

710 N. Americas

City Plan Commission — March 26, 2026

SITE PLAN



CASE NUMBER:	PZDS25-00044
CASE MANAGER:	Alejandra González, (915) 212-1506, GonzalezAG@elpasotexas.gov
PROPERTY OWNER:	Americas North, LLC
REPRESENTATIVE:	Charlie Gomez – EP Gratto
LOCATION:	710 N. Americas Ave. (District 6)
PROPERTY AREA:	0.67 acres
REQUEST:	Detailed Site Development Plan Approval per Ordinance No. 6567
RELATED APPLICATIONS:	None
PUBLIC INPUT:	None

SUMMARY OF REQUEST: The applicant is requesting review and approval of Detailed Site Development Plan for proposed restaurant. Per Ordinance No. 6567 review and approval of a detailed site development plan from City Plan Commission is required prior to the issuance of building permits.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the request. The proposed use is permissible by right in the C-3 (Commercial) zone district and is compatible with surrounding uses. The proposed development meets the requirements of El Paso City Code Section 20.04.150 Detailed Site Development Plan.

PZDS25-00044



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to obtain accurate calculations. Enlargements of this map to scales greater than its original can introduce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



Subject Property

0 40 80 160 240 320 Feet



Figure A. Site Plan Superimposed on Aerial Imagery

DESCRIPTION OF REQUEST: The applicant is requesting approval of a Detailed Site Development Plan, as required per Ordinance No. 6567, dated May 1, 1979, which requires approval from the City Plan Commission prior to issuance of building permits. The site plan proposes the development of a 0.67-acre parcel located at 710 N. Americas for a proposed restaurant. The development proposes a 2,800 square foot building with a maximum height of 20 feet. The applicant is providing 25 parking spaces and complies with parking requirements. Vehicular access will be provided from N. Americas Avenue.

PREVIOUS CASE HISTORY: Ordinance No. 6567 (Attachment 4), dated May 1, 1979, changed the zoning from R-F (Ranch and Farm) to C-3/sc (Commercial/special contract) with the following applicable conditions:

1. *No development of any kind will be done on any parcel of the property until complete and detailed site development and architectural plans of the proposed development on such parcel have been submitted by First Parties and approved by the City Plan Commission of the City of El Paso.*

Note: Condition is fulfilled through this request.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed development is in character with surrounding uses and zoning districts. Properties to the north are vacant zoned C-3/c (Commercial/conditions). Properties to the east are vacant and zoned C-4/c/sc (Commercial/condition/special contract) and A-O/sc (Apartment/Office/special contract). Properties to the south include single-family dwellings zoned PR-1/sc (Planned Residential I/special contract). The property to the west includes a convenience store with gas pumps and is zoned C-3/sc (Commercial/special contract). The nearest school is Del Valle High School which is 0.9 mile away and the closest park is Lancaster Park which is located 1.0 mile away.

COMPLIANCE WITH THE ZONING ORDINANCE – When evaluating whether a proposed Detailed Site Development Plan is in accordance with the Zoning Ordinance, consider following factors:	
Criteria	Does the Request Comply?
<p>El Paso City Code Section 20.04.140 – When Required. Except as stated herein, a detailed site development plan is required prior to development in a special purpose district or with a special permit application and may be required if a zoning condition exists on a particular piece of property. Detailed site development plans are not required for any projects for development in the Mixed Use District (RMU, GMU and IMU) or for any other projects other than those located in special purpose districts or as otherwise required herein.</p>	<p>Yes. Per Ordinance No. 6567 review and approval from City Plan Commission is required prior to the issuance of building permits.</p>
<p>Compatibility with Zoning Regulations: The zoning district permits the proposed use, and all applicable regulations are met</p> <p>C-3 (Commercial) District: The purpose of these districts is to accommodate establishments providing goods or rendering services which are used in support of the community's trade and service establishments and serving multi-neighborhoods within a planning area of the city. The regulations of the districts will permit intensities designed to be compatible with each other and to provide for a wide range of types of commercial activity, including light automobile related uses.</p>	<p>Yes, the proposed restaurant use is permitted by right in the C-3 (Commercial) zone district and complies with all requirements.</p>

THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.	There are no Historic Districts or Special Designations on the subject property.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the special permit.	There are no anticipated adverse impacts from the approval of the Detailed Site Development Plan.
Natural Environment: Anticipated effects on the natural environment.	The subject property does not involve greenfield or environmentally sensitive land or arroyo disturbance.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: Access to the subject property is proposed from N. Americas Avenue which is classified as freeway per the City of El Paso's Major Thoroughfare Plan (MTP) and is appropriate for the development. Although sidewalks are not currently present along N. Americas Avenue they shall be constructed as part of the proposed development to improve pedestrian accessibility. There are no bus stops within walkable distance (0.25 miles) of the subject property. The nearest bus stop is located at Bordeaux Drive 0.75 miles from the subject property.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: There are no adverse comments from reviewing departments. Applicant is responsible for obtaining all applicable permits and approvals prior to development.

PUBLIC COMMENT: Notices are not required per El Paso City Code Section 20.04.150.

CITY PLAN COMMISSION OPTIONS: The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

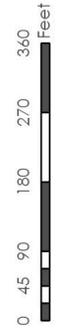
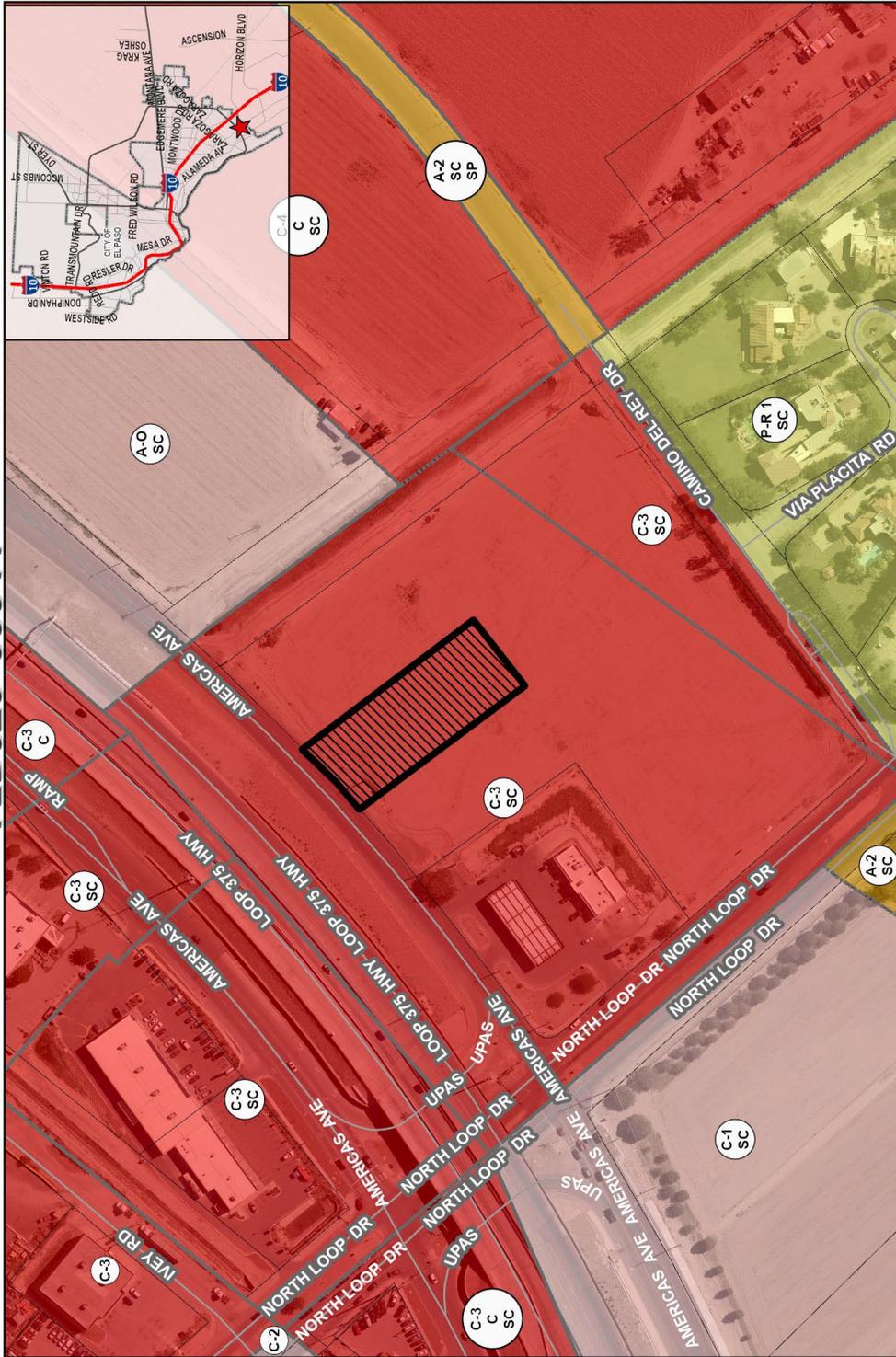
1. **Approve** of the Detailed Site Development Plan, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan.
2. **Approve With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.
3. **Deny** of the Detailed Site Development Plan, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

