

710 N. Americas

City Plan Commission — July 30, 2026

SITE PLAN

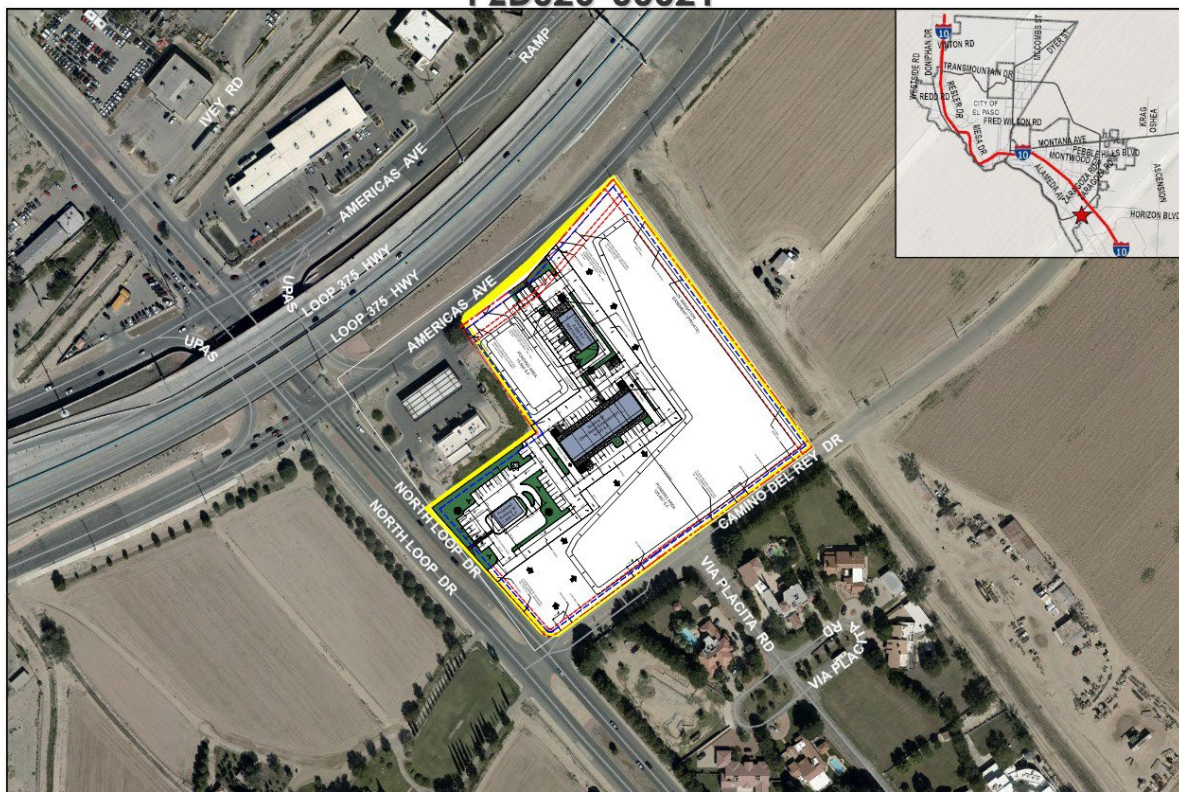


CASE NUMBER: PZDS26-00021
CASE MANAGER: Pratika Banjara, (915) 212-1644, BanjaraP@elpasotexas.gov
PROPERTY OWNER: Americas North, LLC
REPRESENTATIVE: Charlie Gomez – EP Grotto, LLC
LOCATION: 710 N. Americas Ave. (District 6)
PROPERTY AREA: 7.58 acres
REQUEST: Detailed Site Development Plan Approval per Ordinance No. 6567
RELATED APPLICATIONS: PZDS25-00044 (Detailed Site Development Plan)
PUBLIC INPUT: None

SUMMARY OF REQUEST: The applicant is requesting review and approval of a Detailed Site Development Plan from City Plan Commission, as required per Ordinance No. 6567, dated May 1, 1979, prior to the issuance of a building permit. The applicant proposes to develop the subject property as restaurants and other retail establishments.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the request. The proposed uses are permissible in the C-3/sc (Commercial/special contract) zoning district and are compatible with surrounding commercial uses. The proposed development meets the requirements of El Paso City Code Section 20.04.150 – Detailed Site Development Plan.

PZDS26-00021



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. 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 55 110 220 330 440
Feet



Figure A. Site Plan Superimposed on Aerial Imagery

DESCRIPTION OF REQUEST: The applicant is requesting review and approval of a Detailed Site Development Plan as required per Ordinance No. 6567, dated May 1, 1979, which requires approval from City Plan Commission prior to the issuance of building permits. The site plan proposes the development of a 7.58-acre lot for restaurants and other retail establishments. The development includes the construction of three (3) buildings: two (2) for restaurant uses and one (1) for other retail establishment uses. The proposed restaurants, Building 'B' and Building 'D' are 1,890 and 2,800 square feet in size with a maximum height of 22 feet and 20 feet respectively. The proposed other retail establishment building is 8,500 square feet in size and has a maximum height of 24 feet. The applicant is required to provide minimum of 56 parking spaces and is providing 79 parking spaces complying with parking requirements. Vehicular access will be provided from Americas Avenue, North Loop Drive, and Camino Del Rey Drive.

PREVIOUS CASE HISTORY: The Detailed Site Development Plan, PZDS25-00044, was approved by the City Plan Commission on March 26, 2026, for a proposed use of restaurant as required per Ordinance No. 6567, dated May 1, 1979. The approved site plan proposed a 2,800 square foot building with a maximum height of 20 feet. 25 parking spaces were provided and vehicular access was provided from Americas Avenue. This prior approval will be replaced in its entirety with the current request.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed development is permitted by right in the C-3 (Commercial) zoning district and is compatible with surrounding uses. Properties to the north-west are zoned C-3/sc (Commercial/special contract) and include Loop 375 Highway, a convenience store with fuel pumps and a car wash. Properties to the south-west are zoned C-1/sc (Commercial/special contract) and is currently vacant. Properties to the south are zoned P-R-1/sc (Planned Residential/special contract) and consist of single-family dwellings. Properties to the east are zoned C-4/sc (Commercial/special contract) and C-4/c/sc (Commercial/condition/special contract) and are currently vacant. The nearest school, Del Valle High School, is approximately 0.9 miles away, while the closest park, Lancaster Park, is located 1 mile away from the site.

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?
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.	Yes. Per ordinance No. 6567, dated May 1, 1979, the property owner must obtain Detailed Site Development Plan approval from the City Plan Commission prior to the issuance of any building permits for the subject property.

