

**CITY OF EL PASO, TEXAS
AGENDA ITEM
DEPARTMENT HEAD'S SUMMARY FORM**

AGENDA DATE: May 9, 2023
PUBLIC HEARING DATE: June 6, 2023

CONTACT PERSON(S) NAME AND PHONE NUMBER: Philip F. Etiwe, (915) 212-1553
Luis Zamora , (915) 212-1552

DISTRICT(S) AFFECTED: District 8

STRATEGIC GOAL: #3 Promote the Visual Image of El Paso

SUBGOAL: 3.2 Set one standard for infrastructure across the city

Subject:

An ordinance changing the zoning of Lots 1 thru 10, Block 44, Harts Survey No. 9, 901 North Stanton Street, City of El Paso, El Paso County, Texas from A-2 (Apartment) and C-4 (Commercial) to G-MU (General Mixed Use) and approving a master zoning plan. The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

The proposed rezoning meets the intent of the Future Land Use designation for the property and is in accordance with *Plan El Paso*, the City's Comprehensive Plan.

Subject Property: 901 N. Stanton St.
Applicant: EP RMA Investments, LLC, PZRZ22-00034

BACKGROUND / DISCUSSION:

The applicant is requesting to rezone to allow a proposed mix of retail, office, and restaurant uses. City Plan Commission recommended 6-0 to approve the proposed rezoning and master zoning plan on March 23, 2023. As of May 2, 2023, the Planning Division has not received any communication in support or opposition to the rezoning request. See attached staff report for additional information.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

HAVE ALL AFFECTED DEPARTMENTS BEEN NOTIFIED? YES NO

PRIMARY DEPARTMENT: Planning & Inspections, Planning Division

SECONDARY DEPARTMENT: N/A

*****REQUIRED AUTHORIZATION*****

DEPARTMENT HEAD:

Philip Etiwe

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF LOTS 1 THRU 10, BLOCK 44, HARTS SURVEY NO. 9, 901 NORTH STANTON STREET, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM A-2 (APARTMENT) AND C-4 (COMMERCIAL) TO G-MU (GENERAL MIXED USE) AND APPROVING A MASTER ZONING PLAN. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

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

Pursuant to Section 20.04.360 of the El Paso City Code, that the zoning of Lots 1 thru 10, Block 44, Harts Survey No. 9, 901 North Stanton Street, *City of El Paso, El Paso County, Texas*, be changed from **A-2 (Apartment) and C-4 (Commercial) to G-MU (General Mixed Use)** and approving a Master Zoning Plan, as defined in Section 20.06.020, such land uses allowed as being reflected in the Master Zoning Plan attached as Exhibit “A” and the Master Zoning Report attached as Exhibit “B” incorporated herein for all purposes, and that the zoning map of the City of El Paso be revised accordingly.

The Penalties for violating the standards imposed through this rezoning ordinance are found in Chapter 20.24 of the El Paso City Code.

ADOPTED this _____ day of _____, 2023.

THE CITY OF EL PASO


ATTEST:

Oscar Leeser
Mayor

Laura D. Prine, City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:



