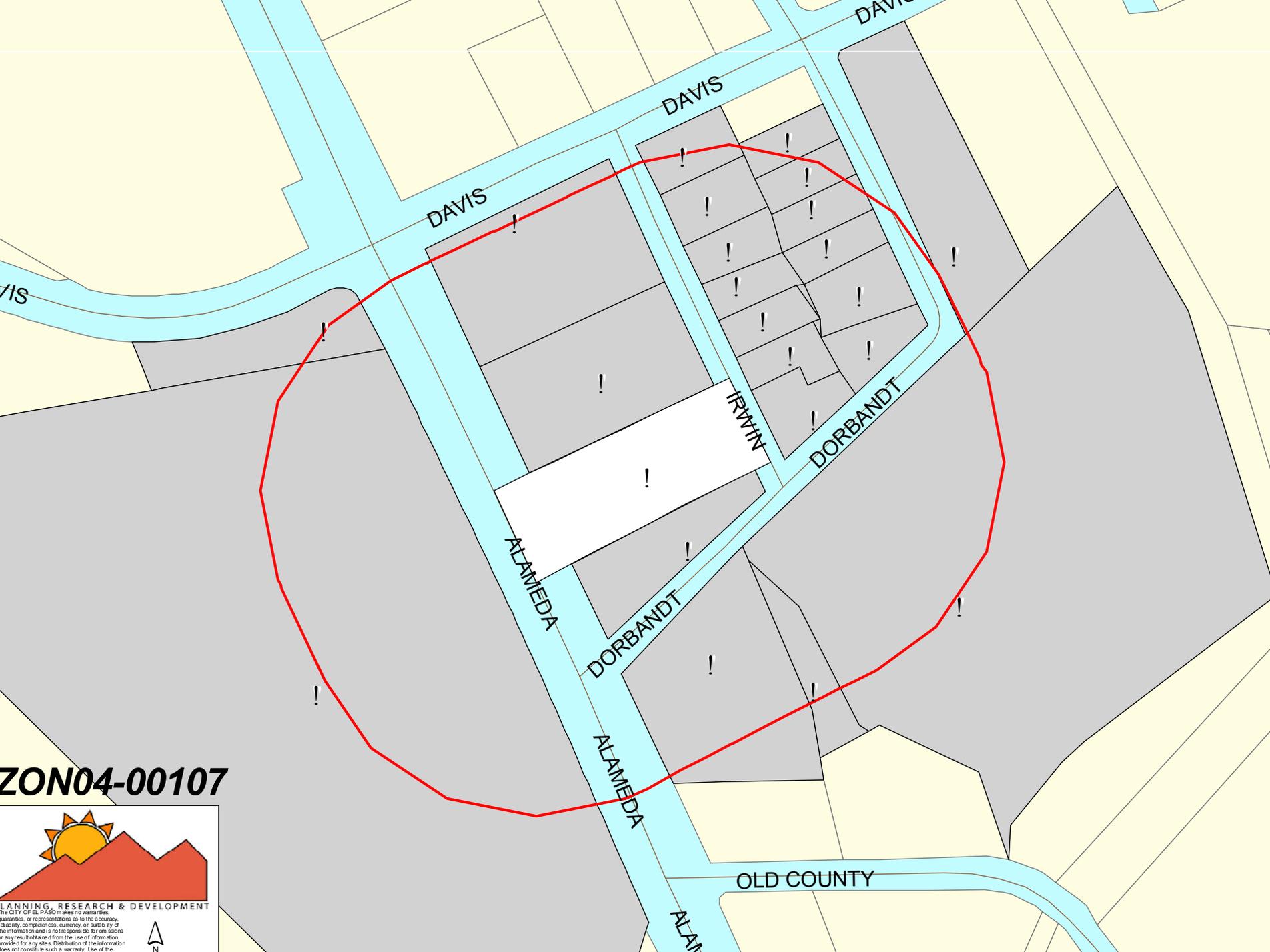
Subject Property



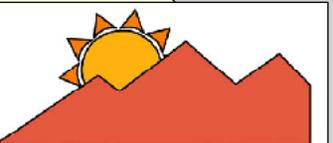
ALAMEDA

ZON04-00107





ZON04-00107



PLANNING, RESEARCH & DEVELOPMENT

The CITY OF EL PASO makes no warranties, guarantees, or representations as to the accuracy, reliability, completeness, currency, or suitability of the information and is not responsible for omissions or any result obtained from the use of information provided for any sites. Distribution of the information does not constitute such a warranty. Use of the



ALAMEDA AVE.