COMPLIANCE WITH <i>THE ZONING ORDINANCE</i> – When evaluating whether a proposed Detailed Site Development Plan is in accordance with the Zoning Ordinance, consider following factors:	
Compatibility with Zoning Regulations: The zoning district permits the proposed use, and all applicable regulations are met 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.	Yes. The subject property is proposing the uses of restaurant and other retail establishment, which are permitted by right in the C-3 (Commercial) zone district and complies with all the requirements.
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/environmentally sensitive land or arroyo disturbance.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: Access to the subject property is proposed from Americas Avenue, North Loop Drive, and Camino Del Rey Drive, which are designated as freeway, major arterial, and collector, respectively, in City's Major Throughfare Plan (MTP). The existing streets are appropriate to serve the proposed commercial development. In addition, sidewalks are currently present along North Loop Drive and the applicant is proposing to construct sidewalks along Americas Avenue and Camino Del Rey Drive to improve pedestrian accessibility. There is no bus stop within walkable distance (0.25 miles) of the subject property, while the nearest bus stop is located along Bordeaux Drive, 0.75 miles away from the subject property.

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

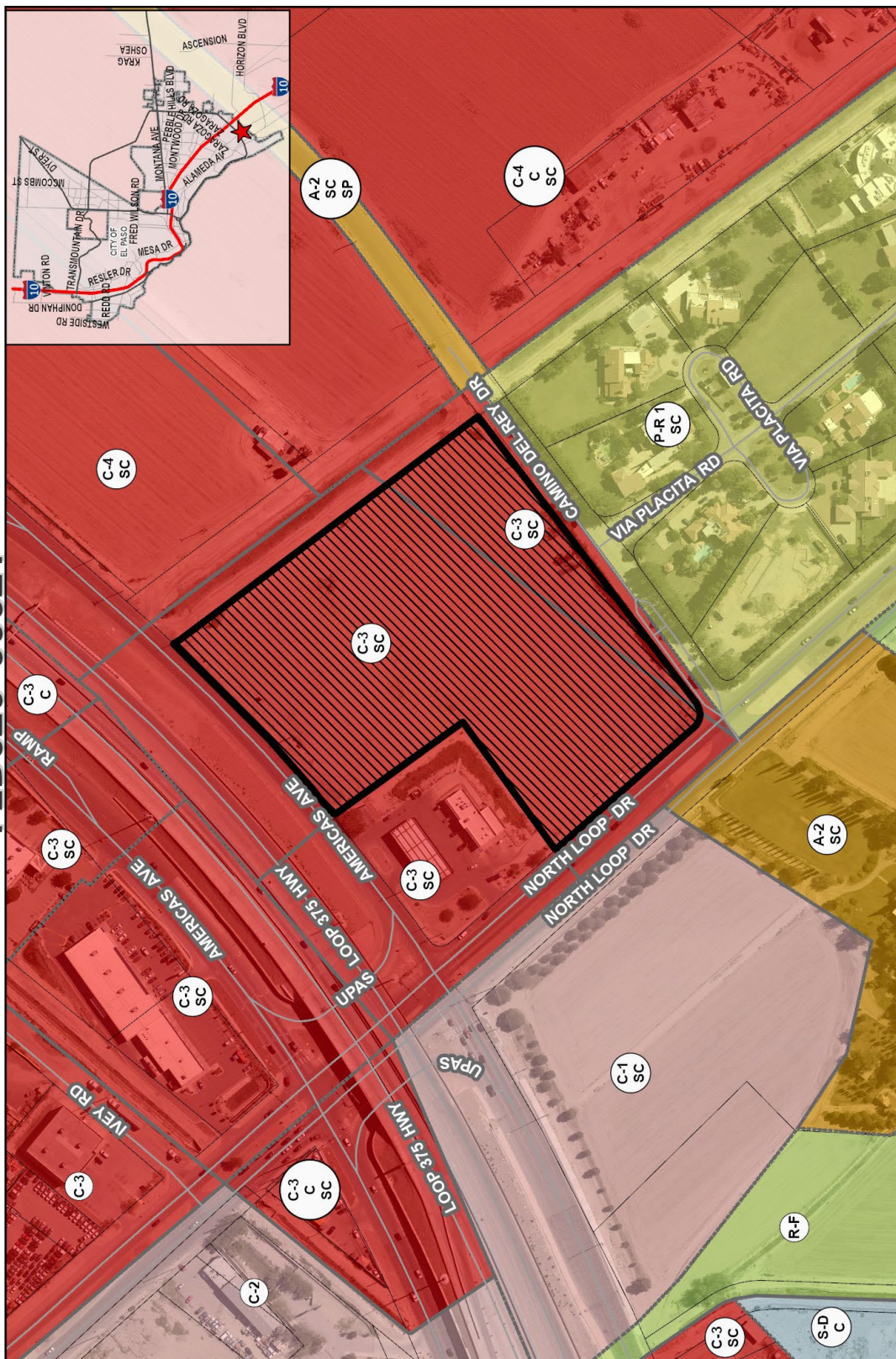
1. **Approve/Recommend Approval** of the Detailed Site Development Plan, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
2. **Approve/Recommend Approval of the Detailed Site Development Plan 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/Recommend Denial** 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 Development Plan
3. Elevations
4. Ordinance No. 6567
5. Department Comments

ATTACHMENT 1

PZDS26-00021



Subject Property

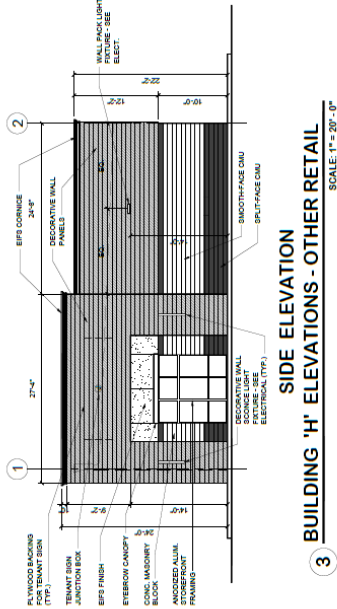
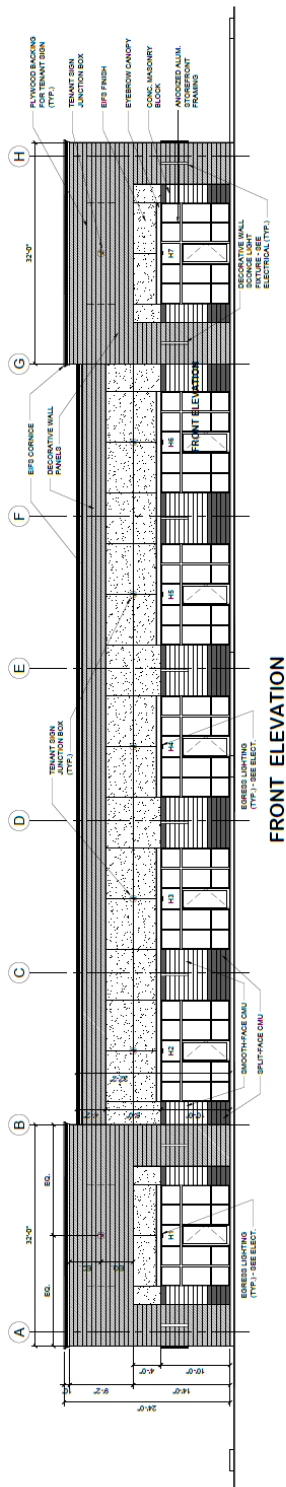