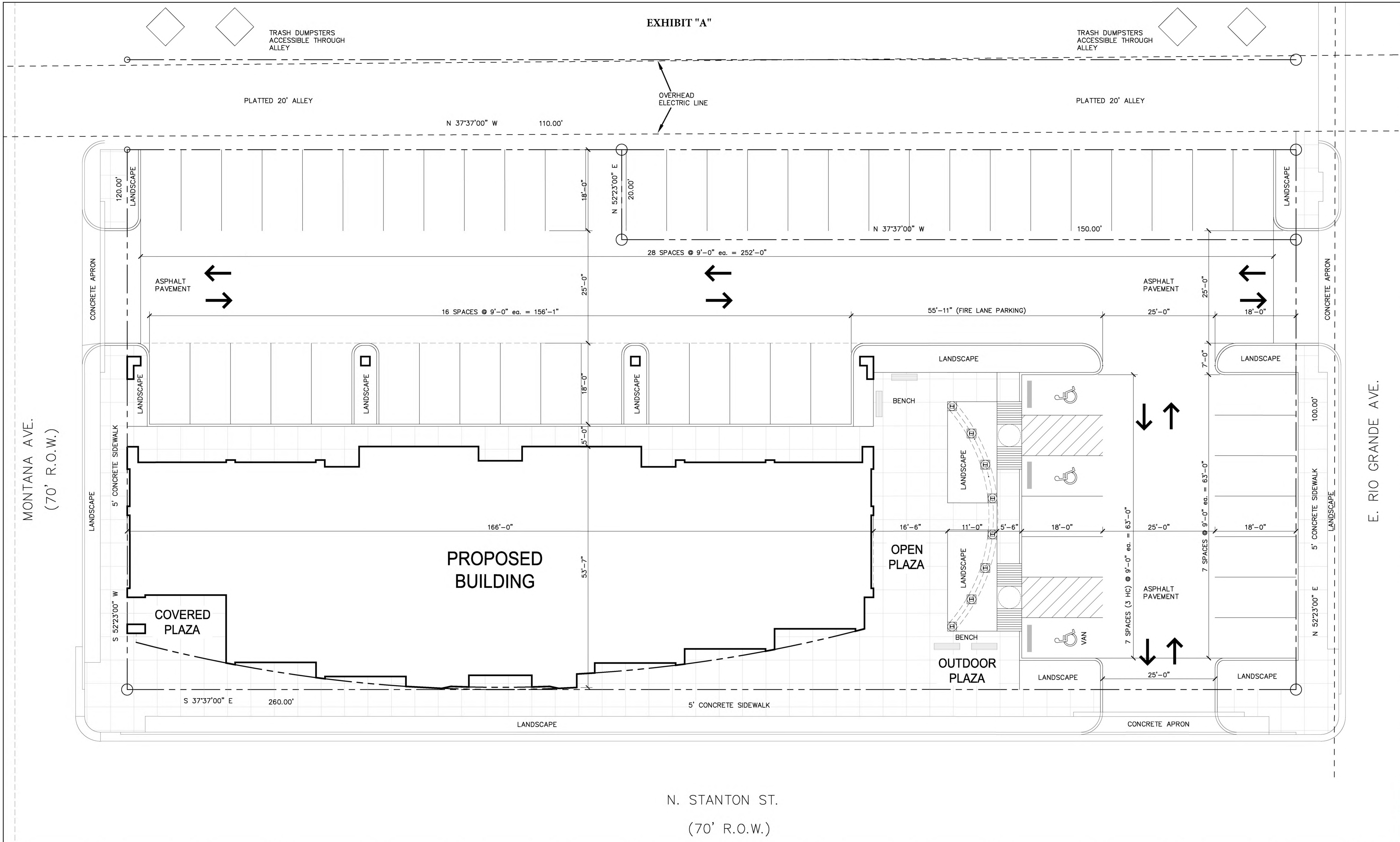
Joyce Garcia
Assistant City Attorney



Philip F. Etiwe, Director
Planning & Inspections Department

ORDINANCE NO. _____

PZRZ22-00034



REVISIONS

PROJECT ARCHITECT	PROJECT NUMBER	DRAWING BY	DATE	FILE

PROPOSED NEW OFFICE BUILDING FOR:
JERASH BUSINESS CENTER
901 N. STANTON STREET
EL PASO, TEXAS 79902

PROJECT'S NAME
JERASH BUSINESS CENTER
901 N. STANTON STREET
EL PASO, TEXAS 79902

ARCHITECT'S SEAL

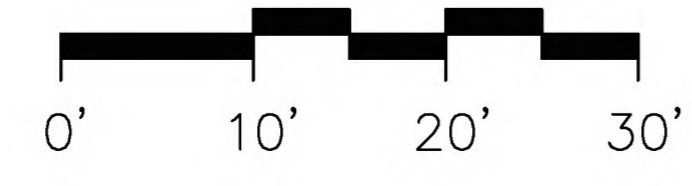


SHEET NUMBER

A-1

SHT. OF

SITE PLAN



SETBACK	LEGAL DESCRIPTION	SQUARE FOOTAGE DATA	PARKING REQUIRED & PROVIDED
NO MINIMUM; DETERMINED BY MASTER ZONING PLAN FOR FRONT REAR AND SIDES.	901N, STANTON ST. EL PASO, TEXAS, 79902 ALL OF LOTS 1 THROUGH 10, BLOCK 44, HARTS SURVEY NO.9, CITY OF EL PASO, EL PASO COUNTY, TEXAS	TOTAL FIRST FLOOR RETAIL AREA: 5,380 S.F. TOTAL FIRST FLOOR BUSINESS CORE AREA: 1,855 S.F. TOTAL FIRST FLOOR AREA: 7,235 S.F. TOTAL SECOND FLOOR BUSINESS AREA: 9,899 S.F. TOTAL SECOND FLOOR BUSINESS CORE AREA: 1,628 S.F. TOTAL SECOND FLOOR BALCONY AREA: 257 S.F. TOTAL SECOND FLOOR BUILDING AREA: 11,784 S.F. TOTAL THIRD FLOOR BUSINESS AREA: 9741 S.F. TOTAL THIRD FLOOR BUSINESS CORE AREA: 1,628 S.F. TOTAL THIRD FLOOR BALCONY AREA: 436 S.F. TOTAL THIRD FLOOR BUILDING AREA: 11,805 S.F.	BUSINESS SQUARE FOOTAGE: 25,444 S.F. RETAIL SPACE SQUARE FOOTAGE: 5,380 S.F. TOTAL BUILDING SQUARE FOOTAGE: 30,824 S.F. OFFICE/BUSINESS = 1/576 (PARKING REQ'D) 25,444/576 PARKING REQ'D: 45 SPACES RETAIL = 1/360 (PARKING REQ'D) 5,380/360 PARKING REQ'D: 15 SPACES TOTAL PARKING REQ'D: 60 SPACES TOTAL PARKING PROVIDED: 58 SPACES