IRWIN AVE.

ZON04-00107



ZON04-00107



ZON04-00107



ZON04-00107



ZON04-00107



YELETA
ELEMENTARY
SCHOOL

8834

ONE
WAY

SCHOOL
NO PASSING
15
WHEN FLASHING

ZON04-00107

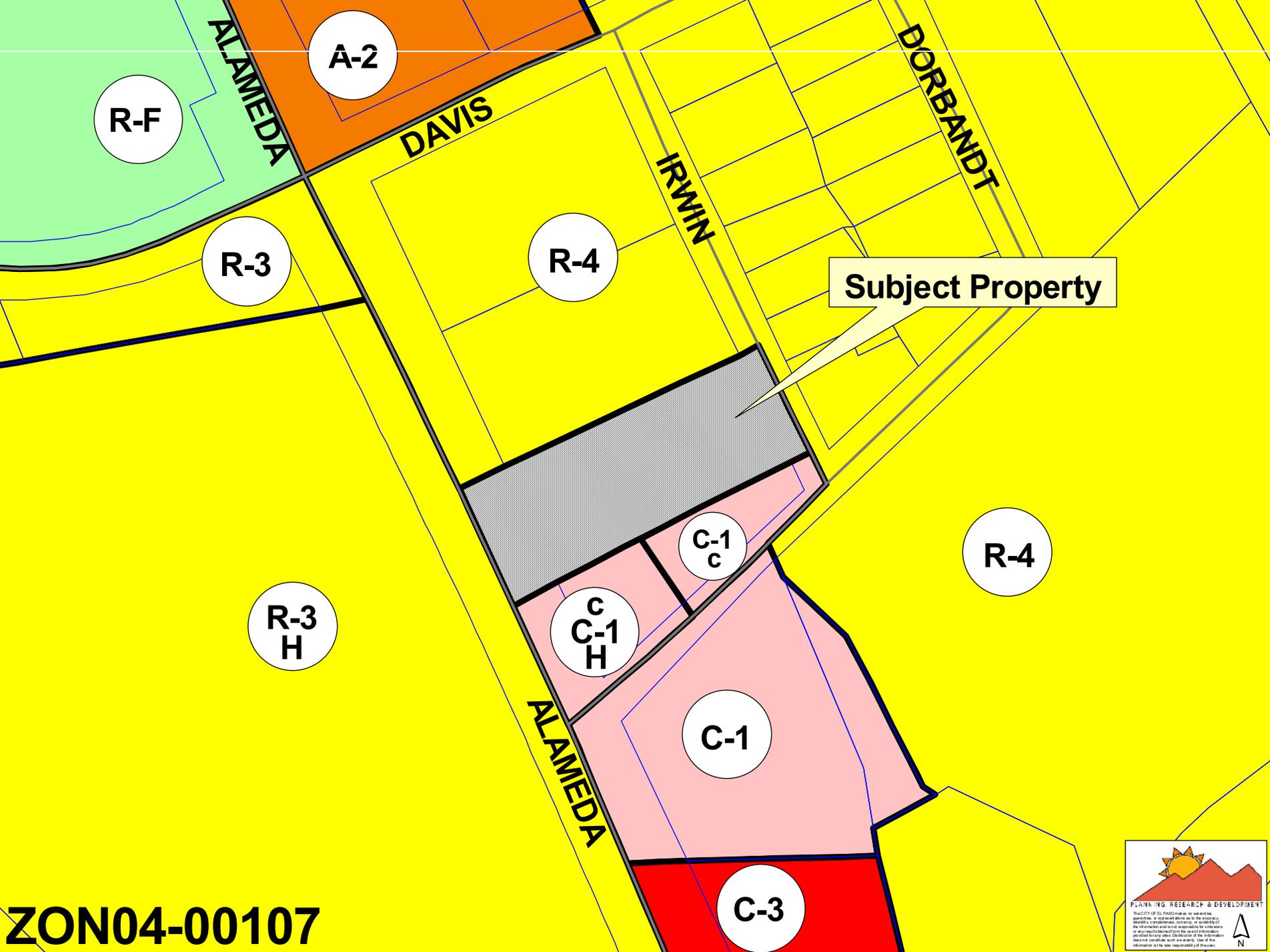


ZON04-00107



ZON04-00107





Subject Property

ZON04-00107



"RETAIN FOR SUBSEQUENT COUNCIL PUBLIC HEARING"



CITY OF EL PASO, TEXAS
PLANNING, RESEARCH & DEVELOPMENT DEPARTMENT

MEMORANDUM

TO: The Honorable Mayor and City Council
Jim Martinez, Chief Administrative Officer
Patricia D. Aduato, Deputy Chief Administrative Officer
Laura Uribarri, Executive Assistant to the Mayor
Adrian Ocegueda, Executive Assistant to the Mayor

04 OCT 20 11 2

FROM: Jorge E. Rousselin, Urban Planner *TER*

SUBJECT: Council Agenda Items (Resolution)
Public Hearing: October 12, 2004

DATE: October 8, 2004

The following items have been scheduled for City Council action as noted above. Relevant information is attached. If you have any questions, please contact me at 541-4723.

SEE ATTACHED ITEMS FOR INTRODUCTION AND SUBSEQUENT REGULAR COUNCIL MEETING.

Office Use Only	
Mayor's Office (4 copies):	date: _____ time: _____ by: _____
Representative District 1:	date: _____ time: _____ by: _____
Representative District 2:	date: _____ time: _____ by: _____
Representative District 3:	date: _____ time: _____ by: _____
Representative District 4:	date: _____ time: _____ by: _____
Representative District 5:	date: _____ time: _____ by: _____
Representative District 6:	date: _____ time: _____ by: _____
Representative District 7:	date: _____ time: _____ by: _____