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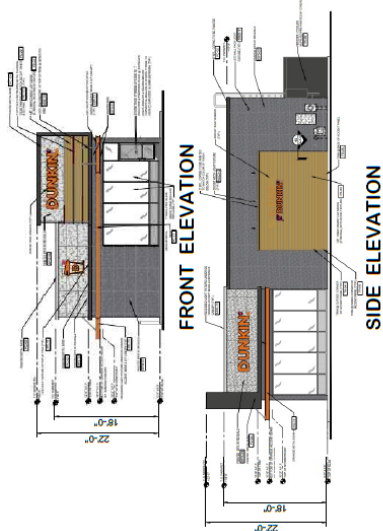
ATTACHMENT 2



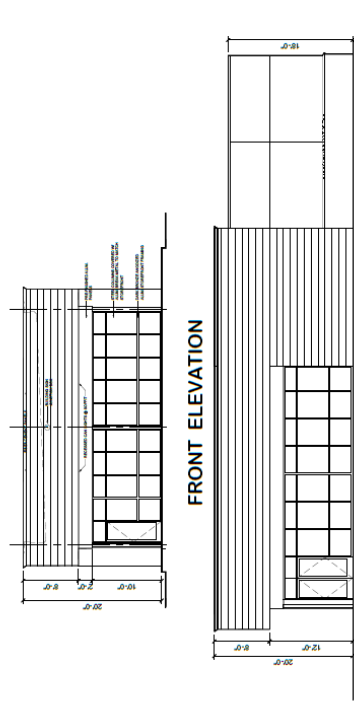
ATTACHMENT 3



3 BUILDING 'H' ELEVATIONS - OTHER RETAIL
SCALE: 1/4" = 20'-0"



2 BUILDING 'B' ELEVATIONS - DUNKIN' DONUTS
SCALE: 1/8" = 1'-0"



1 BUILDING 'D' ELEVATIONS - TOMMY'S KOREAN
SCALE: 1/8" = 1'-0"

ATTACHMENT 4

6567

AN ORDINANCE CHANGING THE ZONING OF TRACTS 1A AND 2, O. A. DANIELSON SURVEY #314; PORTION OF TRACT 1B1, O. A. DANIELSON SURVEY #314 AND PORTION OF TRACT 3B, BLOCK 56, YSLETA GRANT; LOT 1, BLOCK 1, A & M ADDITION; PORTION OF LOTS 1 AND 2, BLOCK 2, A & M ADDITION, AND PORTION OF TRACTS 2B AND 2C, BLOCK 1, YSLETA GRANT; PORTION OF LOTS 1 AND 2, BLOCK 2, A & M ADDITION AND PORTION OF TRACTS 1A AND 2A, BLOCK 1, AND TRACT 1B, BLOCK 2, YSLETA GRANT; PORTION OF TRACTS 2A, 2B, AND 2C, BLOCK 1, YSLETA GRANT; PORTION OF TRACT 2A, BLOCK 1, YSLETA GRANT; PORTION OF TRACTS 1A AND 2A, BLOCK 1, AND ALL OF TRACTS 4A AND 5, BLOCK 2, YSLETA GRANT; PORTION OF TRACT 2A, BLOCK 1, YSLETA GRANT; TRACTS 7B AND 8F, BLOCK 2, YSLETA GRANT, THE PENALTY BEING AS PROVIDED IN SECTION 25-10 OF THE EL PASO CITY CODE

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

That the zoning of Tracts 1A and 2, O. A. Danielson Survey #314; a portion of Tract 1B1, O. A. Danielson Survey #314 and a portion of Tract 3B, Block 56, Ysleta Grant; Lot 1, Block 1, A & M Addition; portion of Lots 1 and 2, Block 2, A & M Addition, and a portion of Tracts 2B and 2C, Block 1, Ysleta Grant; portion of Lots 1 and 2, Block 2, A & M Addition and a portion of Tracts 1A and 2A, Block 1, and Tract 1B, Block 2, Ysleta Grant; portion of Tracts 2A, 2B and 2C, Block 1, Ysleta Grant; portion of Tract 2A, Block 1, Ysleta Grant; portion of Tracts 1A and 2A, Block 1, and all of Tracts 4A and 5, Block 2, Ysleta Grant; a portion of Tract 2A, Block 1, Ysleta Grant; Tracts 7B and 8F, Block 2, Ysleta Grant, as more particularly described below, be changed to A-2 (Apartment), A-O (Apartment Professional Office), C-3 (Commercial) and C-4 (Commercial) within the meaning of the zoning ordinance, and the zoning map of the City of El Paso be revised accordingly.

Parcel 1 from R-3 (Residential) to C-4 (Commercial)

116.872 acres of land consisting of Tracts 1A and 2, O. A. Danielson Survey No. 314, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

78-4230
MAY 2 - 1979
DEPARTMENT
OF PLANNING

Beginning at the most northerly common corner of O. A. Danielson Surveys No. 314 and 315;

THENCE along the westerly boundary of said Survey No. 315, South 00°33'11" East a distance of 1111.95 feet to the TRUE POINT OF BEGINNING of this description;

THENCE continuing along the westerly boundary of said Survey No. 315, South 00°33'11" East a distance of 1966.34 feet to a point on the northeasterly right-of-way line of Interstate 10;

THENCE along the northeasterly right-of-way line of Interstate 10 the following seven courses:

South 87°03'22" West a distance of 372.44 feet,
North 68°35'33" West a distance of 861.18 feet,
North 44°01'40" West a distance of 1364.19 feet,
North 45°48'09" East a distance of 49.84 feet,
North 44°00'33" West a distance of 719.56 feet,
North 42°49'14" West a distance of 469.81 feet,
North 41°36'00" West a distance of 1603.87 feet to
its intersection with the north boundary of said Survey
No. 314;

THENCE along the north boundary of said Survey No. 314
North 89°59'59" East a distance of 2141.48 feet to a point;

THENCE along the southwesterly property line of Tract 1D,
O. A. Danielson Survey No. 314, South 43°55'53" East a
distance of 1559.57 feet to the TRUE POINT OF BEGINNING.