EXHIBIT "B"

Master Zoning Plan for a General Mixed Use

THE JERASH CENTER

Purpose and Intent:

The purpose of the project and Master Zoning Plan is to bring multiple business types to the area while drawing traffic to the building. Retail and restaurant space will occupy the grade level, with leased office space on the second and third levels. An additional fourth and fifth level are planned for at a later date.

Stanton Rd and Mesa Street connectors are a plus for additional customers to arrive and enjoy the restaurant and retail spaces. This building will bring lots of color and artistic qualities to the neighborhood, bringing new life, while connecting the buildings of downtown from across I-10. The facade will highlight the colors of the El Paso sunset bringing curiosity and a connection to the people of El Paso, and the multi-cultures we share.

The Jerash Center will promote multi-use low volume retail, a sit down restaurant, professional business office space, as well as a pavilion for outdoor enjoyment. Glimpses of this iconic building will be visible from the I-10 corridor, the downtown area and up and down Stanton, creating a curiosity to come and check it out.

Description and Characteristics:

The Jerash Center shall replace a worn out parking lot of over 3,120 square feet, bringing life to an otherwise uneventful corner lot. The site will park 59 cars (3 HC), with seventeen of them being under cover of the building.

THE JERASH CENTER MIXED-USE TABLE		
LEVEL 1	LOW VOLUME RETAIL	3,315 SF
LEVEL 1	SIT DOWN RESTAURANT	1,800 SF
LEVEL 1	LOBBY / BUSINESS AREA	2,172 SF
LEVEL 2	PROFESSIONAL OFFICE	12,527 SF
LEVEL 3	PROFESSIONAL OFFICE	11,369 SF
	TOTAL FLOORS 1 - 3	31,183 SF
LEVEL 4	TO BE DETERMINED	11,000 -12,000 SF
LEVEL 5	TO BE DETERMINED	11,000 - 12,000 SF
	ADDITIONAL PROPOSED FLOORS 4 - 5	22,000 – 24,000 SF

The total height for the three story building is proposed at 50 feet. With the addition of floors four and five in approximately three to four years, we propose a building at seventy-five feet in total max height.

The building colors and materials will bring a sense of art and community back to this area of the city. The shine of the metal panels will highlight the beautiful colors of the El Paso sunset with the orange, gold, russet, sand and dark burgundy to bring life and energy to this part of the I-10 corridor, connecting it to the beauty of the downtown, extending it just across the way.

Access:

The retail and restaurants will have their own exterior access for pedestrians and customers off Stanton. The professional business offices shall have access through a beautiful lobby space, with pedestrian access from Stanton and the car access from the parking area. The parking lot is accessed from entrances off Rio Grande Avenue, N. Stanton Street and Montana Avenue.

Setbacks:

Principal Front (Stanton): 0' Setback

Secondary Front (Alley): 0' Setback

Side Yard: 0' Setback

Rear Yard: 0' Setback

Appendix C – Table of Parking Requirements and Standards:

Use	Automobile & Light Trucks		Proposed Square Feet	Required Parking Count	Provided Parking Count
Professional Office	1/576 sf	1/400 sf	26,068 sf	45 Min to 65 Max	
Other Retail, Low Volume	1/360 sf	1/250 sf	3,322 sf	9 Min to 13 Max	
Sit Down Restaurant	1/144	1/100 sf	1,793 sf	12 Min to 17 Max	
TOTAL				66 Min to 95 Max	58 Spaces (includes 3 HC)

Bicycles: Not required since parking count does not exceed 60 spaces.