Representative District 8:	date: _____ time: _____ by: _____
City Attorney's Office: (3 copies):	date: _____ time: _____ by: _____

C: George Sarmiento, Planning Director; Rudy Valdez, Chief Urban Planner; Esther Guerrero, Planning Tech.; Lisa A. Elizondo, City Attorney; Theresa Cullen-Garney, Deputy City Atty.; Matt Watson, Assistant City Atty.



PLANNING, RESEARCH & DEVELOPMENT DEPARTMENT

MEMORANDUM

DATE: October 8, 2004

TO: The Honorable Mayor and City Council
Jim Martinez, Chief Administrative Officer
Patricia D. Adauto, Deputy Chief Administrative Officer
Laura Uribarri, Executive Assistant to the Mayor
Adrian Ocegueda, Executive Assistant to the Mayor

FROM: Jorge E. Rousselin, Urban Planner 

SUBJECT: **ZON04-00107:** 36 Ysleta, Tract 17-G
LOCATION: 8613 Alameda Avenue (**District 7**)
REQUEST: Detailed Site Development Plan to satisfy zoning conditions

The City Plan Commission (CPC), on September 2, 2004 voted to recommend **APPROVAL** of this detailed site development plan for the proposed Domino's Pizza , concurring with Staff's recommendation.

The CPC found that this detailed site development plan satisfies the City's the minimum requirements necessary to protect the best interest, health, safety and welfare of the community. The CPC also determined that the proposed development complies with all ordained development standards of the C-2/sc/c (Commercial) zoning district and that the proposed use is in conformance with The Plan for El Paso, the Year 2025 Projected General Land Use Map and the proposed use is compatible with adjacent land uses.