ATTACHMENTS:

1. Zoning Map
2. Detailed Site Plan
3. Elevations
4. Ordinance No. 6567
5. Department Comments

ATTACHMENT 1

PZDS25-00044

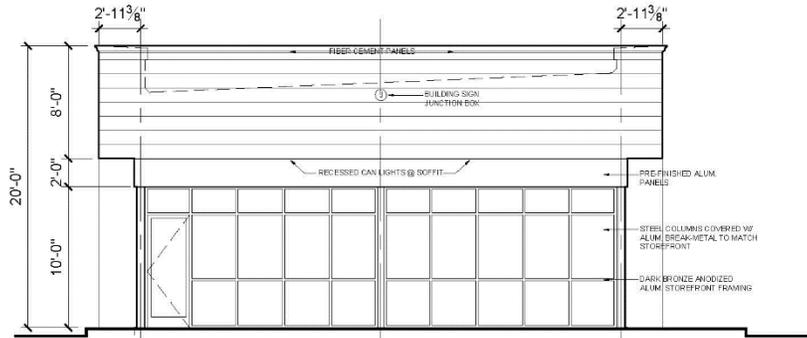


Subject Property

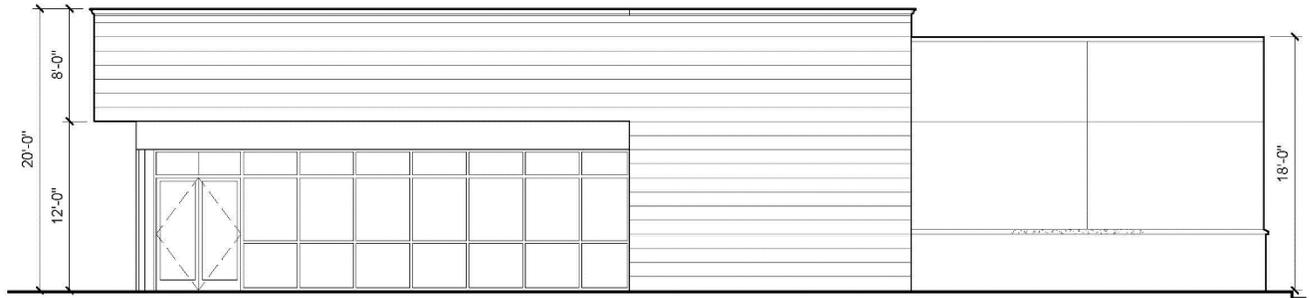


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ATTACHMENT 3



FRONT ELEVATION



2 BLDG. ELEVATIONS - SIDE

SCALE: 1/8" = 1' - 0"