FR & R.3

Parcel 3, from C-1 (Commercial) to C-3 (Commercial)

47.789 acres of land consisting of a portion of Tract
1B1, O. A. Danielson Survey No. 314 and a portion of
Tract 1A, Block 56, Ysleta Grant, City of El Paso, El
Paso County, Texas and being more fully described by
metes and bounds as follows:

Beginning at a point on the northeasterly boundary of
the Ysleta Grant for the most easterly common corner of
Tracts 3A and 3B of said Block 56;

THENCE along the common boundary between said Survey No.
314 and Block 56, Ysleta Grant, South 41°31'00" East a
distance of 960.67 feet to the TRUE POINT OF BEGINNING
of this description;

THENCE along the westerly right-of-way line of the inter-
section of Interstate 10 and Americas Avenue, South 02°
43'41" East a distance of 556.66 feet to a point;

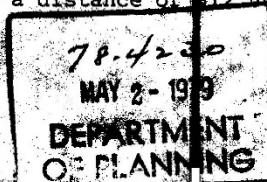
THENCE along the northwesterly right-of-way line of the
Americas Avenue, the following four courses:

South 17°33'01" West a distance of 641.18 feet,
South 38°09'29" West a distance of 399.37 feet,
South 38°09'35" West a distance of 400.14 feet,
South 38°10'05" West a distance of 1503.10 feet
to a point;

THENCE North 06°49'55" West a distance of 312.00 feet to
a point;

6567

-2-



THENCE North 37°42'05" East a distance of 13.16 feet to a point;

THENCE North 16°05'02" East a distance of 258.72 feet to a point;

THENCE North 15°59'23" East a distance of 491.10 feet to a point on the southwesterly right-of-way line of Interstate 10;

THENCE South 44°42'25" East a distance of 701.24 feet to a point;

THENCE continuing along the southwesterly right-of-way line of Interstate 10, South 33°09'58" East a distance of 147.30 feet to a point;

THENCE along the westerly right-of-way line of the intersection of Interstate 10 and Americas Avenue South 02°43'41" East a distance of 270.88 feet to the TRUE POINT OF BEGINNING.

Parcel 5, from F-R (Farm Ranch) to C-3 (Commercial)

Lot 1, Block 1, A & M Addition, City of El Paso, El Paso County, Texas containing 7.862 acres.

Parcel 6A from F-R (Farm Ranch) to C-3 (Commercial)

Being the description of 47.375 acres of land consisting of a portion of Lot 1 and Lot 2, Block 2, A & M Addition and a portion of Tract 2B and 2C, Block 1, Ysleta Grant, City of El Paso, El Paso County, Texas and being more particularly described by notes and bounds as follows:

Beginning at a point, said point being the intersection of the easterly right-of-way line of Americas Avenue with the curb return of the southerly right-of-way line of A & M Circle;

THENCE along said southerly right-of-way line 31.42 feet along the arc of a curve to the right and having a radius of 20.00 feet, a central angle of 90°00'00" and a chord which bears North 83°06'15" East a distance of 28.28 feet to a point;

THENCE the following two courses along said right-of-way line;

South 51°53'45" East a distance of 597.36 feet to a point for a curve;
35.52 feet along the arc of a curve to the right having a radius of 30.00 feet, a central angle of 67°50'45", and a chord which bears South 17°58'23" East a distance of 43.48 feet to a point lying on the westerly right-of-way line of Research Drive,

THENCE the following three courses along said right-of-way line;

South 15°57'00" West a distance of 211.83 feet to a point for a curve;

6567

-3-



307.16 feet along the arc of a curve to the left, having a radius of 445.00 feet, a central angle of 39°32'54" and a chord which bears South 03°49'27" East a distance of 301.10 feet to a point; South 23°35'54" East a distance of 688.80 feet to a point;

THENCE South 66°24'06" West a distance of 1220.59 feet to a point;

THENCE North 51°53'45" West a distance of 954.09 feet to a point lying on the easterly right-of-way line of Americas Avenue;

THENCE North 38°06'15" East along said right-of-way line a distance of 1820.15 feet to the POINT OF BEGINNING.

Parcels 6B and (7B), from F-2 (Farm Ranch) to A-2 (Apartment)

290.929 acres of land, consisting of a portion of Lot 1 and 2, Block 2, A & M Addition, a portion of Tract 1A and Tract 2A, Block 1, and Tract 1B, Block 2, Ysleta Grant, City of El Paso, El Paso County, Texas and being more fully described by metes and bounds as follows:

Beginning at the common corner of Block 1 and 56, Ysleta Grant with Block 5 of the Socorro Grant;

THENCE South 37°46'16" West along the common line of Block 1, Ysleta Grant with Block 5, Socorro Grant a distance of 3330.36 feet to a point lying on the northerly right-of-way line of the Mesa Drain;

THENCE North 39°44'00" West along said right-of-way line a distance of 3397.05 feet to a point;

THENCE North 38°06'15" East a distance of 2987.70 feet to a point;

THENCE South 51°53'45" East a distance of 547.17 feet to a point;

THENCE North 66°24'06" East a distance of 1220.59 feet to a point lying on the southerly right-of-way line of Research Drive;

THENCE South 23°35'54" East along said right-of-way line a distance of 1594.29 feet to a point;

THENCE North 66°24'06" East a distance of 45.00 feet to a point lying on the centerline of said Research Drive;

THENCE South 49°36'56" East a distance of 720.64 feet to a point;

THENCE South 15°57'00" West a distance of 496.74 feet to a point;

THENCE South 70°57'00" West a distance of 289.17 feet to the POINT OF BEGINNING of this description.