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

Attachment: Staff Report

STAFF REPORT

Detailed Site Plan: ZON04-00107

Property Owner(s): Longhorn Pizza dba Domino's Pizza

Applicant(s): Mario Betancourt

Representative(s): Same

Legal Description: 36 Ysleta, Tract 17-G

Location: 8613 Alameda Avenue

Representative District: # 7

Area: 0.76 Acres (33,175.51square feet)

Present Zoning: C-2/sc/c (Commercial/special contract/conditions)

Present Use: Vacant

Proposed Use: Domino's Pizza

Surrounding Land Uses:

North -	R-4 (Residential) / Vacant
South -	C-1/c ; C-1/H/sc (Commercial/condition); / (Commercial/Historic/condition) / McDonald's
East -	R-4 (Residential) / Residences
West-	R-3/H (Residential/Historic) / Ysleta High School

Year 2025 Designation: **Mixed-Use** (Lower Valley Planning Area)

**CITY PLAN COMMISSION HEARING, September 2, 2004
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

ITEM #9

RESOLUTION APPROVING DETAILED SITE DEVELOPMENT PLAN NO. ZON04-00107, FOR TRACT 17 G, BLOCK 36, YSLETA GRANT, EL PASO, EL PASO COUNTY, TEXAS (8613 ALAMEDA STREET), PURSUANT TO ZONING CONDITIONS AS IMPOSED BY ORDINANCE NO. 010372. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.

WHEREAS, **Longhorn Pizza Inc., dba Domino's Pizza, Mario Betancourt** (the "Applicant") has applied for approval of a detailed site development plan pursuant to a contract condition, to permit the construction and development of a **Domino's Pizza**; and

WHEREAS, a report was made by the staff to the City Plan Commission and a public hearing was held regarding such application;

WHEREAS, on September 2, 2004, the City Plan Commission recommended approval of the subject detailed site development plan; and

WHEREAS, the subject detailed site development plan has been submitted to the City Council of the City of El Paso for review and approval;

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

1. Pursuant to zoning conditions as outlined in Ordinance No. 010372, the City Council hereby approves the detailed site development plan submitted by the Applicant, to permit the construction and development of a **Domino's Pizza** on the following described property which is located in a **C-2/sc/c (Commercial/special contract/conditions) District**:

Tract 17 G, Block 36, Ysleta Grant, El Paso, El Paso County, Texas and municipally numbered as 8613 Alameda Street.

A copy of the approved detailed site development plan, signed by the Applicant, the Mayor and the Secretary of the City Plan Commission, is attached hereto, as Exhibit "A" and incorporated herein by reference.

2. All construction and development on the property shall be done in accordance with the approved detailed site development plan and the development standards applicable in the **C-2/sc/c (Commercial/special contract/conditions) District** regulations.

3. The Applicant shall sign an agreement to develop the property and to perform all construction thereon in accordance with the approved detailed site development plan and the standards applicable in the **C-2/sc/c (Commercial/special contract/conditions) District**. Such agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary of the City Plan Commission before building permits are issued.

4. This approval shall be void if construction on the property is not started in accordance with the approved detailed site development plan within four (4) years from the date hereof.

ADOPTED this _____ day of OCTOBER 2004

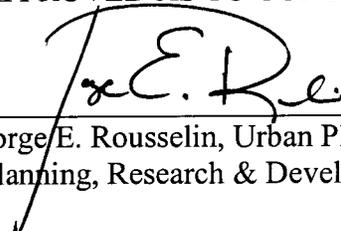
THE CITY OF EL PASO

Joe Wardy, Mayor

ATTEST:

Richarda Duffy Momsen, City Clerk

APPROVED AS TO CONTENT:



Jorge E. Rousselin, Urban Planner
Planning, Research & Development



Rodolfo Valdez, Chief Urban Planner
Planning, Research & Development

APPROVED AS TO FORM:



Matt Watson,
Assistant City Attorney

(Agreement on following page)

DEVELOPMENT AGREEMENT

By execution hereof, I, **Mario Betancourt**, the Applicant, identified in the Resolution to which this Development Agreement is attached, hereby covenant and agree to develop the property legally described as *Tract 17 G, Block 36, Ysleta Grant, El Paso, El Paso County, Texas and municipally numbered as 8613 Alameda Street*, in accordance with the approved detailed site development plan attached hereto as Exhibit "A" and incorporated herein by reference and in accordance with the standards applicable to the **C-2/sc/c (Commercial/special contract/conditions) District** located within the City of El Paso.