****Note: G-MU request for a total parking count of 58 spaces.**

Table 503 – Allowable Building Heights and Areas for Business Group:

Business Group	Type IIB With Automatic Sprinklers
Height	75 FEET
Area	23,000/Story
Stories	4

****NOTE: G-MU request for a total of 5 stories and a total height of 75 feet.**

Table 1004.1.2 – Maximum Floor Area Allowances Per Occupant:

Occupancy	Occupant Load Factor	Proposed Areas	Occupant Count
Mercantile (Retail)	60 SF Gross	3,322 SF (1 level)	139
Professional Business	150 SF Gross	24,060 SF	160
Accessory Storage Areas / Mechanical, Equipment Rooms, Restrooms	300 Gross	3,966 SF	13
Sit Down Restaurant	15 Net Unconcentrated)	1,793 SF (1 level)	120
		PROPOSED TOTAL	432
If a forth and fifth story are added, they shall be composed of the following:			
Professional Business	150 SF Gross	21,300 SF (estimated)	142
Accessory Storage Areas / Mechanical. Equipment Rooms	300 SF Gross	2644 SF (estimated)	8.8
		PROPOSED TOTAL	151

Table 2902.1 – Minimum Number of Required Plumbing Fixtures:

	Toilets (M/F)	Urinals	Lavatories	Drinking Fountains	Total Required Fixtures	Service Sink	Total Proposed Fixtures
Business	1 per 25 first 50; 1 per 50 for thereafter	Up to ½ of toilets may be urinals in Men's Restrooms	1 per 40 for first 80; 1 per 80 thereafter	1 per 100	4.2 toilets 3 lavatories	1	4 toilets and 4 lavatories per floor = 12 toilets and 12 lavatories
Mercantile	1 per 500	Restrooms	1 per 750	1 per 1000	1 toilet 1 lavatory	1	+ 1 hi/low drinking fountain and service sink per floor
Sit Down Restaurant	1 per 75		1 per 200		2 toilets 1 lavatory	1	
TOTAL REQUIRED FIXTURES					8 toilets, 5 lavatories		

If fourth and fifth floors are added, they will follow this same formula of 4 toilets, 4 lavatories, 1 hi/low drinking fountain and 1 service sink per floor.

901 N. Stanton Street

City Plan Commission — March 23, 2023 REVISED

CASE NUMBER: PZRZ22-00034
CASE MANAGER: Luis Zamora, (915) 212-1552, ZamoraLF@elpasotexas.gov
PROPERTY OWNER: EP RMA Investments, LLC
REPRESENTATIVE: Rami Abdeljaber
LOCATION: 901 N. Stanton St. (District 8)
PROPERTY AREA: 0.72 acres
REQUEST: Rezone from A-2 (Apartment) and C-4 (Commercial) to G-MU (General Mixed Use)
RELATED APPLICATIONS: None
PUBLIC INPUT: None received as of March 16, 2023

SUMMARY OF REQUEST: The applicant is requesting to rezone the subject property from A-2 (Apartment) and C-4 (Commercial) to G-MU (General Mixed Use) and approval of a Master Zoning Plan with reductions to on-site parking requirements to allow for a mixed-use development

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the rezoning request and master zoning plan. The proposed development is in character with other uses in its proximity and is in keeping with the policies of the G-2, Traditional Neighborhood Land Use Designation of *Plan El Paso*, the City's adopted Comprehensive Plan.