6567

78-1/2

Parcel 7A, from F-R (Farm Ranch) to A-O (Apartment Professional Office)

27.500 acres of land consisting of portions of Tracts 2A, 2B and 2C, Block 1, Ysleta Grant, City of El Paso, El Paso County, Texas and being more fully described by metes and bounds as follows:

Beginning at the intersection of the northerly right-of-way line of Mesa Drain with the easterly right-of-way line of Americas Avenue;

THENCE North 38°06'15" East along the easterly right-of-way line of Americas Avenue a distance of 900.00 feet to a point;

THENCE South 51°53'45" East a distance of 106.92 feet to a point;

THENCE South 38°06'15" West a distance of 987.70 feet to a point lying on the northerly right-of-way line of the Mesa Drain;

THENCE North 39°44'00" West a distance of 16.26 feet to the POINT OF BEGINNING of this description

Parcel 8A from F-R (Farm Ranch) to C-3 (Commercial)

10.000 acres of land consisting of a portion of Tract 2A, Block 1, Ysleta Grant, City of El Paso, El Paso County, Texas and being more fully described by metes and bounds as follows:

Beginning at the point of intersection of northerly right-of-way line of North Loop Road and the easterly right-of-way line of Americas Avenue;

THENCE along the easterly right-of-way line of Americas Avenue the following two courses:

North 50°58'37" East a distance of 50.60 feet;
North 38°08'13" East a distance of 26.61 feet
to a point lying on the southerly right-of-way line of Mesa Drain;

THENCE South 39°44'00" East along said right-of-way line a distance of 559.40 feet to a point;

THENCE South 38°08'15" West a distance of 21.40 feet to a point lying on the northerly right-of-way line of North Loop Road;

THENCE North 44°29'00" West along said right-of-way line a distance of 664.32 feet to the POINT OF BEGINNING.

Parcel 8B, from F-R (Farm Ranch) to A-2 (Apartment)

36.632 acres of land consisting of portions of Tracts 1A and 2A, Block 1, and all of Tracts 4A and 5, Block 2, Ysleta Grant, City of El Paso, El Paso County, Texas and being more fully described by metes and bounds as follows:

Beginning at the common southeasterly corner of Block 1 and 2, Ysleta Grant, which also lies on the northwesterly boundary of Block 5, Socorro Grant;

THENCE along the southerly boundary of said Block 1, North 88°05'00" West a distance of 366.46 feet to a point;

THENCE along the southwesterly right-of-way line of Mesa Drain North 39°40'00" West a distance of 62.70 feet to the TRUE POINT OF BEGINNING of this description;

THENCE South 32°02'00" West a distance of 688.44 feet to a point;

THENCE along the northerly right-of-way line of North Loop Road North 38°15'59" West a distance of 646.04 feet to a point;

THENCE around the boundary of Tract 4B, Block 2, Ysleta Grant, the following three courses:

North 70°23'11" East a distance of 241.49 feet,
North 63°35'02" West a distance of 244.97 feet,
South 32°29'00" West a distance of 113.35 feet
to a point;

THENCE along the northerly right-of-way line of North Loop Road North 38°15'59" West a distance of 641.70 feet to a point;

THENCE continuing along the northerly right-of-way line of North Loop Road North 44°29'00" West a distance of 1077.84 feet to a point;

THENCE North 38°08'15" East a distance of 721.40 feet to a point lying on the southerly right-of-way line of Mesa Drain;

THENCE along the southerly right-of-way line of Mesa Drain, South 39°44'00" East a distance of 2487.51 feet to the TRUE POINT OF BEGINNING.

C-1
Parcel 9, from B-R (Farm Ranch) to C-3 (Commercial)

5.588 acres of land, being a portion of Tract 2A, Block 1, Ysleta Grant, City of El Paso, El Paso County, Texas and being more fully described by metes and bounds as follows:

Beginning at the most westerly corner of said Tract 2A, being also the intersection of the northeasterly right-of-way line of North Loop Road and the southeasterly right-of-way line of Bryan Road;

THENCE along the southeasterly right-of-way line of Bryan Road, North 36°47'00" East a distance of 124.31 feet to a point;

THENCE along the southeasterly right-of-way line of Mesa Drain, South 39°44'00" East a distance of 362.18 feet to a point;

THENCE along the northwesterly right-of-way line of Americas Avenue, the following two courses:

6567

76-4230

South 42°16'15" West a distance of 390.36 feet,
South 50°51'10" West a distance of 395.75 feet
to a point,

THENCE along the northeasterly right-of-way line of North
Loop Road North 44°29'00" West a distance of 220.98 feet
to the POINT OF BEGINNING.

Parcel 11B, from F-R (Farm Ranch) to A-2 (Apartment)

5.969 acres of land consisting of Tracts 7B and 8F,
block 2, Ysleta Grant, City of El Paso, El Paso County,
Texas and being more fully described by metes and bounds
as follows:

Beginning at the point of intersection of the southwesterly
right-of-way line of North Loop Road and the southeasterly
right-of-way line of Americas Avenue;

THENCE along the southwesterly right-of-way line of
North Loop Road South 44°29'00" East a distance of
519.00 feet to the TRUE POINT OF BEGINNING of this
description;

THENCE continuing along the southwesterly right-of-way
line of North Loop Road South 44°29'00" East a distance
of 433.40 feet to a point,

THENCE along the westerly property line of Tracts 8D and
7A of said Block 2 South 32°13'00" West a distance of
387.10 feet to a point;

THENCE along the northerly property line of Tract 7A,
North 81°10'30" West a distance of 283.50 feet to a point;

THENCE along the northerly property line of Tract 3B the
following two courses:

North 64°16'00" West a distance of 204.18 feet,
North 47°53'00" West a distance of 110.10 feet
to a point;

THENCE along the northeasterly property line of Tract 11A,
North 02°41'00" West a distance of 167.20 feet to a point;

THENCE along the southerly property line of Tract 8A the
following three courses:

South 52°26'00" East a distance of 160.00 feet,
South 84°48'18" East a distance of 199.13 feet,
North 30°31'00" East a distance of 400.00 feet

to the TRUE POINT OF BEGINNING.

PASSED AND APPROVED this 1st day of May, 1979.

ATTEST:

City Clerk

Mayor

APPROVED AS TO FORM:

City Attorney

I CERTIFY THAT THE FOLLOWING ZONING MAP
HAVE BEEN REVISED:
5-14-79 COUNTER
5-14-79 ORIGINAL
5-14-79 CONTROL
I certify that the zoning map has been revised to
reflect the amendment of ordinance #6567
Date 5-14-79

6567

-7-

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.

71-4230
MAY 2 - 1979
DEPARTMENT
OF PLANNING

RESOLUTION

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

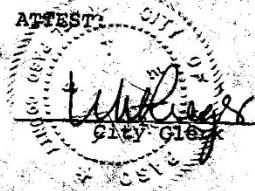
That the Mayor be authorized to sign a contract with Ivy Investments, Ltd and Davis Holdman, placing certain restrictions, conditions and covenants on the property being rezoned by Ordinance No. 657.

ADOPTED this 15 day of May, 1979.