EXECUTED this 10 day of September, 2004.



Mario Betancourt
Longhorn Pizza Inc., dba Domino's Pizza

ACKNOWLEDGMENT

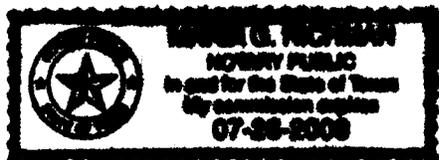
THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this 10th day of September, 2004, by **Mario Betancourt**, as Applicant.

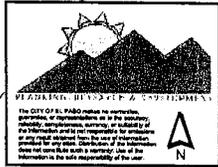
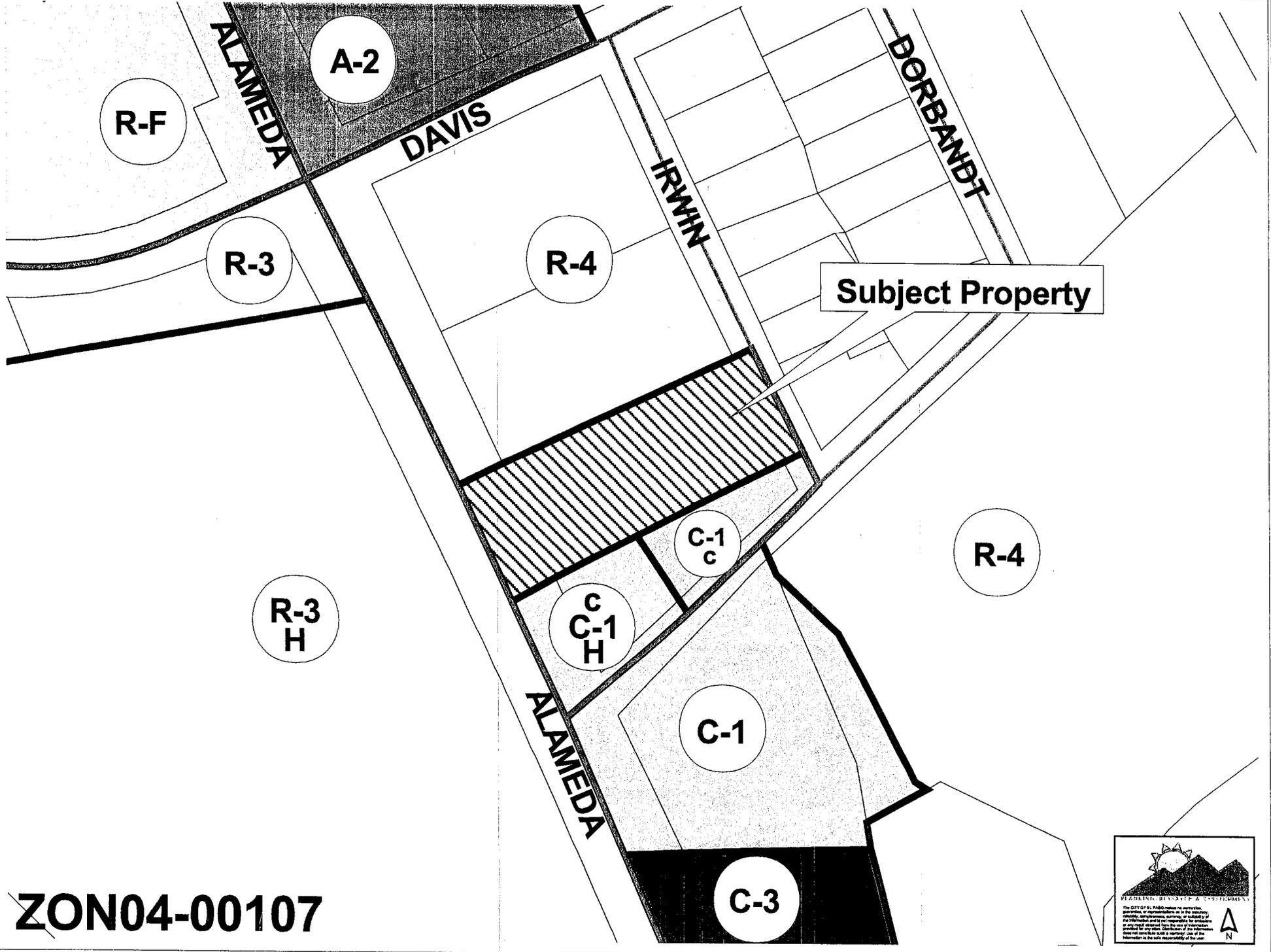
My Commission Expires: 7-26-2008