ATTACHMENT 4

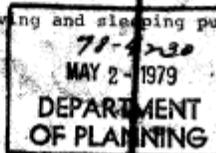
CONTRACT

THIS CONTRACT, made this 26th day of April, 1979, by and between IVEY INVESTMENTS, LTD., a Texas limited partnership, and DAVIS HOLDMAN, First Parties, and the CITY OF EL PASO, Second Party, witnesseth:

First Parties have applied to the City of El Paso for rezoning of certain property located in the City and County of El Paso, State of Texas, such property being more particularly described in Ordinance No. 6567, now pending before the City Council of the City of El Paso, a copy of which is attached hereto, marked Exhibit "A" and made a part hereof by reference. To remove certain objections to such rezoning, First Parties covenant that if the property is rezoned as indicated in the attached ordinance, it shall be subject to the following restrictions, conditions and covenants:

1. No development of any kind will be done on any parcel of the property until complete and detailed site development and architectural plans of the proposed development on such parcel have been submitted by First Parties and approved by the City Plan Commission of the City of El Paso.
2. No building permits will be issued for construction on parcel numbers 6B, 7A, 7B, 8B and 11B in Exhibit "A" attached hereto, until a subdivision map of the parcel upon which construction is to be performed has been approved by the City Plan Commission of the City of El Paso and filed for record.
3. The total number of dwelling units to be constructed on the portions of the property which are zoned A-2 and are described as parcel numbers 6B, 7B, 8B and 11B in Exhibit "A" attached hereto, shall not exceed 1500 units, notwithstanding the maximum number permitted under A-2 zoning. The term "dwelling unit" as used herein shall mean one or more habitable rooms, including kitchen facilities, designed for occupancy by one family for living and sleeping purposes.

6567

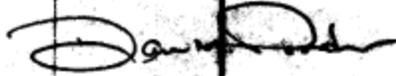


RESOLUTION

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

That the Mayor be authorized to sign a contract with Ivy Investments, Ltd and Davis Holdman, placing certain restrictions, conditions and covenants on the property being rezoned by Ordinance No. 6.

ADOPTED this 1st day of MAY, 1979.



Mayor



78-4230
MAY 9 - 1979
DEPARTMENT
OF PLANNING

ATTACHMENT 5

Planning and Inspections Department - Planning Division

Staff recommends APPROVAL of the request. The proposed use is permissible by right in the C-3 (Commercial) zone district and is compatible with surrounding uses. The proposed development meets the requirements of El Paso City Code Section 20.04.150 Detailed Site Development Plan.

Planning and Inspections Department – Plan Review & Landscaping Division

No objections to the proposed detailed site development plan.

At the time of submittal for building permit, the project will need to comply with all applicable provisions of the ICC, TAS and Municipal Code. All future development shall comply with the required landscape at time of submittal.

Planning and Inspections Department – Land Development

1. Specify how securing storm-water drainage between lots into private pond maintenance with either drainage easements by this plat or by separate instruments.
2. Provide stormwater drainage structure(s) for runoff to enter into private pond, i.e. pipes or flumes to prevent sloped soil erosion.
3. As per section Code 19.08.010, section D, all drainage structures and ponding areas serving the subdivision are constructed as part of the initial phase of the development.
4. Comply with FEMA flood zone CLOMR/LOMR requirements for developing in a flood zone.
5. Lot is within Flood zones AH & 0.2 and structures must be elevated or flood proofed one foot above the Base Flood Elevation. Add the current FEMA FIRM flood zones information to general notes.
6. Coordinate and obtain approval from TXDOT for proposed improvements at time of building permit.
7. Coordinate and obtain approval from the Water Improvement District #1 for proposed development abutting existing irrigation lateral at time of building permit.

Note: Comments to be addressed at the permitting stage.

Fire Department

No adverse comments.

Police Department

No comments received.

Environment Services

No comments.

Sun Metro

No comments received.

Streets and Maintenance Department

Traffic & Transportation Engineering

No objections to application.

Streets Lighting:

Does not object to this request.

Americas Ave. and North Loop Dr. are Texas Department of Transportation (TXDOT) right-of-way (ROW).