Mayor V. T. Ten

ATTEST:


City Clerk

78-4230
MAY 9 - 1979
DEPARTMENT
OF PLANNING

THE STATE OF TEXAS)
COUNTY OF EL PASO)

BEFORE ME, the undersigned authority, on this day personally appeared JOHN P. IVEY, General Partner of IVEY INVESTMENTS, LTD., a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act of of said partnership, for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 26th day of April, 1979.

Guadalupe Rios
Notary Public in and for
El Paso County, Texas

THE STATE OF TEXAS)
COUNTY OF EL PASO)

GUADALUPE RIOS, Notary Public
in and for El Paso County, Texas
My commission expires Oct 27, 1980

BEFORE ME, the undersigned authority, on this day personally appeared DAVIS HOLDMAN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 26th day of April, 1979.

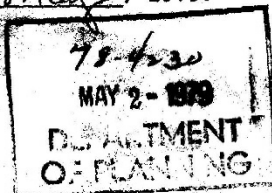
Guadalupe Rios
Notary Public in and for
El Paso County, Texas

GUADALUPE RIOS, Notary Public
in and for El Paso County, Texas
My commission expires Oct 27, 1980

THE STATE OF TEXAS)
COUNTY OF EL PASO)

BEFORE ME, the undersigned authority, on this day personally appeared Dan M. Bender, Mayor Pro Tem of the City of El Paso, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged before me in my county aforesaid that he had executed the same for the purposes and consideration and in the capacity therein expressed, and as the act and deed of the City of El Paso.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 1st day of May, 1979.



Salvador Hodel
Notary Public in and for
El Paso County, Texas

Thence, along said northerly proposed right-of-way line, North 51°01'03.50" East, a distance of 396.68 feet to a point of deflection;

Thence, along said northerly proposed right-of-way line, North 42°26'08.50" East, a distance of 401.01 feet to a point on the westerly right-of-way line of Mesa Drain;

Thence, along said westerly right-of-way line of Mesa Drain, South 39°44'00" East, a distance of 35.13 feet to a point on the northerly existing right-of-way line of Loop 375;

Thence, along said northerly existing right-of-way line, South 42°26'08.50" West, a distance of 399.60 feet to a point of deflection;

Thence, along said northerly existing right-of-way line, South 51°01'03.50" West, a distance of 395.95 feet to a point on the easterly right-of-way line of F.M. Highway 76 and to the true point of beginning, containing an area of 0.640 of an acre of land, more or less.

It is expressly agreed and understood that this is a partial release and the same shall in no wise release, affect or impair said contract against any other property in said instrument mentioned.

WITNESS THE FOLLOWING SIGNATURES AND SEAL:



Mayor

APPROVED AS TO FORM:

Cherise Cullen-Ganney
Assistant City Attorney

APPROVED AS TO CONTENT:

Bruce V. [Signature]
Department of Planning,
Research and Development

SIGNATURES CONTINUED ON NEXT PAGE

6567

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

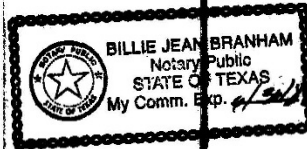
This instrument was acknowledged before me on this 7th
day of April, 1987, by JONATHAN W. ROGERS, as
Mayor of the City of El Paso, Texas.

My Commission Expires:

6/30/88

TCG1:012

Billie Jean Branham
Notary Public, State of Texas



66517

CONTRACT

THIS CONTRACT, made this 24th 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 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, 7A, 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.

989-900

STATE OF TEXAS)
COUNTY OF EL PASO)

PARTIAL RELEASE

This Partial Release of Contract is executed this 21st day of May, 1991, by the CITY OF EL PASO, witness:

WHEREAS, by Contract dated April 26, 1979, recorded in Volume 989, Page 900, Real Property Records of El Paso County, Texas, a copy of which is attached hereto, marked Exhibit "A" and made a part hereof by reference, IVEY INVESTMENTS, LTD., a Texas limited partnership, and DAVIS HOLDMAN, and the CITY OF EL PASO, entered into a contract in connection with the rezoning of property more particularly described in Ordinance No. 6567, which placed certain restrictions, conditions and covenants on such property; and

WHEREAS, Exhibit "A" was amended by a contract amendment on January 31, 1989, a copy of which is attached hereto, marked Exhibit "B" and made a part hereof by reference, and

WHEREAS, the City of El Paso now desires to release a parcel of the property described in the April 26, 1979 contract and the January 31, 1989 contract amendment, if applicable, from the contract conditions because the parcel is being acquired for the widening of North Loop Road;

NOW, THEREFORE, the City of El Paso hereby releases the following described parcel from the restrictions, conditions and covenants contained in the above-referenced contract and contract amendment, which are attached hereto as Exhibit "A" and Exhibit "B":

Parcel No. 210: a 0.231 acre parcel of land, more or less, out of a portion of Tract 2D, Block 1, Ysleta Grant, City of El Paso, El Paso County, Texas, being more

Case # 78-4230
Contract Amend 1-31-89

Partial Release 5-21-91

particularly described by metes and bounds in Attachment 1, which is attached hereto, and made a part hereof for all purposes,

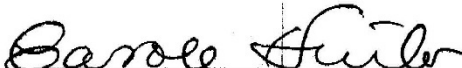
It is expressly agreed and understood that this is a Partial Release and the same shall in no wise release, affect or impair the April 26, 1979 contract and January 31, 1989 contract amendment against any other property which is described in Exhibit "A" and Exhibit "B".

WITNESS THE FOLLOWING SIGNATURES AND SEALS:

THE CITY OF EL PASO


Mayor ~~pro-tem~~

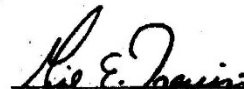
ATTEST:


City Clerk

APPROVED AS TO FORM:


Assistant City Attorney

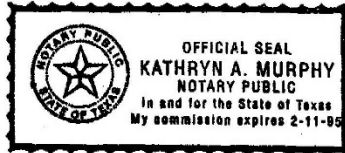
APPROVED AS TO CONTENT:


Department of Planning,
Research and Development

(Acknowledgement On Following Page)

STATE OF TXAS)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this 24th day
of May, 1991, by SUZANNE G. BEAR, as Mayor of the
City of El Paso. ARVES E. JONES PRO-TEM



Kathryn A. Murphy
Notary Public, State of Texas
Notary's Name Printed:

Notary's Commission Expires:

TCG4/PARCE210.REL

RESOLUTION

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

That the Mayor be authorized to execute a Partial Release whereby the CITY OF EL PASO releases Parcel No. 210 from the April 26, 1979 contract, between the CITY OF EL PASO and IVEY INVESTMENTS, LTD., a Texas limited partnership, and DAVIS HOLDMAN, whereby certain restrictions, conditions and covenants were placed on a portion of Tract 2D, Block 1, Ysleta Grant, City of El Paso, El Paso County, Texas.