M. Richman
Notary Public, State of Texas
Notary's Printed or Typed Name:

MARIA G. Richman



ZON04-00107



Detailed Site Development Plan: ZON04-00107

General Information:

The site plan was submitted in order to permit a Domino's Pizza. Site plan review is required because a zoning condition exists on the subject property as outlined in Ordinance #010372 dated January 3, 1991. The property is currently zoned C-2/sc/c (Commercial). The site is currently vacant and is 0.76 Acres (33,175.51square feet) in size. The proposed site plan shows one building with 4950 square feet to be located on the site. Access is proposed via Alameda; 50 parking spaces are provided and 2,015 square feet of landscape proposed. There are zoning conditions currently imposed on this property as detailed in Ordinance #010372 dated January 3, 1991.

Information to the Commission:

The Planning, Research & Development Department has received no letters or phone calls in favor or in opposition to this request.

Staff Recommendation:

The Development Coordinating Committee (DCC) recommends **APPROVAL** of this detailed site development plan review with the following condition(s):

“Approval of detailed site development plan with the condition of including landscaping and inclusion of sidewalks as required by Ordinance #010372 dated January 3, 1991.”

The recommendation is based on the following:

The Plan for El Paso City-Wide Land Use Goals recommend that El Paso “provide designated locations for commercial development that do not adversely affect the health, safety and welfare of the community and where essential infrastructure is available to serve the development.”

The Year 2025 Projected General Land Use Map for the **East** Planning Area designates this property for **Mixed-use** land uses.

C-2/sc/c (Commercial) zoning permits a Domino's Pizza.

The Commission must determine the following:

- A. Does the detailed site development plan satisfy the city's minimum requirements necessary to protect the public health, safety, and general welfare of the community?
- B. Does the proposed development comply with all ordained development standards of the **C-2/sc/c (Commercial)** zoning district.

Information To The Applicant:

Building Permits and Inspections Department, Zoning Division Notes:

- BP&I does not object to the use, restaurants permitted in a C-2 zone
- Parking, set backs, screening walls, etc. will be addressed during the plan review process

Engineering, Construction Division Notes:

- See attachment 1

Engineering, Traffic Division Notes:

- See attachment 2

Fire Department Notes:

- Proposed site plan does not adversely affect Fire Department.

El Paso Water Utilities Notes:

- See attachment 3

Planning, Research and Development Department Notes:

- Recommendation for approval of detailed site development plan with the condition of including landscaping and inclusion of sidewalks as required by Ordinance #010372 dated January 3, 1991.

ATTACHMENT: Location Map; Site Plan; Department comments.

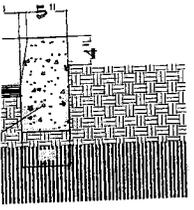
NOTE TO THE PROPERTY OWNER: CITY PLAN COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THIS ITEM. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS REPORT TO THE DEPARTMENT OF PLANNING AT (915) 541-4056.

ALAMEDA

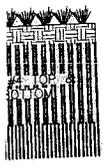
GRANT TEXAS.