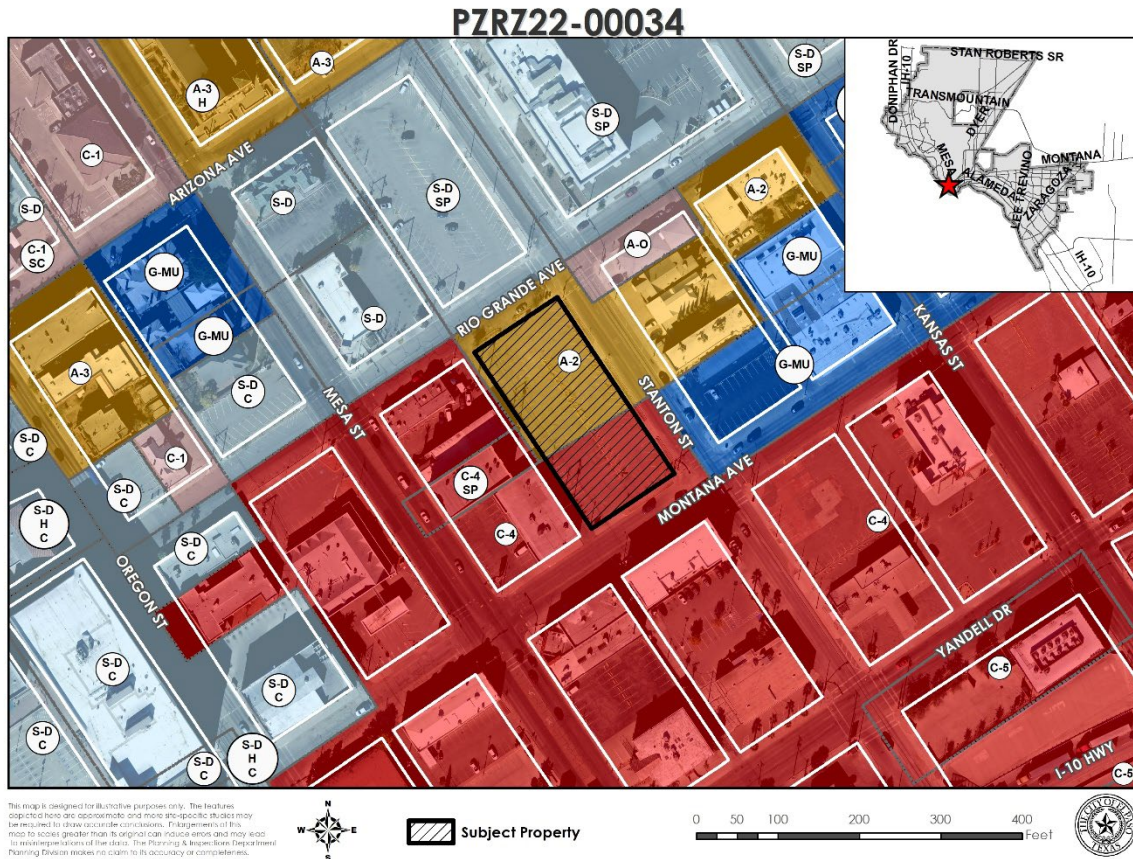


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone the subject property from A-2 (Apartment) and C-4 (Commercial) to G-MU (General Mixed Use) and approval of a Master Zoning Plan for a mixed-use development consisting of retail, offices, and restaurant and a reduction to on-site parking requirements. The Master Zoning Plan depicts the 0.72-acre property’s development layout consisting of a four-story building with a maximum height of **sixty-four feet (64’)**, including fifty-five (55) vehicular parking spaces, and nine (9) bicycle parking spaces. Required parking is **eighty-eight (88) parking spaces and the applicant has provided a parking study demonstrating a total of sixty-three (63) parking spaces available within three-hundred feet (300’)** of the subject property with a daily average of **thirty-one (31) spaces available for a total of ninety-four (94) spaces within the property and on the street to meet the required minimum parking requirements.** Access is provided from Montana Avenue, Stanton Avenue, and Rio Grande Avenue.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed mixed-use development is in character with the surrounding neighborhood. Properties to the northwest are zoned S-D (Special Development) consisting of a parking lots and offices; properties to the northeast are zoned A-O (Apartment/Office), A-2 (Apartment), and G-MU (General Mixed Use) consisting of offices, dwellings, and a parking lot; properties to the southeast are zoned C-4 (Commercial) and consist of a parking lot, apartments, tattoo parlor, and antique store; and properties to the southwest consist of offices, retail, parking lot, apartments, and a bar. The closest school is Triumph High Schools within 0.15 miles and the closest park is Cavalry Man Triangle Park located within 0.39 miles from the subject property.

COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with Plan El Paso, consider the following factors:	
Criteria	Does the Request Comply?
<p>Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p>G-2, Traditional Neighborhood: This sector includes the remainder of central El Paso as it existed through World War II. Blocks are small and usually have rear alleys; buildings directly faced streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan.</p>	<p>Yes. The G-MU (General Mixed Use) zone district is compatible with the designated future land use map and will allow the subject property to provide a mix of uses to the area.</p>
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>G-MU (General Mixed Use): The purpose of this district is to accommodate, encourage and promote innovatively designed developments involving the combining and mixing of uses allowed in various zoning districts with appropriate regulations, which together form an attractive and harmonious unit of the city. The regulations of this district are intended to allow for large-scale developments that are able to function as individual neighborhoods or an integrated collection (two or more) of individual neighborhoods supported by civic, commercial and recreational uses; as small-scale developments requiring flexibility because of unique design characteristics; or as transitional areas between dissimilar land uses. It is intended that the district regulations permit flexibility and encourage more</p>	<p>Yes. The proposed zoning district is compatible with the nearby A-2 (Apartment), A-O (Apartment/Office), S-D (Special Development), C-4 (Commercial), and G-MU (General Mixed Use) zoning districts, which already consist of a mix of uses that include offices, dwellings, apartments, tattoo parlor, antique store, and a bar.</p>

COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors:	
creative, efficient and aesthetically desirable design and placement of land uses.	
Preferred Development Locations: Property is designated G-1, G-2, O-7 or identified as being within a "Local Transfer Center", "RTS Stops" or "Future Compact Neighborhood" and located along an arterial (or greater street classification) or the intersection of two collectors (or greater street classification). The site for proposed rezoning is not located mid-block, resulting in it being the only property on the block with an alternative zoning district, density, use and/or land use.	Yes. The subject property is located in a preferred development location being located within the G-2, Traditional Neighborhood future land use designation of <i>Plan El Paso</i> , and is appropriate for mixed use development. In addition, the subject property is located along Montana Avenue, classified as a Major Arterial, and along Rio Grande Avenue and Stanton Street, classified as Minor Arterials per the City's Major Thoroughfare Plan (MTP). Furthermore, Sun Metro's street car route travels along Stanton Street, with the subject property's potential of becoming a transit-oriented development (TOD). ?? we need to be careful with this as TOD?
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.	The subject property is not located within any historic districts, other special designations, or areas with adopted study area plans.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	No adverse effects are anticipated.
Natural Environment: Anticipated effects on the natural environment.	There are no anticipated effects to the natural environment.
Stability: Whether the area is stable or in transition.	The area is in transition with a multiple rezonings in the proximity having happened within the last ten (10) years.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	Property is currently split-zoned and creates issues for development with the proposed zoning district allowing for more flexibility.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: The subject property is located along Montana Avenue, classified as a Major Arterial, and along Rio Grande Avenue and Stanton Street, classified as Minor Arterials per the City's MTP. The classifications of these roads are appropriate to serve the proposed mixed-use development. Furthermore, Sun Metro's street car route travels along Stanton Street, with the subject property's potential of becoming a TOD. Multiple bus routes travel within a quarter (1/4) mile of the subject property, which include regular bus service, BRIO service, and street car service, as well as multiple bus stop facilities located within the same are serving such services. Sidewalks are consistently present around the area and will be required during development.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: There are no adverse comments from reviewing departments.

PUBLIC COMMENT: The subject property is located within the boundaries of El Paso Central Business Association, Southside Neighborhood Association, and Sunrise Civic Group, which were notified of the rezoning request by the applicant. Public notice was sent to all property owners within 300 feet of subject property on March 9, 2023. As of March 16, 2023, the Planning Division has not received any communication in support or opposition to the request.

RELATED APPLICATIONS: None.

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:

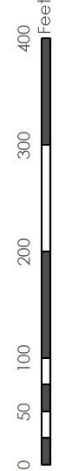
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
2. **Recommend Approval of the rezoning request 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. **Recommend Denial** of the rezoning request, 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. Future Land Use Map
2. Master Zoning Plan
3. Master Zoning Plan Report
4. Parking Study
5. Department Comments
6. Neighborhood Notification Boundary Map