ADOPTED this 21 day of May, 1991.

Mayor *Stephen*

ATTEST:

Barbara Hunter
City Clerk

APPROVED AS TO FORM:

Charles A. Guller
Assistant City Attorney

TCG4/PARCE210.RES

This contract is a restriction, condition and covenant, running with the land and a charge and servitude thereon, and shall bind First Parties and their successors in title. Any future conveyance of the land shall contain this restriction, condition and covenant and shall embody this agreement by express reference.

The City may enforce this agreement by injunction or any other legal or equitable remedy. The City Council of the City of El Paso may release the above restriction, conditions and covenants in its discretion without the consent of any third person who may be benefited thereby.

WITNESS the following signatures and seal:

IVEY INVESTMENTS, L.P., a Texas
limited partnership

By: John P. Ivey
John P. Ivey, General Partner

Davis Holloman
Davis Holloman

THE CITY OF EL PASO

By: Mayor
Mayor

ATTEST:

City Clerk
City Clerk

APPROVED AS TO FORM:

City Attorney
City Attorney



South 42°16'15" West a distance of 390.36 feet,
South 50°51'10" West a distance of 396.75 feet
to a point,

THENCE along the northeasterly right-of-way line of North
Loop Road North 44°29'00" West a distance of 220.98 feet
to the POINT OF BEGINNING.

Parcel 115, from F-R (Farm Ranch) to A-2 (Apartment)

5.969 acres of land consisting of Tracts 7B and 8F,
block 2, Ysleta Grant, City of El Paso, El Paso County,
Texas and being more fully described by metes and bounds
as follows:

Beginning at the point of intersection of the southwesterly
right-of-way line of North Loop Road and the southeasterly
right-of-way line of Americas Avenue;

THENCE along the southwesterly right-of-way line of
North Loop Road South 44°29'00" East a distance of
519.00 feet to the TRUE POINT OF BEGINNING of this
description;

THENCE continuing along the southwesterly right-of-way
line of North Loop Road South 44°29'00" East a distance
of 433.40 feet to a point,

THENCE along the westerly property line of Tracts 8D and
7A of said Block 2 South 32°13'00" West a distance of
387.10 feet to a point;

THENCE along the northerly property line of Tract 7A,
North 81°10'30" West a distance of 283.50 feet to a point;

THENCE along the northerly property line of Tract 3B the
following two courses:

North 64°16'00" West a distance of 284.18 feet,
North 47°53'00" West a distance of 110.10 feet
to a point;

THENCE along the northeasterly property line of Tract 11A,
North 02°41'00" West a distance of 167.20 feet to a point;

THENCE along the southerly property line of Tract 8A the
following three courses:

South 52°26'00" East a distance of 160.00 feet,
South 84°48'18" East a distance of 199.13 feet,
North 30°31'00" East a distance of 400.00 feet

to the TRUE POINT OF BEGINNING.

PASSED AND APPROVED this 15th day of May, 1979.

ATTEST:

W. R. Regan
City Clerk

APPROVED AS TO FORM:

Ad Rina
City Attorney

I certify that the zoning map has been revised to
reflect the amendment of ordinance #6567
by *City Engineer* Date 5-14-79

I CERTIFY THAT THE FOLLOWING ZONING MAP
HAVE BEEN REVISSED:
5-14-79 COUNTER
5-14-79 ORIGINAL
5-14-79 CONTROL

STATE OF TEXAS)
COUNTY OF EL PASO)

PARTIAL RELEASE

This Partial Release of Contract is executed this 21st day of May, 1991, by the CITY OF EL PASO, witness:

WHEREAS, by Contract dated April 26, 1979, recorded in Volume 989, Page 900, Real Property Records of El Paso County, Texas, a copy of which is attached hereto, marked Exhibit "A" and made a part hereof by reference, IVEY INVESTMENTS, LTD., a Texas limited partnership, and DAVIS HOLDMAN, and the CITY OF EL PASO, entered into a contract in connection with the rezoning of property more particularly described in Ordinance No. 6567, which placed certain restrictions, conditions and covenants on such property; and

WHEREAS, Exhibit "A" was amended by a contract amendment on January 31, 1989, a copy of which is attached hereto, marked Exhibit "B" and made a part hereof by reference, and

WHEREAS, the City of El Paso now desires to release a parcel of the property described in the April 26, 1979 contract and the January 31, 1989 contract amendment, if applicable, from the contract conditions because the parcel is being acquired for the widening of North Loop Road;

NOW, THEREFORE, the City of El Paso hereby releases the following described parcel from the restrictions, conditions and covenants contained in the above-referenced contract and contract amendment, which are attached hereto as Exhibit "A" and Exhibit "B":

Parcel No. 210: a 0.231 acre parcel of land, more or less, out of a portion of Tract 2D, Block 1, Ysleta Grant, City of El Paso, El Paso County, Texas, being more

Case # 78-4230
Contract Amend 1-31-89

Partial Release 5-21-91

particularly described by metes and bounds in Attachment 1, which is attached hereto and made a part hereof for all purposes,

It is expressly agreed and understood that this is a Partial Release and the same shall in no wise release, affect or impair the April 26, 1979 contract and January 31, 1989 contract amendment against any other property which is described in Exhibit "A" and Exhibit "B".

WITNESS THE FOLLOWING SIGNATURES AND SEALS:

THE CITY OF EL PASO


Mayor PRO-TEM

ATTEST:


City Clerk

APPROVED AS TO FORM:


Assistant City Attorney

APPROVED AS TO CONTENT:


Department of Planning,
Research and Development

(Acknowledgement On Following Page)

RESOLUTION

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

That the Mayor be authorized to execute a Partial Release whereby the CITY OF EL PASO releases Parcel No. 210 from the April 26, 1979 contract, between the CITY OF EL PASO and IVEY INVESTMENTS, LTD., a Texas limited partnership, and DAVIS HOLDMAN, whereby certain restrictions, conditions and covenants were placed on a portion of Tract 2D, Block 1, Ysleta Grant, City of El Paso, El Paso County, Texas.

ADOPTED this 21 day of May, 1991.