FEET RESIDENTIAL

REMENTS		
	TOTAL REQUIRED	PROVIDED
SF	50	50
TOTAL	50	50
	2	2

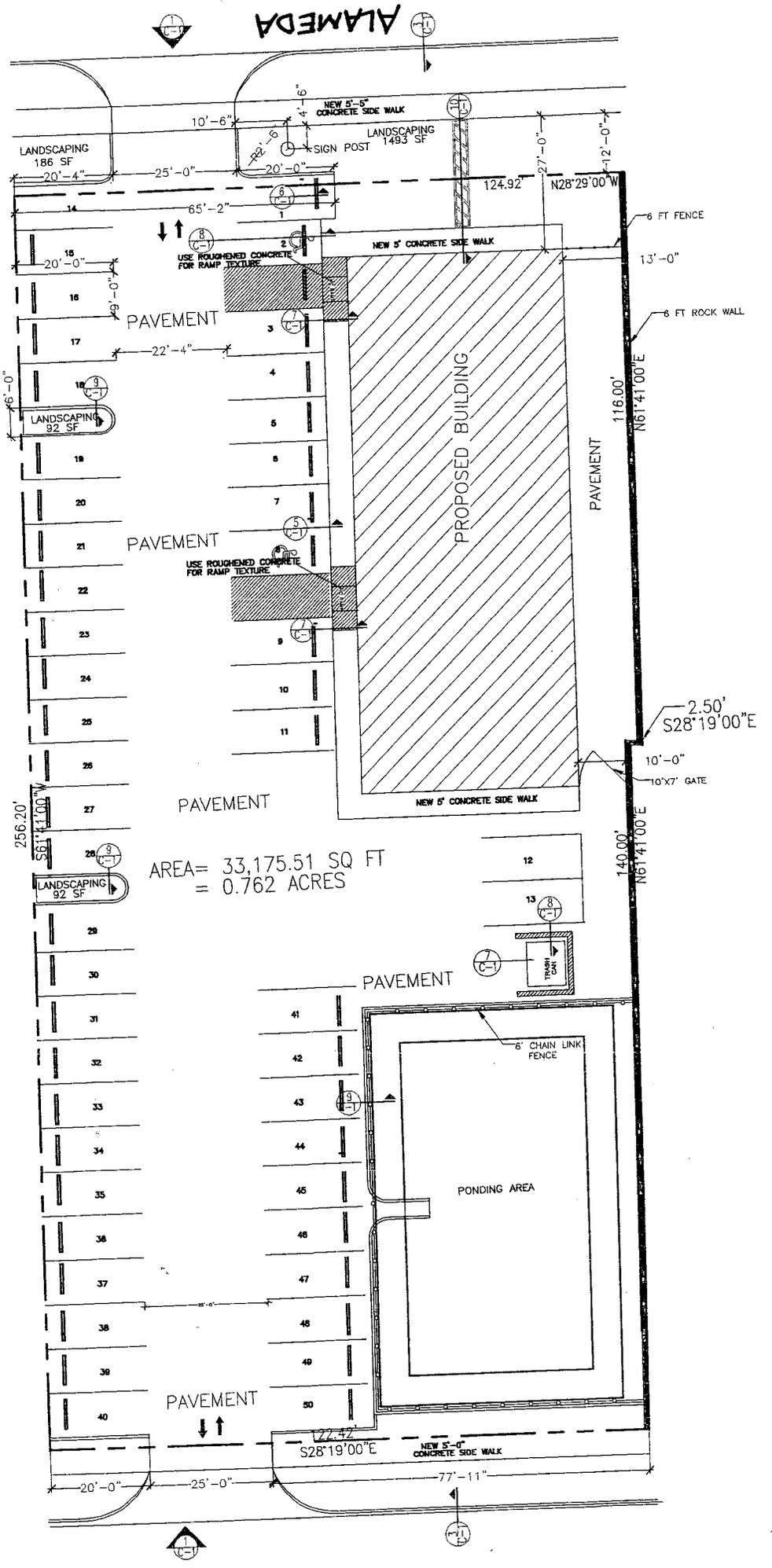
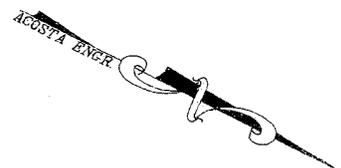


CURB SECTION
NOT TO SCALE



NOT TO SCALE

45



IRWIN AVE.