Street Lights Department requires that a project that involves a roadway is to be evaluated for lighting requirements based on the City of El Paso Street Design Manual (SDM) and the Design Standards for Construction (DSC) according to City of El Paso Codes (cited below). While developing a project or construction area the existing street illumination

system shall be protected and preserved. Complete survey for street illumination system shall be shown on plans. Any change on existing street illumination systems shall be coordinated with Street Lights Department.

For the development of a project a complete set of plans shall be submitted to Street Lights Department for review showing the minimum requirements for street illumination proposals**. The submission shall contain but shall not necessarily be limited to plans indicating the location on the premises of all lighting fixtures, both proposed and existing on the site***. The description of all lighting fixtures, both proposed and existing. Photometric data. Plans shall show street illumination design and details. El Paso city code is applicable to this process, Street Design Manual (SDM)* and any other applicable standards or requirements of the city.

City of El Paso Codes to be followed:

*Title 19 - 19.16.010 - Streetlighting.

**18.18.190 – Submission contents.

*** 19.02.040 Criteria for approval.

Contract Management:

1. Indicate that any infrastructure located within the city right-of-way must comply with the Design Standards for Construction and the Municipal Code.
2. Incorporate detailed information for all proposed items within the city ROW limits.
3. Indicate that any damaged structure must be restored to same or better condition.

El Paso Water

EPWater does not object to this request.

There is an existing 8-inch diameter water main that extends along Camino Del Rey Drive, located approximately 10-feet south of the right-of-way center line. This main is available to provide service.

There is an existing 12-inch diameter water main that extends along North Loop Drive., located approximately 10-feet south of the property. This main is available to provide service.

There is an existing 48-inch water main that extends within a 30-foot PSB easement east of and parallel to the west boundary line of the property. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations.

Previous water pressure from fire hydrant #01825, last tested 11/10/2025, located on the northwest corner of North Loop Drive & Camino del Rey Drive, has yielded a static pressure of 112 psi, a residual pressure of 96 psi, and a discharge of 1,006 gallons per minute. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer

There is an existing 8-inch diameter sanitary sewer main that extends along a 15-foot utility and irrigation easement parallel to the south and east boundary line. This main is available for service.

General

A water main extension along a PSB easement may be required to provide service. Easement acquisition and main extension cost are the responsibility of the owner. Water main shall be extended creating a looped system.

No buildings, reservoir, structure, parking stalls or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced EPWater-PSB easement without the written consent of EPWater-PSB. The Developer shall refrain from constructing rock walls, signs, buildings, curbs or any structure that will interfere with the access to the PSB easements. There shall be at least 5-foot setback from the easement line to any building, reservoirs, signs or structure. All easements dedicated for public water and sanitary sewer facilities shall comply with the EPWater-PSB Easement Policy. The PSB easements shall be improved to allow the operation

of EPWater maintenance vehicles. EPWater-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.

During the site improvement work, the Owner/Developer shall safeguard the existing water/sanitary sewer mains and appurtenant structures located within the subdivision. The Owner/Developer shall minimize changes in grade above or near the vicinity of the existing PSB facilities and is responsible for the costs of setting appurtenant structures to final grade.

EPWater-PSB requests that the lots be graded such that sanitary sewer service to each lot can be provided via a gravity system.

EPWater requires a new service application to provide services to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Stormwater:

As per the Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable to reduce flooding. The code also encourages the use of nonstructural storm water management such as the preservation of green space, water harvesting, and other conservation efforts, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.

- EPWater-SW recommends using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavement) to reduce the amount of developed stormwater runoff.
- The proposed ponding area shown shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event. Label the pond as “Private”.
- Coordination with the irrigation easement owner will be required to ensure the intended use of the easement does not interfere with the functioning and maintenance of the proposed stormwater pond.

El Paso County 911 District

No comments or concerns.

Texas Department of Transportation

No received comments.

El Paso County Water Improvement District #1

Correct legal description and have applicant submit an application to EPCWID once the final plat is ready.

El Paso Electric

Please add a 12' wide easement along the perimeter of the lot.

We have existing lines in the area and may need to expand to serve the customer in the future. Below is our existing lines within the area.

Texas Gas Service

No comments.