Mayor *[Signature]*

ATTEST:

[Signature]
City Clerk

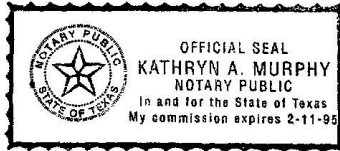
APPROVED AS TO FORM:

[Signature]
Assistant City Attorney

TCG4/PARCE210.RES

STATE OF TEXAS)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this 24th day
of May, 1991, by ~~SUZANNE G. ABAR~~, as Mayor of the
City of El Paso. ARVES E. JONES PRO-TEM



Kathryn A. Murphy
Notary Public, State of Texas
Notary's Name Printed:

Notary's Commission Expires:

TCG4/PARCE210.REL

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 any other limitations permitted under A-2 zoning. The term

This contract is a restriction, condition and covenant running with the land and a charge and servitude thereon; and shall bind First Parties and their successors in title. Any future conveyance of the land shall contain this restriction, condition and covenant and shall embody this agreement by express reference.

The City may enforce this agreement by injunction or any other legal or equitable remedy. The City Council of the City of El Paso may release the above restrictions, conditions and covenants in its discretion without the consent of any third person who may be benefited thereby.

WITNESS the following signatures and seal:

IVEY INVESTMENTS, LTD., a Texas
limited partnership

By:

John P. Ivey
John P. Ivey, General Partner

ATTEST:

W. R. Rieze
City Clerk

Davis Holdman
Davis Holdman

THE CITY OF EL PASO

By:

Mayor P. Te
Mayor P. Te

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

PARTIAL RELEASE

This partial release of contract is executed this 7th day
of April, 1987, by the CITY OF EL PASO,
witness:

WHEREAS, by contract dated April 26, 1979, recorded in Book
989, Page 900, of the Deed Records of El Paso County, Texas, a
copy of which is attached hereto, marked Exhibit "A", and made a
part hereof by reference, Ivey Investments, LTD., a Texas limited
partnership, and Davis Holdman, and the City of El Paso, entered
into a contract in connection with the 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, placing certain restrictions on such
property, and

WHEREAS, the City of El Paso now desires to release a
portion of the property described in the above-referenced
contract,

NOW, THEREFORE, the City of El Paso hereby releases the
following described properties from the restrictions, conditions
and covenants contained in the above-referenced contract which is
attached hereto as Exhibit "A":

Parcel 102: Being 0.640 of an acre of land, more or
less, out of and part of Tract 2D, Block 1, Ysleta
Grant, City of El Paso, El Paso County, Texas, said
0.640 of an acre of land being more particularly
described by metes and bounds as follows to-wit:

STATE OF TEXAS)
COUNTY OF EL PASO)

PARTIAL RELEASE

This Partial Release of Contract is executed this 21st day of May, 1991, by the CITY OF EL PASO, witness:

WHEREAS, by Contract dated April 26, 1979, recorded in Volume 989, Page 900, Real Property Records of El Paso County, Texas, a copy of which is attached hereto, marked Exhibit "A" and made a part hereof by reference, IVEY INVESTMENTS, LTD., a Texas limited partnership, and DAVIS HOLDMAN, and the CITY OF EL PASO, entered into a contract in connection with the rezoning of property more particularly described in Ordinance No. 6567, which placed certain restrictions, conditions and covenants on such property; and

WHEREAS, Exhibit "A" was amended by a contract amendment on January 31, 1989, a copy of which is attached hereto, marked Exhibit "B" and made a part hereof by reference, and

WHEREAS, the City of El Paso now desires to release a parcel of the property described in the April 26, 1979 contract and the January 31, 1989 contract amendment, if applicable, from the contract conditions because the parcel is being acquired for the widening of North Loop Road;

NOW, THEREFORE, the City of El Paso hereby releases the following described parcel from the restrictions, conditions and covenants contained in the above-referenced contract and contract amendment, which are attached hereto as Exhibit "A" and Exhibit "B":

Parcel No. 210: a 0.231 acre parcel of land, more or less, out of a portion of Tract 2D, Block 1, Ysleta Grant, City of El Paso, El Paso County, Texas, being more

P. T. O. Release 5-21-91

...described by metes and bounds in ...ment
which is attached hereto and made a part hereof for
all purposes,

It is expressly agreed and understood that this is a Partial
Release and the same shall in no wise release, affect or impair the
April 6, 1979 contract and January 31, 1989 contract amendment
against any other property which is described in Exhibit "A" and
Exhibit "B".

WITNESS THE FOLLOWING SIGNATURES AND SEALS:

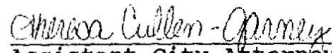
THE CITY OF EL PASO


Mayor ~~PAC-788~~

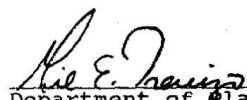
ATTEST:


City Clerk

APPROVED AS TO FORM:


Assistant City Attorney

APPROVED AS TO CONTENT:


Department of Planning,
Research and Development

(Acknowledgement On Following Page)

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/sc (Commercial/special contract) zone district and is compatible with surrounding areas. The proposed development meets the requirements of El Paso City Code Section 20.10.150 Detailed Site Development Plan.

Planning and Inspections Department – Plan Review & Landscaping Division

Recommend Approval.

No objections to the proposed detailed site 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.

Planning and Inspections Department – Land Development

Recommend Approval With Condition.

1. Provide developed stormwater runoff arrows for proposed developed parking areas flowing into on site pond.
2. 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.
3. Comply with FEMA flood zone CLOMR/LOMR requirements for developing in a flood zone.
4. Remove the word temporary from the ponding area description label, since it is required on site.

Note: Comments to be addressed at the permitting stage.

Fire Department

No comment received.

Police Department

No comment received.

Environment Services

No comments regarding this request.

Streets and Maintenance Department

Traffic and Transportation Engineering

TXDOT coordination is required.

Contract Management

Indicate that any infrastructure located within the City right-of-way must comply with the Design Standards for Construction and the Municipal Code.

Incorporate detailed information for all proposed items within the City ROW limits.

Provide a complete set of plans for review to ensure an accurate evaluation.

Street Lights Department

No objection 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.

Sun Metro

No comment received.

El Paso Water

No comment received.

Stormwater:

1. 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.
2. There are two trees proposed within the existing PSB easement. Revise the landscape plans to relocate permanent landscape outside of the easement. Proposed landscape could conflict with the intended use of the 30-foot easement.

Texas Department of Transportation

No comment received.

El Paso County Water Improvement District

No comment received.

9-1-1 District

The 9-1-1 district has no comments/concerns.

El Paso Electric

El Paso Electric requests a 12' wide easement around the parcel.

There is an existing line along the proposed ponding. The ponding will need to be moved outside of the existing easement.

Note: Comment to be addressed at permitting stage.

Texas Gas Service

Texas Gas Service has an existing main that runs parallel on Camino del Rey Dr northerly ROW line and an existing main that runs parallel on N Americas Ave Southernly ROW line.