ATTACHMENT 1

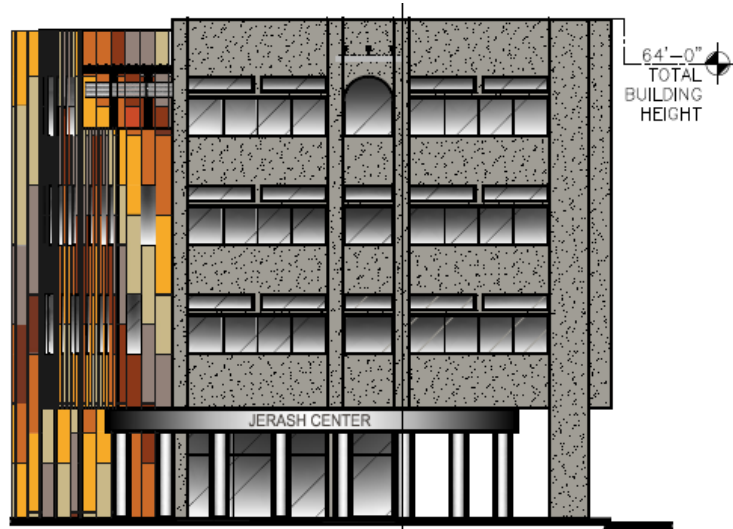
PZR22-00034



Subject Property

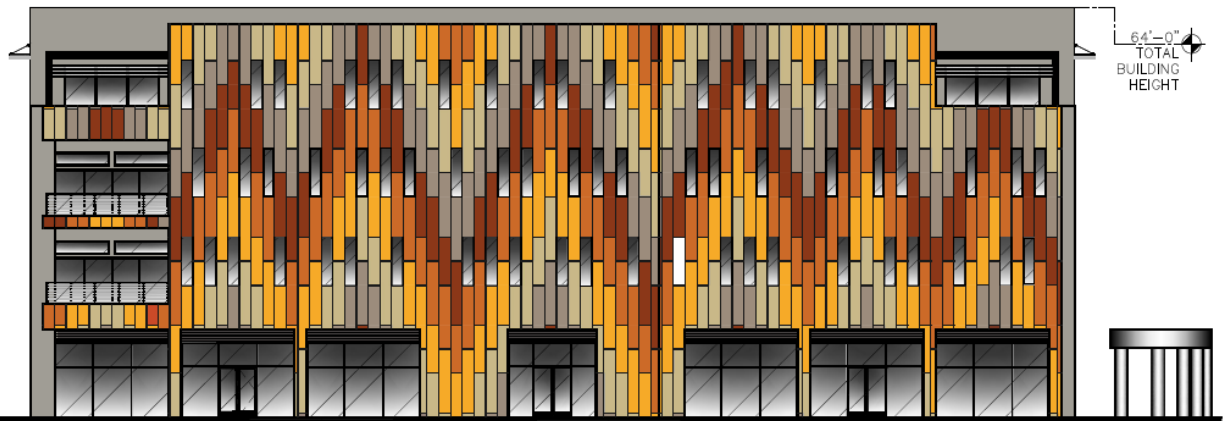


This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Infringements of this map to scales greater than its original can indicate errors and may lead to inaccuracies. The City of Mesa Planning Division makes no claim to its accuracy or completeness.



NORTH ELEVATION

SCALE: 1/16" = 1'-0"



EAST ELEVATION

SCALE: 1/16" = 1'-0"

ATTACHMENT 3

Master Zoning Plan for a General Mixed Use

THE JERASH CENTER

Purpose and Intent:

The purpose of the project and Master Zoning Plan is to bring multiple business types to the area while drawing traffic to the building. Retail and restaurant space will occupy the grade level, with leased office space on the second, third and fourth levels. Originally the fourth and fifth level was to be built later. That is no longer occurring. Total building will now have four floors only.

Stanton Rd and Mesa Street connectors are a plus for additional customers to arrive and enjoy the restaurant and retail spaces. This building will bring lots of color and artistic qualities to the neighborhood, bringing new life, while connecting the buildings of downtown from across I-10. The facade will highlight the colors of the El Paso sunset bringing curiosity and a connection to the people of El Paso, and the multi-cultures we share.

The Jerash Center will promote “other retail (low volume)”, a proposed “restaurant (sit down or walk-up)” with a covered patio, “office-professional”, “office-administrative & managers”, and/or “office-medical”, as well as a pavilion for outdoor enjoyment. Glimpses of this iconic building will be visible from the I-10 corridor, the downtown area and up and down Stanton, creating a curiosity to come and check it out.

Description and Characteristics:

The Jerash Center shall replace a “worn-out” parking lot of over 3,120 square feet, bringing life to an otherwise uneventful corner lot.

OCCUPANCY / USE	MINIMUM	MAXIMUM	FLOOR AREA RATIO (MIN)	FLOOR AREA RATIO (MAX)
OTHER RETAIL ESTABLISHMENT (LOW VOLUME)	3,743 SF	5,368 SF	0.12 Acre	0.17 Acre
RESTAURANT (WALK-UP) / RESTAURANT (SIT DOWN) *INCLUDES COVERED PATIO	1,871 SF	3,500 SF	0.06 Acre	0.11 Acre
OFFICE-ADMINISTRATIVE & MANAGERS / OFFICE-MEDICAL / OFFICE-PROFESSIONAL	37,277 SF	42,891 SF	1.19 Acre	1.37 Acre
Personal Wireless Service Facility (PWSF)	100 SF	1000 SF	0.0032 Acre	0.032 Acre

The total height for the four story building is being requested at a maximum height of 75 feet to provide flexibility of design.

The building colors and materials will bring a sense of art and community back to this area of the city. The shine of the metal panels will highlight the beautiful colors of the El Paso sunset with the orange, gold, russet, sand and dark burgundy to bring life and energy to this part of the I-10 corridor, connecting it to the beauty of the downtown, extending it just across the way.

G-MU Zoning District Land Requirements:

We understand G-MU zoning requires a minimum of a 3 acre lot. We are asking for a reduction to less than 1 acre. Our proposed lot area is 31,200 square feet, therefore we are requesting a lot size of 0.716 of an acre to be accepted for the G-MU proposal.