2004-00107



ENGINEERING DEPARTMENT

Traffic Division

memorandum

TO: Fred Lopez, Planner II
Kimberly Forsyth, Planner I
Planning Department

FROM: Traffic Division

DATE: August 10, 2004

SUBJECT: ZON04 – 00107 8613 Alameda Avenue
Detailed Site Plan for Domino's

Regarding the above referenced DCC item, the Traffic Division has the following comments:

- **Sidewalks shall be provided on Irwin Avenue.**
- **Coordinate entrances on Alameda Avenue with the Texas Department of Transportation.**

Should your office or the applicant have any questions or comments regarding these issues, please contact Pilo Guevara or Margarita Molina, at 541-4223.

Revised 1-7-91

010372

AN ORDINANCE CHANGING THE ZONING OF
TRACT 17G, BLOCK 36, YSLETA GRANT
AND IMPOSING CERTAIN CONDITIONS.
THE PENALTY BEING AS PROVIDED IN
SECTION 20.68.010 OF THE EL PASO CITY CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of Tract 17G, Block 36, Ysleta Grant, as more particularly described by metes and bounds in the attached Exhibit "A", be changed from A-2 (Apartment) to C-2 (Commercial) within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly; and

That the property be subject to the following condition which is necessitated by and attributable to the increased intensity of use generated by the change of zoning from A-2 (Apartment) to C-2 (Commercial), in order to protect the health, safety and welfare of adjacent property owners and the residents of this city:

Prior to the issuance of any building permits, a detailed site development plan which shall include sidewalks and landscaping must be reviewed by the City Plan Commission and approved by the City Council.

This condition runs with the land, is a charge and servitude thereon, and binds the current property owner and any successors in title. The City may enforce this condition by injunction, by rescission of the zoning which is made appropriate as a result of this condition, or by any other legal or equitable remedy. The City Council of the City of El Paso may amend or release the above condition in its discretion without the consent of any third person

010372

APR 21 1991

010872

Property description: All of Tract 17G, Block 36, Ysleta Grant, El Paso, El Paso County, Texas

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is all of Tract 17G, Block 36, Ysleta Grant, El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

Commencing at the intersection of the northerly boundary line of Tract 17G, Block 36, Ysleta Grant and the easterly right-of-way line of Alameda Avenue, said point being the TRUE POINT OF BEGINNING of this description;

THENCE, North 61° 41' 00" East, along the common boundary line between Tracts 17G and 17F, Block 36, Ysleta Grant, a distance of 124.56 feet;

THENCE, South 28° 19' 00" East, continuing along said boundary line, a distance of 2.50 feet;

THENCE, North 61° 41' 00" East, continuing along said boundary line, a distance of 140.00 feet to a point lying on the westerly right-of-way line of Irwin Avenue;

THENCE, South 28° 19' 00" East, along said right-of-way line, a distance of 122.41 feet to a point lying on the common boundary line between Tracts 17G and 17G1, Block 36, Ysleta Grant;

THENCE, South 61° 41' 00" West, along the southerly boundary line of Tract 17G, a distance of 264.20 feet to a point lying on the easterly right-of-way line of Alameda Avenue;

THENCE, North 28° 29' 00" West, along said right-of-way line, a distance of 124.91 feet to the TRUE POINT OF BEGINNING of this description.

Said parcel of land contains 0.750 acres (32,674 sq. ft.) of land more or less.

Reference: Right-of-way conveyance to the City of El Paso recorded in Book 1010, Page 1433, Deed Records, El Paso County, Texas.

NOTE: THIS DESCRIPTION IS COMPILED FROM RECORD INFORMATION AND IS FOR REZONING PURPOSES ONLY; IT IS NOT TO BE CONSIDERED AN ON-THE-GROUND SURVEY.

ROBERT SEIPEL ASSOCIATES
Professional Land Surveyors

Robert R. Seipel
Registered Professional Land Surveyor
Texas License No. 4178

December 4, 1990
Job No. 90-0179

90-5621

EXHIBIT "A"

010872