Access:

The retail and restaurant spaces will have their own exterior access for pedestrians and customers off Stanton. The professional business offices shall have access through a beautiful lobby space, with pedestrian access from Stanton and car access from the parking area. The parking lot is accessed from entrances off Rio Grande Avenue, N. Stanton Street and Montana Avenue.

Requested Setbacks: Rather than ten feet, we are requesting 0 foot setbacks.

Principal Front (Stanton): 0' Setback

Secondary Front (Alley): 0' Setback

Side Yard: 0' Setback

Rear Yard: 0' Setback

Appendix C – Table of Parking Requirements and Standards:

Use	Automobile & Light Trucks	Proposed Square Feet	Required Parking Count	Provided Parking Count
OFFICE-ADMINISTRATIVE & MANAGERS / OFFICE-MEDICAL / OFFICE-PROFESSIONAL	1/576	37,277 SF	65 parks	
OTHER ESTABLISHMENT (LOW VOLUME)	1/360	3,743 SF	10 parks	
RESTAURANT (WALK-UP) / RESTAURANT (SIT DOWN)	1/144	1,871 SF	13 parks	
			88 parking spaces	55 parking spaces

Bicycle parking: 3 spaces required / 9 provided

REQUEST: The required parking for this site is 88 parking spaces as shown above. We are requesting a reduction in the parking count to 55 parking spaces. The 55 parking spaces will include 3 HC spaces and 6 Compact Car spaces. Sixteen of these 55 parking spaces are under the cover of the building. Fifty-Five parking spaces equals 62.5% of the required total, therefore, **we are asking for a reduction of 37.5% of the required total.**

On-Street Parking Study Summary:

The parking study indicates that a total of 63 on-street parking spaces are available within a 300-foot buffer from the proposed site. An average of 32 parking spaces are occupied and 31 parking spaces are vacant with the time frame of 7am to 7pm. The most occupied parking spaces occur from 12pm to 1pm, while the least occupied parking spaces occur from 6pm to 7pm.

Property Legal Description:

901 N. Stanton St, El Paso, TX 79902

All of Lots 1 through 10, Block 44, per Harts Survey No. 9 of El Paso, El Paso County, Texas

Phasing:

Phasing for this building will no longer be required. There has been a decision to move forward with four floors, all at the same timing.

ATTACHMENT 5

Planning and Inspections Department - Planning Division

Staff recommends approval of the rezoning request and master zoning plan. The proposed development is in character with other uses in its proximity and is in keeping with the policies of the G-2, Traditional Neighborhood Land Use Designation of Plan El Paso, the City's adopted Comprehensive Plan.

Planning and Inspections Department – Plan Review & Landscaping Division

No objections to proposed rezoning. 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.

The code encourages the use of nonstructural storm water management such as the preservation of greenspace, rainwater harvesting within landscaped areas, and other conservation efforts, to the maximum extent practicable.

Fire Department

Recommend approval. If the bldg. will exceed 30' it will require aerial fire apparatus access (2015 IFC D105)

Note: To be reviewed at the building permitting stage

Streets and Maintenance Department

Recommend approval – no objections to the rezoning application.

El Paso Water

EPWater-PSB does not object to this request.

Water:

There is an existing 48-inch diameter water transmission main that extends along Rio Grande Ave., located approximately 35-feet north of the south right-of-way line. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations.

There is an existing 8-inch diameter water main that extends along Stanton St., located approximately 33-feet east of the west right-of-way line. This main is available for service.

There is an existing 4-inch diameter water main that extends along Montana Ave., located approximately 20-feet south of the north right-of-way line. This main is available for service.

There is an existing 4-inch diameter water main that extends within the 20-foot alley between Mesa St. and Stanton St., located approximately 4-feet west of the property line. This main dead-ends approximately 50-feet north of Montana Ave. This main is available for service.

Previous water pressure from fire hydrant #1656, located on the northeast corner of Montana Ave. and Stanton St., has yielded a static pressure of 75 (psi), a residual pressure of 58 (psi), and a discharge of 888 (gpm).

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer main that extends within the alley mentioned above, located approximately 9.5-feet west of the property line. This main is available for service.

General:

EPWater requires a new service application to provide service 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 – PSB 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:

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.

Sun Metro

No comments received.

Police Department

No comments received.

Environmental Services

No comments received.

Texas Department of Transportation

No comments received.

El Paso 9-1-1 District

The 911 District has no comments/concerns regarding this rezoning.

El Paso County Water Improvement District #1

This item is not within the boundaries of EPCWID1

